

**FOR  
SALE**

# HOTEL DEVELOPMENT SITE

7514 W. IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL

ACROSS THE STREET FROM DISNEY WORLD



## PROPERTY HIGHLIGHTS

- 435 Hotel Room Entitlements in Place
- 8 Acres Zoned Commercial in the Heart of the Tourist Trade Area
- Site was a Former Hotel that had Fire Damage in 2010, all Utilities Onsite with Impact Fee Credits Available
- Can be Combined with a Contiguous 15.5 Acre Parcel to total 23.5 Acres for a Larger Development as needed.
- Connected to a 26,794 SF Restaurant and Lobby with Cross Parking, 3 Access Points, and Shared Signage
- Across the Street from Walt Disney World
- Potential Owner Financing (see broker for details)
- Sale Price: **\$2,950,000**  
( $\$6,781/\text{Key}$  or  $\$368,750 / \text{Acre}$ )

**Selling Less than CURRENT TAX VALUE**

## CONTACT

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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.



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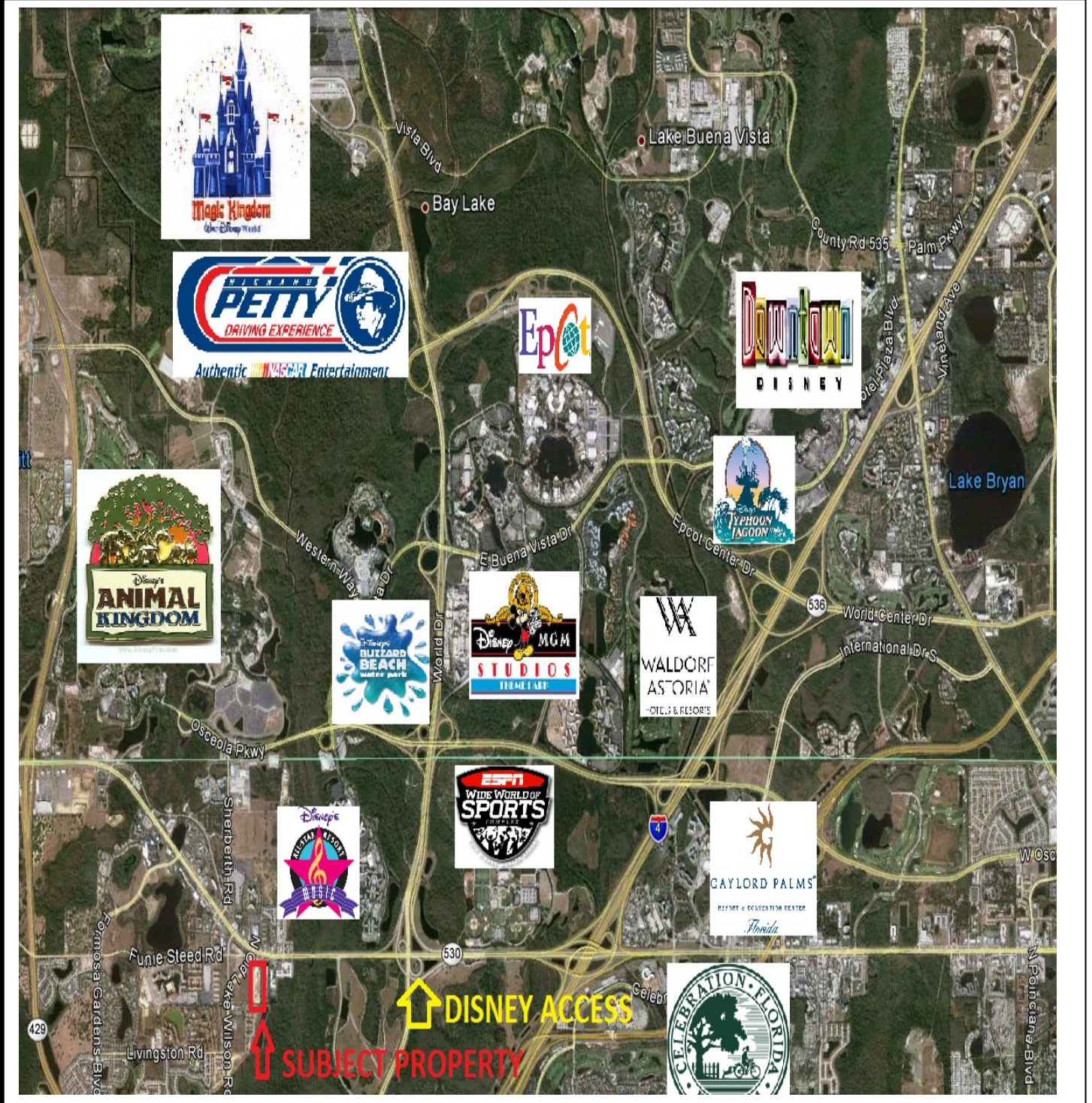
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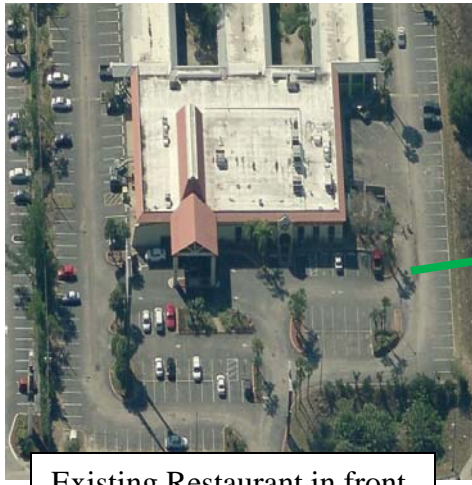
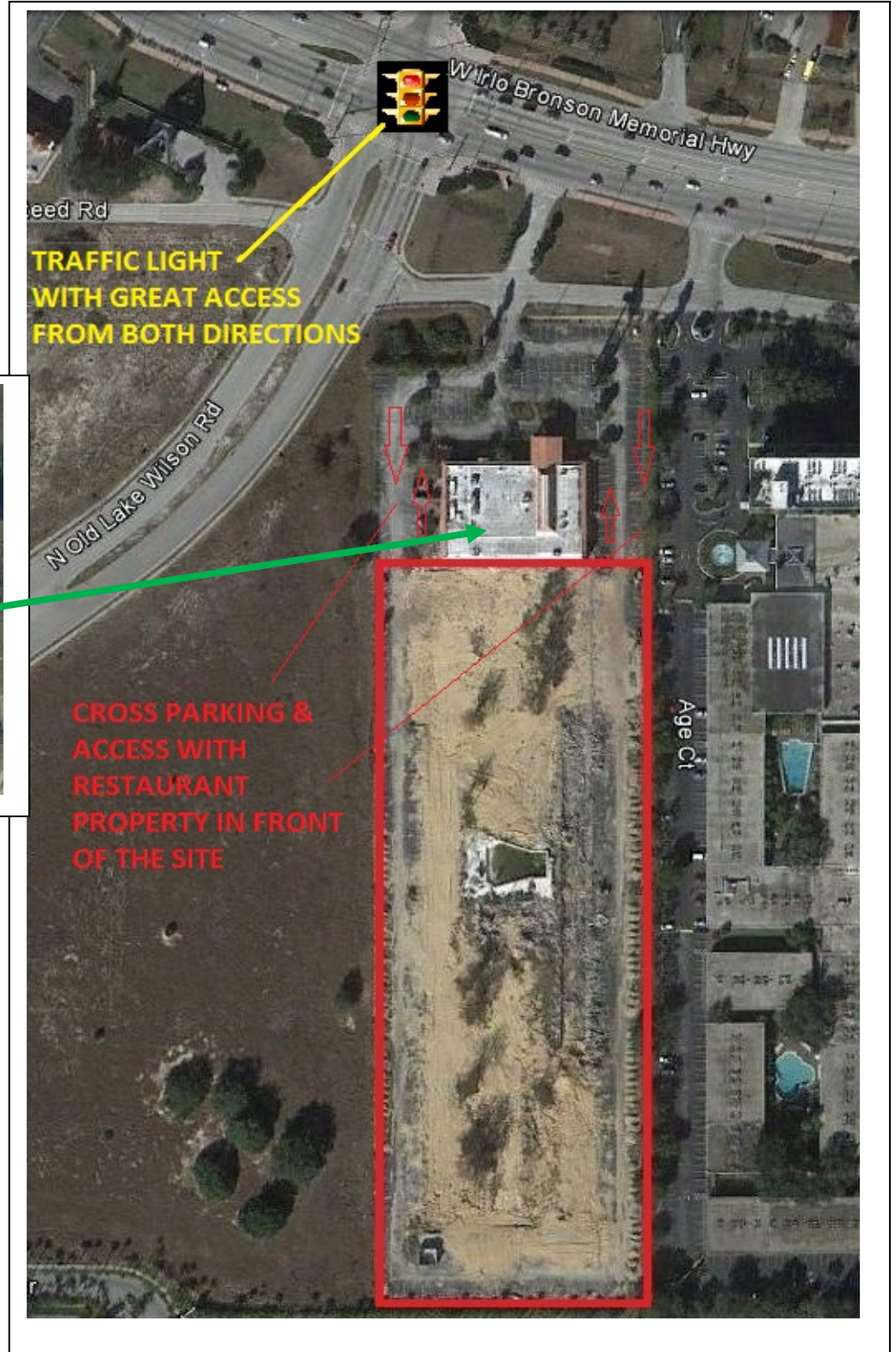
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Existing Restaurant in front of the hotel site.

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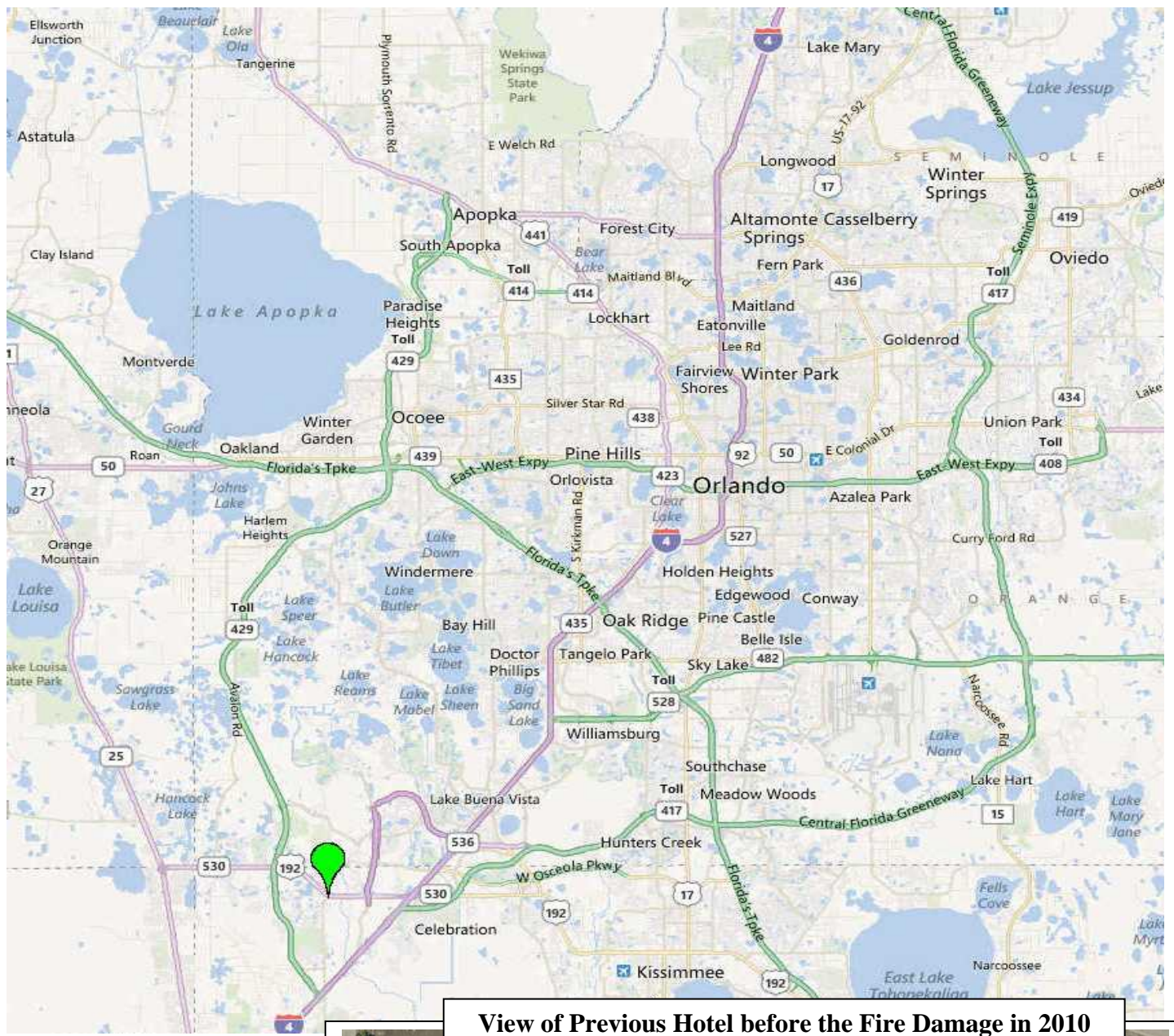
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**View of Previous Hotel before the Fire Damage in 2010**



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