

For Sale

CELEBRATION AREA ACREAGE

10.64 Acres +/-



LOCATION:

West Irlo Bronson Memorial Highway (US 192), Kissimmee, FL, 34746 between International Dr. and Seralago Blvd., on US 192 across from Old Town, half a mile from Celebration. Next to Xentury City; 1 ½ miles from I-4. Signage available on US 192.

SIZE:

10.64 +/- acres plus easements.

ZONING:

Osceola County is processing increased density to possible 55 units / acre for hotel; possible 40 units / acre for multifamily.

ACCESS:

Two entrances off US 192 with median cuts.

UTILITIES:

City of Kissimmee (water and sewer) and Florida Power (electric).

AREA:

Full amenities for both permanent and transient residents: restaurants, grocery store, hospital and medical offices, shopping; easy access to major roads and attractions and the International Airport.

PRICE:

\$7,250,000

Contact:

MARGERY JOHNSON
Senior Director
Land Brokerage Services
407-841-8000
margery.johnson@cushwake.com

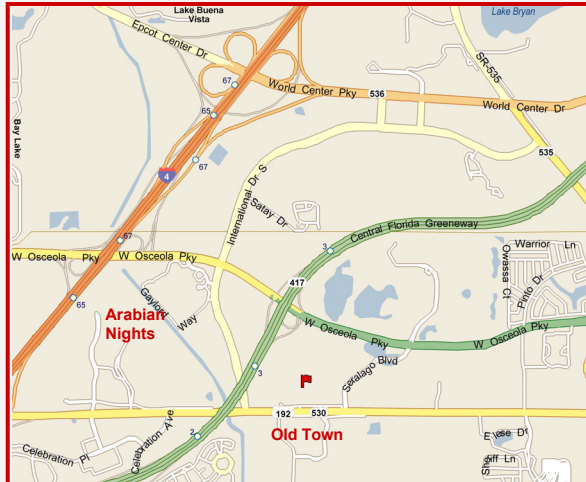


800 N. Magnolia Avenue, Suite 450 Orlando, FL 32803

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DEMOGRAPHICS:

Population	5 mile	10 mile
2007 Est.	38,761	259,918
2012 Proj.	49,252	311,516
2000 Census	23,859	187,790

Other: 2007 Estimates

Av HH Income	\$67,641	\$65,854
Av Fam HH Inc.	\$77,889	\$73,770
Owner Occ. Res.	47.5%	65.6%
Renter Occ. Res.	52.5%	34.4%

TRAFFIC COUNT 2006:

55,000 AADT (west of Celebration Ave.)

www.us192mfsite.com

Exclusively Listed By:

Cushman & Wakefield of Florida, Inc.

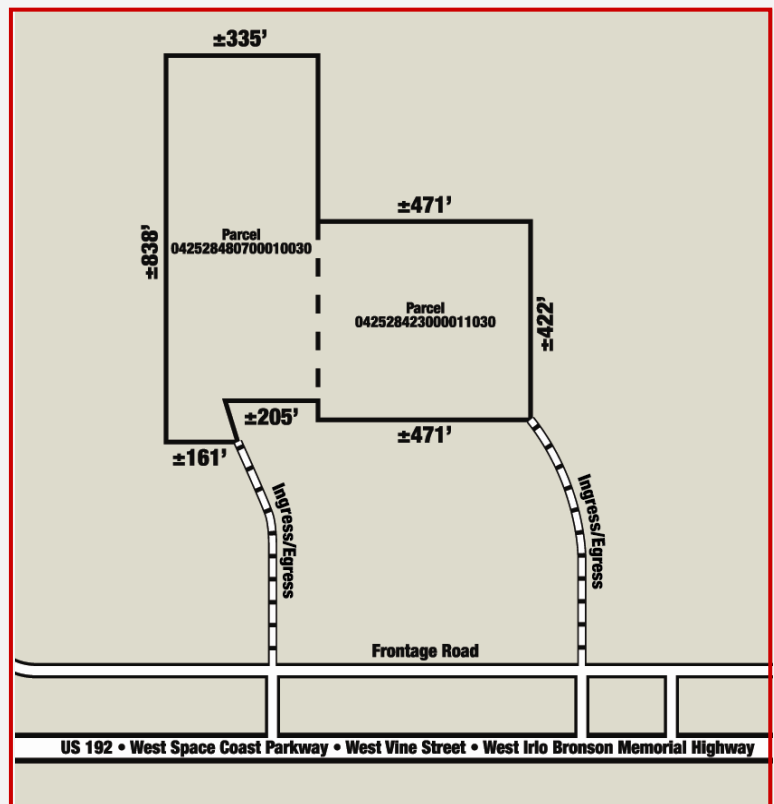
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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