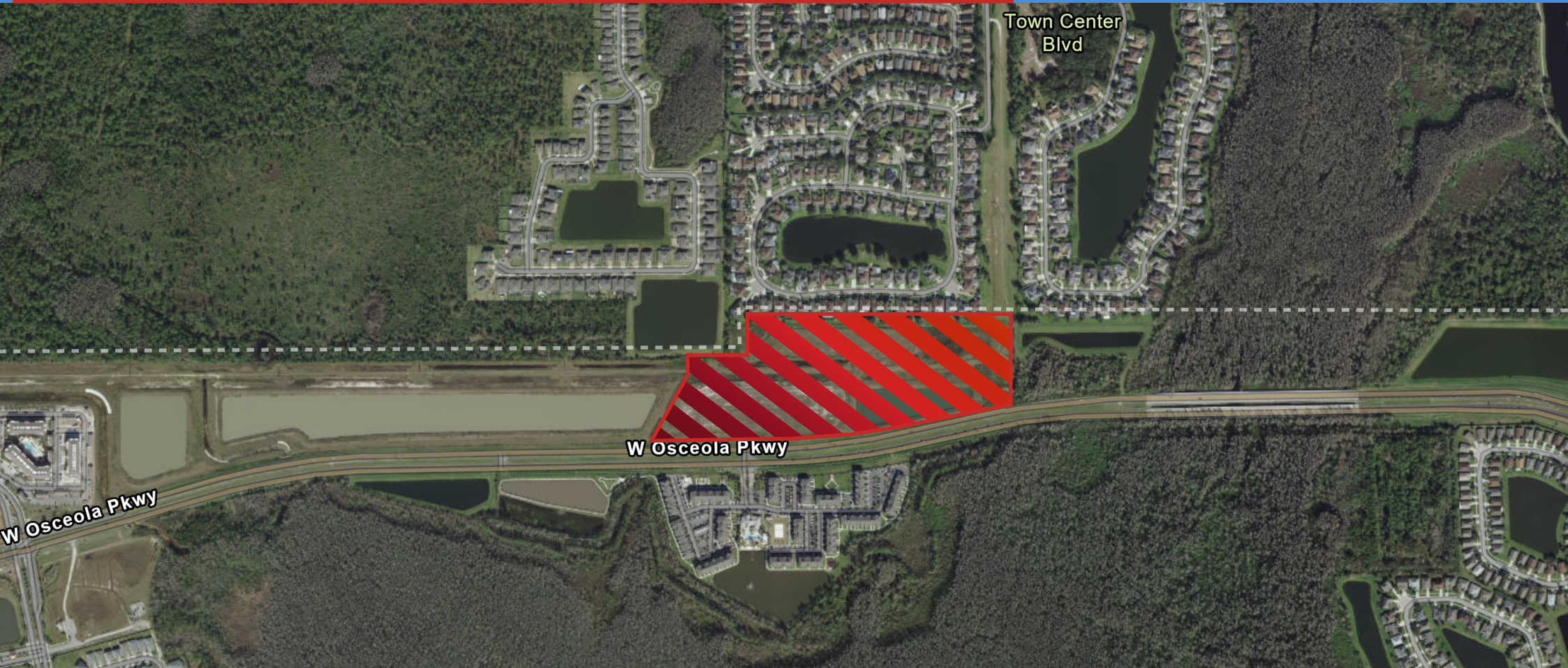


Land for Sale

Kissimmee, Florida



Rusty Stoeckel
Broker/Associate
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Demetree Global
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Winter Park, FL 32789
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Call for pricing



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DEMETREE™

GLOBAL

ABOUT US

For more than 65 years the Demetree Global family of companies has been a pioneer and leader in land development, construction and commercial real estate across the state of Florida. Today, its business enterprises span across the East Coast and beyond.

ABOUT DEMETREE GLOBAL

The Demetree Global family of companies has a tremendously rich heritage in Jacksonville, Miami and Orlando, Florida. Demetree has been a pioneer in land development, construction, commercial real estate and land use and has remained a leader for more than 65 years.

Evidence of the Demetree entrepreneurial spirit and vision is built into skylines, executive office centers, suburbs, multi-tenant facilities, mini-storage, student housing, real estate development projects and retail shopping centers throughout Florida. In addition to selling land to Walt Disney, the Demetree family of companies has helped build thousands of homes, over 13,000 hotel rooms and hundreds of commercial projects.

The Demetree trademark represents attention to detail, superior service and mutually rewarding business relationships with employees, partners and clients.

OUR MISSION

To further diversify our holdings by efficient analysis of opportunities in the fields of real estate development, commercial properties, investment portfolio and operating companies with strong upside potential through strategic partnering or direct participation. To be good stewards of what God has provided us by applying the resources and leadership necessary to sustain and grow our charitable giving assets while ensuring they are utilized in the most thoughtful and productive way possible. To continuously improve our collaborative, technical and professional skills so that the Demetree Global team is known as an industry leader in every arena where we participate.



Our Vision

To protect, improve and enhance the assets of the family - for today and the future - while contributing to the world we live in through thoughtful and purposeful giving.

PROPERTY OVERVIEW

This property is part of the Sunrise City Development. The overall property consists of 190,000± square feet of retail and approximately 2,600 units (apartments and resort/hotel). The major tenants are Publix, Ross, TJ Maxx, and Petco. The development is located across from a Super Walmart (top 10 in the country in sales) and adjacent to the Lake Buena Vista Outlets.



GROSS OF ± 23.22 ACRES



**ALLOWABLE USE(S):
RETAIL, APARTMENTS,
RESORT/HOTEL, AND
OTHERS**



**ZONING CLASSIFICATION:
TOURIST COMMERCIAL**



**PROPERTY IS LOCATED
ALONG THE NORTH
SIDE OF THE OSCEOLA
PARKWAY, JUST EAST OF
SR 535.**




WETLANDS MAP




AREA DEMOGRAPHICS

0-1 Miles


Income



\$71,105
Median Household Income




\$31,465
Per Capita Income




\$105,752
Median Net Worth

Key Facts

3,746
Population



1,152
Households



37.5
Median Age


\$59,495
Median Disposable Income

Employment

78% White Collar

8% Blue Collar


14% Services




3.6%
Unemployment Rate

1-3 Miles


Income



\$48,814 ↓ \$22,291
Median Household Income




\$22,861 ↓ \$8,604
Per Capita Income




\$26,274 ↓ \$79,478
Median Net Worth

Key Facts

75,332 ↑ 71,586
Population



25,729 ↑ 24,577
Households



33.1 ↓ 4.4
Median Age


\$41,218 ↓ \$18,277
Median Disposable Income

Employment

56% ↓ 22% White Collar

18% ↑ 10% Blue Collar


27% ↑ 13% Services




3.3%
Unemployment Rate

3-5 Miles


Income



\$48,430 ↓ \$22,675
Median Household Income




\$22,955 ↓ \$8,510
Per Capita Income




\$31,801 ↓ \$73,951
Median Net Worth

Key Facts

174,650 ↑ 170,904
Population



60,137 ↑ 58,985
Households



34.4 ↓ 3.1
Median Age


\$40,770 ↓ \$18,725
Median Disposable Income

Employment

54% ↓ 24% White Collar

19% ↑ 11% Blue Collar

26% ↑ 12% Services



3.6%
Unemployment Rate

TAVARES POINTS OF INTEREST

This area was originally named Allendale, after Confederate Major J. H. Allen who operated the first cargo steamboat along the Kissimmee River – the Mary Belle.[7] It was renamed Kissimmee when incorporated as a city in 1883. The etymology of the name Kissimmee is debated, apart from general agreement that it is Native American in origin.



Its growth can be credited to Hamilton Disston of Philadelphia, who based his four-million acre[9] (8,000 km²) drainage operation out of the small town. Disston had contracted with the financially wobbly state of Florida to drain its southern lands, for which he would own half of all he successfully drained. This deal made Disston the largest single landowner in the United States.

Disston's dredging and land speculation required a small steamboat industry to transport people and goods along the new waterway. The Kissimmee shipyard was responsible for building most of these large steamships, which were just one jump ahead of civilization—with Kissimmee as the jumping off point. Concurrently, the South Florida Railroad was growing and extended the end of its line from Sanford down to Kissimmee, making the town on Lake Tohopekaliga a transportation hub for Central Florida. On February 12, 1885, the Florida Legislature incorporated the Kissimmee City Street Railway.

Kissimmee had a population of 4,310 in 1950. At that point there was some citrus packing as well as the ranching.

Ranching remained an important part of the local economy until the opening of nearby Walt Disney World in 1971. After that, tourism and development supplanted cattle ranching to a large measure. However, even though the Disney facility took over much of the open range cattle lands, cattle ranches still operate nearby, particularly in the southern part of Osceola County.[13]

On August 13, 2004, Hurricane Charley passed through Kissimmee with winds in excess of 100 miles per hour, damaging homes and buildings, toppling trees and cutting electrical power to the entire city. Kissimmee Utility Authority restored power to 54 percent of the residents in the first 72 hours; 85 percent were restored within one week. Service was restored to all customers on August 28. Three weeks after Hurricane Charley, the area was struck by Hurricane Frances, followed by Hurricane Jeanne three weeks after Frances.

Old Town
KISSIMMEE, FL



An unforgettable family experience featuring a unique collection of shops, dining options, rides and family friendly attractions.

Old Town is the recreation of a classic Florida town featuring historical architecture and distinctive storefronts. We are a step back when times were a little simpler, the pace more realistic and the memories just as magical as any other Orlando attraction.

Located on 192 in Kissimmee and just minutes from Disney, Universal, Sea World and International Drive, Old Town is a unique 18-acre walking featuring over 70 unique and affordable shops, restaurants, bars, rides and family friendly attractions. Relax as you stroll down our beautiful, tree-lined brick streets and discover why Old Town has become a beloved family tradition for over 30 years.

Old Town is the perfect destination for an afternoon or night of fun with friends and family. Mine for gold at Black Market Minerals, stroll through one-of-kind stores, catch a magic show at the Great Magic Hall, test your fears at Mortem Manor, try a classic game of Skee-Ball at Happy Days Family Amusement Center or relax with your favorite cocktail while enjoying free live entertainment on Trophy Row Stage.

Old Town is more than your average shopping experience. We are host

Fun Spot

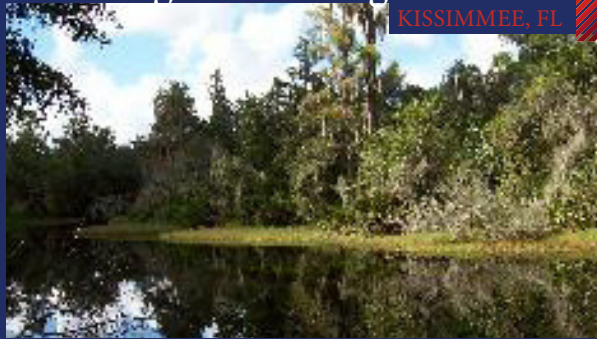
KISSIMMEE, FL



Fun Spot America Kissimmee has 2 unique U.S. patented go-kart tracks, 18 Family and Thrill rides. Home to the world's tallest SkyCoaster standing at 300ft! There is also a large arcade. Check out the Mine Blower roller coaster, the only wooden coaster in Florida with an inversion! FREE admission and FREE parking!

Shingle Creek Regional Park

KISSIMMEE, FL



Shingle Creek Regional Park is an urban oasis at the Headwaters of the Florida Everglades and is designated as one of "America's Great Outdoors" by President Obama. Shingle Creek is comprised of multiple properties and parcels purchased through the conservation partnership efforts of Osceola County, City of Kissimmee, South Florida Water Management District, and Trust for Public Land and Florida Communities Trust. Additional parcels have been purchased through the Osceola County Environmental Lands Program formerly known as SAVE Osceola.

Kissimmee Air Museum

KISSIMMEE, FL



For over 20 years, Warbird Adventures in Kissimmee, Florida continues presenting incredible, once in a lifetime experiences from the front seat of a T-6 Texan in the sky. We allow our guests the ability to do something they have always dreamed of doing... Flying the "The Pilot Maker" themselves. Pilot or not, our hands-on flight training packages range from introductory flights, thrilling aerobatic maneuvers, to full check out courses.

Warbird Adventures is very pleased in announcing the newest addition to our fleet. The world's only limited TP-40 Warhawk known as "American Dream". The dual seat, dual cockpit controls offer our guests an exhilarating venture into the eyes of heroic World War II Fighter Pilots.

Explore our interactive website for information on how you can begin flying some of the most revered aircraft in history. Or, come visit our Kissimmee location to take a walk through time inside our on-site aviation museum with each exhibit having a history of their own.

As always, we look forward to flying with you!

AREA OVERVIEW



A decorative graphic on the left side of the page consists of a series of parallel diagonal stripes. The stripes alternate between a dark red color and a light blue color, creating a striped pattern that tapers towards the top right.

Contact
EXCLUSIVE
AGENTS

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