

# San Remo Commercial Land @ Poinciana

4401 San Remo Road, Kissimmee, FL 34758

COMMERCIAL LAND FOR SALE

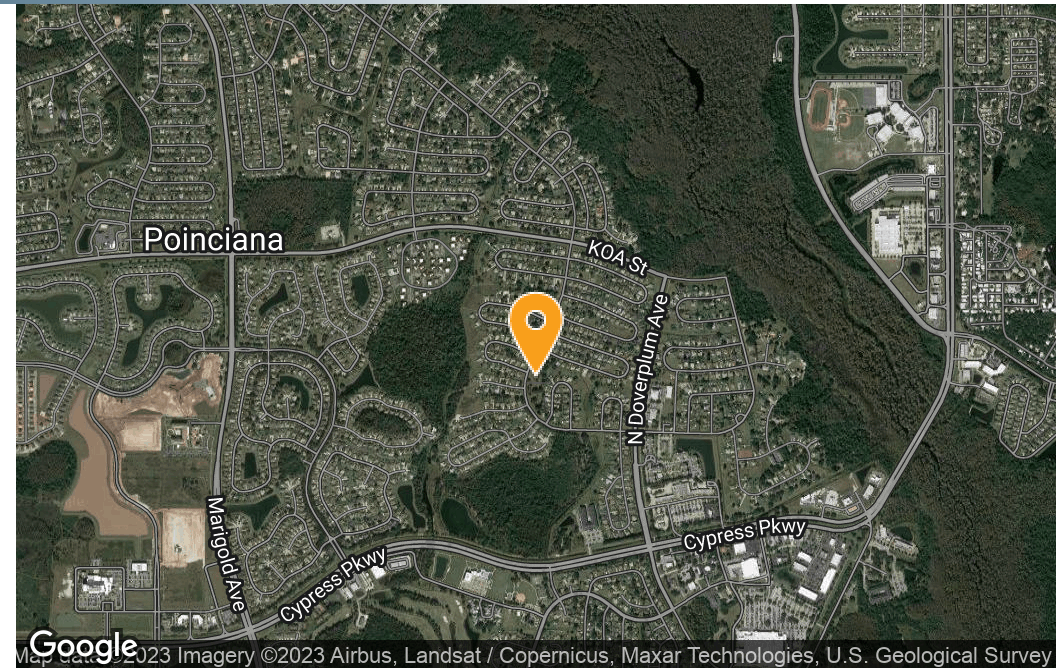
PRESENTED BY

Tommy Addison, ALC / 863.353.2805

tommy@addisonland.com







## Offering Summary

Sale Price:	\$500,000
Available SF:	
Lot Size:	3.11 Acres
Price / Acre:	\$160,772

## Property Overview

This 3.1 acre vacant site is an ideal location for professional office space to include medical, dental, as well as retail. Lying just west of the intersection of N. Doverplum Avenue and San Remo Road, this site is in close proximity to the Post Office, Library and retailers. With vested rights within the Poinciana Master Plan for up to 25,000 square feet of Commercial development, the site has been fully engineered to build a 9,240 square foot commercial space, as well as a second 15,587 square foot commercial space. The plan was approved by Osceola County as of July 3, 2018 with Permit SDP18-0043 being issued. The permit expired on July 3, 2021, but renewal should require limited effort and resources. The property is as near shovel-ready as can be found in this area of Poinciana.

## Property Highlights

- Approved for Retail
- Supporting Documentation Including Boundary and Topographic Survey
- Site Dimension Plan \* Survey Plat
- Paving, Grading, and Drainage Plan \* BLIM approval entitlement







### Location Information

Building Name	San Remo Commercial Land @ Poinciana
Street Address	4401 San Remo Road
City, State, Zip	Kissimmee, FL 34758
County	Osceola
Cross-Streets	North Doverplum Avenue and San Remo Road
Road Type	Paved
Market Type	Medium
Nearest Highway	Cypress Parkway
Nearest Airport	Orlando International Airport

### Building Information

Number of Lots	2
Best Use	Commercial/Retail

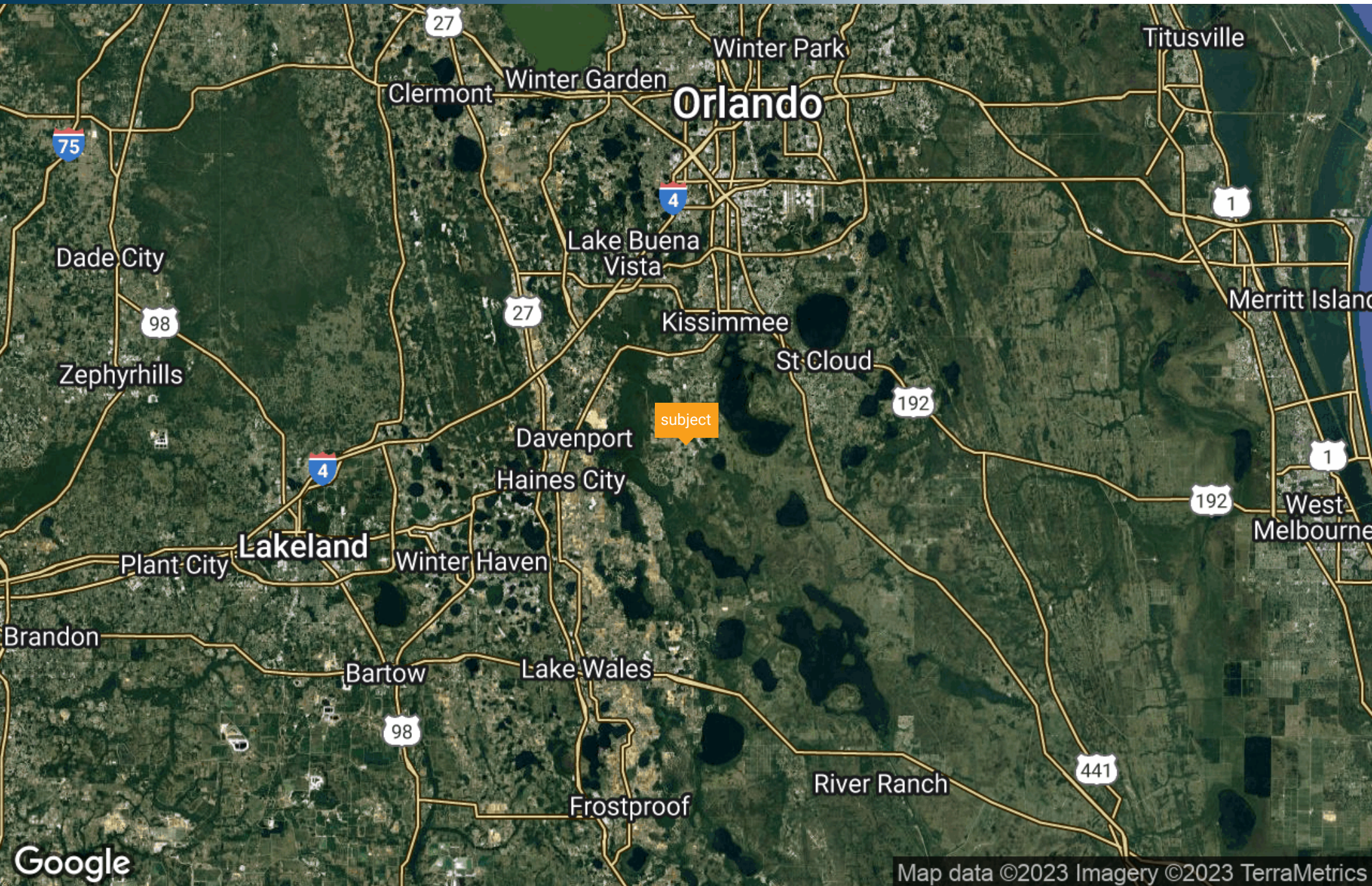
### Property Highlights

- Public Library .1 miles
- U.S. Post Office . 1 miles
- Publix .4 miles
- Walmart - 1.1 miles

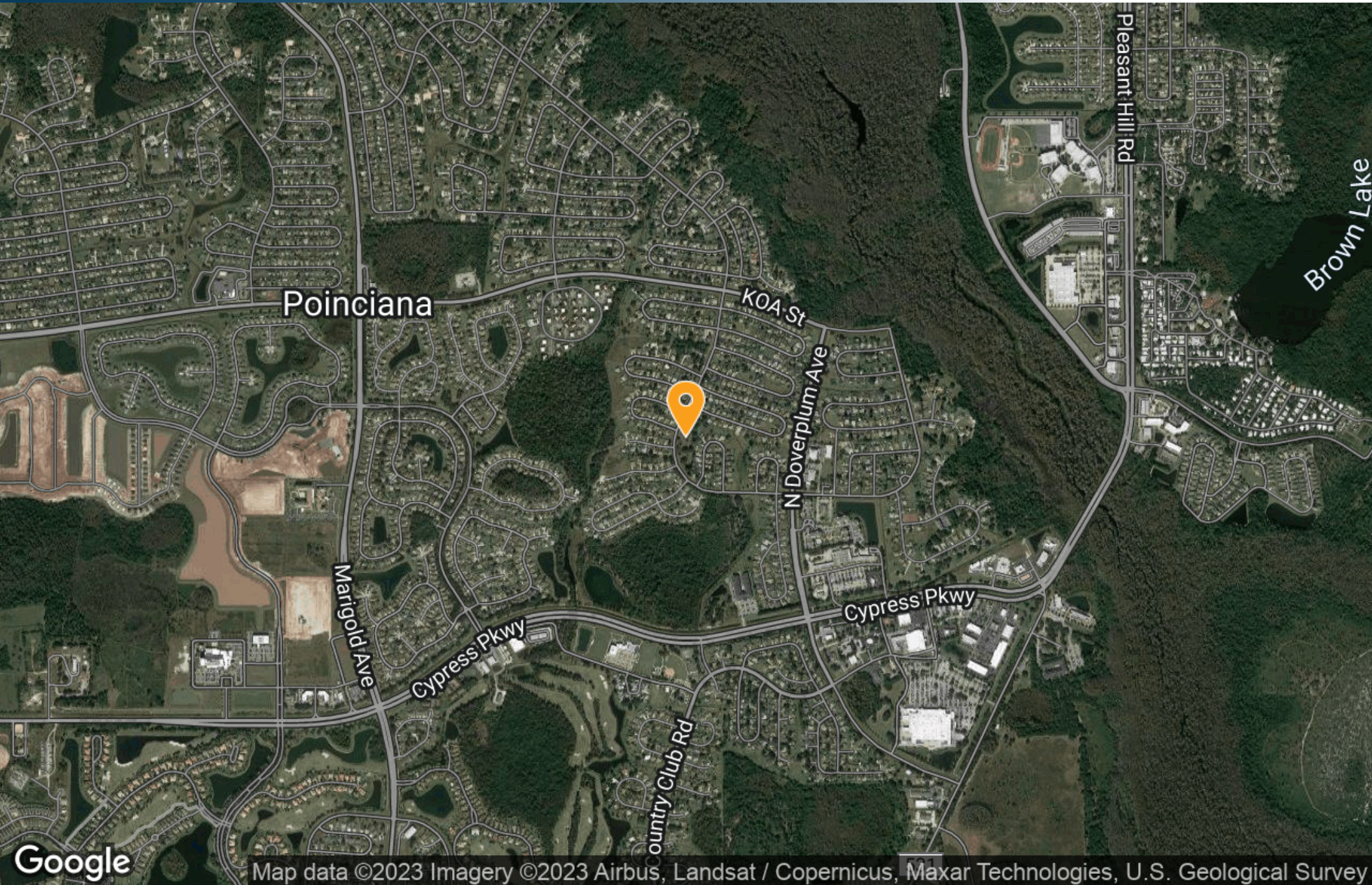
















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## DEMOGRAPHICS MAP & REPORT



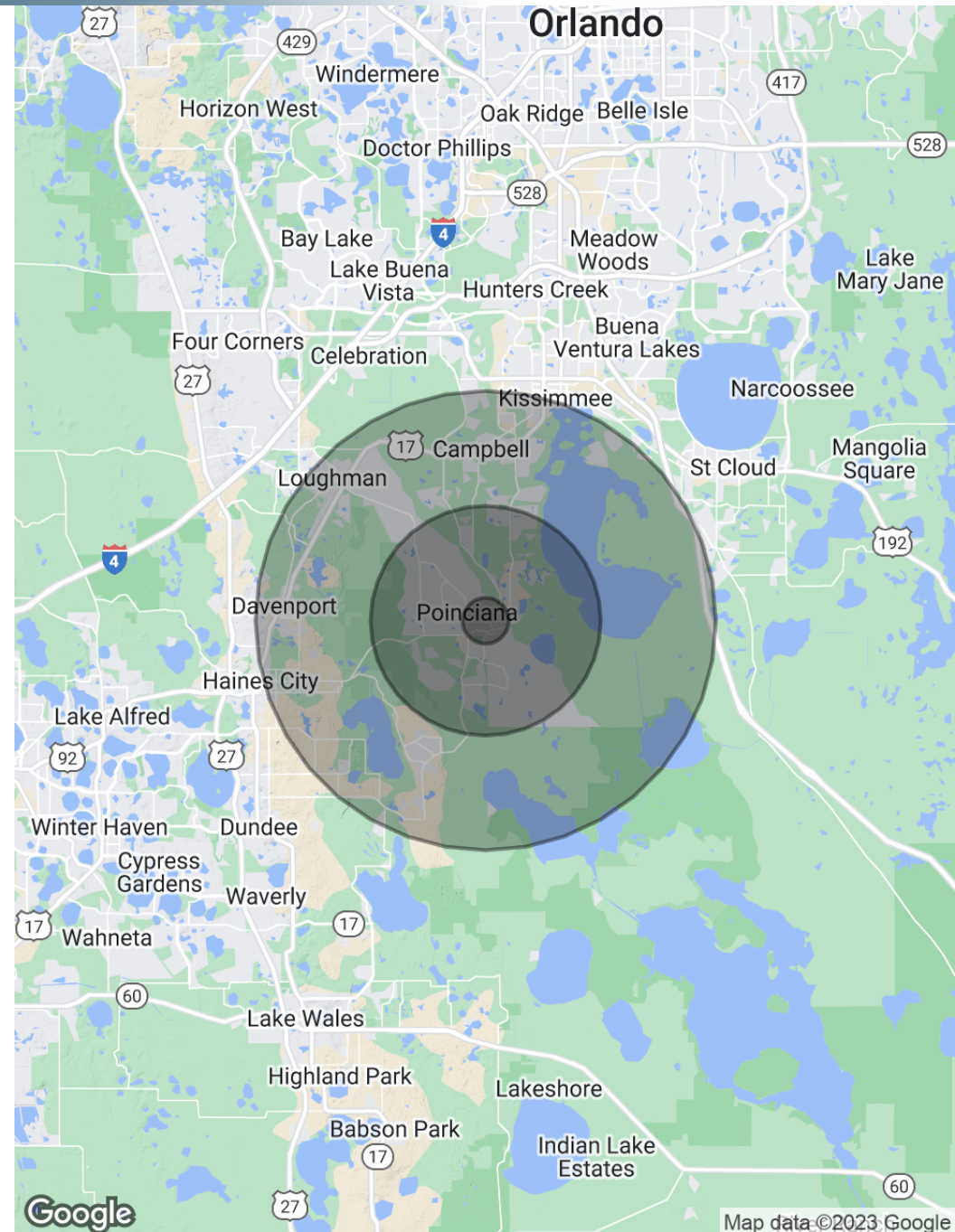
### Population

	1 Mile	5 Miles	10 Miles
Total Population	1,753	45,078	119,432
Average Age	35.4	37.1	36.5
Average Age (Male)	33.0	35.4	35.1
Average Age (Female)	36.2	38.2	37.4

### Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	571	15,246	41,036
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$54,550	\$58,138	\$57,120
Average House Value	\$191,455	\$187,326	\$196,644

\* Demographic data derived from 2020 ACS - US Census







## Tommy Addison, ALC

Broker/Owner

tommy@addisonland.com

**Direct:** 863.353.2805 | **Cell:** 863.557.5035

FL #BK3218592 // AL #000125082-0

## Professional Background

Being the 3rd generation raised in Central Florida, Tommy has seen it change from a largely agricultural economy to a dynamic growth center for all types of Ag, Residential, Commercial, and Industrial enterprises. His upbringing and career, in many ways, mirror the changes in the area. Tommy's parents and grandparents were citrus growers, row crop farmers, produce brokers, and cattle ranchers here. He lived the farming and ranching way of life at a time when Polk County was a much more rural area.

Upon graduating from the University of Florida College of Business, his grandfather urged him to find a vocation other than farming. That led him into the construction field in production, sales, sales management, and corporate acquisitions for a Southeastern U.S. aggregates company. During his employment there, he gained specialized expertise with Federal, State, County, and municipal governments in areas of land use, entitlements, and permitting, as well as aggregate reserves assessment and acquisition.

Whether you are looking to purchase or sell farmland, a livestock ranch, aggregates mine, or development land, Tommy's knowledge and experience assist in helping you achieve your goals.

### Professional Experience

- Licensed Real Estate Agent since 2009
- Private sector Business, Land, and Commercial real estate acquisitions.
- Mining reserves acquisition
- Row-crop farming, produce brokerage, and commercial cattle operations.
- Sales and Management of Building Products, Industrial Sand, and construction aggregates mining organizations.

## Education

- BS Business Administration/Marketing Warrington College of Business, University of Florida, '86
- AA Business Administration from Polk Community (State) College, '84

## Memberships

- Current Board Member of the Polk County Planning Commission
- Past Chairman and Vice-Chairman of the Northeast Polk County Roadway Advisory Board
- Past Chairman and member, North Ridge Community Redevelopment Agency Advisory Board
- National Association of Realtors
- Realtors Land Institute
- East Polk County Association of Realtors

### Addison & Company, LLC

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