

FOR SALE

WEST IRLO BRONSON PAD SITE

4965-4969 W Irlo Bronson Memorial Highway
Kissimmee, FL 34746

LAND



**Encompass
Health**

Potential future development



BROCHURE

FOR MORE INFORMATION CONTACT:



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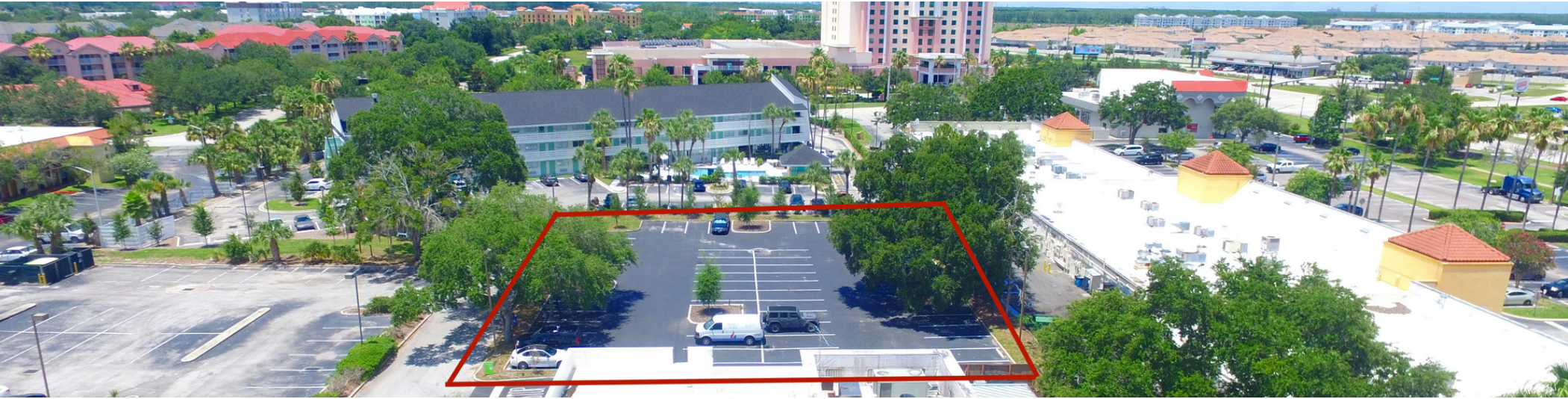
Janet Lacondrata
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No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

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PROPERTY DESCRIPTION

This .6 acre pad site provides the opportunity to develop a 40,000 SF medical office building with structured parking. The subject parcel is currently part of an existing commercial retail center. The seller has confirmed with Osceola County that they would support a lot split. Seller will complete the lot split prior to closing.

PROPERTY HIGHLIGHTS

- Subject property is located along a primary retail thoroughfare in close proximity to national tenants such as Walmart Supercenter, Publix, TJ Maxx and Target
- Encompass Health Corp is building a new hospital in the immediate area that will include 50 beds and over 70,000 SF when completed (est. Spring 2024)
- Over 7,000 residential units and several thousand hotel rooms in the immediate area

OFFERING SUMMARY

Sale Price:	\$1,000,000
Approximate Lot Size:	0.6 Acres

ZONING DETAILS

- Existing PD with a commercial designation.
- Future Land Use is Urban Center Core (UCC) which calls for large scale retail, office and residential uses
- There are no building setbacks or landscape buffers within the UCC so the buildable area can be maximized

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CONCEPT PLAN

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MINIMUMS REQUIRED

PARCEL AREA: 54,014 SF / 1.25 AC

JURISDICTION: OSCEOLA COUNTY

ZONING: PLANNED DEVELOPMENT

EXISTING COMMERCIAL BUILDING: 7,050 SF

PROPOSED OFFICE BUILDING AREA: 40,800 SF

MAX. F.A.R. N/A

40,800 SF / 54,014 SF = 0.86

MAX. PROPOSED IMPERVIOUS = 780

PERVIOUS: 8,406 SF (15.56%)

IMPERVIOUS: 45,608 SF (84.44%)

PARKING REQUIRED:

OFFICES AND PROFESSIONAL SERVICES:

1 SPACE PER 300 GSF

= 40,800 SF / 300 GSF * (1 SPACE)

= 137.5 SPACES OR 138 SPACES

RETAIL SALES AND SERVICES:

1 SPACE PER 300 GSF

= 7,050 SF / 300 GSF * (1 SPACE)

= 23.5 SPACES OR 24 SPACES

TOTAL PARKING REQUIRED: 162 SPACES

TOTAL PARKING PROVIDED: 162 SPACES

BUILDING SETBACKS:

FRONT (VINELAND ROAD):

0 FT

SIDE (EAST):

0 FT

SIDE (WEST):

0 FT

REAR (NORTH):

0 FT

LANDSCAPE BUFFERS:

FRONT (VINELAND ROAD):

0 FT

SIDE (EAST):

0 FT

SIDE (WEST):

0 FT

REAR (NORTH):

0 FT

1.5 FT MIN. (VARIES)

7 FT MIN. (VARIES)

5.0 FT MIN. (VARIES)

5 FT MIN. (VARIES)

LEGEND:

PROPERTY LINE

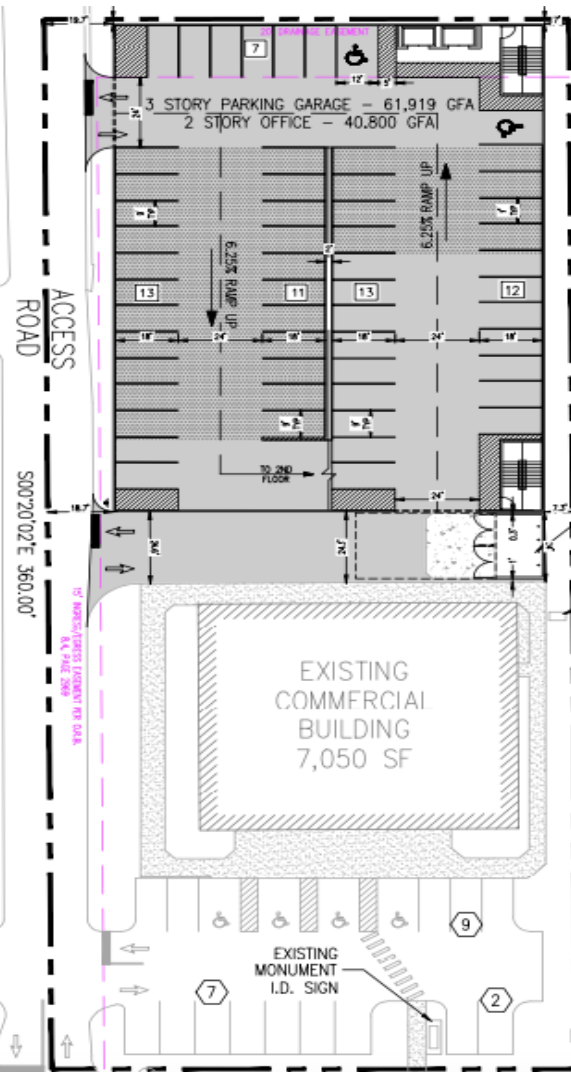
BUILDING SETBACK LINE (B.S.L.)

LANDSCAPE BUFFER (L.E.B.)

LEVEL 1
56 SPACES

EXISTING
COMMERCIAL
DEVELOPMENT

EXISTING
COMMERCIAL
BUILDING



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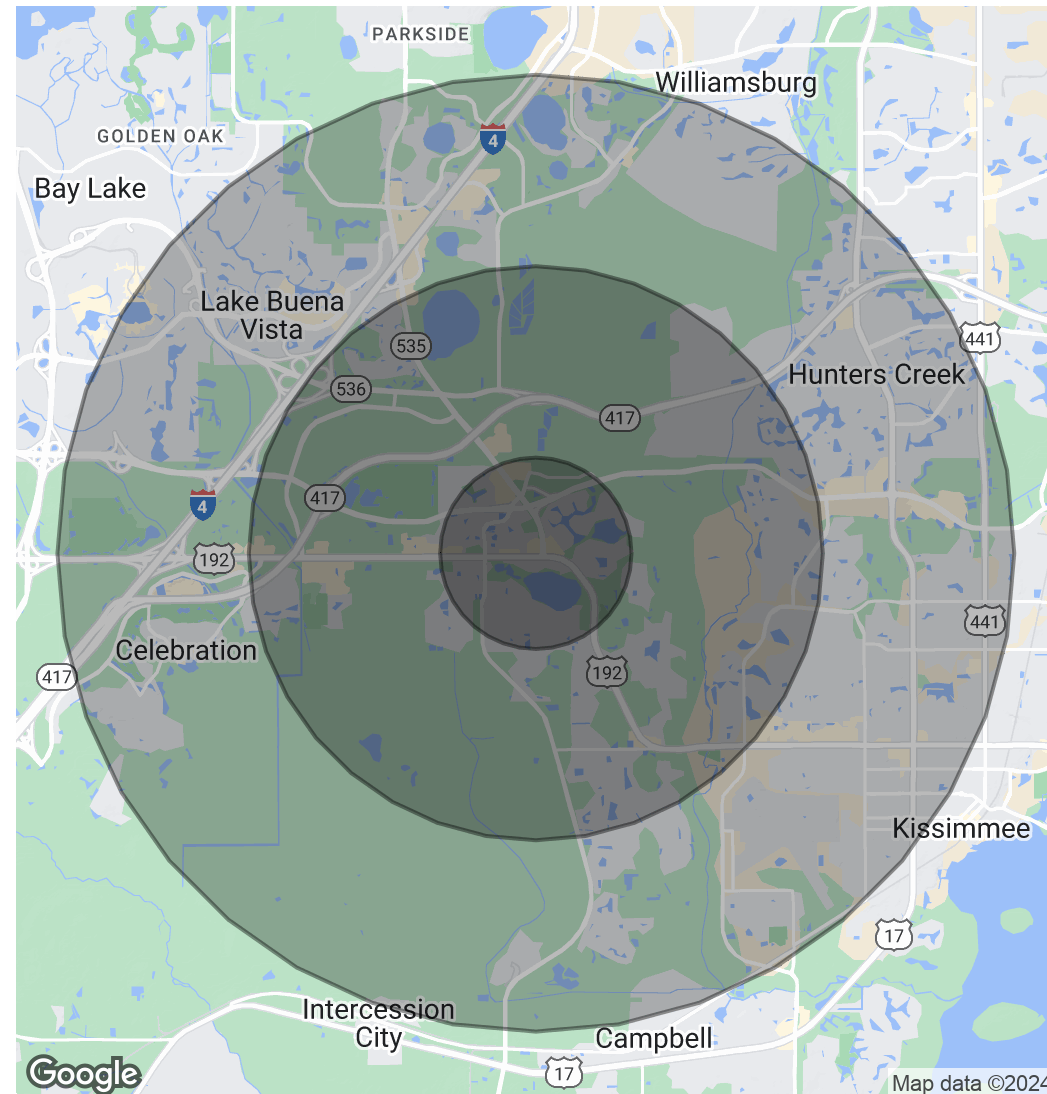
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,986	34,123	112,077
Average Age	31.2	35.0	36.1
Average Age (Male)	31.5	34.5	35.6
Average Age (Female)	30.7	35.7	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,083	18,577	60,916
# of Persons per HH	1.3	1.8	1.8
Average HH Income	\$20,065	\$38,487	\$45,939
Average House Value	\$148,856	\$207,791	\$209,396

* Demographic data derived from 2020 ACS - US Census



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