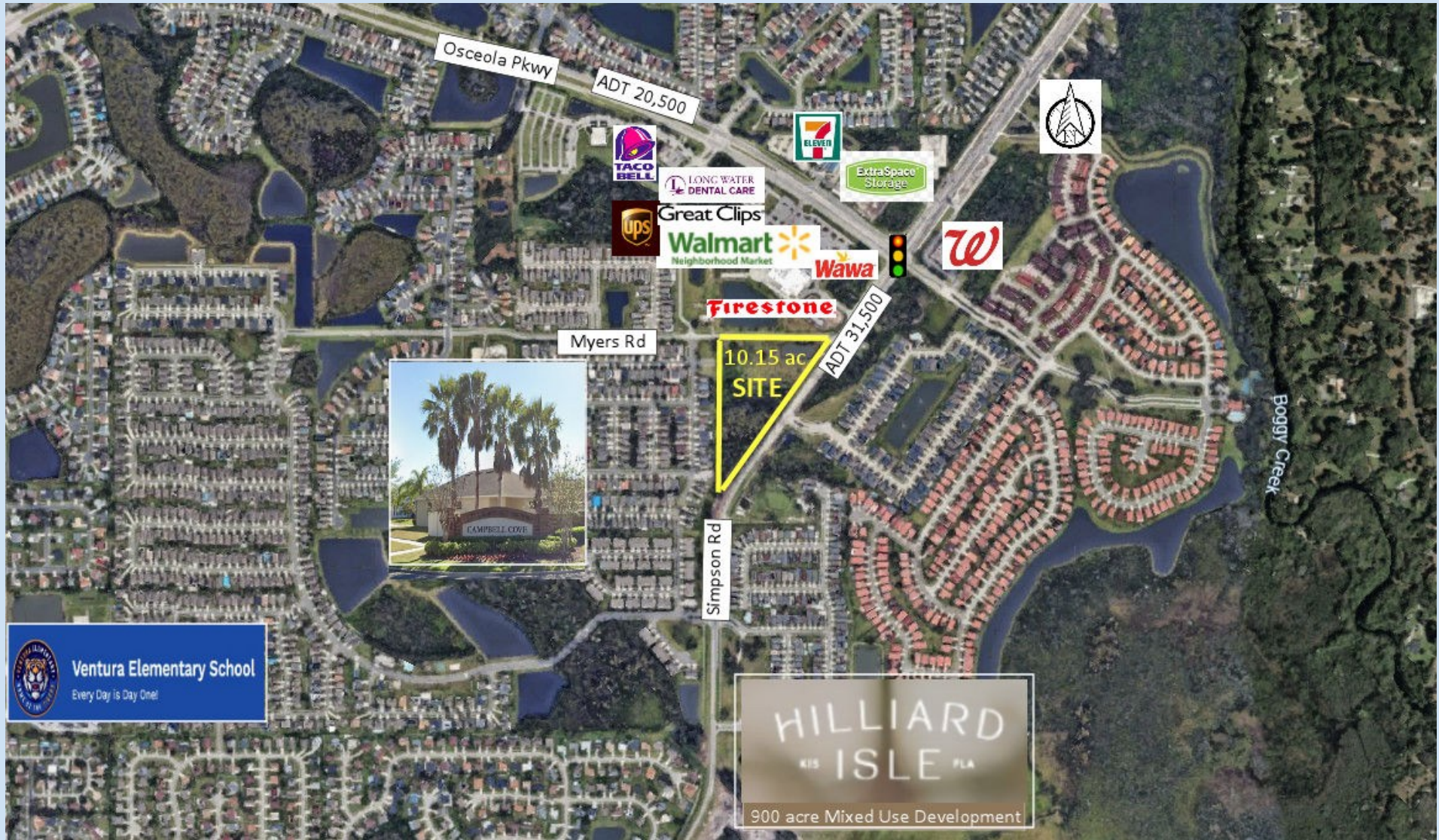


SWC of Myers Rd and Simpson Rd, Kissimmee FL | 10.15 acre Site

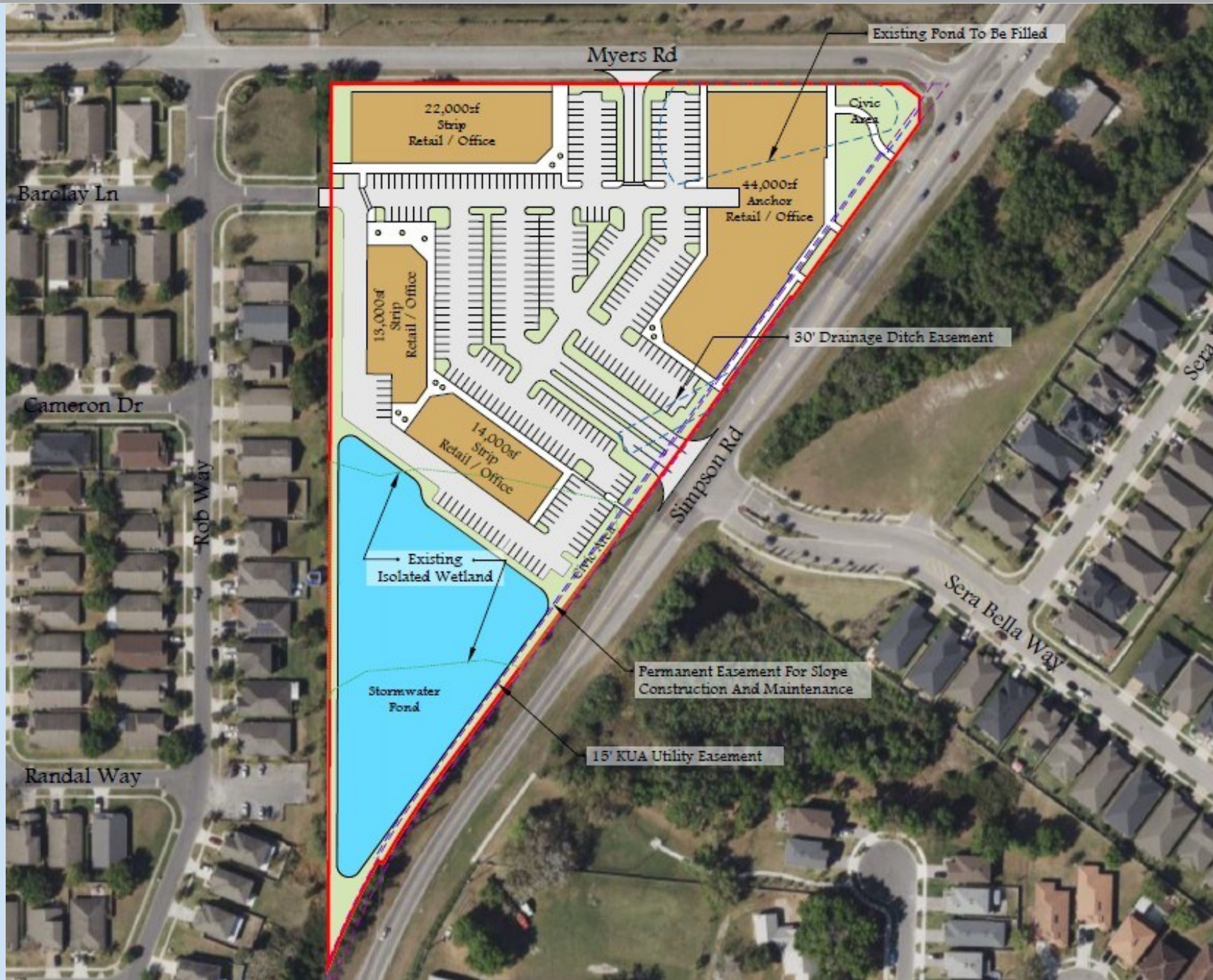
2828 Myers Rd Kissimmee 34743



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Proposed Project Conceptual



Site Location Overview



Kissimmee Area Highlights

- **Strategic Growth Corridor**

The site sits approximately **1.8 miles from Lake Nona Medical City**, one of Central Florida's fastest-growing employment and medical hubs. Close to Orlando International Airport, located approximately 8 minutes away (MCO). Site is under 3 miles to the south from the Central Florida Greenway (SR 417), which makes for smooth sailing traveling between Sanford, Oviedo, the University of Central Florida, east Orlando or Kissimmee

- **Major Residential Development**

Across from the site, on the east side of Simpson Rd, Pulte Homes has started construction on **Hilliard Isle, a 900 acre, \$300 million project** with over 2,016 single family homes, of which 67 acres will be mixed use commercial space featuring 620 multifamily units and over 200,000 SF of retail. More information: www.hilliardisle.com

- **Strong Retail Synergy**

Join nearby national retailers including Walmart Neighborhood Market, Taco Bell, Walgreens, Firestone, and others. New Wawa Convenience Store is under construction immediately adjacent to the property and is expected to open around September 2026 or sooner, bringing significant daily traffic to the corridor.

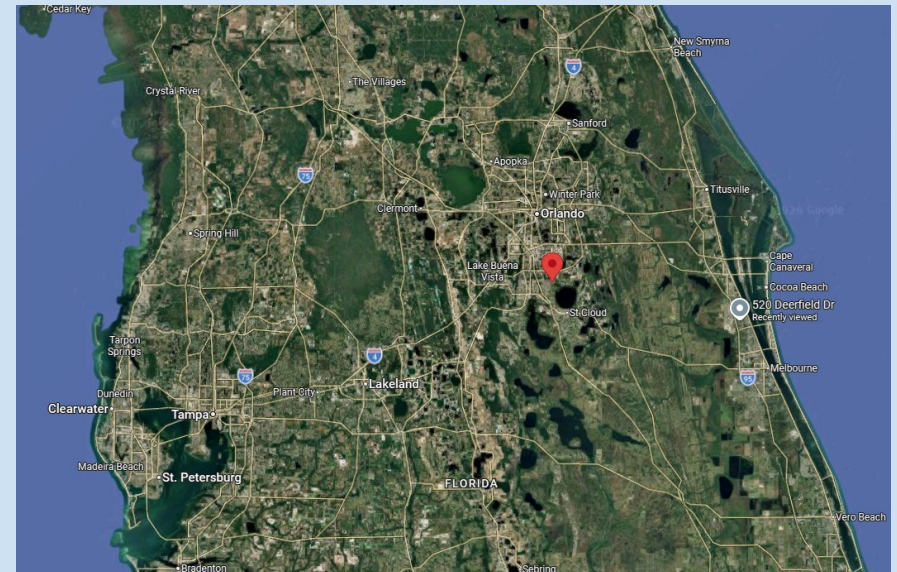
- **Strong Demographics**

Median Household Income: \$86,694 within a 5-mile ring

Population: 162,126 residents within 5 miles

- **Flexible Development Opportunity**

Ideal for medical offices, professional offices, mixed use neighborhood retail, or service commercial uses serving the rapidly expanding Lake Nona / Southeast Orlando growth corridor.



Property Highlights

2828 Myers Rd Kissimmee 34743

- 10.15 ac commercial mixed use site, at the SWC of Myers Rd and Simpson Rd, a thriving retail path of progress corridor
- Raw Land (will divide) available for sale.
- Site is surrounded by dense existing and planned residential.
- Zoned AC with Future land use of CO (Commercial Office) – Medium Density Commercial allows for restaurant, retail, bank, office, and medical uses. (No C-store, QSR, or car wash permitted.) Also allows up to 180 units of multi family.
- Full access on from Myers Rd onto heavily traveled Simpson Rd, which was recently expanded to four lanes and is expected to become a major connector route between US-192 (Irlo Bronson Hwy), Narcoossee Rd, Lake Nona, and Orlando International Airport.
- Buyer will have the option to pursue an existing Build-to-Suit LOI from a national early childhood learning center. The proposed daycare would occupy approximately 1.3 acres and represents a project value of roughly \$6.5 million, providing a strong anchor opportunity for the development.
- Osceola County Parcel IDs #05-25-30-0000-0110-0000 and #05-25-30-0000-0115-0000
- Pricing: Contact Broker

Demographics

	1 mile	3 miles	5 miles
Median HH Income	\$81,276	\$84,087	\$86,694
Median Age	35.7	36.6	36.5
Population	12,024	76,973	162,126

Traffic Counts

Simpson Rd ADT 31,500
Osceola Pkwy ADT 20,500



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