

# Development Opportunity – Hotel Site



**±1.91 ACRES | PERMITTED HOTEL SITE**

**S. Orange Avenue & Osceola Parkway • Kissimmee, Florida**



# DEVELOPMENT HIGHLIGHTS

- ±1.91 acres (formerly permitted hotel site)
- Across from Orlando Health ER and Hospital Campus
- Walkable to SunRail's Tupperware Station
- Near Tupperware HQ, Walmart and established retail
- Strong 1-, 3- and 5-mile population base
- High visibility from Osceola Parkway, S. Orange Avenue and Florida's Turnpike
- Formerly approved: 85,343 SF, five-story hotel
  - 142-key dual concept: 70 + 72 rooms
  - FDEP water and sewer permits
  - SFWMD permit and County PD approval
  - Osceola Corporate Center Planned Development

All permits and plan approvals are subject to expiration.

**PRICE: Call for Information**

Upon registration, once can receive copies of detailed documents.

# DEMOGRAPHICS

## 1 MILE

**12,398**

Population

**\$62,308**

Avg. HH Income

## 2 MILE

**38,290**

Population

**\$71,521**

Avg. HH Income

## 3 MILE

**81,275**

Population

**\$79,665**

Avg. HH Income

## HIGH TRAFFIC CORRIDORS (AADT)

|                    |         |
|--------------------|---------|
| Osceola Parkway    | 51,927  |
| S. Orange Ave.     | 30,167  |
| Florida's Turnpike | 125,000 |



# REGIONAL ACCESS & DEMAND DRIVERS



# REGIONAL AERIAL & KEY DESTINATIONS



UNIVERSAL STUDIOS

MALL AT MILLENIA

FLORIDA MALL

ORLANDO  
INTERNATIONAL  
AIRPORT (MCO)

SEAWORLD

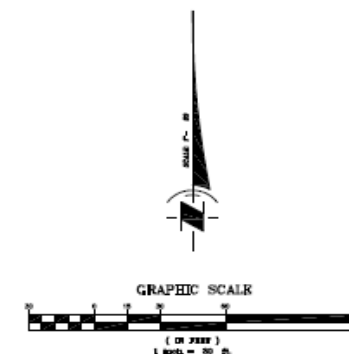
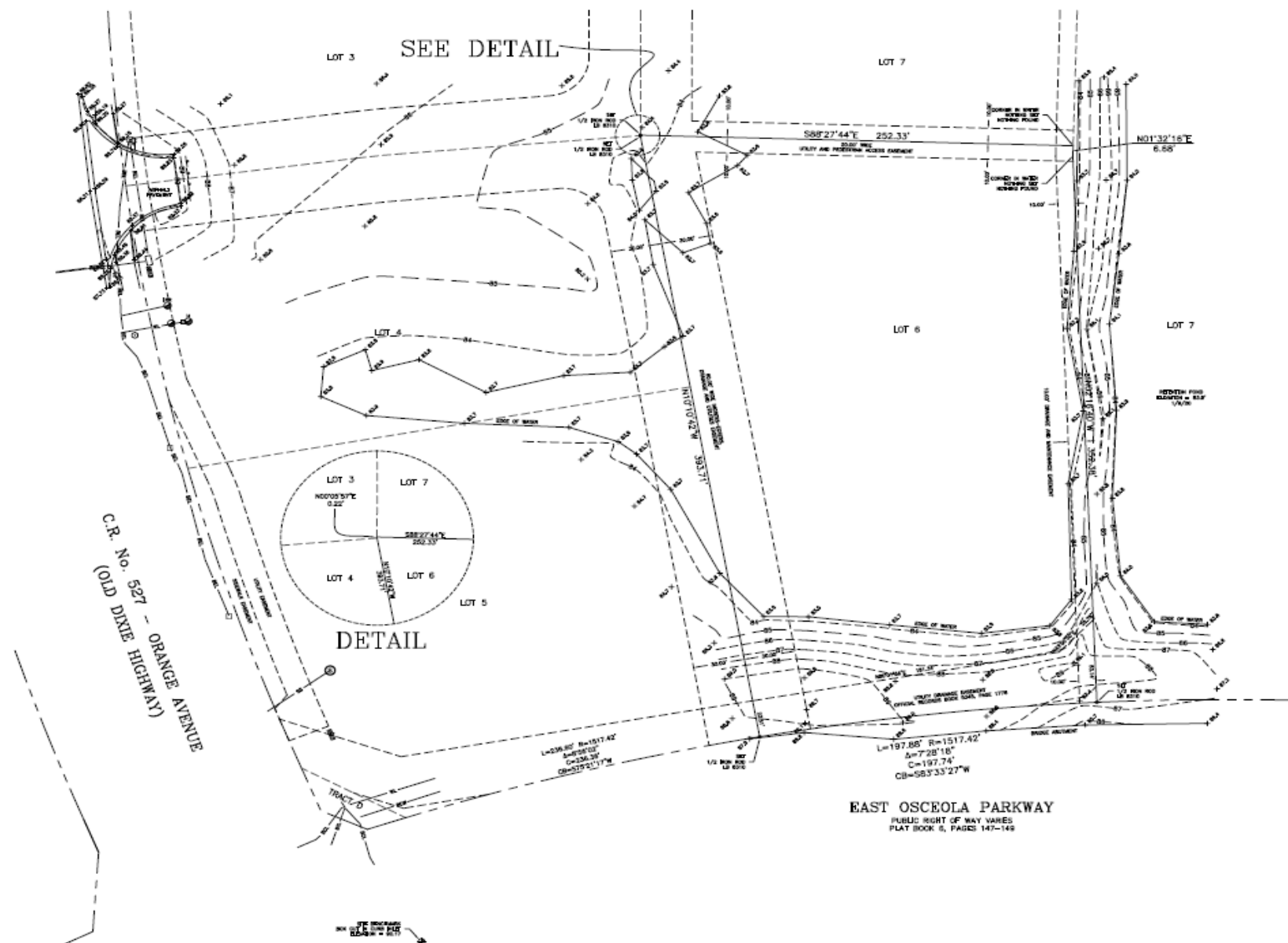
DISNEY

CELEBRATION

KISSIMMEE

★ SITE  
1240 DECATUR ROAD

## SITE SURVEY



### LEGEND

|   |       |                          |      |       |                                |
|---|-------|--------------------------|------|-------|--------------------------------|
| + | _____ | BENCHMARK                | ↓    | _____ | SEN                            |
| * | _____ | IRON ROD & CAP           | -H-  | _____ | BURIED ELECTRIC LINE           |
| • | _____ | POST/DOLLARD             | -G-  | _____ | BURIED COMMUNICATIONS LINE     |
| ⊙ | _____ | SAWTOOTH MANHOLE         | -S-  | _____ | SAWTOOTH SENIOR LINE           |
| □ | _____ | WIRE PULL BOX            | NOVD | _____ | NONDIELECTRIC VERTICAL CULVERT |
| ■ | _____ | VAULT                    | LR   | _____ | LEVERED RUSHINGS               |
| □ | _____ | WATER METER              | R    | _____ | RADIUS                         |
| ⊙ | _____ | RISC HYDROMAT            | L    | _____ | LENGTH                         |
| ⊙ | _____ | WATER VALVE              | A    | _____ | CENTRAL ANGLE                  |
| ⊙ | _____ | IRRIGATION CONTROL VALVE | C    | _____ | CHORD DISTANCE                 |
| ⊙ | _____ | HYDROSLUARD              | CB   | _____ | CHORD BEARING                  |
| ☆ | _____ | LIGHT POLE               |      |       |                                |

**SURVEYOR NOTES**

1. Bearings for this survey are based on the West line of Lot 6, Osceola Corporate Center - Replat Thirty One -, according to the plat thereof, as recorded in Plat Book 27, Page 24, Public Records of Osceola County, Florida, as being North 10°10'42" West.
2. Elevations based on Osceola County Benchmark #787 having an elevation of 80.0' NGVD29. Said point has since been destroyed and was transferred to a box cut on the curb inlet at the Eastern median on the intersection of Orange Avenue and Osceola Parkway with an elevation of 80.17' NGVD29.
3. This survey was completed without the benefit of a current title commitment. There may be easements, conditions, restrictions, or other rights of third parties in this property recorded in the Public Records of Osceola County, Florida.

## DESCRIPTION

LOT 5, OSCEOLA CORPORATE CENTER - REPLAT THIRTY ONE -  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27,  
PAGE 24, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

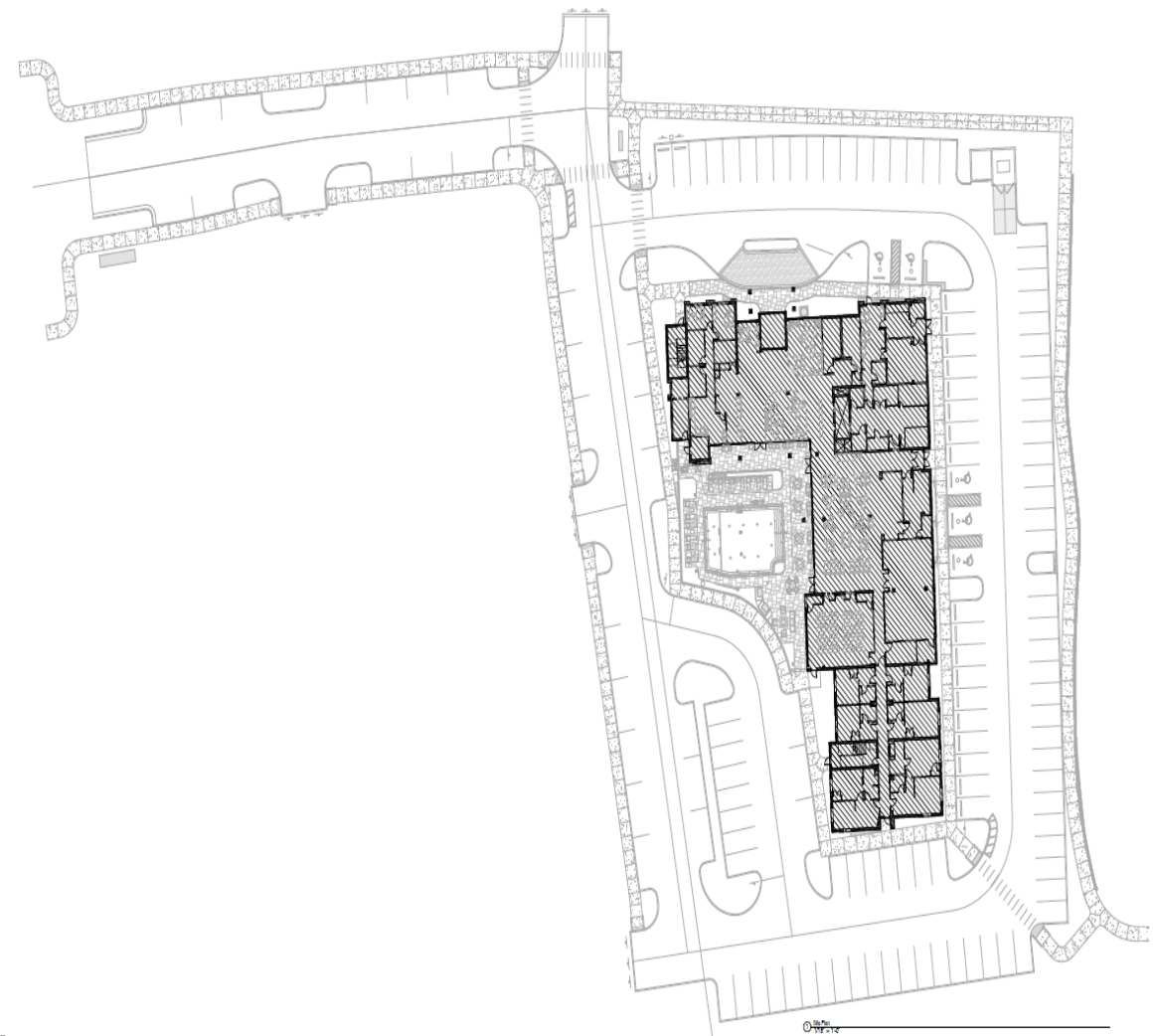
**UNIVERSITY OF UTAH HEALTH CENTER**

**LEGEND**

- Medical
- Administrative
- Clinical
- Support

**ROOM AREAS**

| ROOM | AREA (SQ FT) |
|------|--------------|
| 101  | 10,000       |
| 102  | 10,000       |
| 103  | 10,000       |
| 104  | 10,000       |
| 105  | 10,000       |
| 106  | 10,000       |
| 107  | 10,000       |
| 108  | 10,000       |
| 109  | 10,000       |
| 110  | 10,000       |
| 111  | 10,000       |
| 112  | 10,000       |
| 113  | 10,000       |
| 114  | 10,000       |
| 115  | 10,000       |
| 116  | 10,000       |
| 117  | 10,000       |
| 118  | 10,000       |
| 119  | 10,000       |
| 120  | 10,000       |
| 121  | 10,000       |
| 122  | 10,000       |
| 123  | 10,000       |
| 124  | 10,000       |
| 125  | 10,000       |
| 126  | 10,000       |
| 127  | 10,000       |
| 128  | 10,000       |
| 129  | 10,000       |
| 130  | 10,000       |
| 131  | 10,000       |
| 132  | 10,000       |
| 133  | 10,000       |
| 134  | 10,000       |
| 135  | 10,000       |
| 136  | 10,000       |
| 137  | 10,000       |
| 138  | 10,000       |
| 139  | 10,000       |
| 140  | 10,000       |
| 141  | 10,000       |
| 142  | 10,000       |
| 143  | 10,000       |
| 144  | 10,000       |
| 145  | 10,000       |
| 146  | 10,000       |
| 147  | 10,000       |
| 148  | 10,000       |
| 149  | 10,000       |
| 150  | 10,000       |
| 151  | 10,000       |
| 152  | 10,000       |
| 153  | 10,000       |
| 154  | 10,000       |
| 155  | 10,000       |
| 156  | 10,000       |
| 157  | 10,000       |
| 158  | 10,000       |
| 159  | 10,000       |
| 160  | 10,000       |
| 161  | 10,000       |
| 162  | 10,000       |
| 163  | 10,000       |
| 164  | 10,000       |
| 165  | 10,000       |
| 166  | 10,000       |
| 167  | 10,000       |
| 168  | 10,000       |
| 169  | 10,000       |
| 170  | 10,000       |
| 171  | 10,000       |
| 172  | 10,000       |
| 173  | 10,000       |
| 174  | 10,000       |
| 175  | 10,000       |
| 176  | 10,000       |
| 177  | 10,000       |
| 178  | 10,000       |
| 179  | 10,000       |
| 180  | 10,000       |
| 181  | 10,000       |
| 182  | 10,000       |
| 183  | 10,000       |
| 184  | 10,000       |
| 185  | 10,000       |
| 186  | 10,000       |
| 187  | 10,000       |
| 188  | 10,000       |
| 189  | 10,000       |
| 190  | 10,000       |
| 191  | 10,000       |
| 192  | 10,000       |
| 193  | 10,000       |
| 194  | 10,000       |
| 195  | 10,000       |
| 196  | 10,000       |
| 197  | 10,000       |
| 198  | 10,000       |
| 199  | 10,000       |
| 200  | 10,000       |
| 201  | 10,000       |
| 202  | 10,000       |
| 203  | 10,000       |
| 204  | 10,000       |
| 205  | 10,000       |
| 206  | 10,000       |
| 207  | 10,000       |
| 208  | 10,000       |
| 209  | 10,000       |
| 210  | 10,000       |
| 211  | 10,000       |
| 212  | 10,000       |
| 213  | 10,000       |
| 214  | 10,000       |
| 215  | 10,000       |
| 216  | 10,000       |
| 217  | 10,000       |
| 218  | 10,000       |
| 219  | 10,000       |
| 220  | 10,000       |
| 221  | 10,000       |
| 222  | 10,000       |
| 223  | 10,000       |
| 224  | 10,000       |
| 225  | 10,000       |
| 226  | 10,000       |
| 227  | 10,000       |
| 228  | 10,000       |
| 229  | 10,000       |
| 230  | 10,000       |
| 231  | 10,000       |
| 232  | 10,000       |
| 233  | 10,000       |
| 234  | 10,000       |
| 235  | 10,000       |
| 236  | 10,000       |
| 237  | 10,000       |
| 238  | 10,000       |
| 239  | 10,000       |





# CONTACT INFORMATION

## RESOURCE DEVELOPMENT INVESTMENT PROPERTIES, INC.

SUSAN MORRIS

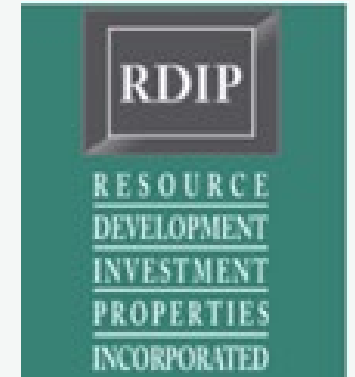
Principal / Broker

[susan.morris@rdipflorida.com](mailto:susan.morris@rdipflorida.com) | (407) 832-3434

KANE MORRIS-WEBSTER, CCIM

Principal / Senior Vice President

[kmw@rdipflorida.com](mailto:kmw@rdipflorida.com) | (407) 928-8752



This document/email/presentation has been prepared by Resource Development Investment Properties, Inc (RDIP) for advertising and general information only. RDIP makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RDIP excludes unequivocally all inferred or implied terms, condition and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RDIP and/or its licensor(s). All rights reserved. This communication is not intended to cause or induce breach of existing listing agreement.