

FOR SALE



VACANT LAND PROPERTY 3108 W VINE ST, KISSIMMEE 34741



PROPERTY HIGHLIGHTS

- **Located within QCT and Opportunity Zone**
- **7.00 AC Zoning: T5-U FLU: MU-V**
- **Municipality: City of Kissimmee High & Dry**
- **Three Curb Cut Access Points** (2 via Vine St, 1 via Plantation Dr)
- **Zoning allows develop. of 40 DU / AC & 6.0 FAR**
- **Vine St CRA** – Grants & Incentives Available
- **Frontage Vine St:** 325 Linear Foot +/-
- **Frontage Plantation Dr:** 460 Linear Foot +/-
- **Close to: Florida Turnpike, SR 417, Hwy 17, I-4, Walt Disney World, numerous National Retailers**
- **Purchase Price:** \$8,050,000

Demographics & Traffic Count

Traffic Count: **64,913 VPD**

Pop: 1-mile 3-mile 5-mile
 18,445 / 95,015 / 196,071

HH: 6,521 / 32,905 / 66,985

Avg HH \$: \$78,896 / \$76,788 / \$87,746

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AERIAL REVIEW



LINKS BELOW

[Vine Street CRA Boundary Outline.pdf](#)

[Vine Street CRA - City of Kissimmee.pdf](#)

[Comprehensive Plan MU-V City of Kissimmee.pdf](#)

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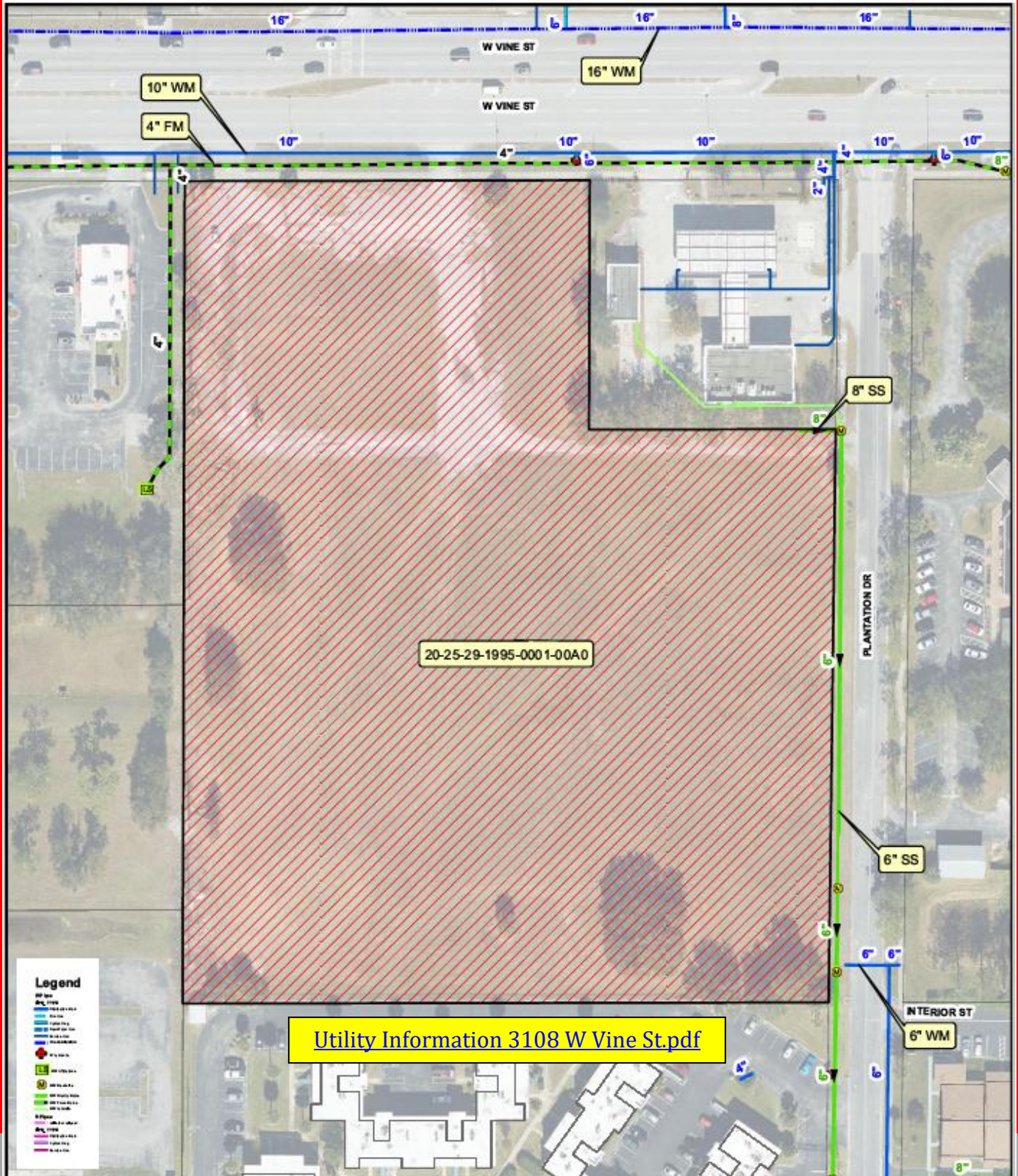
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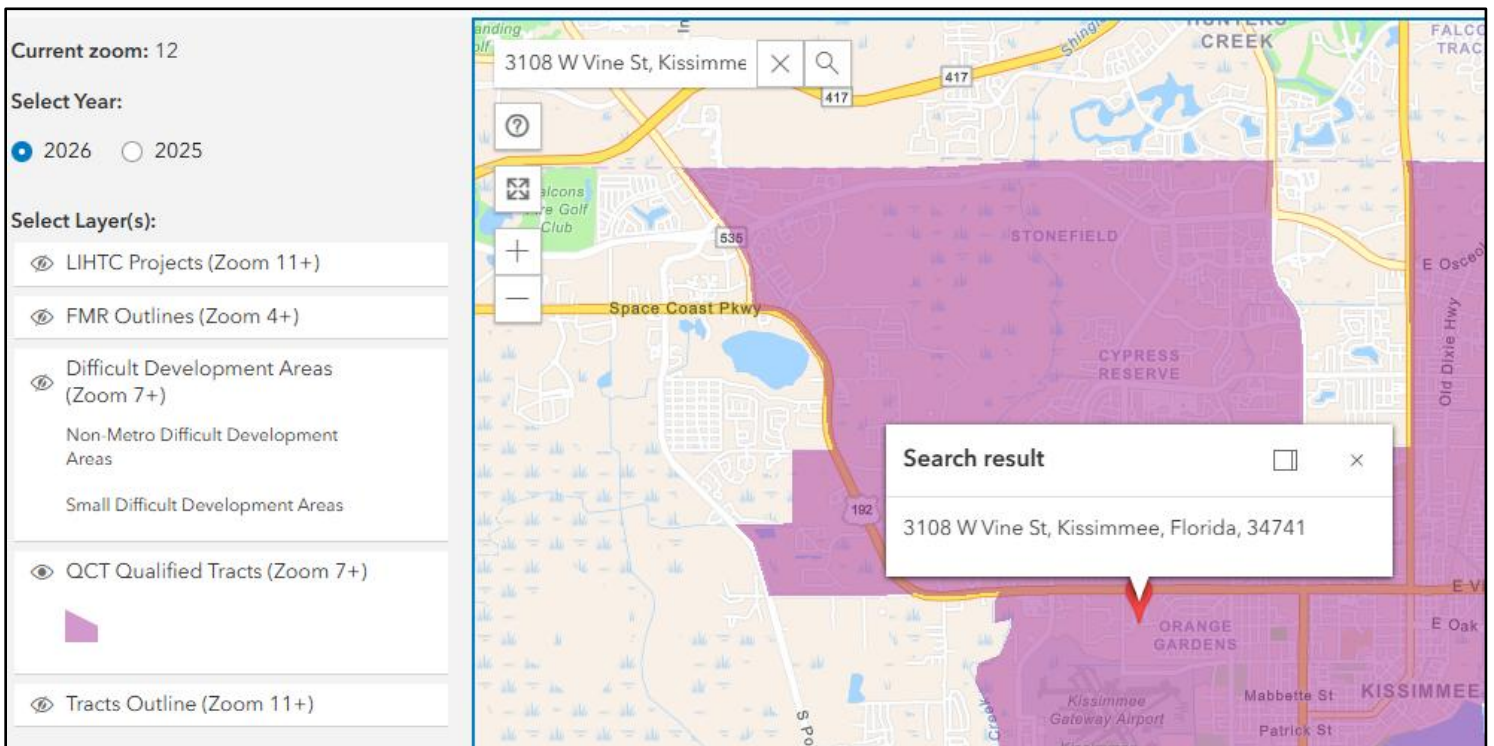
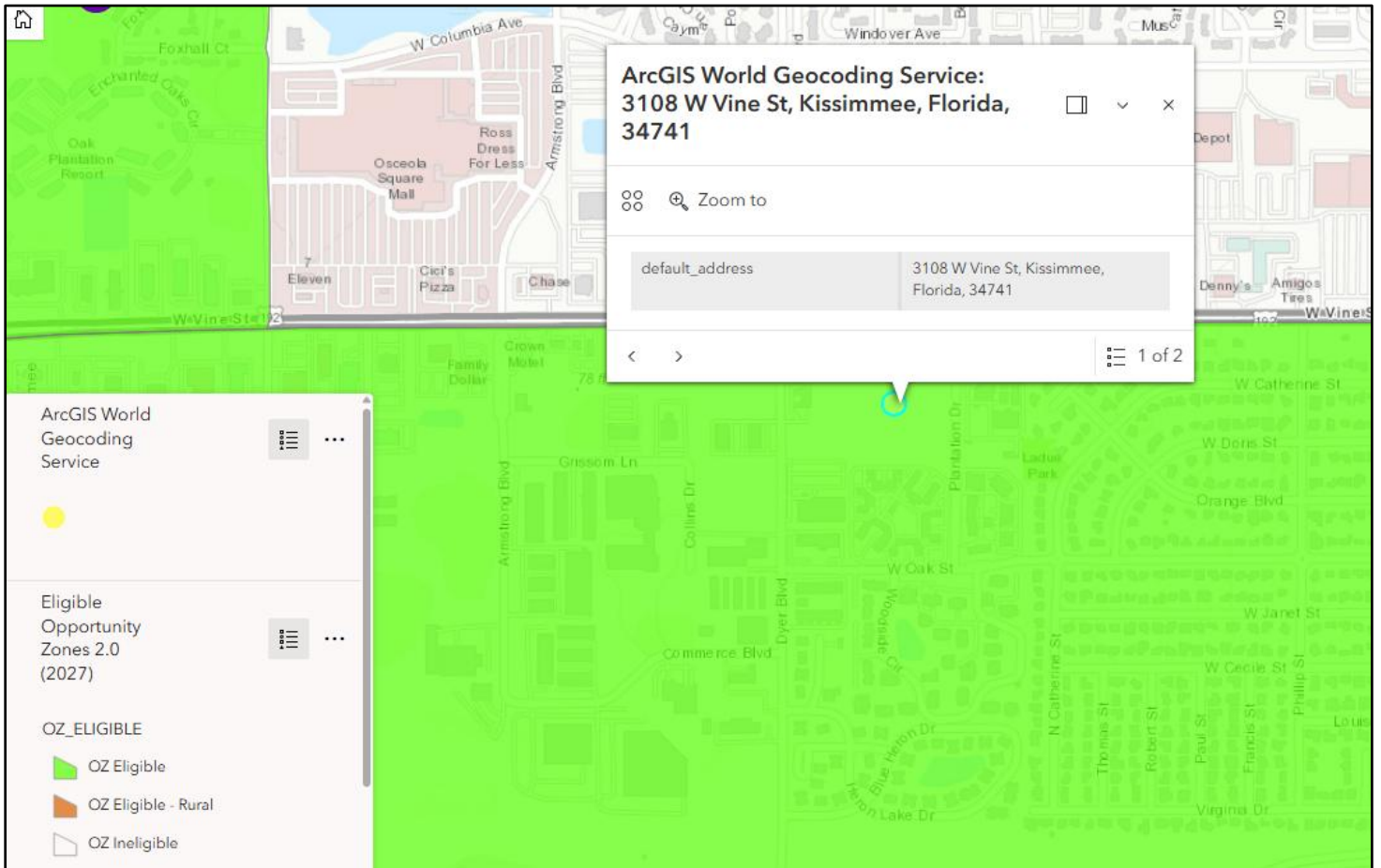
UTILITY OVERVIEW



OPPORTUNITY ZONE & QUALIFIED CENSUS TRACT

<https://www.hud.gov/opportunity-zones>

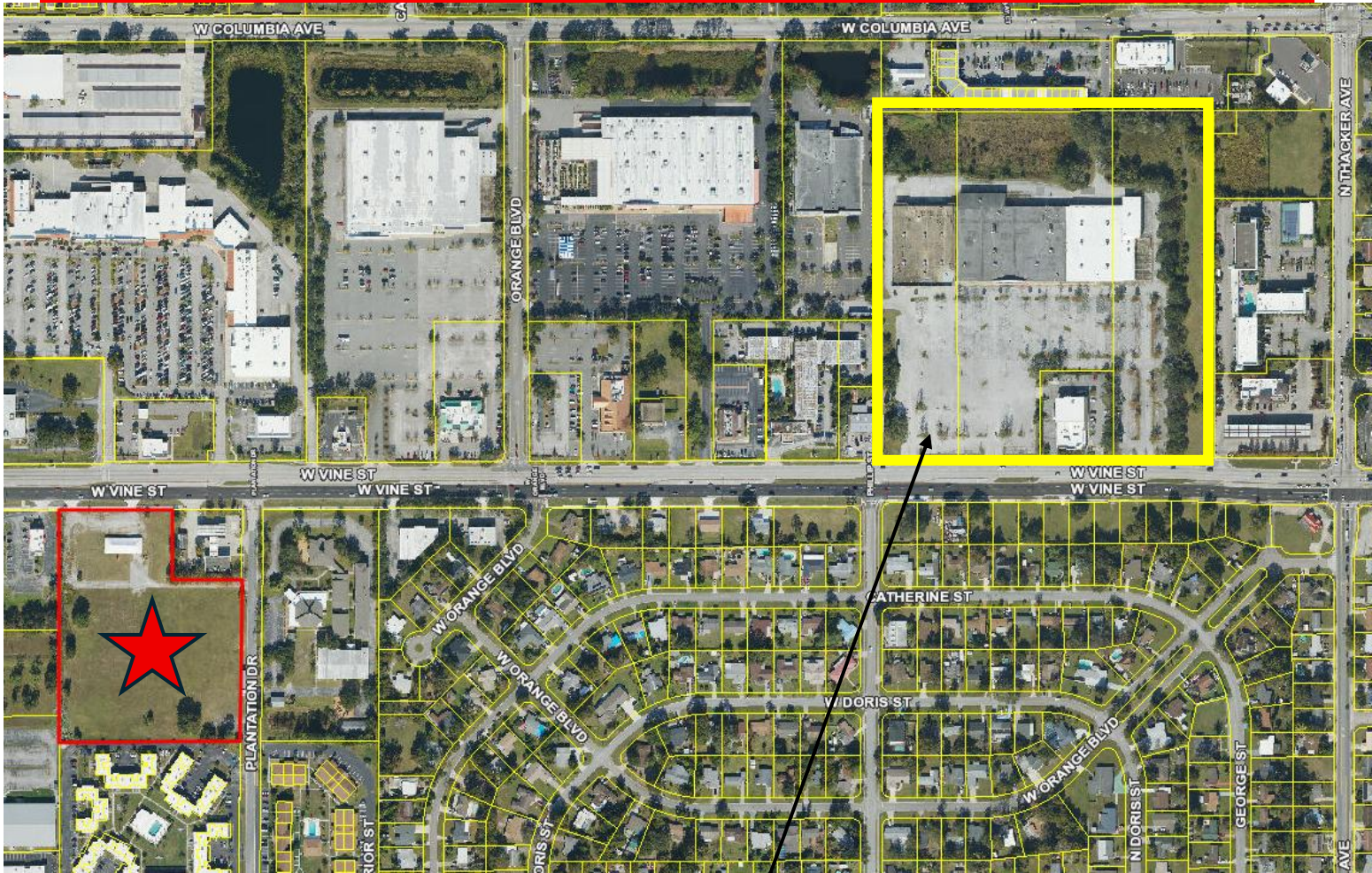
https://www.huduser.gov/portal/sadda/sadda_qct.html



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NEARBY MAJOR REDEVELOPMENT



Previous K-Mart Plaza – 22 AC Major Redevelopment:

Plans so far include:

630 new residential units
Over 51,000 SF of retail and commercial space
73,400 SF indoor sports facility

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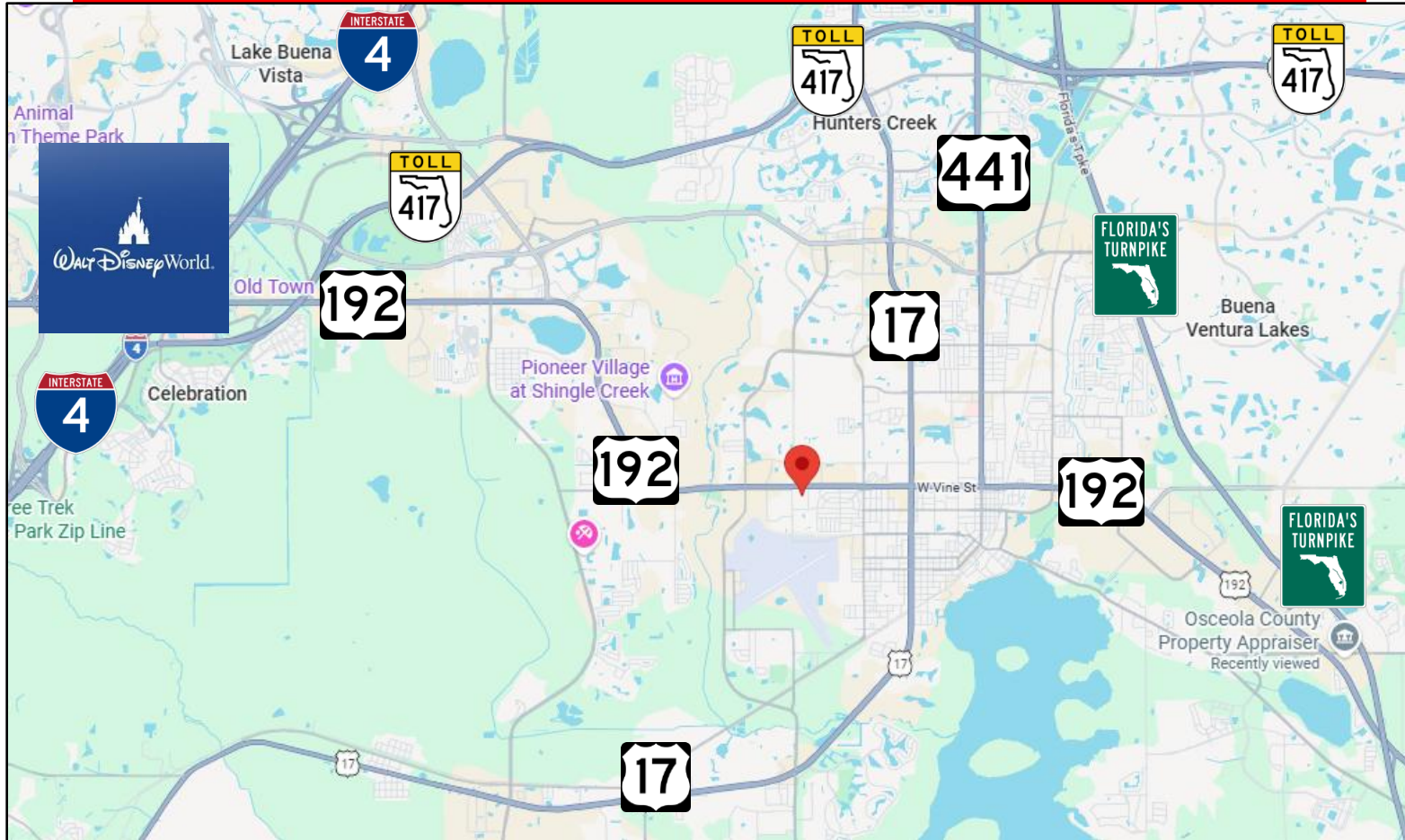
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MAJOR ROADWAYS



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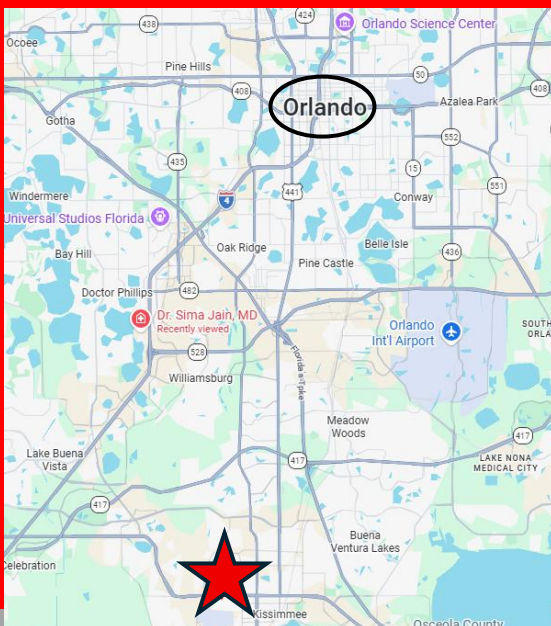
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COMMERCIAL REAL ESTATE

NATIONAL RETAILERS



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