

FOR SALE



VACANT LAND PROPERTY
3108 W VINE ST, KISSIMMEE 34741



PROPERTY HIGHLIGHTS

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

- **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**

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

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www.BossCRE.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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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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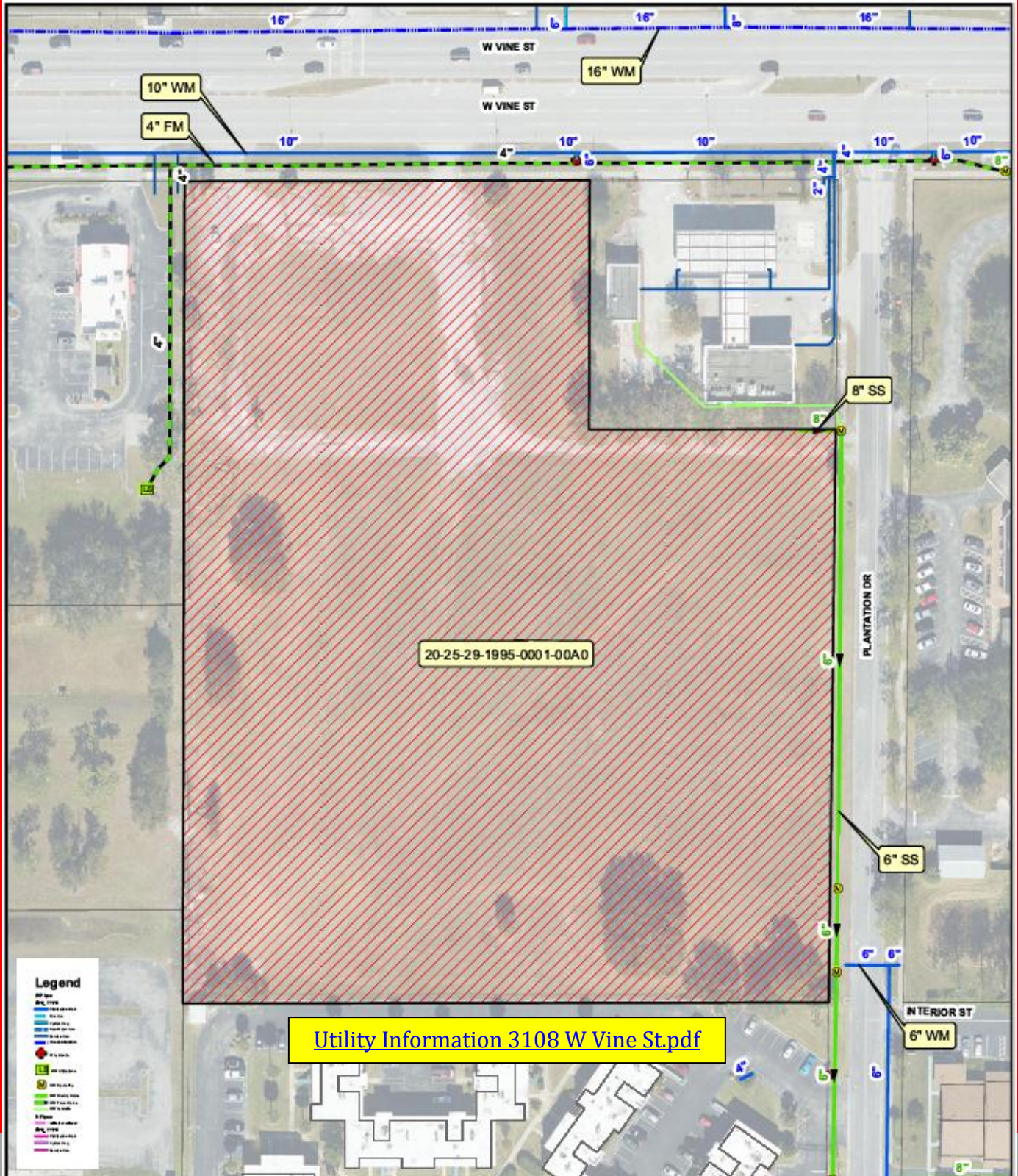
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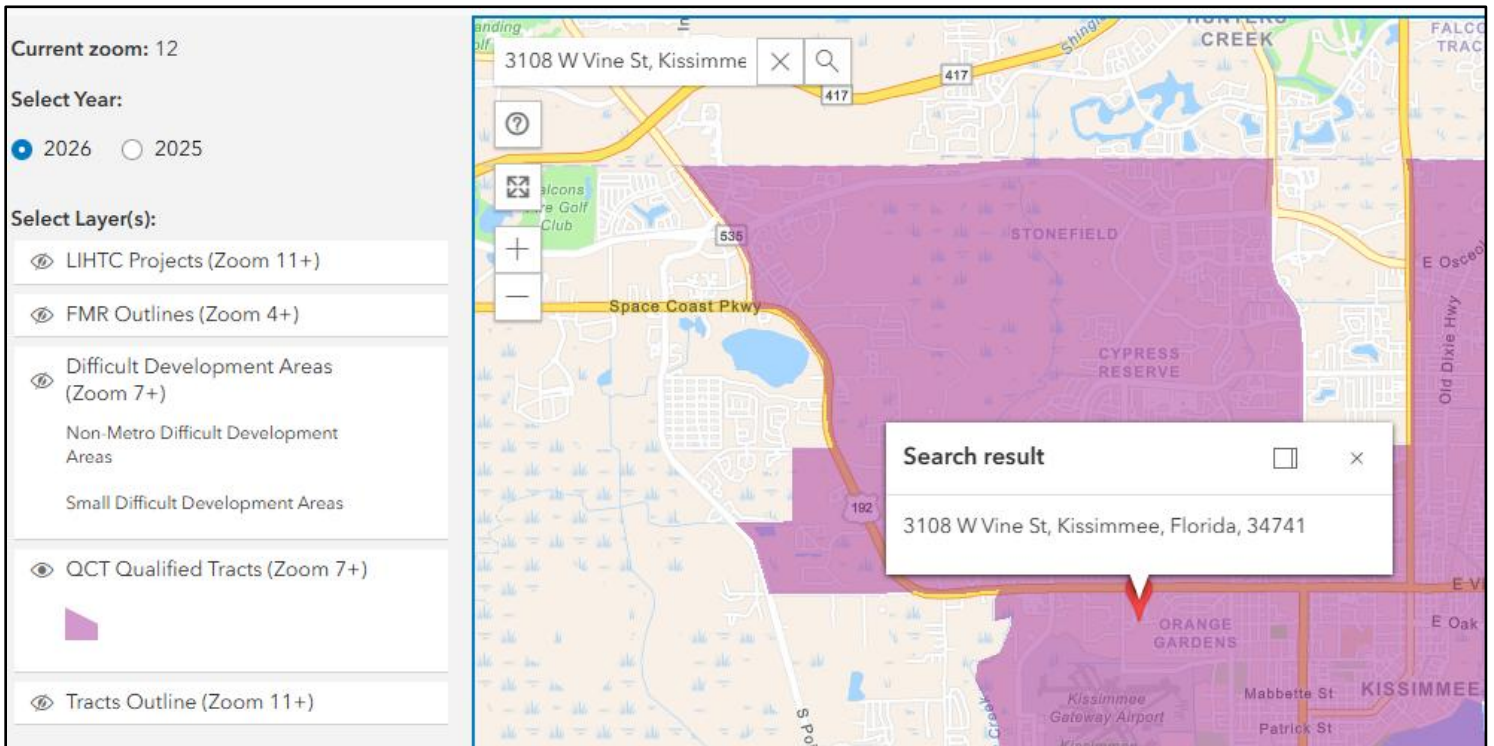
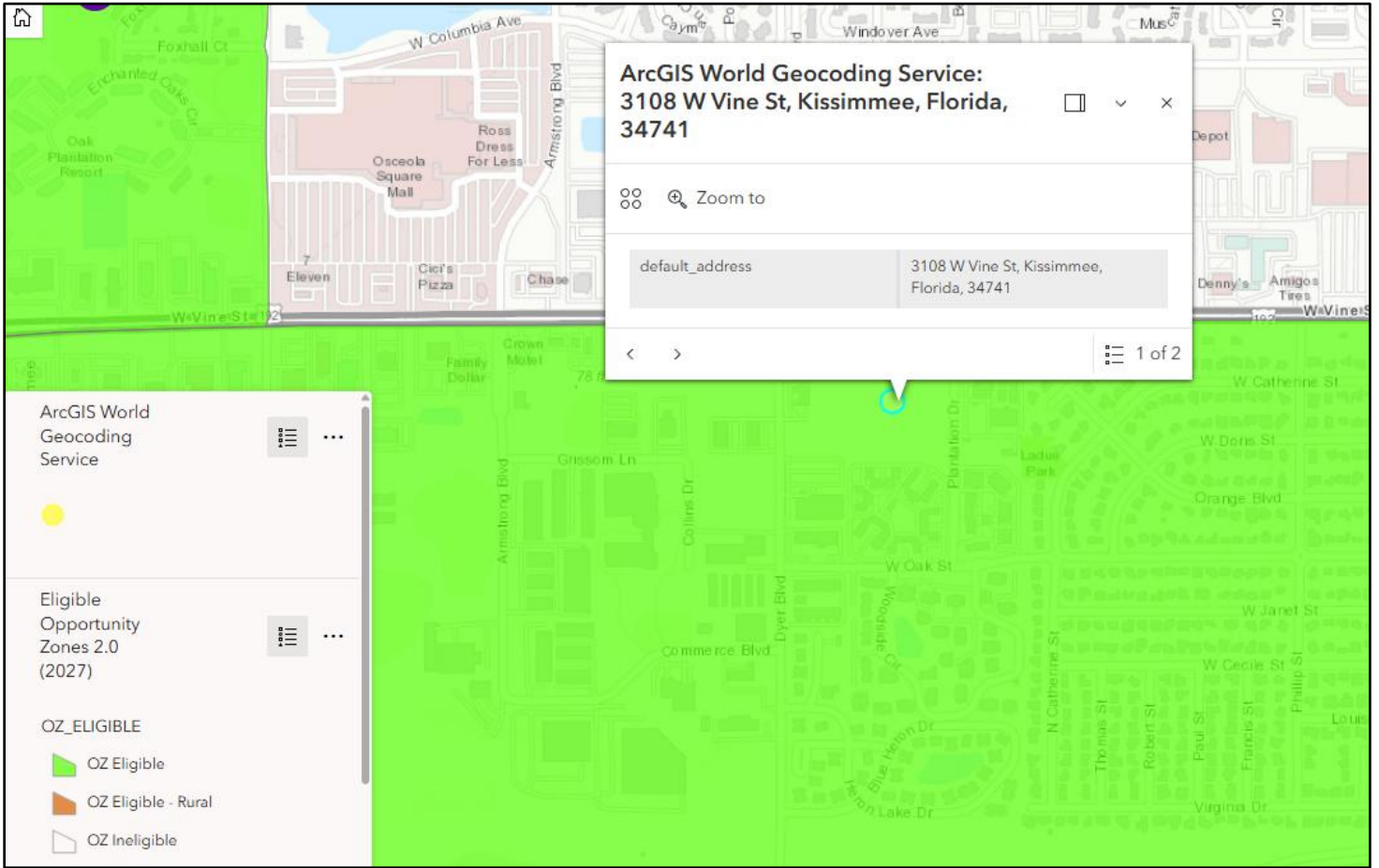
UTILITY OVERVIEW



OPPORTUNITY ZONE & QUALIFIED CENSUS TRACT

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

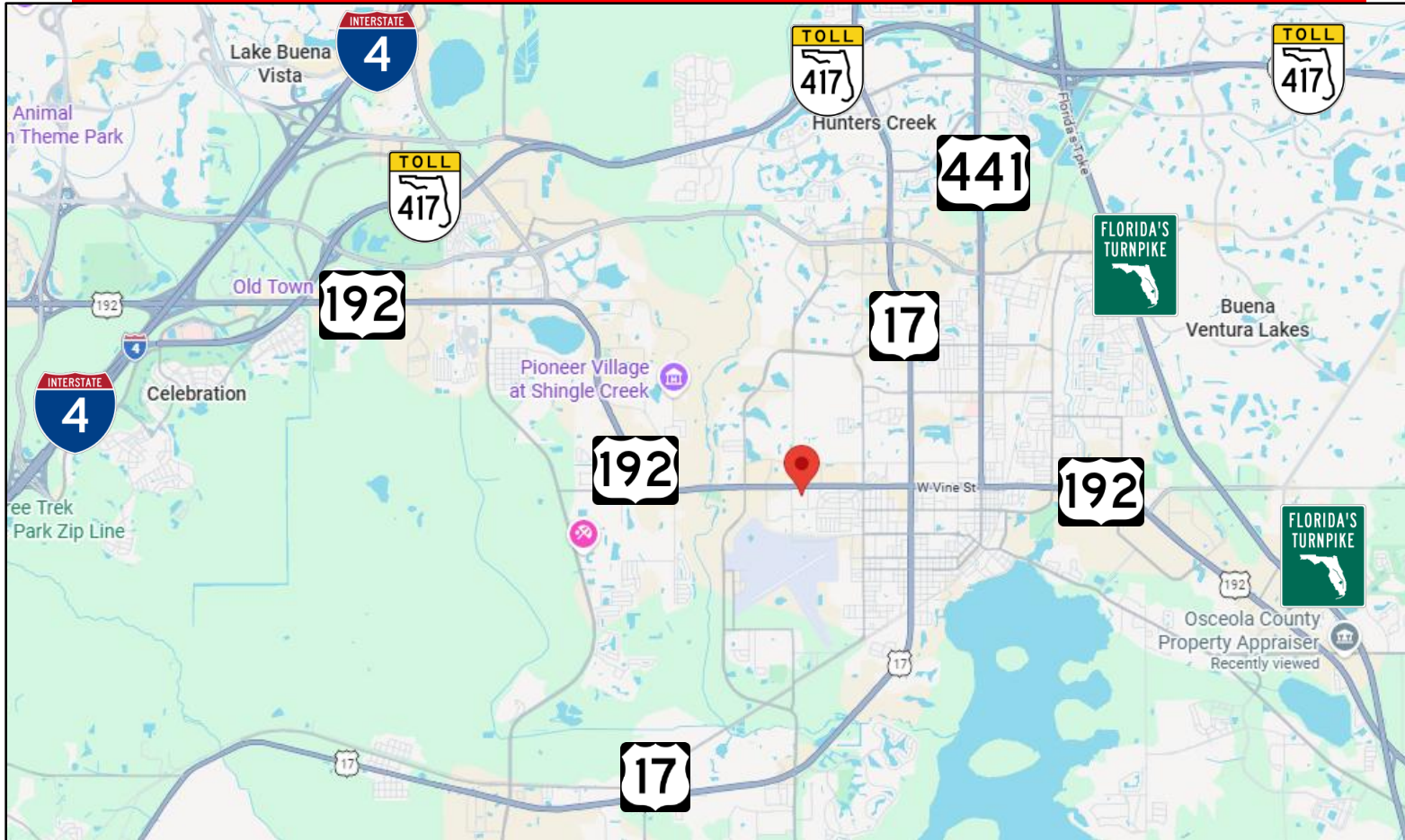
https://www.huduser.gov/portal/sadda/sadda_qct.html



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MAJOR ROADWAYS



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NATIONAL RETAILERS

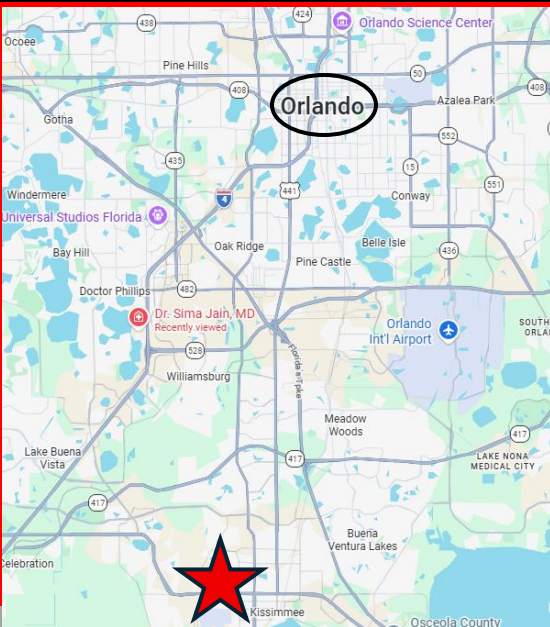
Walt Disney World

Walmart **ROSS** DRESS FOR LESS®
Walgreens

Starbucks **planet fitness** **THE HOME DEPOT** **7 ELEVEN**

CHIPOTLE MEXICAN GRILL **ALDI** **Wawa**
DUNKIN' **Chick-fil-A**

Kissimmee Municipal



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