



FOR SALE

S Orange Blossom Trail — 1± AC Land
(Rezoning Opportunity)

S Orange Blossom Trl (US 17-92) — Osceola County

6055 S ORANGE
BLOSSOM
TRL

6081 S ORANGE

6125 S ORANGE
BLOSSOM
TRL

6148 OLD
TAMPA HWY

© A

S Orange Blossom Trail — 1± AC Land (Rezoning Opportunity)

S Orange Blossom Trl (US 17-92) — Osceola County



PROPERTY OVERVIEW

Sale Price:	\$450,000
Land Area:	0.999± AC (43,500± SF)
Parcel ID:	32-25-28-4520-000B-0130

PROPERTY SUMMARY

- US 17-92 Frontage: Direct frontage on S Orange Blossom Trail, minutes from I-4 (ChampionsGate) and CR 532, between Kissimmee and Davenport/Haines City.
- Prime Industrial Opportunity: Ideal for truck parking and heavy equipment storage in a high-demand, low-supply growth corridor.
- Value-Add Pricing: Offered at \$450,000 providing upside for investors or end users.
- Ready-to-Develop Site: Vacant, rectangular $\pm 100'$ $\times$ $435'$ lot with no demolition required.

Richard Wagner

☎ 321-438-5196

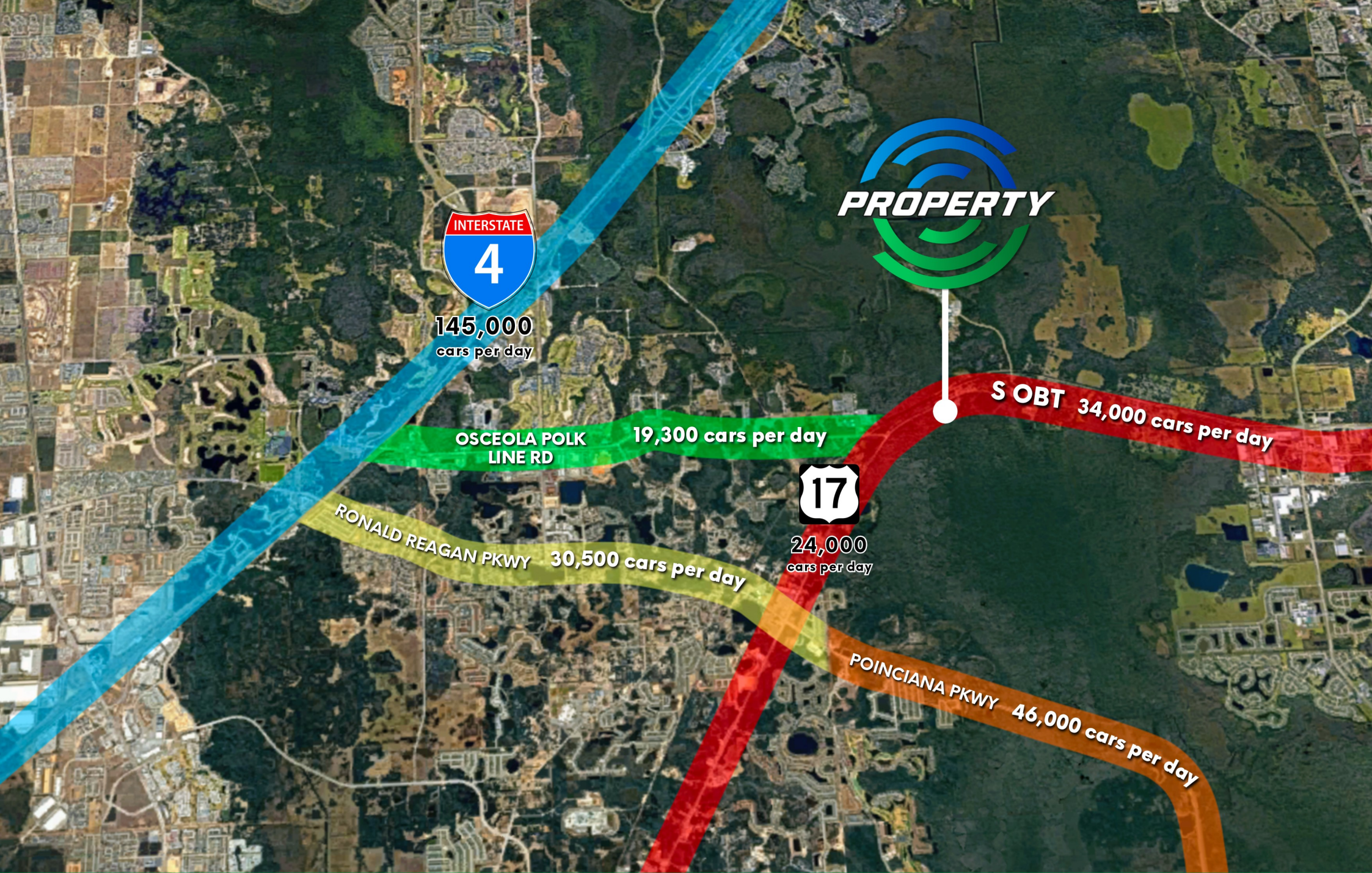
✉ Rwagner@procres.com



**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

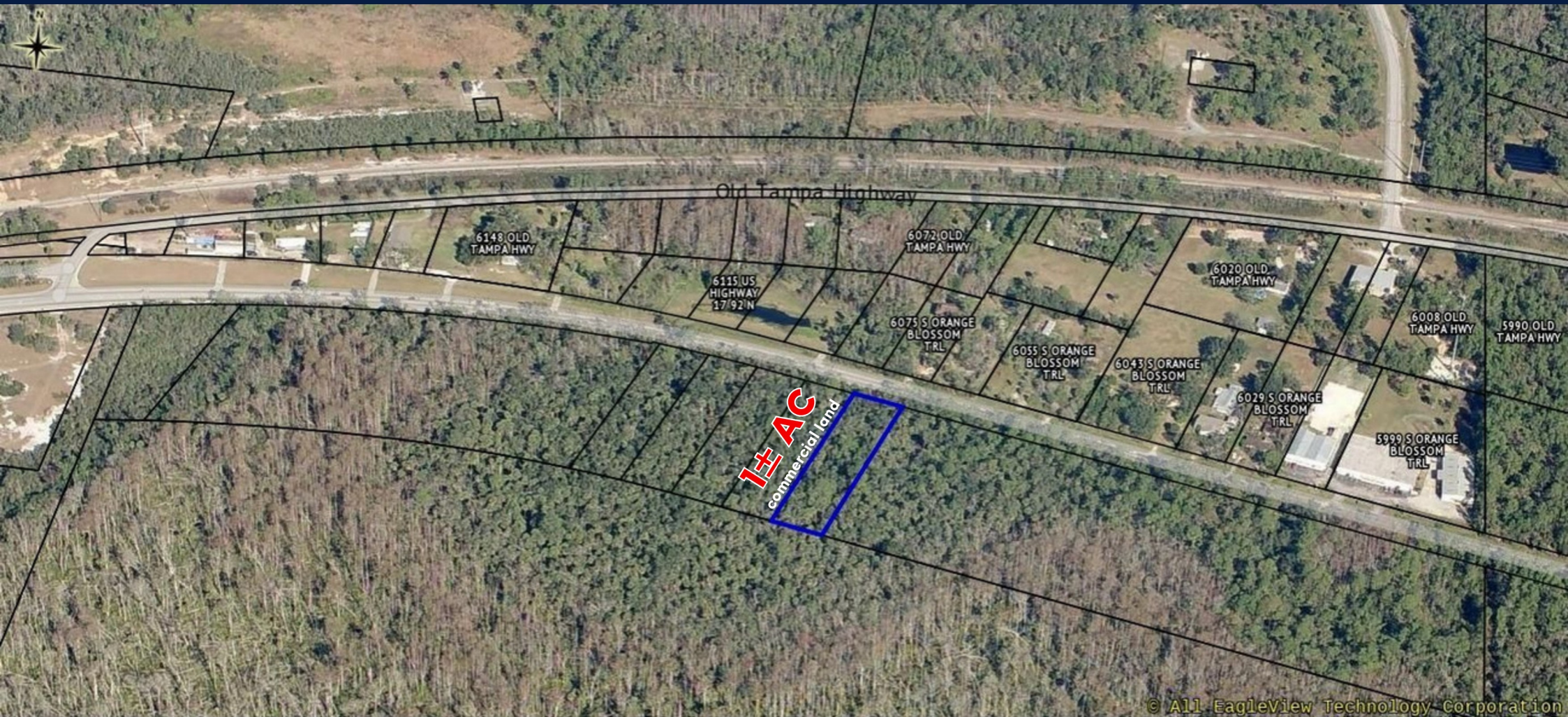
300 S. Orange Ave, Ste 1000
Orlando, FL 32801

www.PROCRES.com



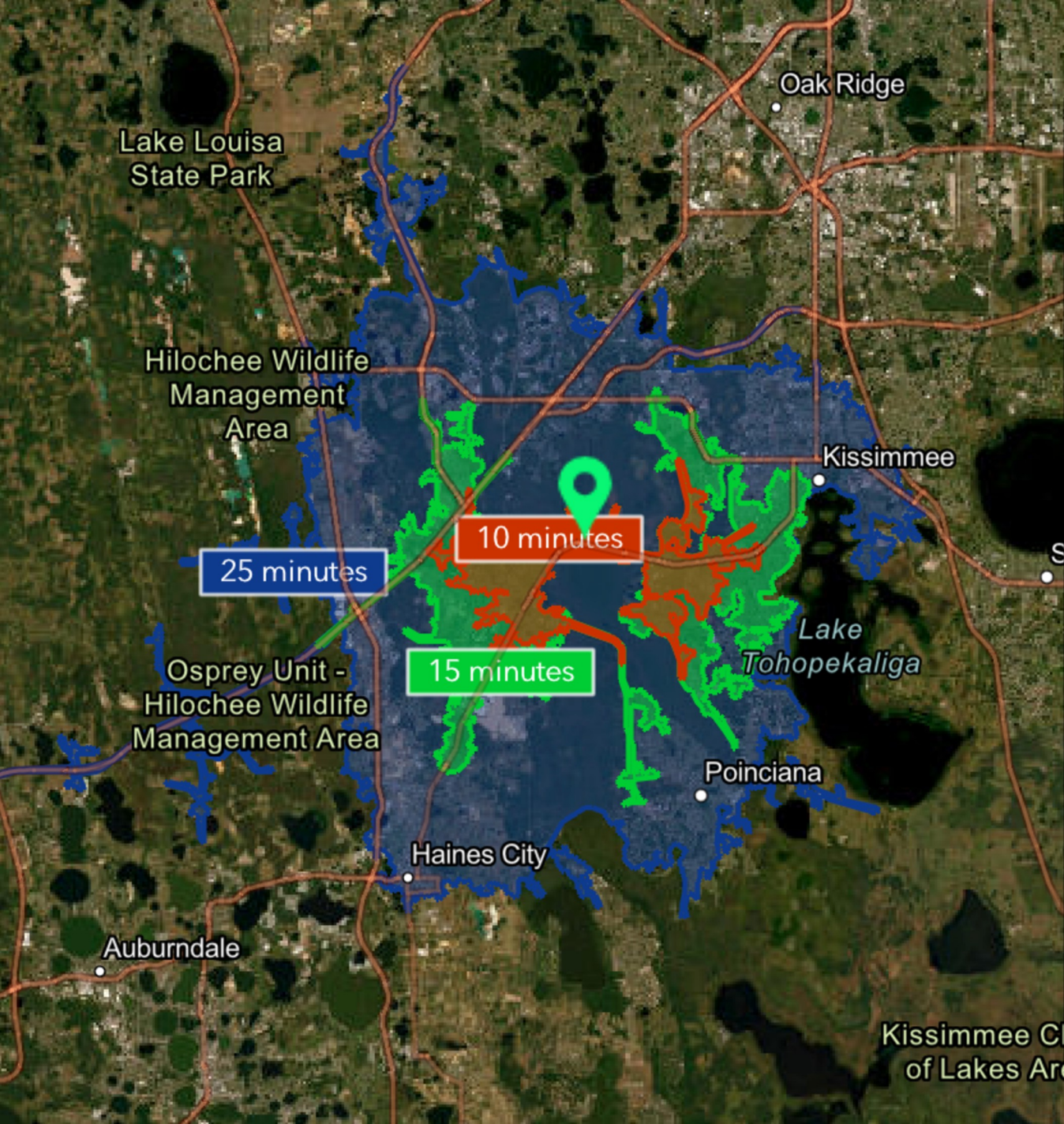
RETAIL TRADE AREA

PROPERTY PHOTO



The map displays a complex urban layout with various land use zones. Key features include:

- Land Use Zones:**
 - Residential:** R-2, RMH-1, RMH-2, CR
 - Industrial:** IG, E-1
 - Commercial:** CG
 - Public Development:** PD
 - Other:** AC, CT, IR, IN, RMH-1, RMH-2, CR, RMH-1, RMH-2, CR
- Major Roads:** OLD TAMPA HWY, S ORANGE BLOSSOM TRL, TOMOKA AVE.
- Landmarks:** MUSLIM CEMETERY OF CENTRAL FLORIDA, OASIS PD.
- Other Labels:** MEDIUM DENSITY / INTENSITY, LOW DENSITY, RESIDENTIAL, P, AC, CT, IR, IN, E-1, IG, INDUSTRIAL, IR, AC, IR R-2, RMH-1, RMH-2, CR, RMH-1, RMH-2, CR.



2026 Estimated Population	
10 minutes	29,150
15 minutes	106,439
25 minutes	430,821
2026 Total Households	
10 minutes	9,972
15 minutes	36,328
25 minutes	150,124
2026 Average Household Income	
10 minutes	\$103,103
15 minutes	\$101,786
25 minutes	\$101,738

DRIVE-TIME DEMOGRAPHICS



PROFESSIONAL COMMERCIAL REAL ESTATE SERVICES

Sales | Leasing | Property Management | Consulting

 300 S. Orange Ave, Ste 1000, Orlando, FL 32801

 (407) 690-0679  info@procres.com

 www.PROCRES.com

Follow us

