

7.45 ACRE MOBILE HOME PARK IN HIGH-GROWTH LOCATION

4845 S. ORANGE BLOSSOM TRAIL, KISSIMMEE, FL 34758

Presently Profitable MHP

Future Development – ECP: 18 - 40 DUs per Acre

1 SINGLE FAMILY HOME – 16 PARK OWNED MOBILE HOMES – 20 RENTAL VEHICLE STORAGE



Northwest Orange – North Lake Group

KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 MAGUIRE BLVD, ORLANDO FL 32803

MARK ARNOLD, 407-353-6391 MARNOLD@KWCOMMERCIAL.COM

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Parcel Extends from S. OBT (US 17/92) to Old Tampa Highway

Fully occupied Seventeen-Unit Mobile Home Park on 7.45 Acres for Sale.

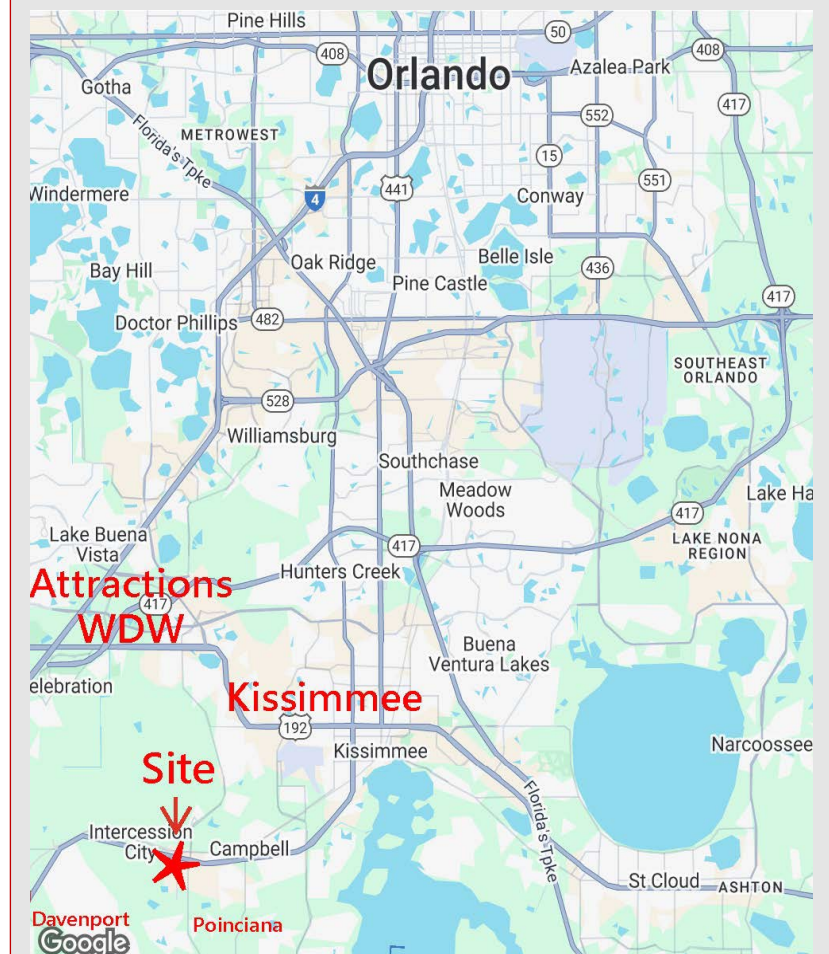
The 7.45 site includes an established operating Mobile Home Park along a major Central Florida thorough-fare, US Hwy 17-92, in Kissimmee, Florida. The property improvements include one 1,498 SF single family home and 16 park-owned mobile homes of varying sizes ranging between 672 and 1,248 SF. Many of the units include screened porches.

There have been numerous upgrades to various units, including some with new roofs, interiors, floors, plumbing, etc. Additionally included is a fenced outdoor storage area with twenty rentable sites for boats, RVs, trailers and equipment. The property provides multiple value-add opportunities including, the renting of all the storage sites, rent improvements, unit upgrades, and trading out, selling or improving existing units.

The fully occupied site provides tenant privacy with individual sites along a tree-shaded mature roadway winding through the property from entrances to the highways at both ends of the property. A number of the homes surround a small pond in the southwest section of the property. The fully occupied park includes management/oversight on site. All units are on month-to-month leases.

The property provides excellent options for down-the road development due to its location within the designated Poinciana Employment Center District. Due to the nearby high growth environment, the long-term planning by Osceola County presents significant residential and commercial development opportunities surrounding the railway station and along the adjacent highways. The FLU classification allows eighteen to forty residential units per acre and multiple commercial development options. **Price - \$2,250,000.**

HIGH INTENSITY DEVELOPMENT AREA 2,500 FEET FROM POINCIANA SUNRAIL STATION



Established Mobile Home Park With 17 Rental Units

Confidential Sale: Please do not visit the park or approach tenants or employees without prior authorization!



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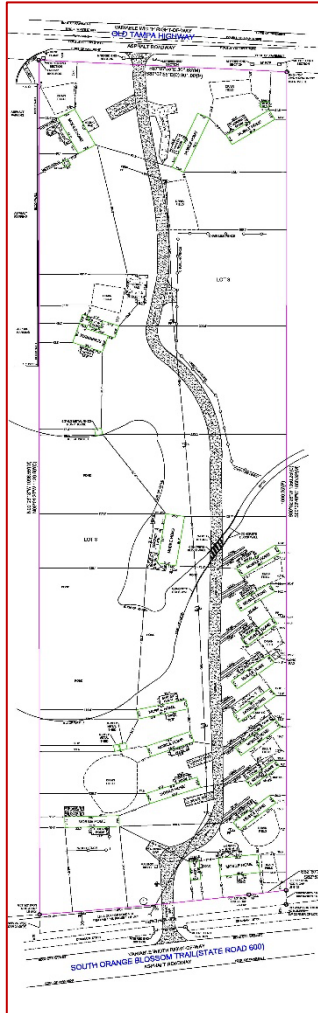
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MOBILE HOME PARK FEATURES

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Survey & Park Layout



The established Mobile Home Park known as Pine Lakes Homes provides a consistent and predictable income investment due to the high area demand of reasonably priced rental residential units. Rents range from \$800. to \$1,250. monthly, based on size and location within the park. The property is typically full with minimal turnover. The property includes a fenced yard for twenty trailers, boats or RVs. Twelve of the spaces in the storage yard are presently leased, with opportunities to lease the remaining spaces, and/or expand the storage area.

March 2025 through February 2026 financials report that the gross income from rentals were \$228,973. Pass through service-fees totaled \$735 monthly. Net income was \$180,591.

Based on the current rent roll including 17 rental units, the Projected Net Operating Income is \$169,124.

Projected CAP rate – 7.51%

Many recent improvements to individual units. On-site property management. The Park presents numerous opportunities for value-add improvements.

**Fully Occupied
Well Located
Quiet, Mature Trees
Tenant Privacy**

**Low Turnover
Easy Highway Access
Small Pond
Screened Porches**

ID: 022628354100010030

UNIT BREAKDOWN

Unit	Bed/Bath	Htd SF
SFH	2/1	1,498
POMH	2/1	672
POMH	3/2	1,536
POMH	2/1	860
POMH	2/1	576
POMH	2/1	732
POMH	2/1	564
POMH	2/1	396
POMH	2/2	1,152
POMH	3/2	1,248
POMH	2/1	784
POMH	2/1	460
POMH	3/2	924
POMH	3/2	1,216
POMH	3/2	924
POMH	2/2	720
POMH	1/1	700
POMH	1/1	672
Total	39/25	15,634

Consistent and Predictable Rental Income

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Ongoing Commercial & Residential Development Near to Property

EXTENSIVE FUTURE DEVELOPMENT OPTIONS

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The property is located in a high intensity development district near to the Poinciana Sun Rail Station along high traffic S. Orange Blossom Trail (US 17/92), Old Tampa Avenue and Poinciana Blvd to the immediate West. Numerous single family, multi-family and commercial developments are underway within the development district. The Future Land Use is designated as **Employment Center Perimeter (ECP)**.

A Community Center is primarily intended for large-scale retail and office, civic uses, and medium- to high-density residential. **Community Center Perimeter (CCP)** is defined as an area generally extending one-half (½) mile outside the center core.

Development Parameters

Maximum Intensity/Density

DU/AC - 18 to 40

FAR - .7

Building Height: Three Stories

Numerous Permitted Use Examples

Multi-Family	Retail	Office
Hotel/Motel	B&B	ALF / Group Homes
Restaurant	Drive Thru	Storage
Mixed-Use	Live-Work	Entertainment



Employment Center Perimeter - Residential - Commercial

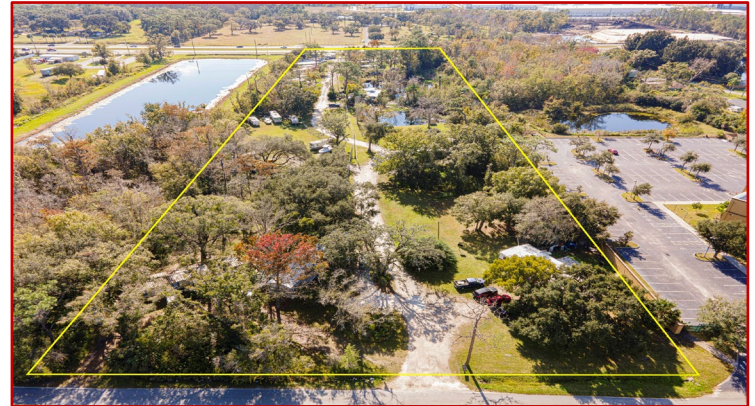
RAPIDLY GROWING KISSIMMEE, FLORIDA

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The City of Kissimmee is a southern suburb of Orlando, known as the Gateway to Orlando's theme parks and attractions area. With a population of 79,224 Kissimmee is growing quickly due to its proximity to nearby entertainment, recreational and outdoor areas and vacation homes. World famous attractions are just minutes away.

Kissimmee and surrounding Osceola County is poised for continuing development with available vacant land options for single family and multifamily development. Development corridors and employment districts are designated areas for high-intensity development. Osceola County provides affordable residential and vacation home options with short term rentals in target locations.

The property location is in western Kissimmee with easy access from US192 to the north via Poinciana Blvd and from high-traffic S. Orange Blossom Trail (US17/92) transversing the area from Downtown Kissimmee to the northeast to the high growth areas of Champions Gate and Davenport to the southwest.



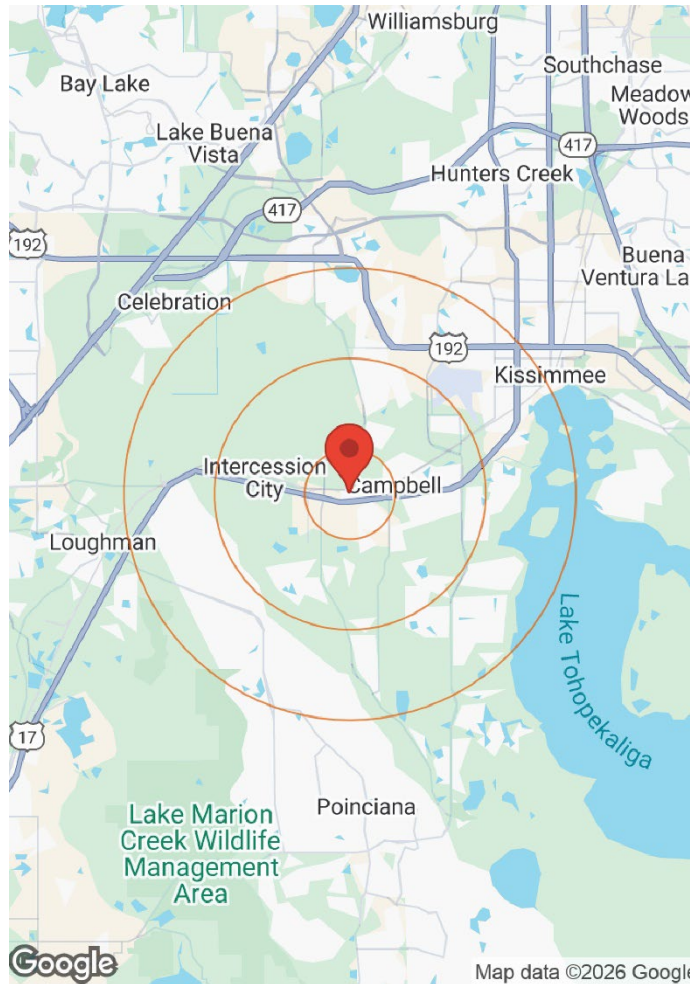
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DEMOGRAPHICS

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Kissimmee and Osceola County are desirable high growth locations near to the Greater Orlando metro area and Central Florida.

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,289	17,916	48,145
	Female	1,402	18,936	50,541
	Total Population	2,691	36,852	98,687
Age	Ages 0-14	475	7,176	19,409
	Ages 15-24	341	4,886	13,446
	Ages 25-54	1,049	15,061	43,340
	Ages 55-64	333	3,975	10,121
	Ages 65+	493	5,753	12,371
Race	White	669	8,752	22,264
	Black	422	5,749	14,625
	Am In/AK Nat	1	29	59
	Hawaiian	1	15	30
	Hispanic	1,433	20,047	55,886
	Asian	115	1,592	1,115
	Multi-Racial	34	501	1,234
	Other	14	170	444
Income	Median	\$64,398	\$72,145	\$66,484
	< \$15,000	58	835	2,795
	\$15,000-\$24,999	120	565	2,230
	\$25,000-\$34,999	94	950	2,631
	\$35,000-\$49,999	85	1,824	4,493
	\$50,000-\$74,999	192	2,048	5,616
	\$75,000-\$99,999	196	2,012	4,859
	\$100,000-\$149,999	109	2,007	5,202
	\$150,000-\$199,999	38	937	2,159
	> \$200,000	35	827	2,239
Housing	Total Units	1,128	14,874	39,543
	Occupied	926	12,006	32,223
	Owner Occupied	678	8,309	18,663
	Renter Occupied	248	3,697	13,560
	Vacant	202	2,867	7,320

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MOBILE HOME PARK - FUTURE DEVELOPMENT OPPORTUNITY

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