

\$1,250,000.00



PANTHER
CAPITAL GROUP

1608 Patrick St

1608 Patrick, Kissimmee, FL

COMMUNITY FACILITY (MIXED USE)

1608 Patrick, Kissimmee, FL 34741-5568

EXCLUSIVE SALE AGENTS:



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INVESTMENT HIGHLIGHTS

This expansive property, zoned for Community Facility (CF), presents an extraordinary opportunity for developers. With its prime location and versatile zoning, the possibilities for creating a remarkable community-oriented project are endless. Embrace the potential of this strategically positioned land and shape a vibrant destination that caters to the needs of the local community. Don't miss out on this exceptional chance to make a lasting impact with this coveted development site!

Zoning Allows For:

- + Churches
- + Colleges
- + Community services
- + Library
- + Public Uses
- + Heliports, medical and law enforcement
- + Recreation areas
- + Minor utility facilities

PROPERTY SUMMARY

<u>Property Type</u>	<u>Mixed Use</u>
<u>Frontage</u>	<u>155 FT</u>
<u>Lot Size</u>	<u>11.34 AC</u>
<u>Zoning</u>	<u>CF</u>
<u>Street Type</u>	<u>Secondary</u>
<u>Proposed Use</u>	<u>Commercial, Mixed Use,</u> <u>Community Center,</u> <u>Religious Facility</u>

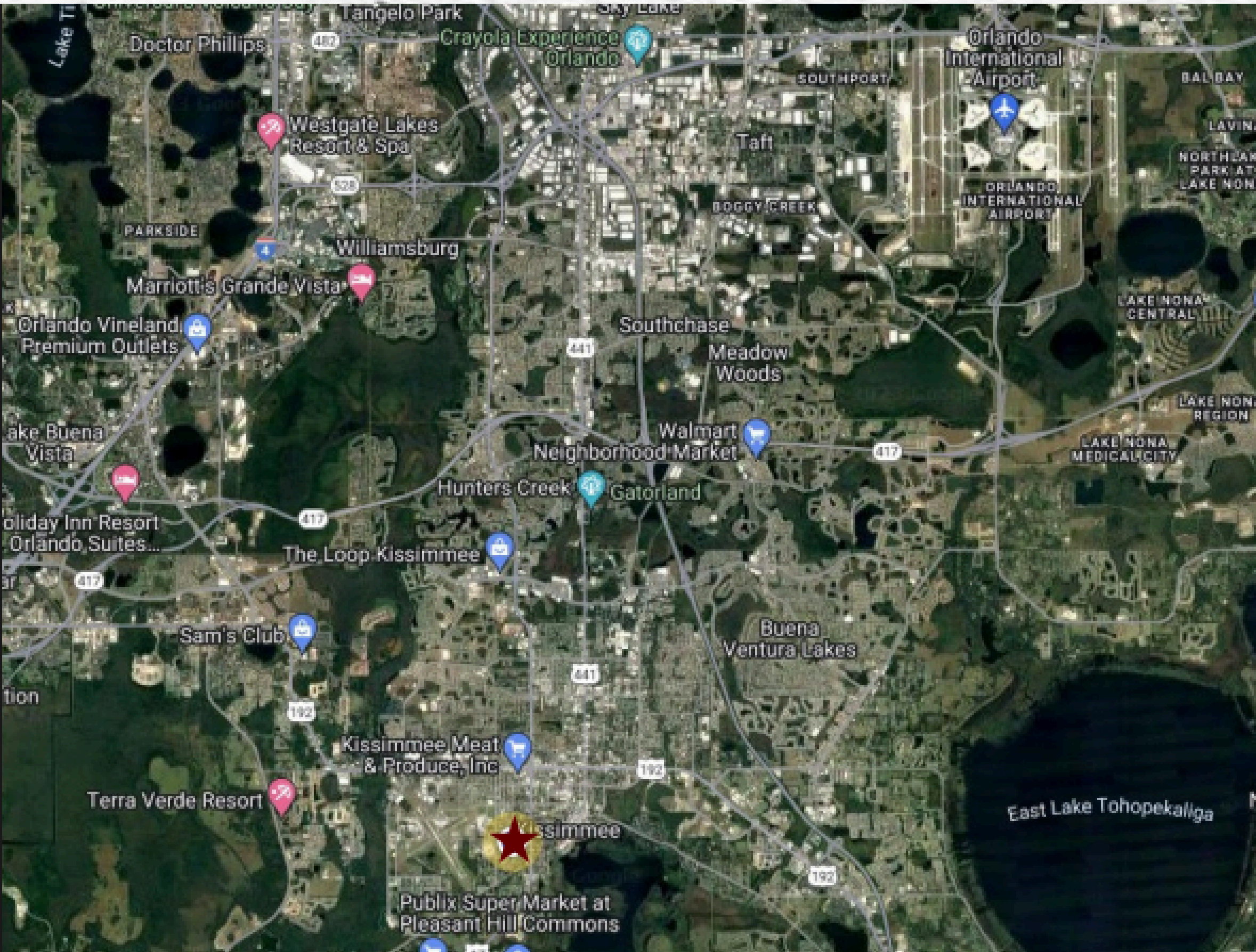


MARKET OVERVIEW

KISSIMMEE, FLORIDA

KISSIMMEE IS EMERGING AS A PRIME LOCATION FOR MIXED-USE COMMUNITY DEVELOPMENTS, THANKS TO ITS STRATEGIC PROXIMITY TO MAJOR HIGHWAYS LIKE FLORIDA'S TURNPIKE, U.S. 192, AND SR 417. ITS ACCESSIBILITY TO ORLANDO AND THE BROADER CENTRAL FLORIDA REGION MAKES IT IDEAL FOR INTEGRATING RESIDENTIAL, COMMERCIAL, AND COMMUNITY-FOCUSED USES. WITH A GROWING POPULATION, INCREASING DEMAND FOR WALKABLE AMENITIES, AND CONTINUED INFRASTRUCTURE INVESTMENT, THE AREA PRESENTS STRONG POTENTIAL FOR COMMUNITY HUBS THAT COMBINE RETAIL, OFFICE, HEALTHCARE, RECREATION, AND RESIDENTIAL SPACES. DEVELOPERS AND INVESTORS ARE DRAWN TO KISSIMMEE'S VIBRANT GROWTH AND THE OPPORTUNITY TO CREATE SPACES THAT MEET THE EVOLVING NEEDS OF MODERN FAMILIES AND BUSINESSES IN A CONNECTED, ACCESSIBLE SETTING.

LOCATION OVERVIEW



Highways

- Florida's Turnpike – ± 2.0 miles
 - U.S. 192 – ± 1.5 miles
 - SR 417 – ± 5.0 miles
-

Logistics Parks

- Poinciana Industrial Park – ± 4.5 miles
 - Taft-Vineland Industrial – ± 9.0 miles
-

Airports

- Kissimmee Gateway (ISM) – ± 3.0 miles
 - Orlando Intl. (MCO) – ± 14.0 miles
-

Distribution Centers

- Amazon – ± 10.0 miles
- FedEx – ± 13.0 miles
- UPS – ± 12.0 miles

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