

POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

A LEGACY PROPERTY IN THE CENTRAL FLORIDA TOURISM CORRIDOR

1,720 ± ACRES • OSCEOLA COUNTY, FLORIDA



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Poinciana Blvd

Florida is the third most populated state in America.
Central Florida grows by about 1,500 people per week.

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CONTACT THE LISTING ADVISORS



Dusty Calderon
Senior Advisor
Dustyc@svn.com
407.908.9525



Dean Saunders, ALC, CCIM
Founder, Managing Director
& Senior Advisor
Dean@svn.com
863.287.8340





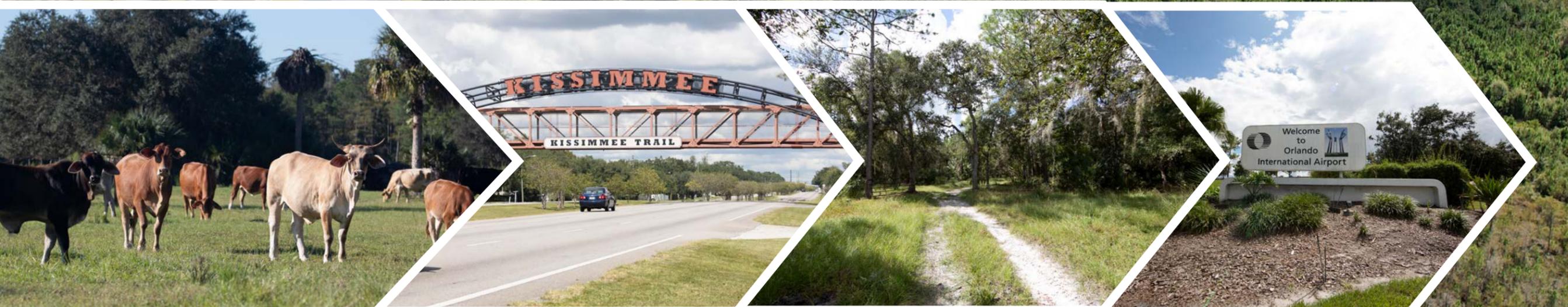
POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

Situated in Central Florida's tourism corridor, Poinciana Blvd Residential Development Tract provides the opportunity to develop a total of 1,720 acres in a highly sought-after location. 1,708 acres are zoned Low-Density Residential allowing for 3 to 8 dwelling units per acre and a maximum of three stories high. The addition of a single-family residential neighborhood miles away from world-class attractions only increases the value of this Legacy property. The remaining 12 acres have future land use dedicated for Commercial Tourism. This acreage has the potential to change through a zoning request to the county.

It is estimated that the tourism industry employs nearly 280,000 workers in the four counties surrounding the area. Continuously growing employment opportunities coupled

with the staggering population growth that the Central Florida area is experiencing, Poinciana Blvd Residential Development Tract will attract regional and national home builders to help meet this need.

This premier, large acreage tract features 1.5 ± miles of road frontage along Poinciana Boulevard with access via Oren Brown Road. Located 5 miles from the ESPN Wide World of Sports Complex, 15 minutes to Walt Disney World® Resort, and 30 minutes to the Orlando International Airport, this property is in a central location for residents, long-term visitors, or vacationers. Poinciana Blvd Residential Development Tract is a unique Legacy Property and is one of the last large acreage tracts near the coveted Central tourism corridor.





This legacy property has been owned by the same family for over a hundred years.

LAND HISTORY

This 1,720-acre legacy property has been owned by the Brown family for over a hundred years. Horace Eppes Brown acquired the land and passed it on to his sons, Oren and Hamilton Brown. The oldest son, Oren Brown was a cattleman, county commissioner, and business owner who is recognized for his involvement in the community with a park and street named after him. These acknowledgments continue to recognize the family's footprint in Osceola County history.

REGIONAL GROWTH & DEMOGRAPHICS

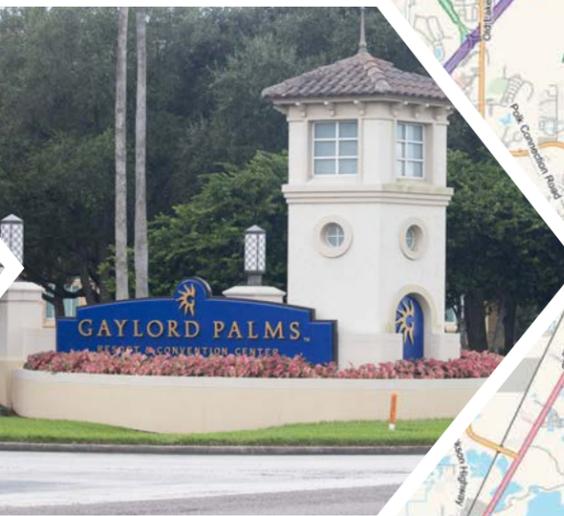
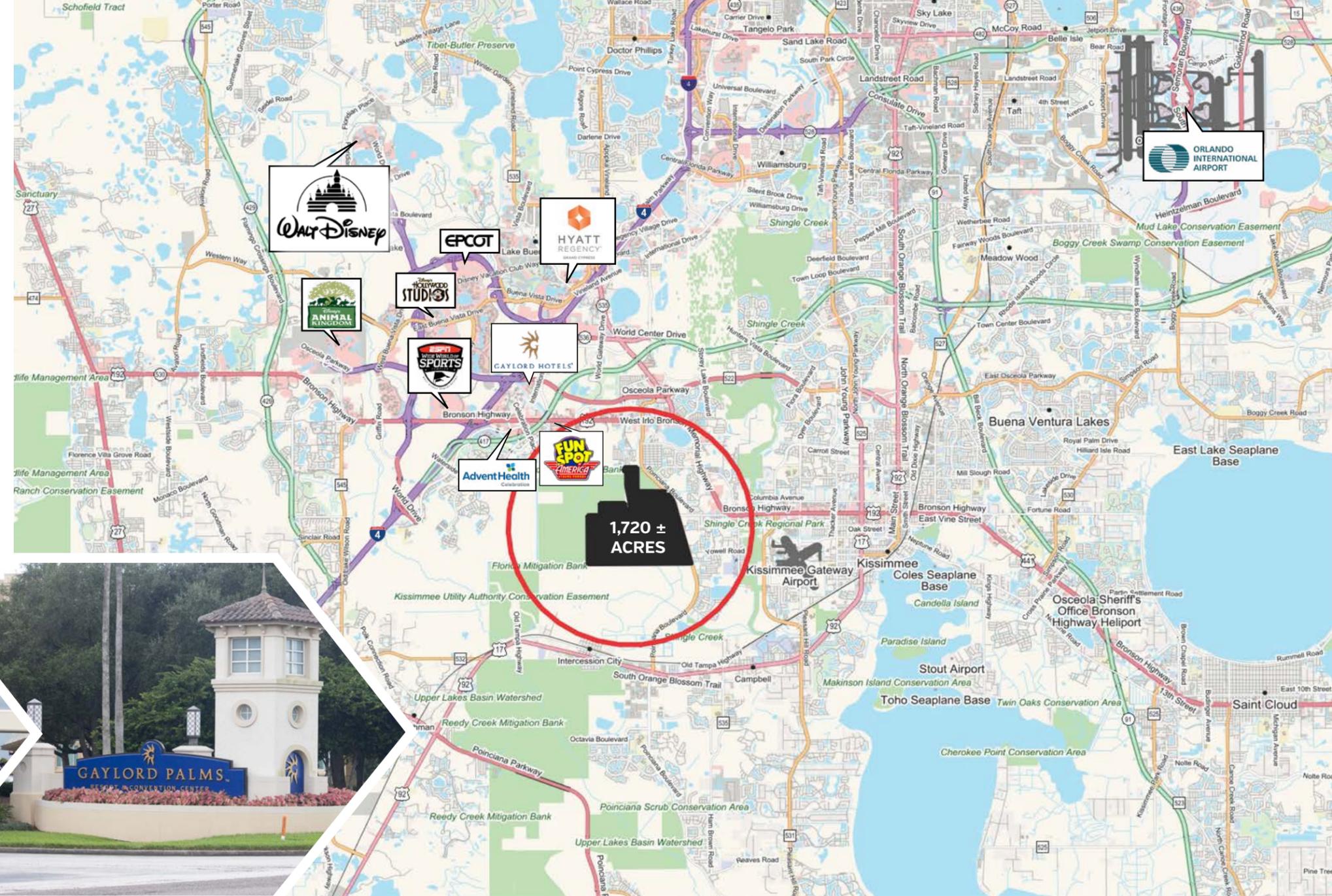
Osceola County is in Central Florida's I-4 corridor. With over 21 million people, Florida is the third most populated state in America and grows by almost 900 people per day and Central Florida grows by about 1,500 people per week. Florida boasts the world's 17th largest economy at \$1.1 trillion with growth trending upward.

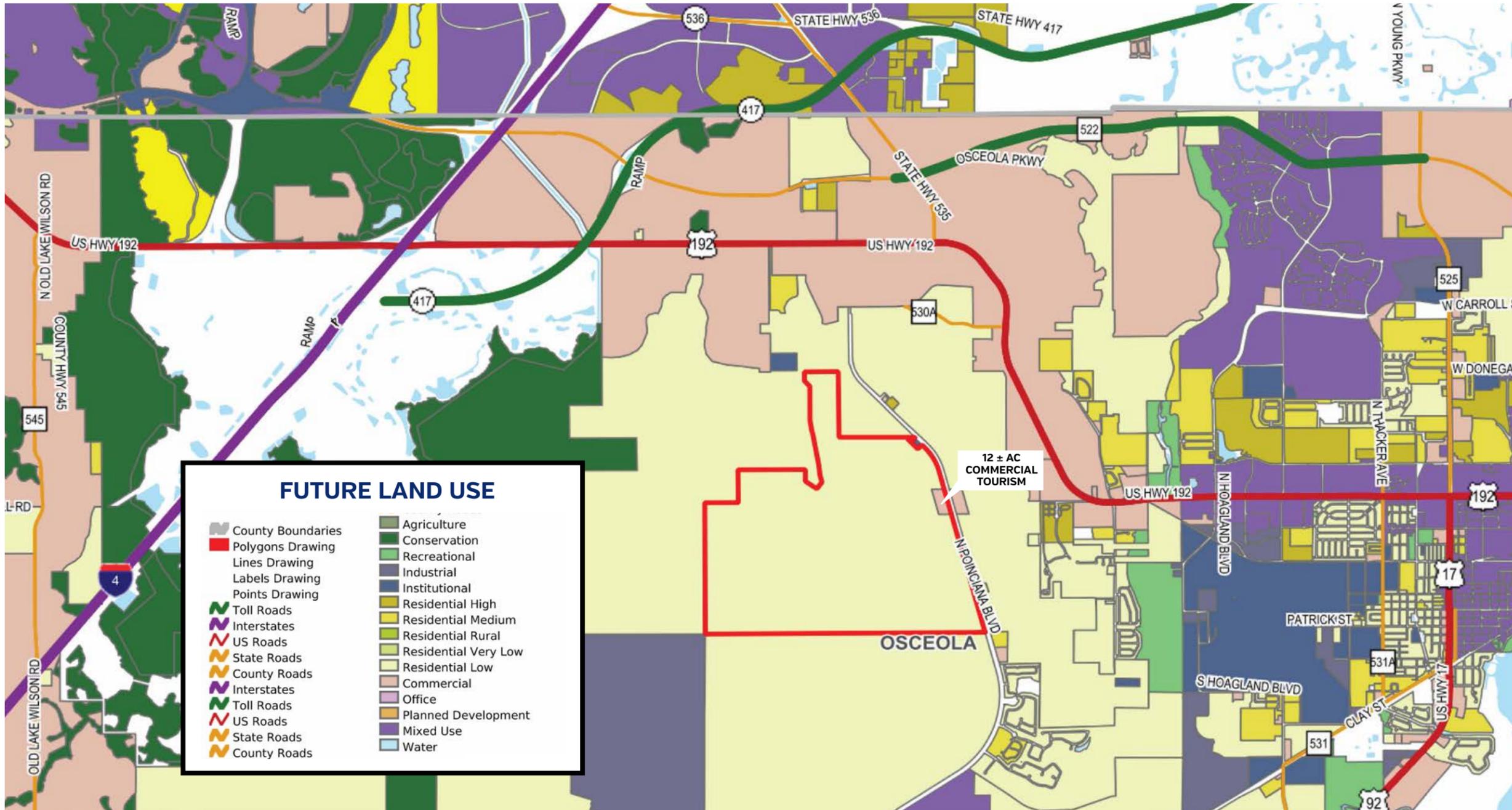
The greater Orlando area has welcomed 75 million visitors annually. Orlando International Airport continuously maintains its position as the busiest airport in Florida, with nearly 50 million passengers.

The I-4 corridor includes the five-county area of Osceola, Lake, Polk, Orange, and Hillsborough counties. These five counties total about 4.3 million people, with a population growth rate almost 2.5 times the national rate and 1.5 times the Florida rate.

Housing growth continues to be extremely strong across the I-4 corridor. Currently, demand exceeds supply, so residential development of houses, townhomes, and apartments will continue to increase, along with commercial properties and businesses to serve the booming population. Housing prices will also continue to grow, and there is a need for almost 100 new housing units every day across the five-county area.

Located amid this incredible growth, Poinciana Blvd Residential Development Tract presents an extraordinary development opportunity just 30 minutes from Orlando International Airport and 15 minutes Walt Disney World® Resort. It includes approved plans for large-scale residential and or the possibility of tourism, commercial development in one of the world's most popular destinations.





SPECIFICATIONS & FEATURES

Acreage: 1,720 ± Acres

Listing Price: Call the advisors for pricing

Address: 4901 Oren Brown Rd, Kissimmee, Florida 34746

County: Osceola County

Uplands/Wetlands:

- 980 ± upland acres
- 740 ± wetland acres

Approximately 497 acres of the property are located within the FEMA Floodway. The floodway extends through the center of the property with Oren Brown Canal flowing through this area.

Zoning: Agriculture Conservation (AC), however, the future land use is Low Density Residential and located near the Osceola County Tourist/ Commercial area. By applying to Osceola County for rezoning, 1,708 ± acres would allow for Low-Density Residential (LDR) and 12 ± acres for

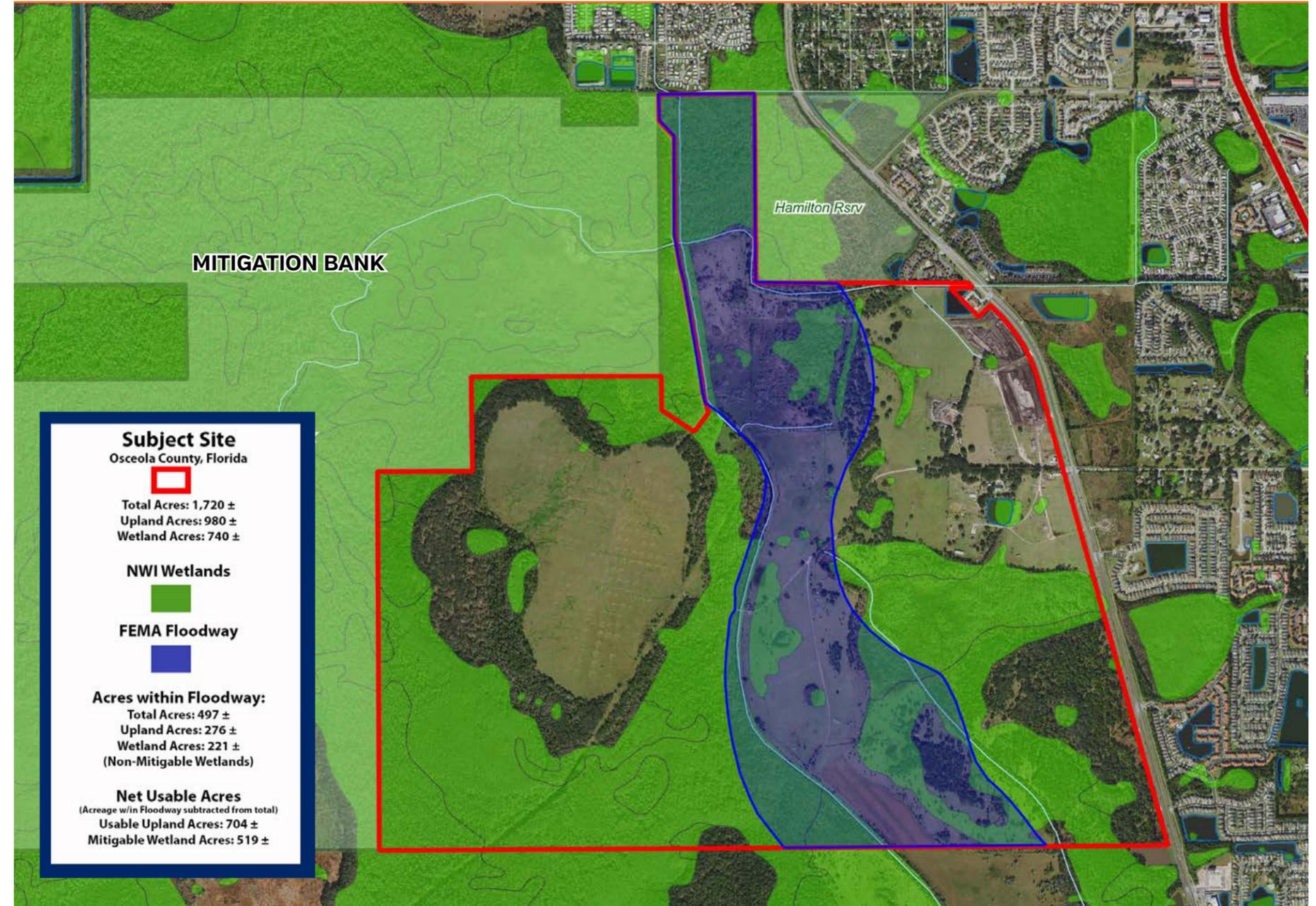
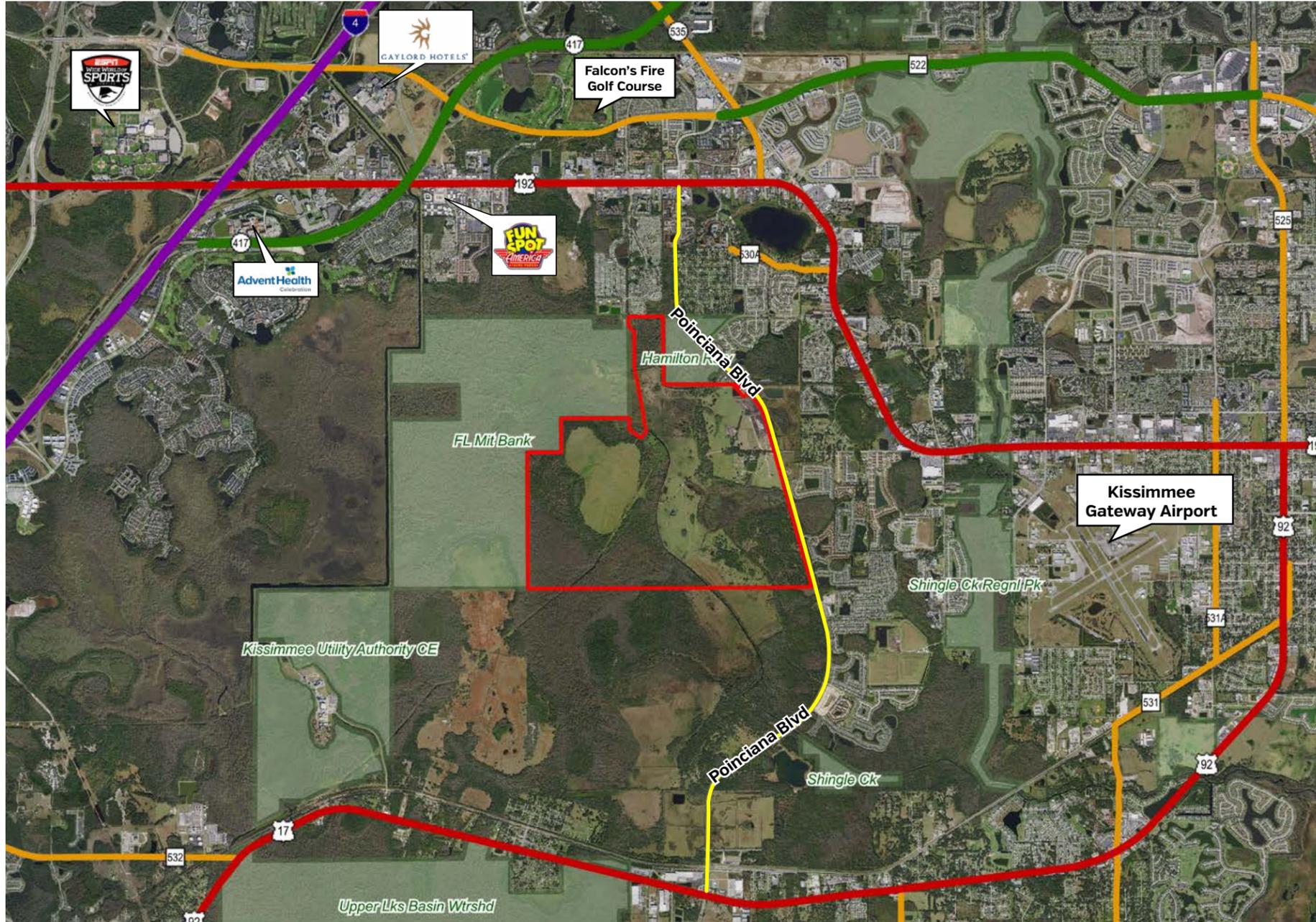
Commercial Tourism (CT). The LDR zoning allows for 3 to 8 D.U./Acre with a three-story max while the CT zoning allows for 40 to 80 D.U./Acre with a minimum of 5 to 8 D.U./Acre.

Future Land Use:

- 1,708 ± acres Low-Density Residential
- 12 ± acres for Commercial Tourism (CT)

Nearest Points of Interest:

- 5 miles to the ESPN Wide World of Sports
- 10 minutes to the Kissimmee Gateway Airport
- 15 minutes to Walt Disney World® Resort
- 30 minutes to Orlando International Airport





CONTACT THE LISTING ADVISORS



Dusty Calderon
Senior Advisor
Dustyc@svn.com
407.908.9525

Dusty grew up in the land, cattle, and grove business working on ranches since the age of six, and brings years of industry experience to his role in real estate. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of reliable networking throughout Florida and the Southeastern United States. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, celebrities, family, and friends sell or acquire land of all types.



Dean Saunders, ALC, CCIM
Founder, Managing Director & Senior Advisor
Dean@svn.com
863.287.8340

Dean specializes in Florida agricultural land and conservation easements. He served in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to U.S. Senator Lawton Chiles, then Governor Chiles (D-FL) and was instrumental in the creation of Florida's first conservation easement legislation.

Dean earned the APEX 2018 Top National Producer Award for the highest transaction volume of land brokers in the U.S. He also was named one of Florida Trend's Florida 500 in 2019 and 2020 for his work in the real estate industry.



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ABOUT SVN | SAUNDERS RALSTON DANTZLER REAL ESTATE

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.



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