




For sale

Chestnut Street
Kissimmee, FL 34759

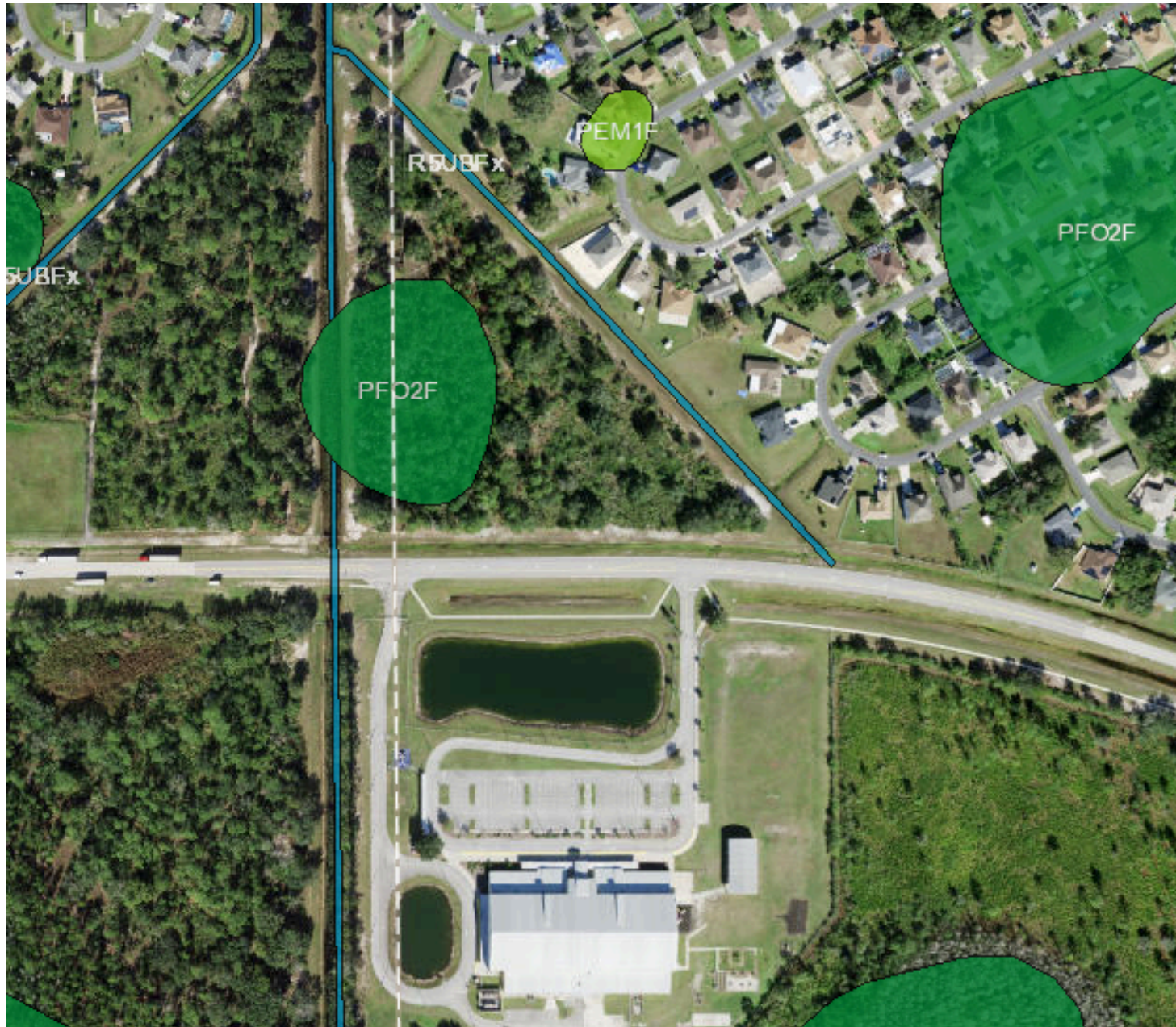
8 ± acres available
Multi-family land

Offered at \$888,000

 **JLL** SEE A BRIGHTER WAY



Wetlands map

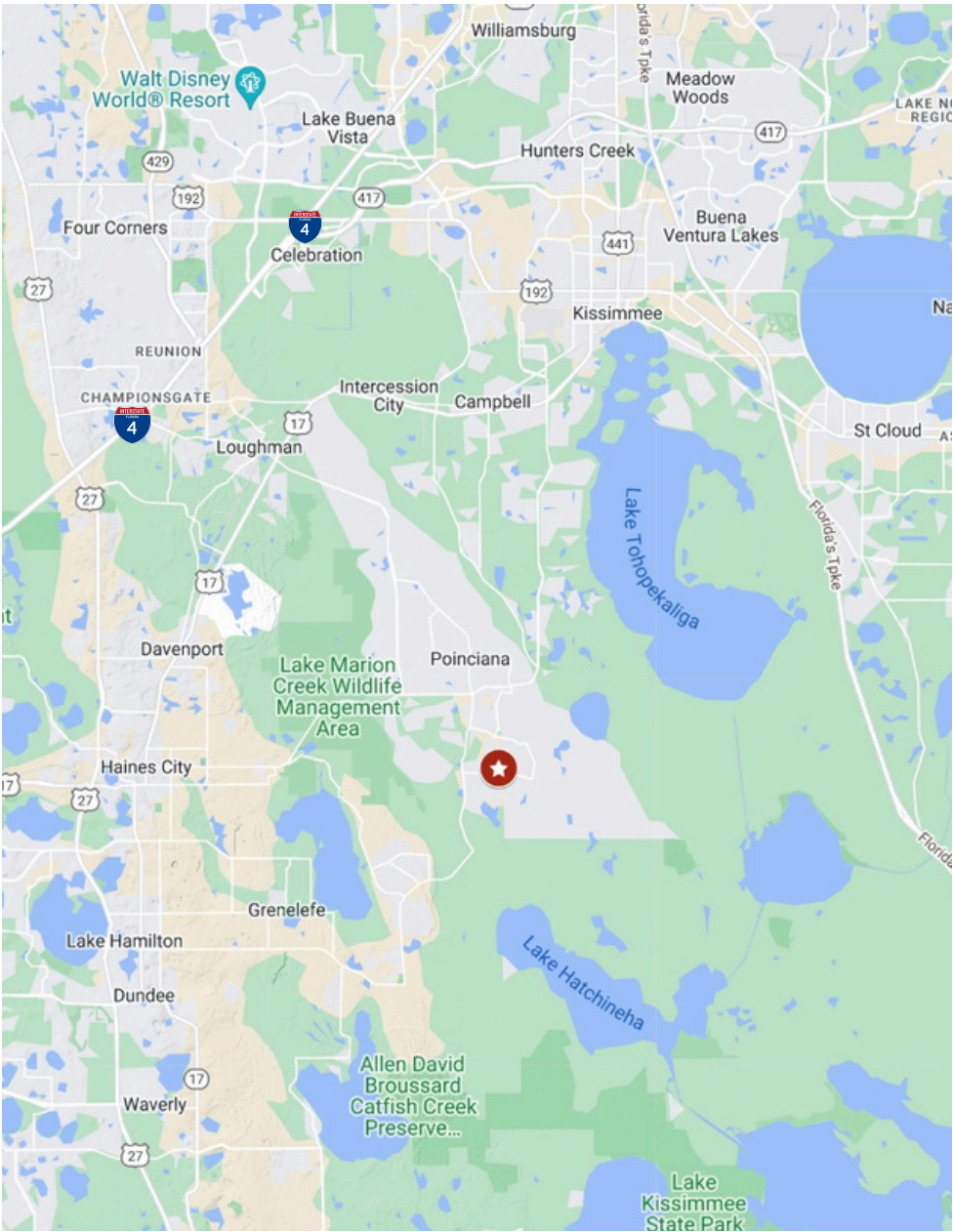


8 ± acres of vacant multi-family land

Property overview

Location	Osceola County
Size	8 ± acres of land (6 acres high and dry)
Future land use	Multi-family/assisted living
Density	20 DUs per acre, or a max density of 160 DUs

- Owner Financing Available
- Great land banking opportunity
- Sales Price: \$888,000 (\$111,000/AC)



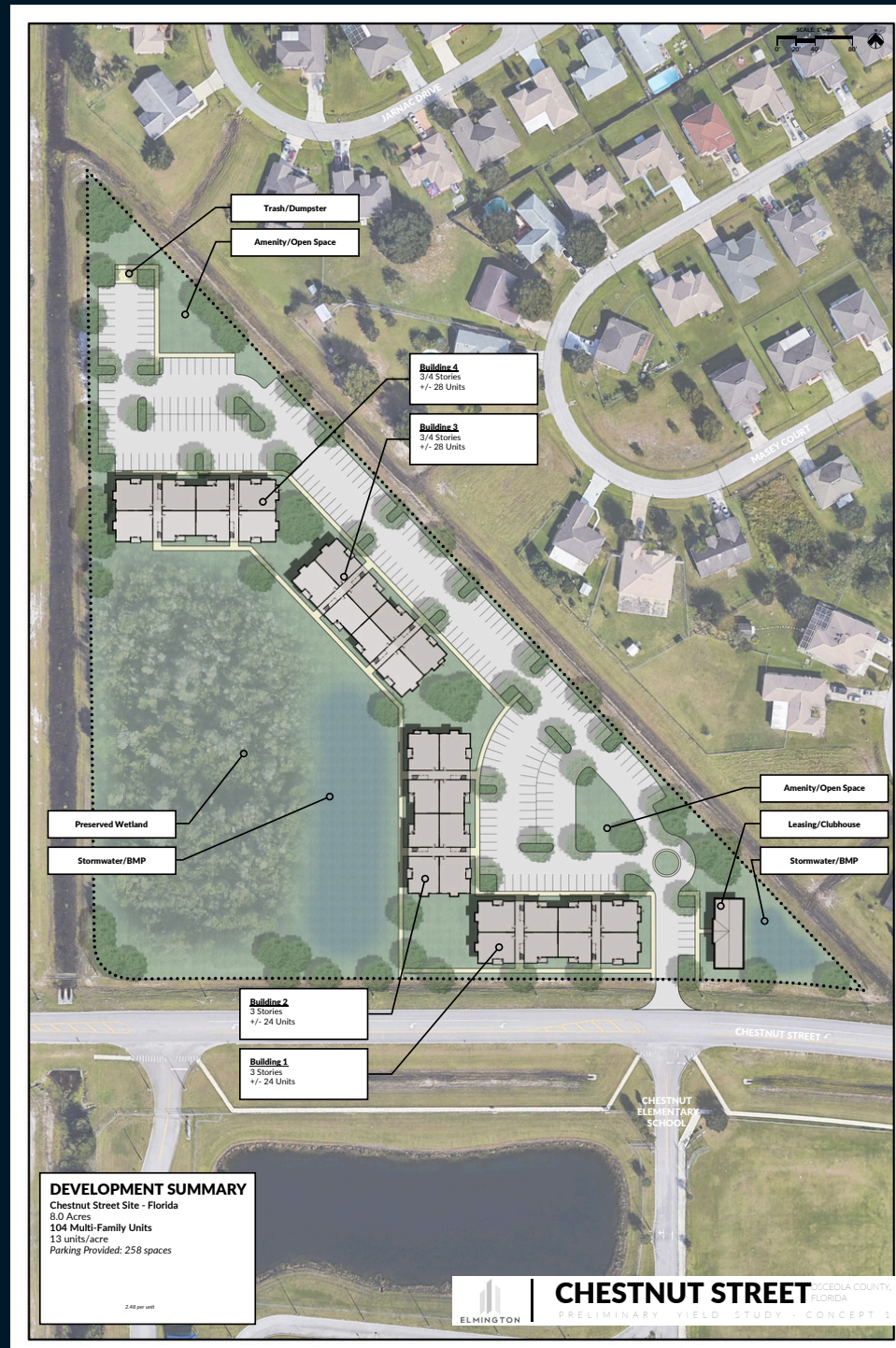
Conceptual Site Plan



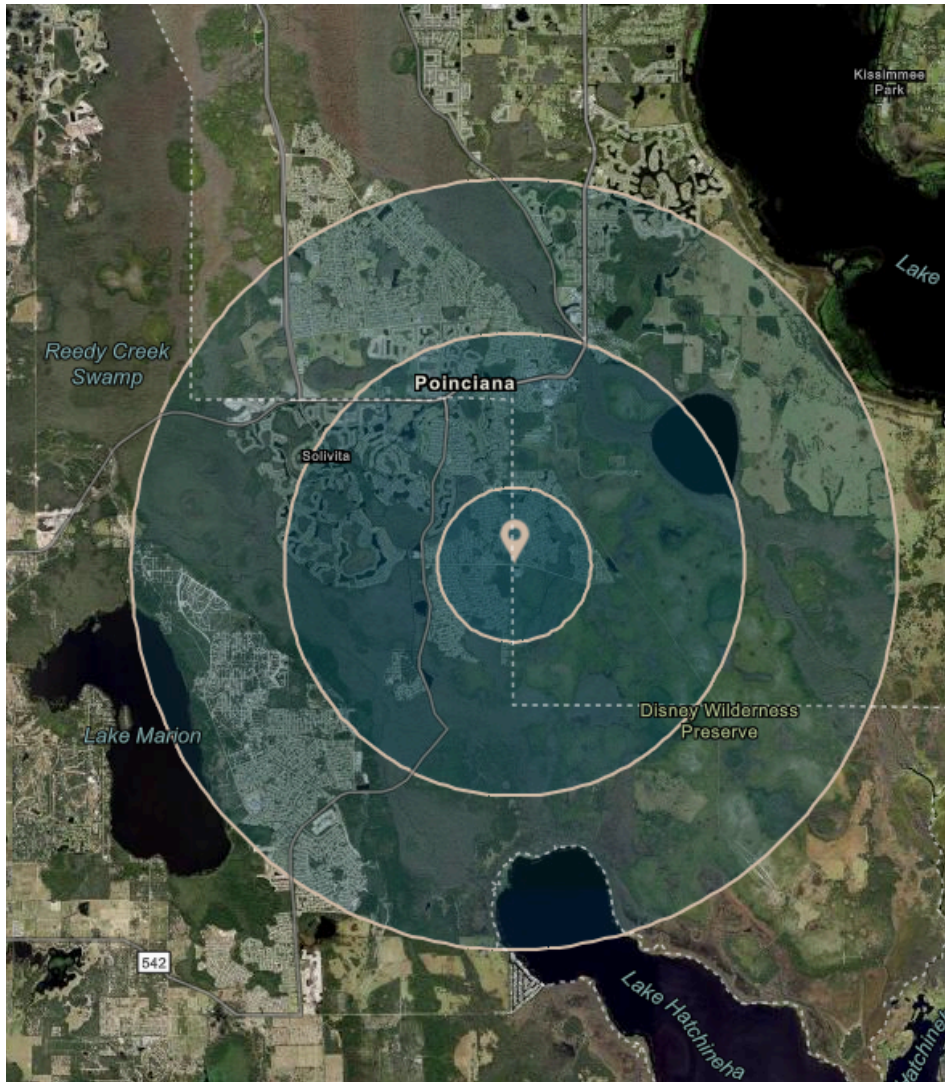
**Subject Property
± 8.00 acres**



- HCA FL Poinciana Hospital - 3 miles
- Poinciana Towne Center- 4 miles
- Downtown Disney- 30 miles
- Orlando International Airport- 30 miles



Demographics



	1 mile	3 miles	5 miles
Total population	12,326	33,989	75,541
Population Growth 2024-2029	1.95%	1.52%	1.80%
Avg household income	\$69,374	\$80,928	\$79,864
Median household income	\$55,177	\$59,927	\$57,870
Total households	3,539	11,698	24,703
Avg household size	3.48	2.90	3.05
Median age	35.0	45.8	41.6
Owner occupied	2,290	8,780	18,634
Renter occupied	1,249	2,918	6,069

Premium location boasts a high growth population

JLL**Nathan Eissler, CCIM, SIOR**

Executive Vice President

+1 407 342-7494

nathan.eissler@jll.com**Brooks Robinson**

Senior Associate

+1 407 619-2249

brooks.robinson@jll.com