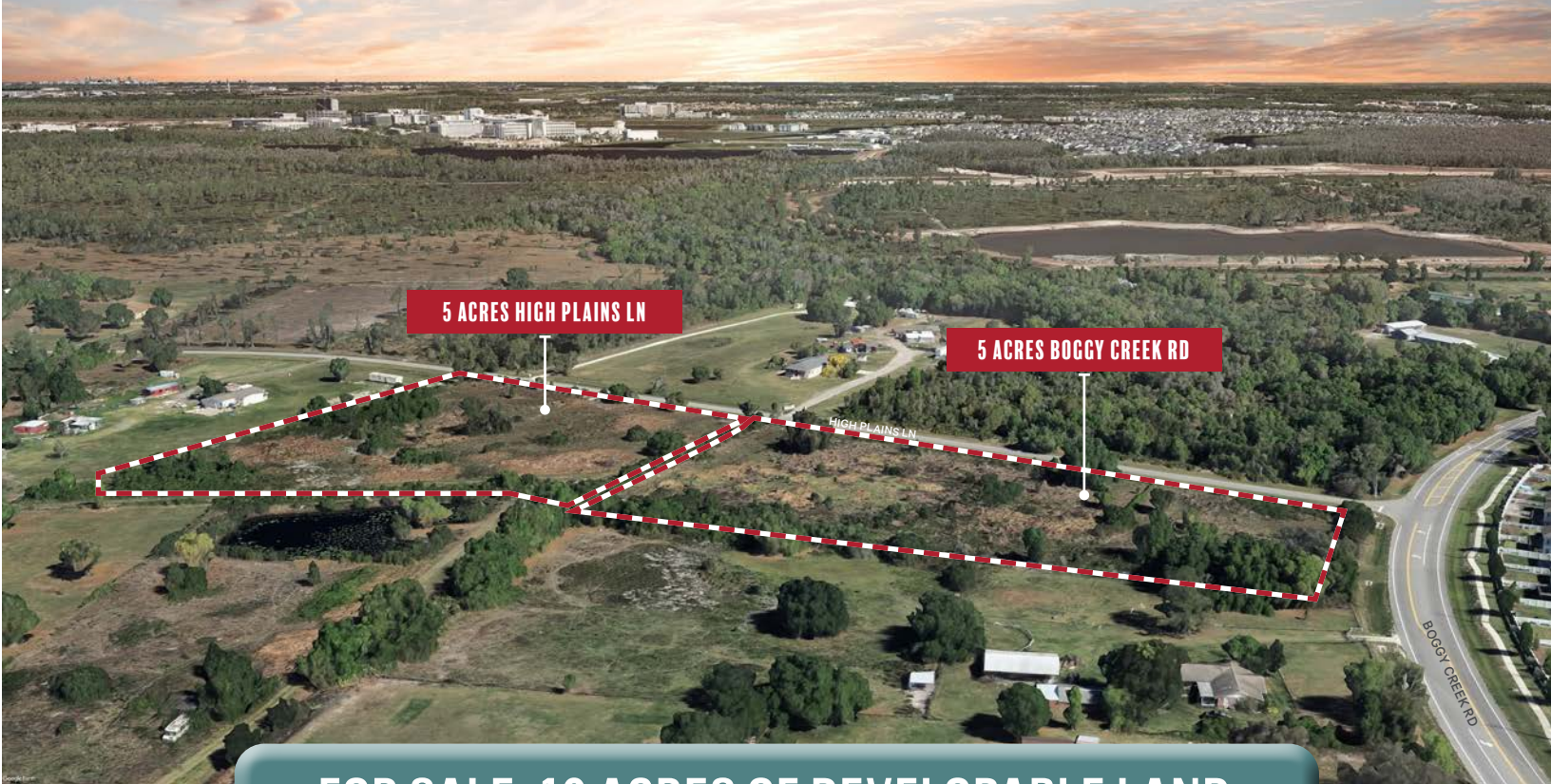


INDUSTRIAL LAND | FOR SALE

CBRE

4369 Boggy Creek Road
4280 High Plains Lane
Kissimmee FL 34744



FOR SALE: 10 ACRES OF DEVELOPABLE LAND



Land Opportunity

- + Two 5 Acre Parcels = 10 Total Acres
- + Zone A Boggy Creek Industrial Corridor = Light Industrial (IR)
- + Zone B High Plains Ln = Light Industrial (IR) & Heavy Industrial (IM)



Fully Entitled with High-Intensity Industrial Zoning



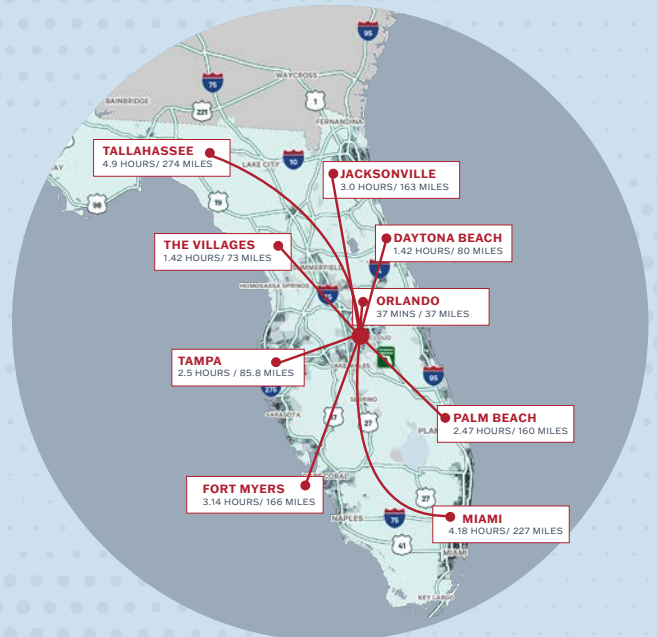
Logistics

Situated with immediate access to amenities along the vibrant Osceola County Parkway corridor



Flexible Uses

- + Warehousing & Distribution
- + Retail & Services
- + Offices & Professional Service
- + Cold Storage
- + Research Facility/Lab
- + Big Box Retail



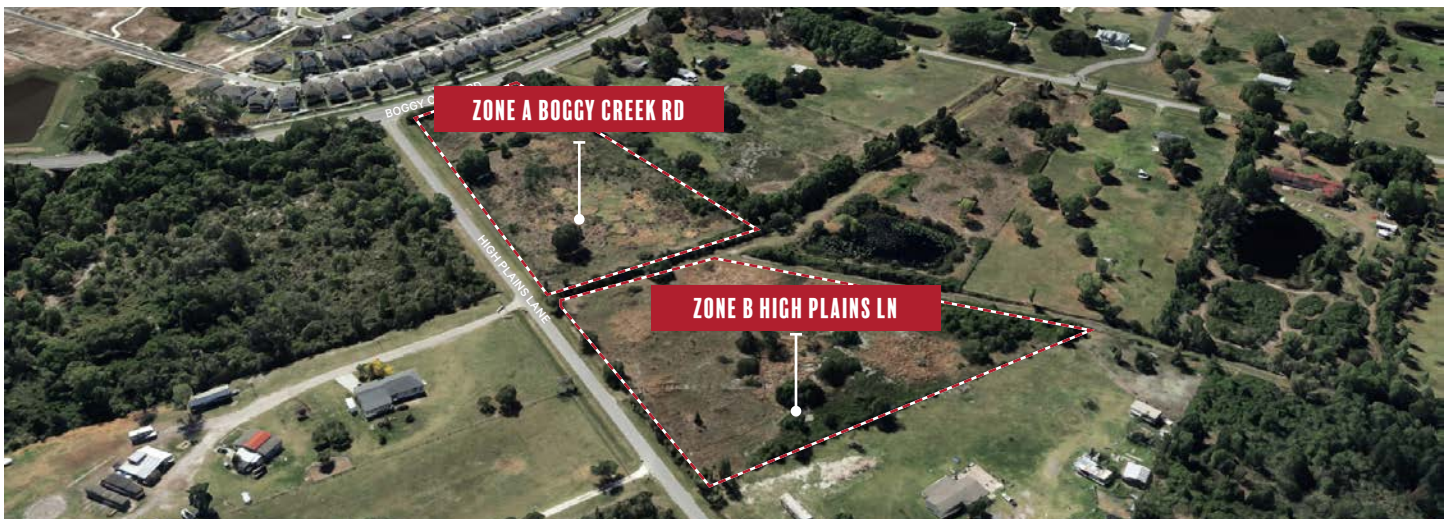
David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 489 8753
monica.wonus@cbre.com

Jeff Gray
Vice President
+1 407 506 6016
jeff.gray1@cbre.com

Lee Earle
Client Services
+1 407 404 5095
lee.earle@cbre.com

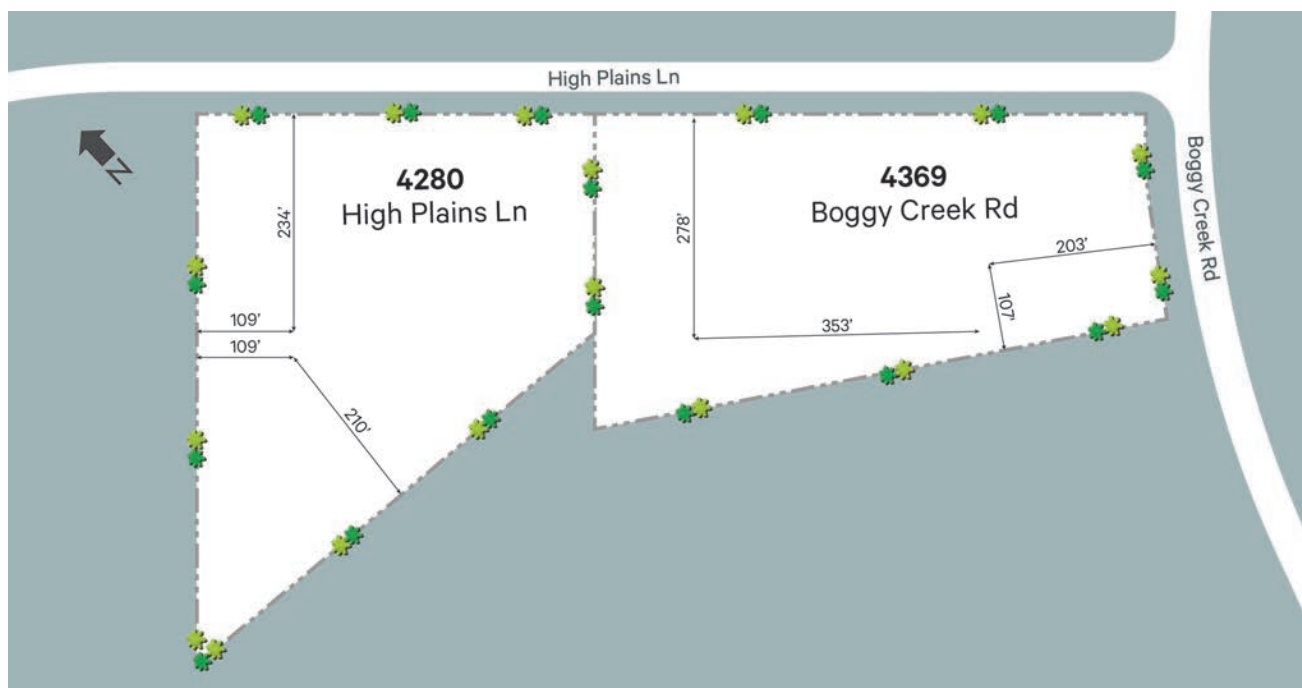
CBRE



10 contiguous industrial acres in Kissimmee, Florida, for \$10,000,000

This prime industrial lot is located in Kissimmee's Boggy Creek area, a 2.5-mile road that runs through the city center. The area's proximity to tourist attractions and the growing economy at Lake Nona make it a promising location for various businesses. Situated in a high-traffic area, this lot offers excellent visibility and accessibility. The land is poised for

significant value appreciation due to Osceola County's planned change in land use to industrial in 2025, with industrial zoning application immediately following. The property is strategically located near major roadways and includes two parcels (4369 Boggy Creek Road and 4280 High Plains Ln).

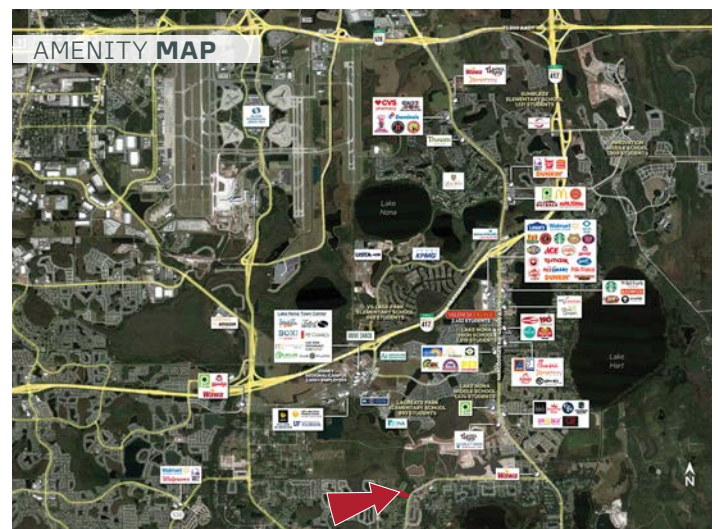
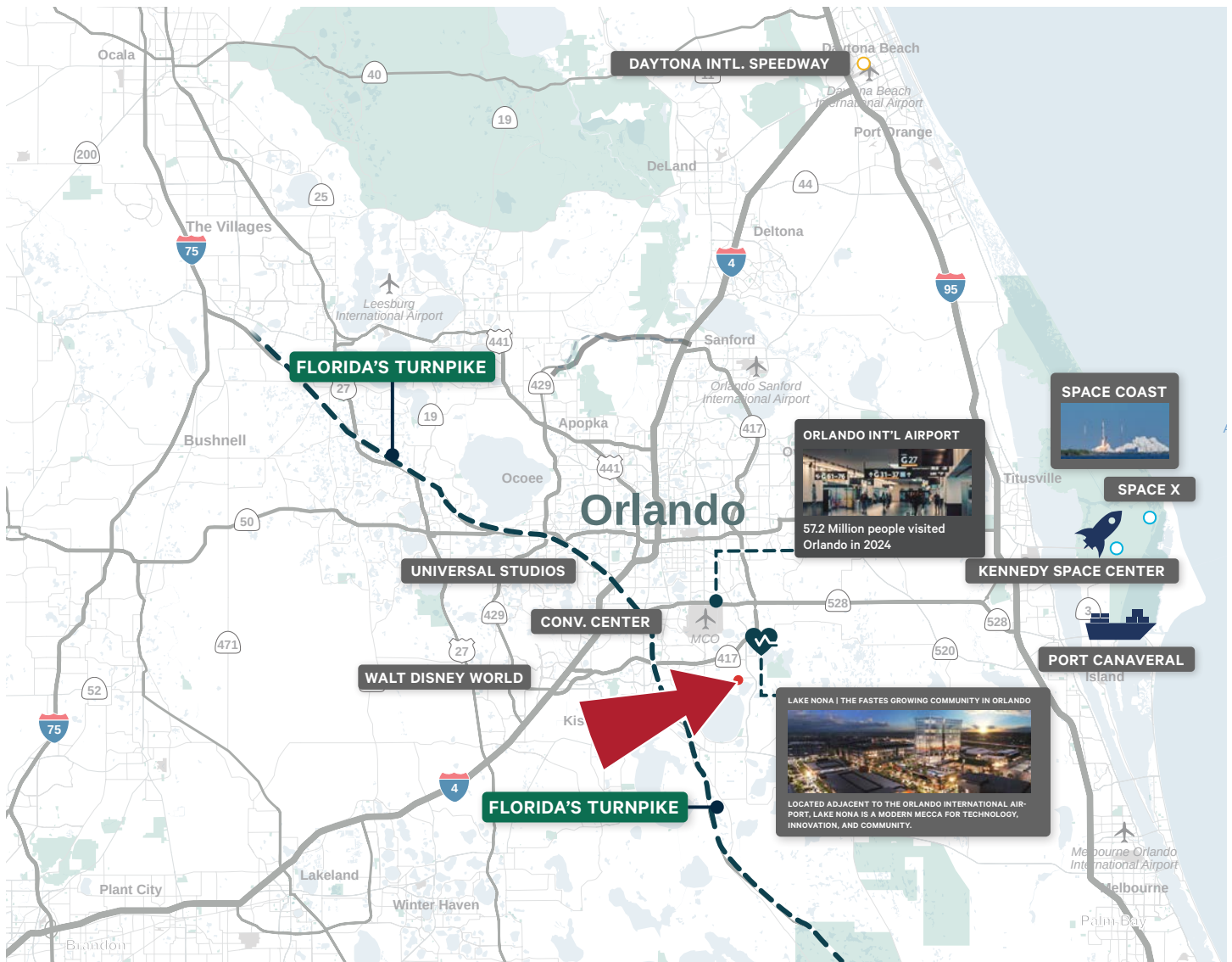


PERMITTED USE FOR ZONE A & B

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> + Auto Leasing (Passenger Vehicles) + Bus or Train Station + Car Wash + Communication Towers + Crematorium + Convenience Retail with Gas Pumps + Educational Facilities (Private) + Government Buildings and Facilities + Gym or Fitness Training + Gun Range (Indoor) + Houses of Worship / Civic + Membership + Organizations | <ul style="list-style-type: none"> + Parks and Playgrounds + Pet Rescue + Utility Support Substations + Wind Farms + Cocktail Lounge or Bar + Marina (Commercial) + Building Supply and Lumber Sales + Research Facility / Lab + Lunch Truck + Materials Recovery + Recycling and Composting + Renewable Energy Creation | <ul style="list-style-type: none"> + Manufacturing, Research + Construction Trailers / Temp Office + Daycare / Adult Daycare + Food Truck + Offices and Professional Services + Vet Clinic + Outdoor Display (accessory use) + Recreational Facilities (Commercial) + Restaurant w/ Drive Thru + Retail Sales and Services + Seasonal Sales Lot + Self Storage/Flex Warehouse | <ul style="list-style-type: none"> + Service Station + Vehicle Sales/Lease and Service + Vehicle Self Storage (accessory use) + Water Bodies for the Propagation of Marine Foods + Wholesaling, Warehousing, Storage and Distribution, Enclosed Light Manufacturing |
|--|--|---|--|

PERMITTED USE FOR ZONE B ONLY

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> + Packing Houses + Sawmills + Slaughterhouses + Waste Related Services | <ul style="list-style-type: none"> + Utility Plants + Asphalt or Concrete Batching Plant or Pug Mill + Outdoor Storage Yard | <ul style="list-style-type: none"> + Fertilizer or Feed Plants + Heavy Industrial + Junk, Salvage, or Recycled Materials | <ul style="list-style-type: none"> + Parking of Trucks, Recreational Vehicles and Trailers + Solid Waste Transfer Station |
|---|--|---|---|



UTILITY PROVIDERS

ELECTRIC: Orlando Utility Commission
CABLE PROVIDERS: Xfinity

WATER: ToHo Water
SEWER: Will be installed Boggy Creek Expansion

Strategic Infrastructure Investments Near the Property

Two major roadway projects are actively progressing in the Boggy Creek / Kissimmee corridor — directly enhancing site access and long-term value.

ROADWAY IMPROVEMENT

Boggy Creek Road Widening

5.9 mi

LENGTH

2 → 4

LANES

YE 2026

COMPLETION

- Widening from 2 to 4 lanes: Simpson Rd to Narcoossee Rd
- Project progressing well — completion anticipated YE 2026
- Relieves congestion on key north-south corridor
- Improves access to Orlando International Airport
- Sewer expansion directly serves the subject property
- Unlocks full utility infrastructure for the site

NEW LIMITED-ACCESS TOLL ROAD

State Road 534 Expressway

14 mi

LENGTH

E – W

CONNECTIVITY

TOLL

FACILITY

- 14-mile limited-access toll road: SR 417 to Nova Rd
- New east-west link for SE Orange & NE Osceola counties
- Relieves congestion on Narcoossee Rd & Boggy Creek Rd
- Improves connectivity to Orlando International Airport
- CFX in active design across all three phases

SR 534 — ESTIMATED PROJECT SCHEDULE

Phase	Phase 1	Phase 2	Phase 3
Location	SR 417 to Narcoossee Rd	Narcoossee Rd to N. of Cyrils Dr	Cyrils Dr to Nova Rd
Design Completion	Early 2027	Late 2026	Mid-2028
Construction Start	2027	Early 2027	2029
Construction Completion	2032	2030	2032

SR 534 PHASE 1 — LAKE NONA/BOGGY CREEK CORRIDOR MAP





WHY OSCEOLA COUNTY

Be First to What's Next in Osceola County!

Osceola County, Florida, is an ideal location for industrial business development, strategically located near Orlando and providing easy access to a thriving economic hub. Visionary leaders are driving initiatives to position Osceola as the place to "Be First to What's Next." The county offers a rich mix of cultural and recreational amenities that enhance the quality of life for employees and their families, alongside a strong educational system that supports a skilled workforce. Osceola has emerged as a national leader in sensor R&D and advanced manufacturing. The innovative NeoCity, a 500-acre high-tech campus, attracts high-tech jobs and fosters creativity. Coupled with its natural beauty and strong sense of community, Osceola County is a compelling choice for businesses looking to thrive in a supportive environment while investing in its people and economy.

The key industries in Osceola County include Advanced Manufacturing, Smart Sensors and Photonics, Aviation, Corporate Headquarters, and Life Sciences & Allied Health. Together, these industries form the backbone of Osceola County's economy, driving innovation, prosperity, and sustainable growth.

- + Population base of 455,875 / 2.75% Annual Population Growth Rate
- + Labor Force of 204,732 / Unemployment rate of 3.6% (MSA)
- + 550,000 higher education students within a 100-mile radius, providing a talent pipeline for companies in the region. This includes UCF, the nation's 2nd largest university.



PORTS

1 hr..... Port Canaveral
3 hr ...Jaxport
2 hr ...Tampa Port Authority
4.4 hr...Port of Savannah
6.3 hr...Port of Charleston



MAJOR HIGHWAYS

14 min..... SR-528
15 min..... SR-417
19 min Florida Turnpike
30 min I-4
48 min I-95
1.45 hr..... I-75



MAJOR CITIES

37 min Orlando
2.4 hrs Tampa
3.0 hrs Jacksonville
4.20 hrs Miami
4.45 hrs Savannah, CA
6.22 hrs Charleston, SC
6.42 hrs Atlanta, CA



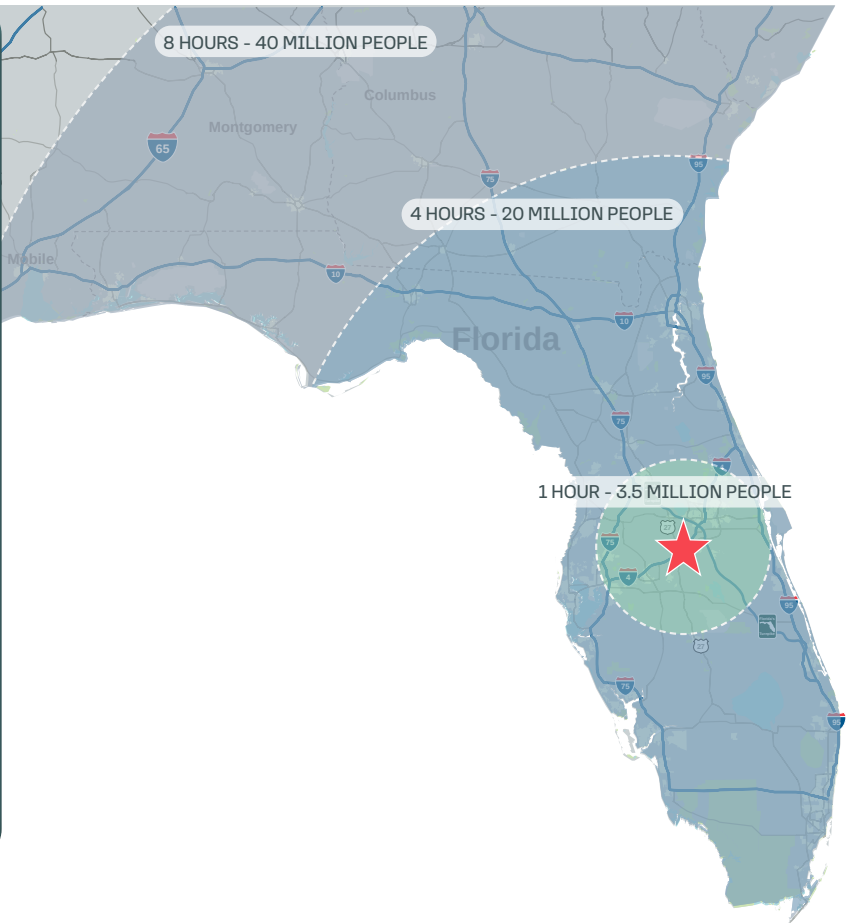
AIRPORTS

41 min... Kissimmee Gateway Airport
24 min.. Orlando Intl Airport
1.37 hr.. Daytona Boh Intl Airport
2.24 hr...Tampa Intl Airport
3.15 hr...Jacksonville Intl Airport



DEMOGRAPHICS

2024 Population455,875
Projection 2029 Population522,041
2024 Households151,852
Projection 2029 Households172,307
2024 Employed Population 16+220,944
2024 Average Household Income\$88,755



- David Murphy**
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 489 8753
monica.wonus@cbre.com
- Jeff Cray**
Vice President
+1 407 506 6016
jeff.gray1@cbre.com

Lee Earle
Client Services
+1 407 404 5095
lee.earle@cbre.com

