THE LIST
Orlando

CONFIDENTIAL

KISSIMMEE · OSCEOLA COUNTY · FLORIDA

4200 W VINE STREET

A high-conviction development opportunity on Central Florida's most trafficked tourism corridor — four entitled parcels, ±4.53 acres, ready for execution.

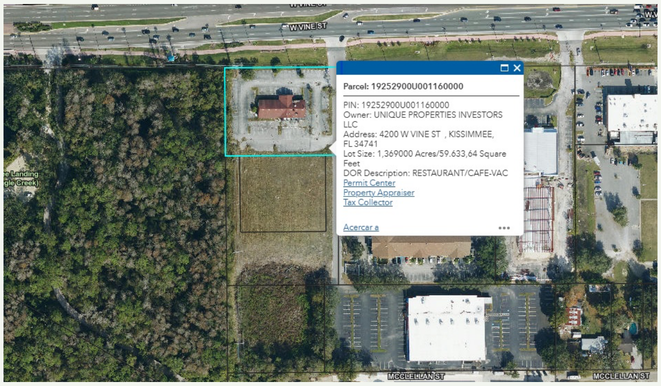
±4.53 ACRES | 4 ASSEMBLED PARCELS | MUPUD APPROVED | $7,200,000 ASKING

4200 W VINE ST · KISSIMMEE, FL 34741 ASKING PRICE $7,200,000 · INVENTORY LV-2025-042

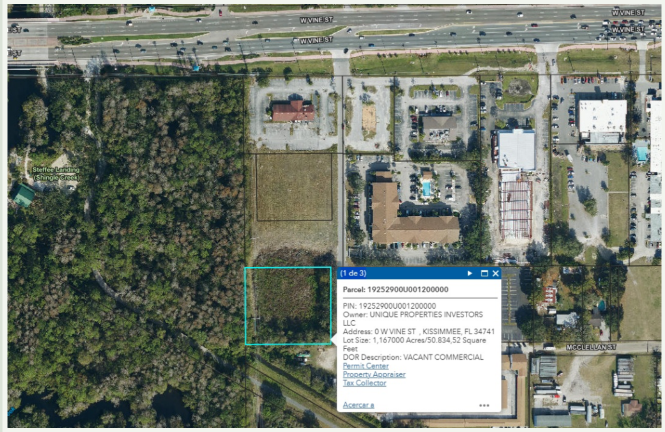
±4.53 AC	182 UNITS	40 K SF	$1.5 M	40 DU/AC
TOTAL SITE AREA	MAX MULTIFAMILY YIELD	COMMERCIAL FLOOR AREA	CRA INCENTIVES ELIGIBLE	APPROVED DENSITY

THE OPPORTUNITY

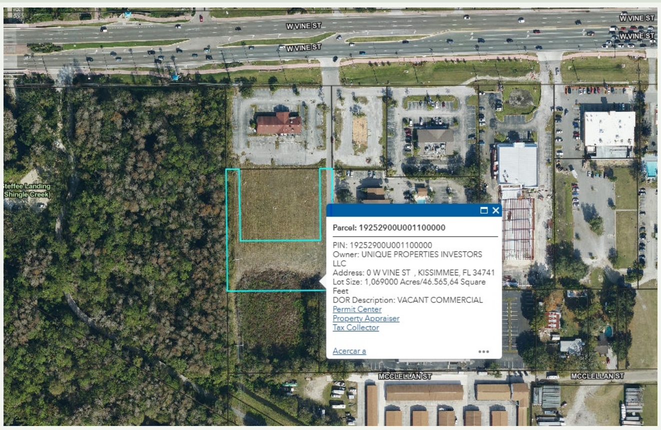
THIS IS NOT RAW LAND. THIS IS A **PLATFORM DEAL.**



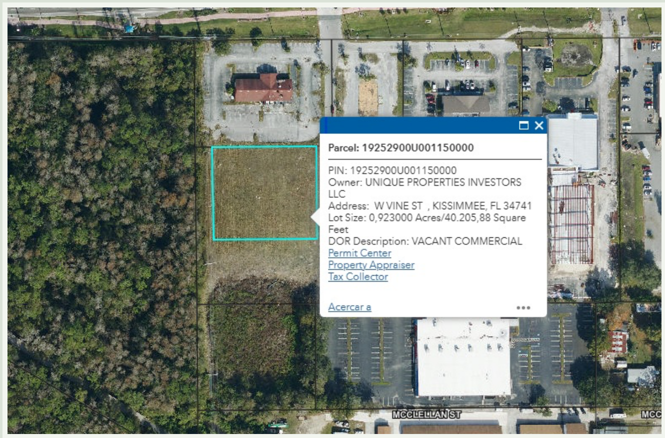
PARCEL 0116
1.37 AC · PRIMARY FRONTAGE



PARCEL 0120
1.17 AC · STRATEGIC DEPTH



PARCEL 0110
1.07 AC · WEST BUFFER



PARCEL 0115
0.92 AC · CENTRAL FRONTAGE

FIG. 01 — THE FOUR PARCELS, INDIVIDUALLY MAPPED · CONTIGUOUS FRONTAGE ON W VINE ST / US-192

4200 W Vine Street sits at the core of Osceola County's most active commercial and tourism corridor — US-192, locally known as W Vine Street.

It is more than a visible location — it is a **dominant** one. This segment of US-192 captures consistent vehicular flow from tourism, expanding residential density, and established commercial activity. Assets here do not compete for existence; they compete **to capture flow**, and this site is already in that conversation.

The property is comprised of **four assembled parcels** offering scale and a critical operational advantage: flexibility in phasing, product mix, and exit strategies — a decisive edge for institutional capital.

The rezoning approved on **December 5, 2025** is the asset's inflection point — transitioning from land into a platform, compressing timelines and enabling more precise underwriting.

AT A GLANCE

TOTAL AREA
±4.53 acres · 197,237 SF

CONFIGURATION
4 contiguous parcels · PINs 0110/0115/0116/0120

ZONING
MU-V / MUPUD — rezoned Dec 5, 2025

PERMITTED USES
Multifamily · Retail · Hospitality · STR

OWNER OF RECORD
Unique Properties Investors LLC

SURVEY
Complete — Skytech-Geo · Nov 2024

PROPERTY SUMMARY

THE ESSENTIAL FACTS.

ADDRESS	**4200 W Vine Street**, Kissimmee, FL 34741
COUNTY	Osceola County, Florida
TOTAL AREA	**±4.53 acres** · 197,237 SF
CONFIGURATION	Four (4) contiguous parcels · individually or as a package
ZONING	**MU-V / Vine Street West MUPUD** — Mixed-Use (rezoned Dec 5, 2025)
PERMITTED USES	Multifamily · Retail · Hospitality · Condo-Hotel · Office · STR
MAX RESIDENTIAL DENSITY	40 dwelling units per acre
MAX NON-RES. FAR	6.0
MAX IMPERVIOUS COVER	80%
WETLANDS	None on site
SURVEY	Complete — Skytech-Geo · Nov 2024

PRIMARY FRONTAGE

PARCEL 0116-000

1.37

Acres · Highway frontage · Premier corner position

PARCEL 0115-000

0.92

Acres · Central frontage

PARCEL 0110-000

1.07

Acres · West buffer position

PARCEL 0120-000

1.17

Acres · Strategic depth

All four parcels share the same owner of record and are delivered under a single transaction structure.

LOCATION & MARKET POSITIONING

WHY THIS SITE, WHY NOW.

The US-192 corridor is not uniform. Some segments merely persist — others capture value. This site is positioned within a segment where three critical dynamics converge.

01

TOURISM CONNECTIVITY

Direct frontage on the primary arterial connecting Interstate 4, Walt Disney World, and downtown Kissimmee — consistent, non-seasonal demand anchored by the world's most visited destination.

02

RESIDENTIAL GROWTH

Osceola County is among the fastest-growing counties in Florida. A durable residential base drives demand for services, retail, and well-located housing — Class A multifamily reports sub-6% vacancy.

03

URBAN TRANSFORMATION

A municipality-supported transformation process where incentives are not theoretical — they are actively deployed tools along a designated corridor with documented capital programs.

FIG. 02 — THE CORRIDOR FROM ABOVE: US-192 / W VINE STREET FRONTAGE (NORTH), SHINGLE CREEK CONSERVATION BUFFER (WEST), ESTABLISHED COMMERCIAL (EAST)

DEMAND GENERATOR · SHINGLE CREEK

ADJACENCY TO A REGIONAL DESTINATION.

Direct adjacency to **Shingle Creek Regional Park** is a demand generator, not merely a neighboring feature. The park introduces a lifestyle, recreation, and experiential component that elevates the project beyond typical corridor development — enabling premium positioning across rental, sale, or short-term stay models.

No competing development will appear behind the property, preserving visual openness and the amenity value of the existing pond.

The result is a hybrid submarket: not reliant on a single demand driver, but supported by multiple layers of activity. This diversification mitigates downside risk while enhancing upside potential.

Entitlement Status — the hardest phase of the development cycle is behind this property. A buyer acquires a fully entitled site with a documented development program, typically compressing the timeline by **12–24 months** versus raw land.

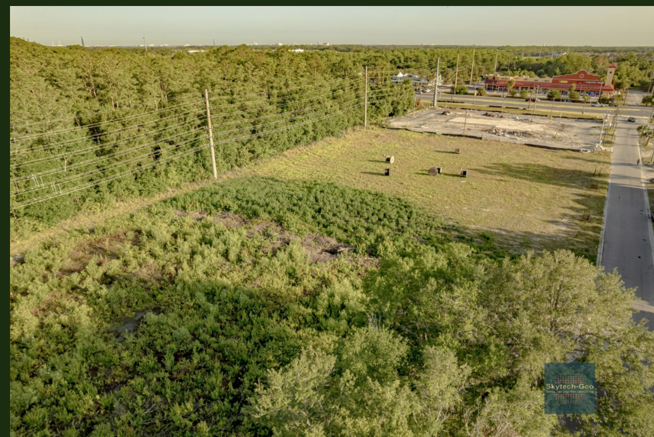


FIG. 03 — PERMANENT GREEN BUFFER TO THE WEST: SHINGLE CREEK CONSERVATION LAND

ENTITLEMENT STATUS · APPROVED

- ✓ Rezoning to Mixed-Use PUD (MUPUD)
- ✓ Master Plan — 182 units + 40K SF commercial
- ✓ 40 DU/acre maximum · non-residential FAR 6.0
- ✓ Impervious surface 80% · no wetlands on site
- ✓ ALTA survey complete (Skytech-Geo · Nov 2024)
- ◆ Civil engineering & architecture — buyer customizes

Permitted uses: multifamily, retail, restaurants (interior & outdoor dining), hotel/motel up to 40 DU/acre, professional & medical offices, business services, parking structures, and short-term rental.

DEVELOPMENT SCENARIOS

REAL OPTIONALITY.

This asset does not have a single "best use" — it offers multiple viable strategies depending on the investor's thesis.

BASE CASE

SCENARIO 01

Multifamily + Retail

Institutional-grade stabilization and exit. The most executable program on the site.

Density — 35–55 DU/acre

Yield — ~160–220 units

Retail — 15K–40K SF

Exit — Stabilize & institutional sale

SCENARIO 02

Short-Term Rental / Condo-Hotel

STR-oriented residential units capturing premium daily rates driven by tourism proximity.

Profile — Yield optimization

Upside — Premium ADR capture

Structure — Operator / branded JV

Jurisdiction — Incorporated · STR permitted

SCENARIO 03

Experiential Mixed-Use

Park-oriented activation: F&B, wellness, and outdoor retail facing Shingle Creek.

Anchor — Shingle Creek activation

Tenants — F&B · wellness · outdoor

Positioning — Lifestyle-led premium

Capture — Dwell time & premium rents

SCENARIO 04

Hybrid · Phased Execution

Phase 1 retail activation, Phase 2 residential (multifamily or STR) — optimized absorption and staged capital deployment.

Phase 1 — Retail activation

Phase 2 — Residential · MF or STR

Benefit — Staged capital

Optionality — Pre-leasing upside

KEY METRICS FOR UNDERWRITING

UNDERWRITING NUMERICS.

Five independent metrics — each materially accretive, together removing most of the conventional risk envelope for speculative acquisitions.

±4.53

EFFICIENT SCALE

Institutional-grade development without excess capital burden.

12-24

MONTHS SAVED

Entitlement status reduces timeline versus raw land.

$1.5M

INCENTIVES ELIGIBLE

Vine Street CRA Pioneer Program, up to 10% of project cost.

✓

STR PERMITTED

Enhances yield potential versus traditional multifamily.

FIG. 04 — SITE FACING SOUTH: CLEARED FOOTPRINT, COMMERCIAL ADJACENCY

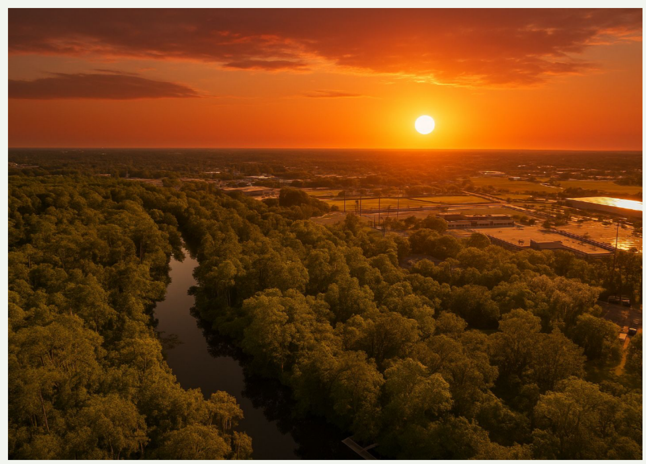


FIG. 05 — CORRIDOR AT TWILIGHT: US-192 / W VINE STREET COMMERCIAL SPINE

WHAT DIFFERENTIATES THIS ASSET

MOST SITES OFFER POTENTIAL. THIS ONE OFFERS CONDITIONS.

THE FOUR CONDITIONS

01

Regulatory conditions resolved.

Rezoning approved Dec 5, 2025 — Master Plan approved — buyer inherits entitlement certainty.

02

Urban conditions activated.

Published CRA district with deployed public incentives and continuing capital investment along the corridor.

03

Market conditions validated.

Sub-6% corridor vacancy · sustained rent growth · Disney-anchored demand · documented demographic tailwinds.

04

A development narrative that executes under multiple strategies.

Four viable scenarios without fragile assumptions — each with a documented thesis.

STRATEGIC PERSPECTIVE

Not a speculative play. An execution play.

The value is not in "what could be done," but in **what can be done first, and better than competing projects in the market.**

CONTROL

Of a strategic node within a high-activity corridor.

DIFFERENTIATION

Beyond commodity development — premium positioning.

INCENTIVE CAPTURE

Up to $1.5M in deployed public capital.

EXIT OPTIMIZATION

Sale · refinance · or long-term hold, each viable.

LISTING AGENT CONTACTS

REACH THE LISTING TEAM.

For NDA execution, site tours, and underwriting materials, contact the listing team directly.

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CLOSING PERSPECTIVE

IN MATURE MARKETS LIKE ORLANDO, THE MOST COMPELLING OPPORTUNITIES ARE THE *best positioned* WITHIN THE CYCLE.

4200 W Vine Street does not need to be discovered. It needs to be understood.

And for those who understand it correctly, it represents more than land — it represents a **platform ready to convert vision into returns**.

— The List Orlando · Commercial

INVENTORY

LV-2025-042

ASKING PRICE	$7,200,000 · ±$36.50/SF
ASSET TYPE	Mixed-Use Land · Entitled
TOTAL AREA	±4.53 acres · 197,237 SF
ZONING	MU-V / MUPUD (approved)
STATUS	Available
DISCLOSURE	NDA Required
WEB	www.thelistorlando.com