

Watts Property

Vineland Rd (535), Kissimmee, FL 34746



Description

This site is positioned directly next to the new "Embassy Suites"® hotel and convention center (Opened Q4 2012). Site is ONLY 3.6 miles from the entrance of Walt Disney World® Resort and about a 20-minute drive to Orlando International Airport. (MCO)

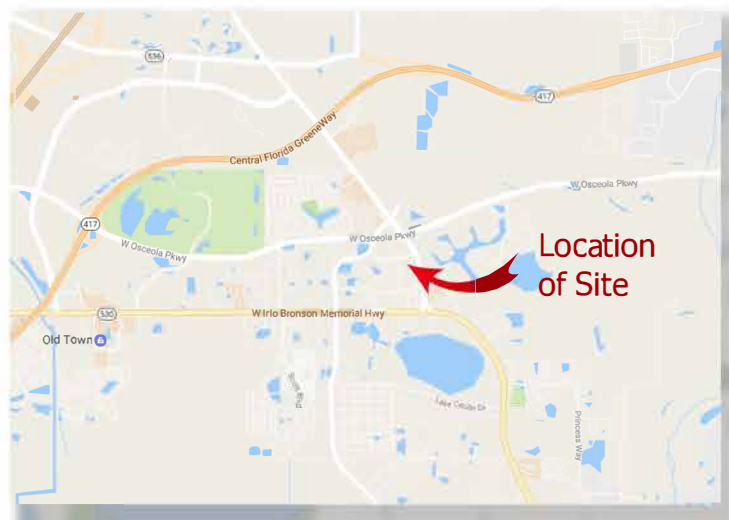
Zoning: PD

Future Land Use: Commercial(Lodging/Mini-Golf/eateries/Resort)

Traffic Count: 50,000 AADT

Major Tenants: Embassy-Edwin-Watts Golf-Epoch Properties, resort-Calypso Cay with Mike Ditka's Resort Hampton Inn-Country Inn Suites, Taco Bell - Smokey Bones- Burger King - 7/11 Fantasyworld Resort*

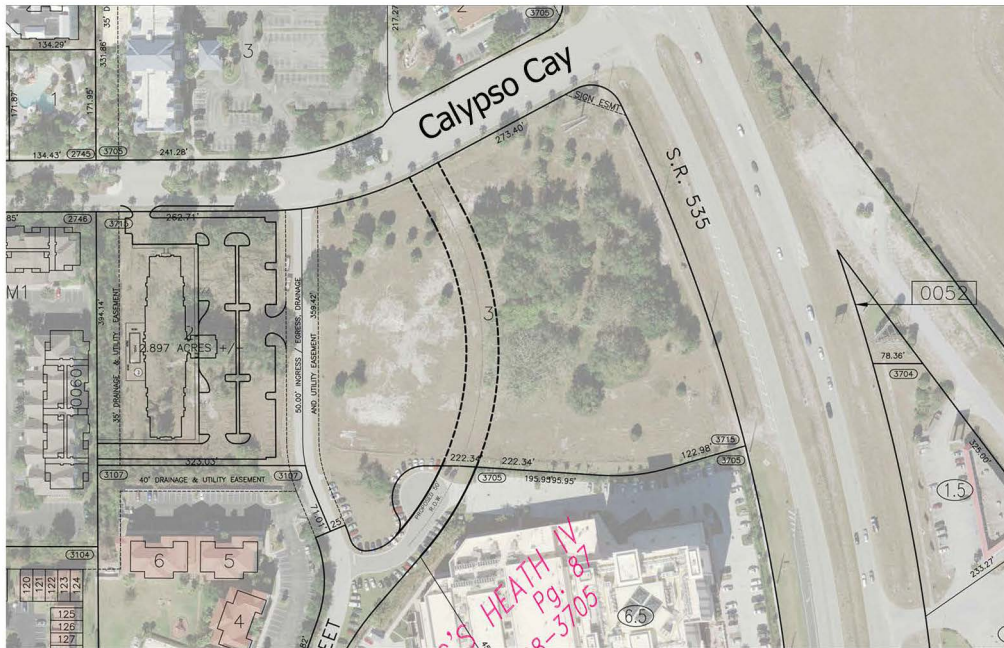
*Major Tenants within 500 yards of the 10.3: Edwin Watts/Embassy Suites-Hampton Inn-7/11-Burger King-Calypso Cay- Country Inn Suites



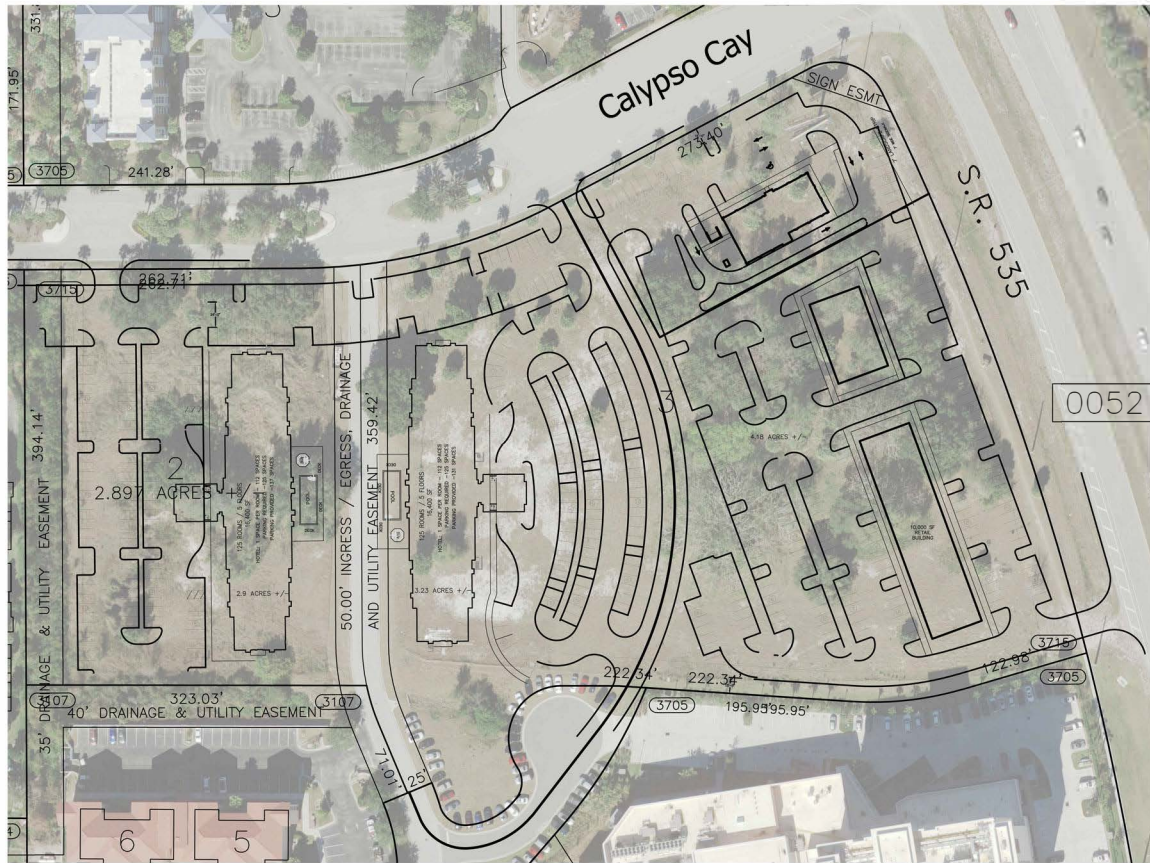
Demographics

	1 - Mile	3 - Mile	5 - Mile
2015 Total Population: Adult	2,359	38,670	94,962
Average HH Income	\$49,638	\$59,039	\$58,086
Households	1,030	14,238	39,993
Sales Volume (General Merch)	\$6,950,312	\$99,675,437	\$277,013,426

Conceptual:



1.50 - 7.40 +/- Acres Commercial



Neighbouring Developments:



OSCEOLA COUNTY DEVELOPMENTS

Intram pursues permits, retailers for part of 238-acre Kissimmee project

Bob Moser

Orlando-based developer Intram Investments has mass-grading plans for its Osceola County review and is pursuing LOIs with potential users for Sunrise City, a 34-acre shopping center that's part of a mixed-use plan for 238 acres in Kissimmee, the company's executive vice president confirmed for GrowthSpotter. ...



OSCEOLA COUNTY DEVELOPMENTS

Kissimmee physician planning medical complex on S.R. 535 tourism corridor

Laura Kinsler

Kissimmee allergist Intiaz Ahmed wants to renew a permit for a planned medical office complex in the tourism corridor that stalled during the recession. Ahmed met this week with Osceola County planning staff to discuss how to resume work on the project, located at the intersection of S.R. 535 (Vineland...



OSCEOLA COUNTY DEVELOPMENTS

British hotelier to convert Calypso Cay hotel to Holiday Inn Express, seeks more Fla. assets

Laura Kinsler

Palm Holdings, an international hotel company with offices in London and Ontario, recently paid \$9.25 million to enter the Greater Orlando market with the Inn at Calypso Cay and is actively seeking more assets in Florida, a lead executive with the company told GrowthSpotter. The 162-room hotel...



OSCEOLA COUNTY DEVELOPMENTS

Osceola negotiating with Salamander Hotels for expansion of Reunion Grande

Laura Kinsler

Osceola County officials are in preliminary discussions with Reunion Resort management for a conference hotel expansion and luxury spa valued at more than \$100 million at the Four Corners golf resort. "For Salamander, we focus on luxury, and that means minimum four-star," said Prem Devadas, president...



OSCEOLA COUNTY DEVELOPMENTS

Palm Beach hotelier buys Kissimmee Springhill Suites for \$16.3M

Laura Kinsler

A Boston-area hotel company paid \$16.3 million last week for a 151-room Marriott flag hotel in Kissimmee's Calypso Cay Resort. Located just off Osceola Parkway, the Springhill Suites, which was built in 2000, is a Walt Disney World Good Neighbor Hotel. Royal Hospitality managing member Mahesh...