

# REDEVELOPMENT OPPORTUNITY AVAILABLE

2.14 ± AC



FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

214 W SPOULE AVENUE  
KISSIMMEE, FL 34741

# OVERVIEW

**ADDRESS**

214 W Sproule Avenue  
Kissimmee, FL 34741

**CURRENT USE**

Religious

**COUNTY**

Osceola

**ACREAGE**

2.14 ± AC

**PARCEL ID**

222529217000030010

**ZONING**

T5-M

**FUTURE LAND USE**

Mixed Use - Downtown

**PRICING**

Currently Accepting Offers  
for Sale, Ground Lease, or  
Joint Venture



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# ZONING



## ZONING

T5-M with Community  
Redevelopment Overlay &  
Short-Term Rental Overlay

## FUTURE LAND USE

Mixed Use - Downtown

The subject property is zoned T5-M (Mixed-Use Center). From the City of Kissimmee Zoning Code: "This zone encompasses the center of downtown Kissimmee. Priority is placed on optimizing the built environment for increased walkability and creating a vibrant atmosphere that embraces the historic character of Kissimmee's main street."

The current zoning and future land use allow a mix of commercial and residential uses with density ranges based on the area and including required infrastructure for specific projects. Building height maximum of 5 floors with no maximum impervious surface ratio.

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## NEARBY

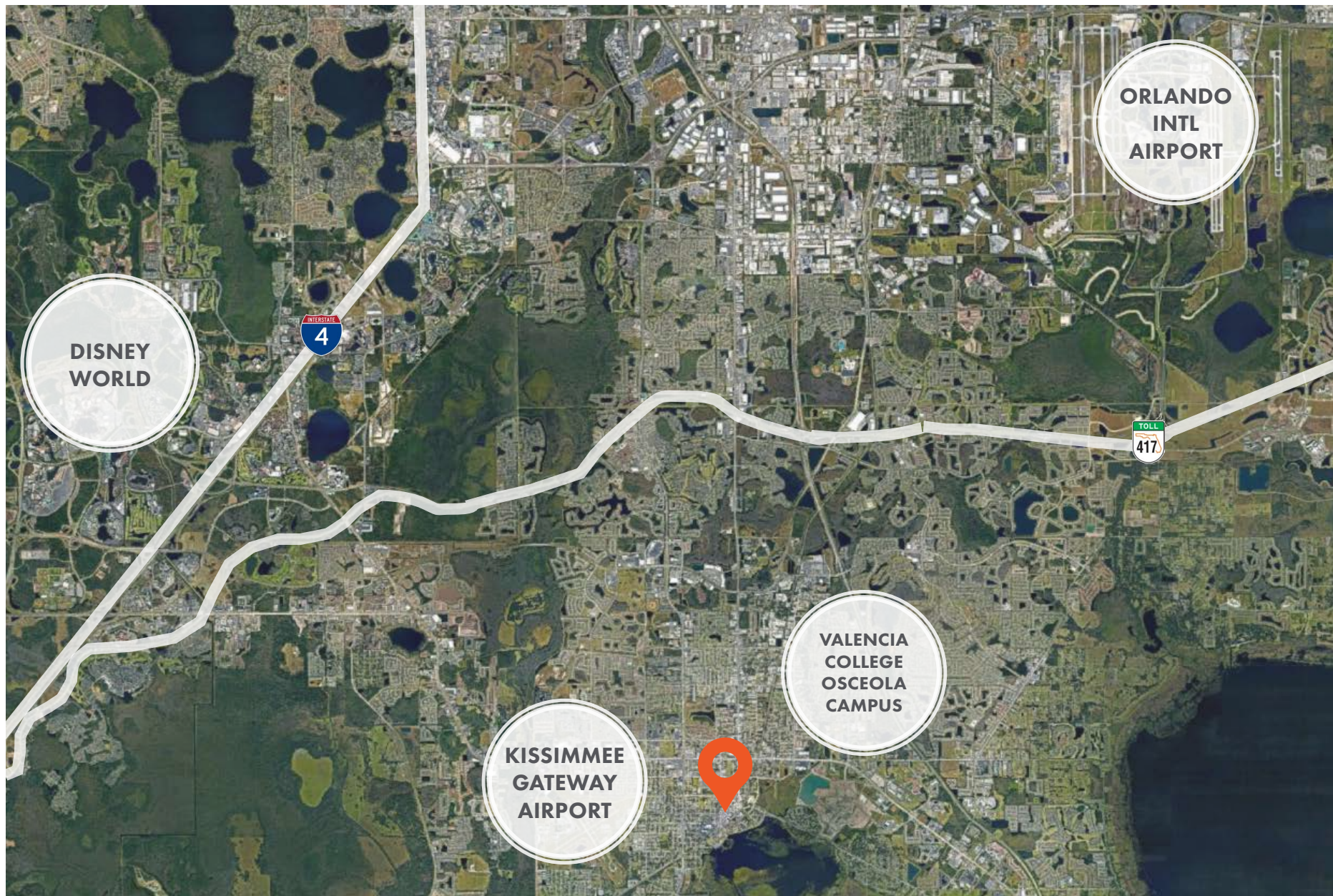


Adjacent development (currently under construction) of the former Beaumont Redevelopment site called “The Allen” is a public-private-partnership project with the City of Kissimmee in partnership with Skyview Companies and Greenbarn Investment Group. The 20 acre Allen development will include urban mixed-use with 500 units multifamily residential and 200,000 square feet of commercial space over three phases.

Hansel Plant Redevelopment Project (Mosaic at Lake Toho) is a project in partnership with the City and Mosaic Partners. The 9 acre site was recently developed with 288 multifamily residential units and 10,000 square feet of commercial space.

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# LOCATION



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# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
<b>POPULATION 2023</b>	9,280	83,953	203,890
<b>PROJ. POPULATION INCREASE 2028</b>	4.1%	4.4%	3.0%
<b>AVG. HOUSEHOLD INCOME</b>	\$48,989	\$53,439	\$65,180
<b>EMPLOYEES</b>	11,496	35,621	62,031
<b>MEDIAN AGE</b>	36.5	35.0	35.6
<b>MEDIAN HOME VALUE</b>	\$236,967	\$262,195	\$268,193

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