

# TRAFALGAR VILLAGE COMMERCIAL

1.29± acres

Osceola County, FL



## LOCATION

Located at the entrance to Trafalgar Village - 2601 S. Poinciana Blvd, Kissimmee, Florida.

## SIZE

1.29± acres

## PRICE

\$695,000

## ZONING

Commercial

## ROAD FRONTAGE

245' on Poinciana Blvd.

## UTILITIES

Electric, water, sewer, natural gas at site

## CURRENT TRAFFIC COUNT

at Trafalgar Village & Crescent Lake Blvd

Traffic Counts	213
Street Name	Poinciana Blvd
From	Pleasant Hill Rd
To	Crescent Lakes Way
2012 DTC*	18,603
2015 DTC	24,642
2016 DTC	26,799

\*Daily Traffic Count

## PARCEL ID

14-26-28-5251-0001-00G0

## DESCRIPTION

Site is Osceola County approved as Specialty Retail Center with a wide range of available end usages including gas station, convenience store, restaurant, bank, retail, office, a combination of above and more. 2.4 miles from the new SunRail Station.

Offering subject to errors, omission, prior sale or withdrawal without notice.

COMMERCIAL PARCEL FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

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PROPERTY MAP

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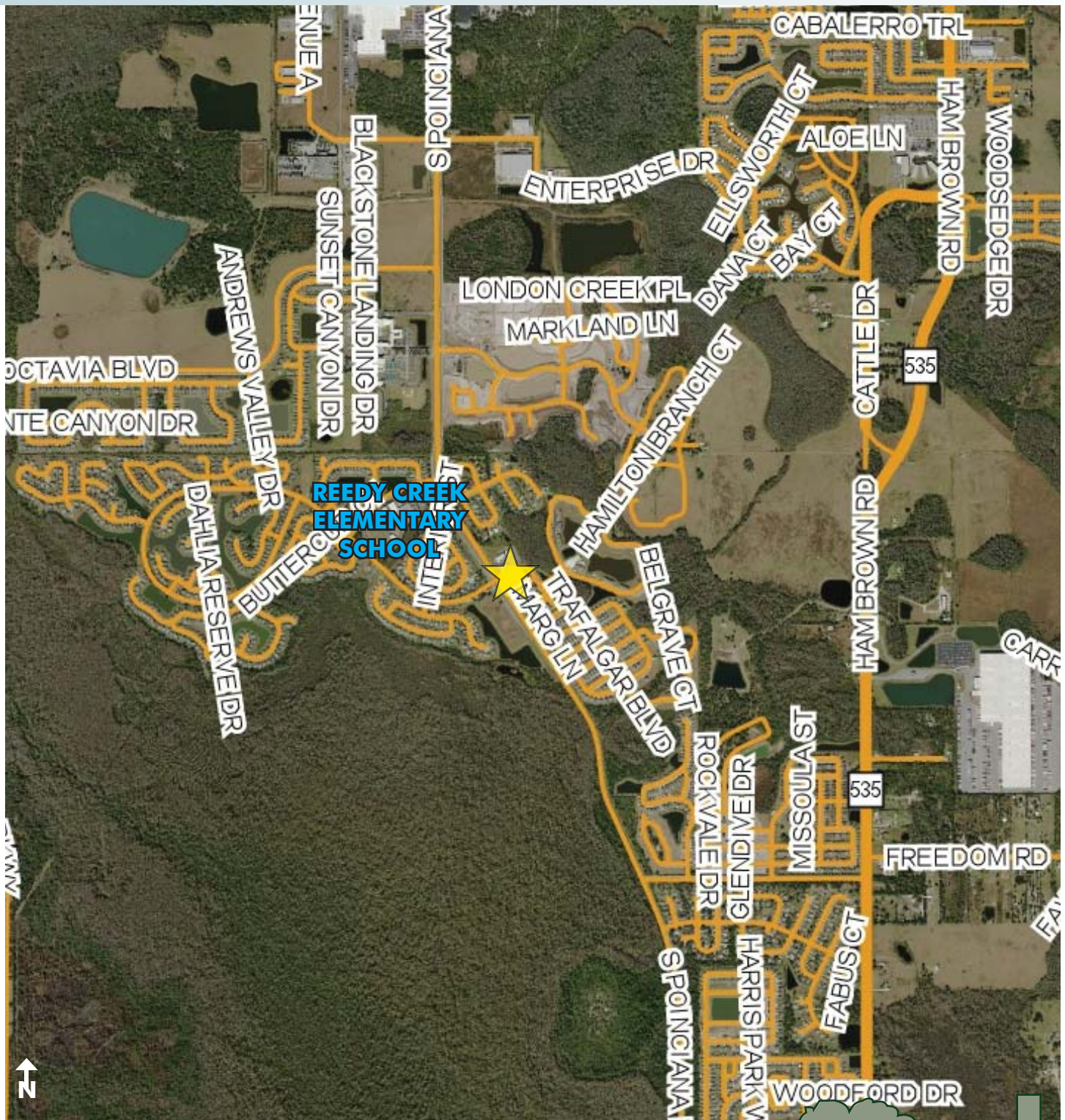




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REGIONAL MAP

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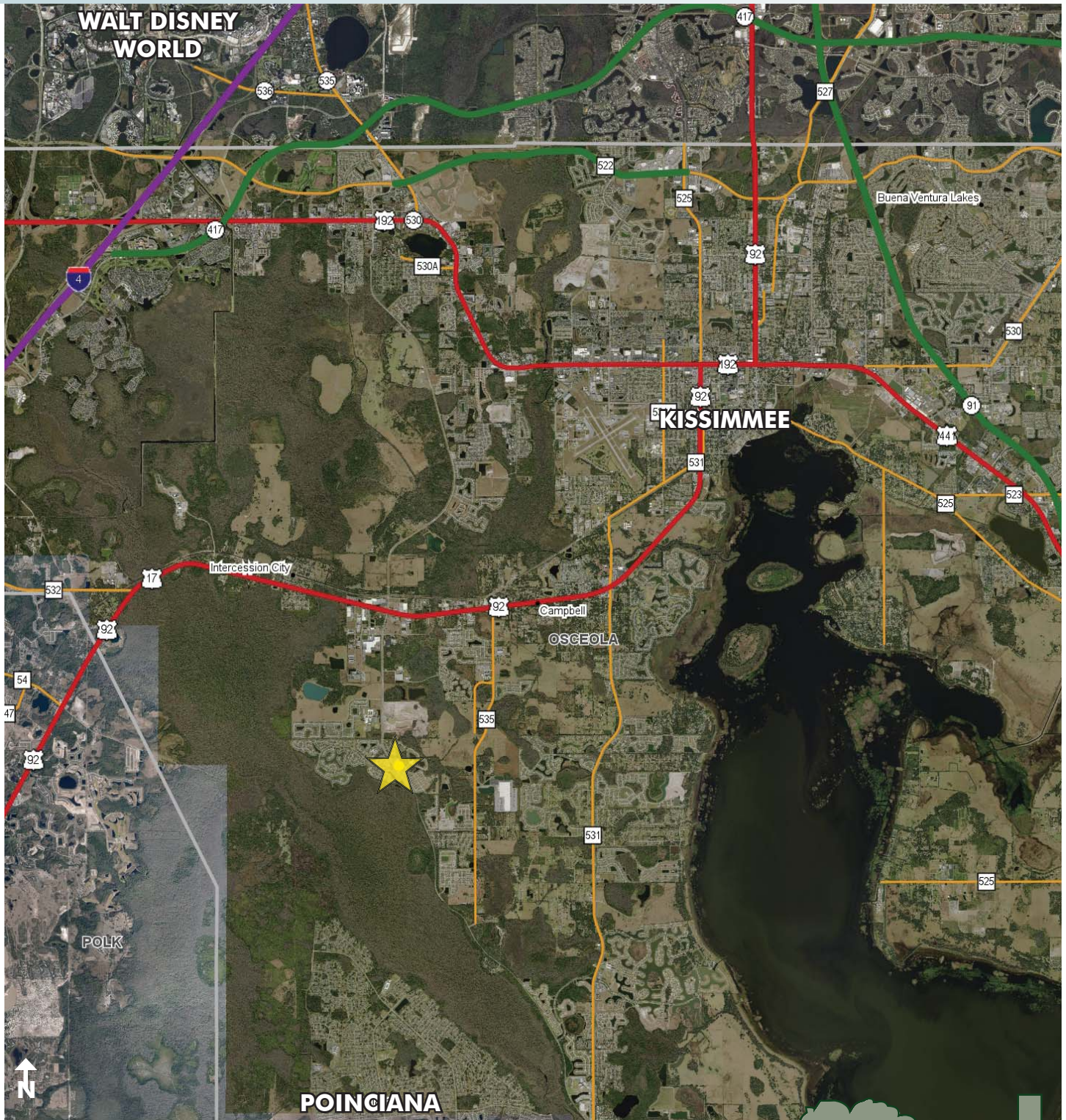




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LOCATION MAP

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## Trafalgar Village Commercial Parcel Available

**South Commercial Parcel:** 1426285251000100G0; Trafalgar Village Phase 1 PB 18 PGS 168-170 Tract G Commercial Tract.

**Link to Osceola Property Appraisers Information:** <http://ira.property-appraiser.org/PropertySearch/>

**Osceola County Planning Department Link:** <http://www.osceola.org/agencies-departments/community-development/offices/planning-office/>

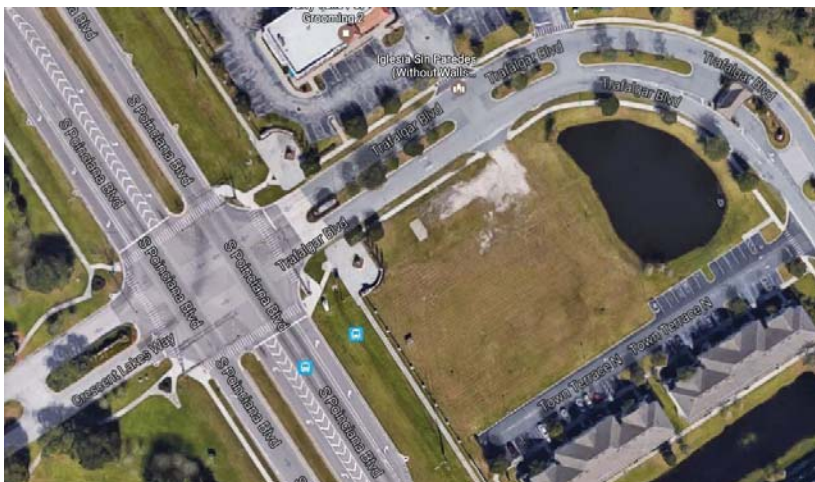
**Osceola Zoning Department Link:** <http://www.osceola.org/agencies-departments/community-development/offices/zoning/>

**Address Reference for Map Search:** 2601 South Poinciana Boulevard, Kissimmee, FL

**Osceola County Planning and Zoning Department:** Parcel/Site is Osceola County approved as Specialty Retail Center with a wide range of available end usages including Gas Station, Convenience Store, Restaurant, Bank, Retail, Office, a combination of above and more.

### Site Data & Improvements:

- 1.27 usable acres
- Up to 15,500 GSF
- All required Retention- Detention is completed
- All utilities are available including electric, water, sewer and natural gas
- Current daily traffic count on Poinciana Blvd and Trafalgar Village Blvd at 26,799
- Poinciana Blvd frontage approx. 245 feet
- Less than 2.5 miles from the new SunRail Station opening early 2018
- Site is county approved and improved
- Ready for vertical building development only needing for a plan to be submitted to county building dept.



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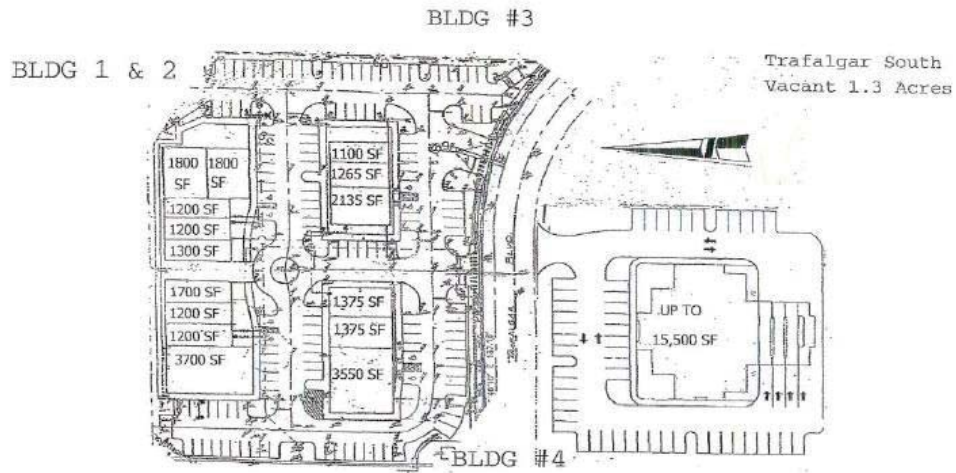
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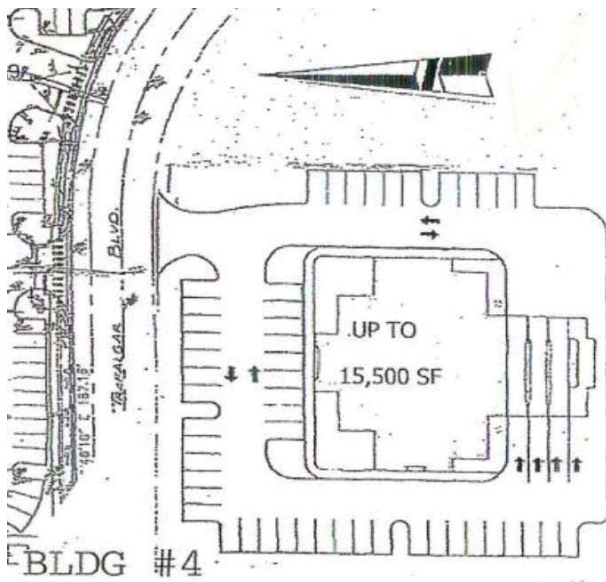
## Trafalgar Commercial Parcels

BLDG 1&2: Poinciana Christian School, Daycare

BLDG 3: Daycare and Small Convenience store



## Sample Building Layout for South Commercial Parcel



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## Current Traffic Count at Trafalgar Village and Crescent Lake Blvd

Traffic Counts : 213	
Station ID	213
Street Name	POINCIANA BLVD
From	Pleasant Hill Rd
To	Crescent Lakes Way
Count Source	OC
Roadway Classification	Minor Art
LAT/LONG	28.222155, -81.482263
2008 Daily Traffic Count	17,986
2009 Daily Traffic Count	17,007
2010 Daily Traffic Count	14,451
2012 Daily Traffic Count	18,603
2015 Daily Traffic Count	24,642
2016 Daily Traffic Count	26,799
Level of Service (LOS)	E

**Poinciana SunRail Station:** Located 2.4 miles from Trafalgar Village is currently under construction on Phase 2 South, linking Sand Lake Road in Orange County to Poinciana in Osceola County. The entire Phase 2 South expansion project is a 17.2-mile segment that will feature four additional stations to the existing rail system and is expected to be up and running by early 2018.

Near the intersection of Orange Blossom Trail and Poinciana Boulevard, the SunRail station at Poinciana serves one of the fastest growing employment centers in the region, with more than 1,600 current workers at the 1,200-acre park and major expansions are currently under construction.

In addition, the nearby Poinciana development is currently one of the fastest growing residential areas in Osceola County. SunRail station design plans include a park and ride lot with bus drop off area, with plenty of transit-oriented development potential in surrounding areas.

Link: <http://corporate.sunrail.com/train-stations/poinciana/>

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