TOHOQUA

WHERE LIFE THRIVES

ENTITLED LAND OPPORTUNITIES AMID +23,000 NEW HOMES

RETAIL • COMMERCIAL • MEDICAL • MULTIFAMILY SITES

FL TURNPIKE | NEPTUNE ROAD | TOHOQUA BOULEVARD

KISSIMMEE, OSCEOLA COUNTY

DELIVERED ROUGH GRADED & ENTITLED



WHERE TOHO MEETS THE TURNPIKE



±69.56 Acres
Total Subject Site

±51.72 Pad-Ready Acres
Across Five Available Parcels

Available
In Bulk or by Parcel

67,004
VPD on FL Turnpike

19,400
VPD on Neptune Road

MXD
Community Center zoning
Mixed-Use FLU

3,645 Homes
Single & Multifamily Homes
Built/Approved in Tohoqua

+23,000 Homes
Planned/Under Construction
within five miles of site

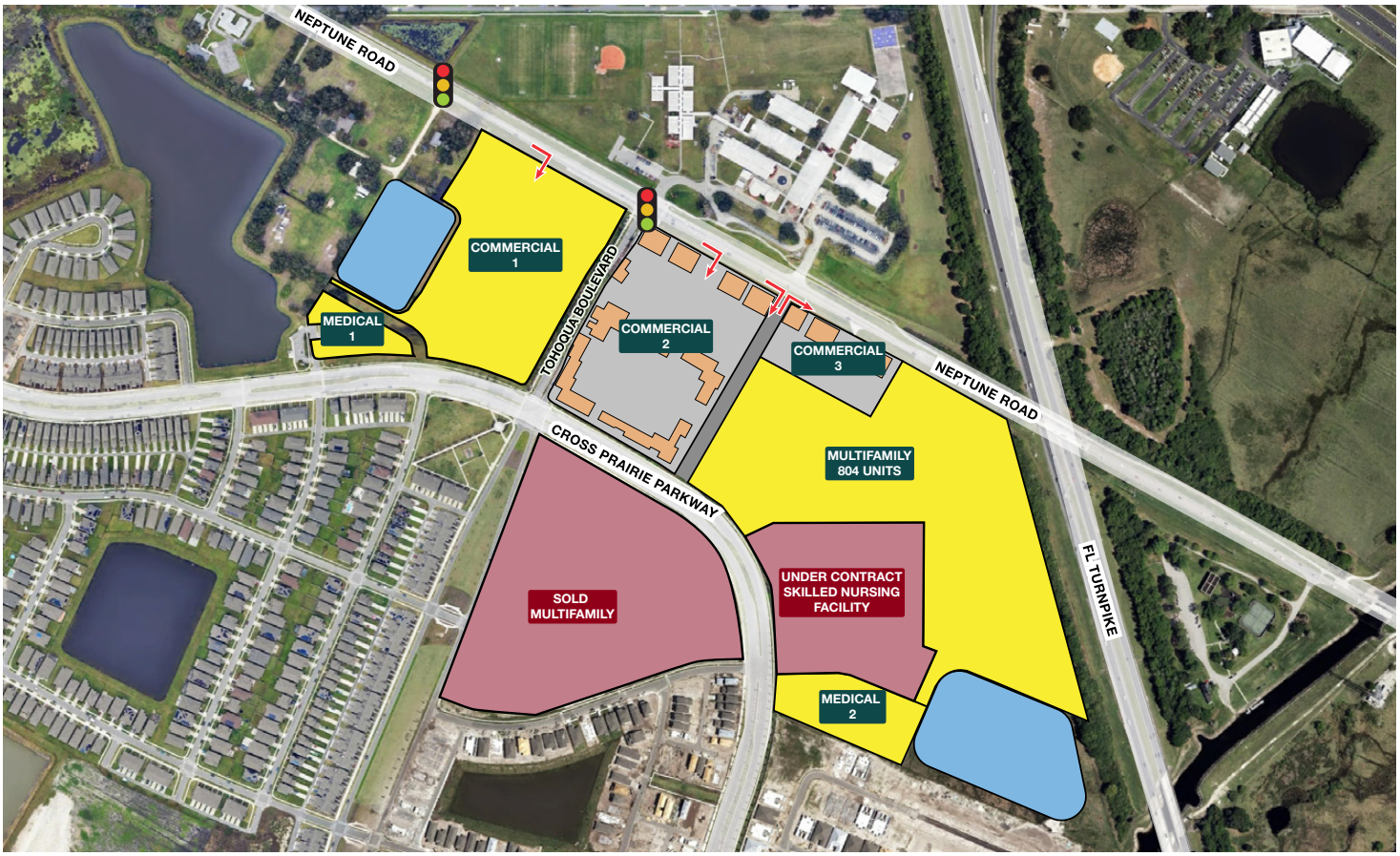
Uptown Toho is a ±69.56-acre mixed-use destination at the center of Osceola County's growth. Six sites totaling ±51.72 acres support up to 804 multifamily units, a grocer-anchored center, village retail, and medical uses under Community Center zoning.



The demand is already here: more than 23,000 homes are planned or under construction within five miles, led by master-planned communities like Tohoqua as well as Kindred, Edgewater, and CrossPrairie.

Neptune Road links the site directly to Kissimmee, and Florida's Turnpike gives quick access to Orlando. Together they make Uptown Toho a natural hub for Central Florida's southern growth corridor.

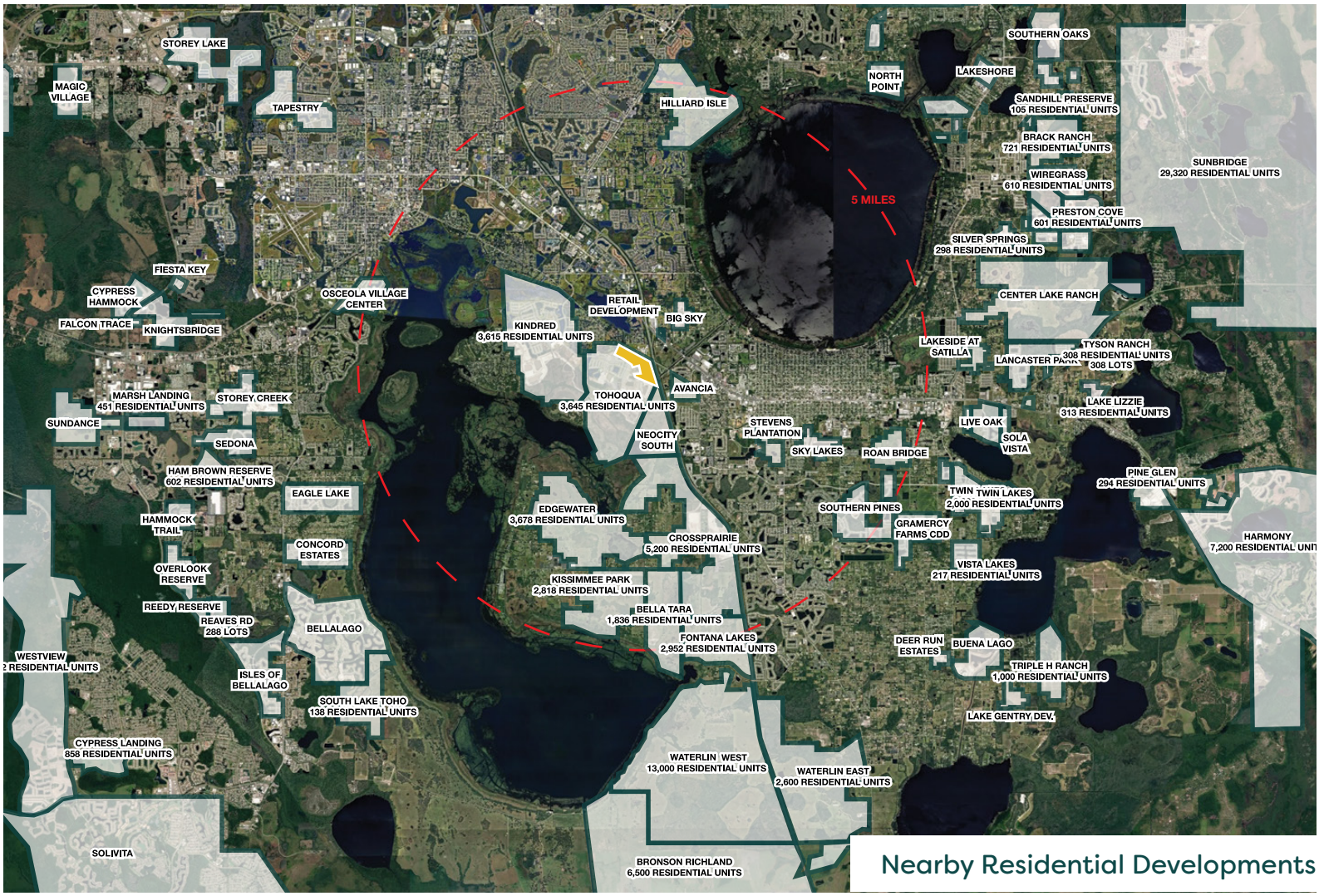
TOHOQUA



DELIVERED ROUGH GRADED & ENTITLED

SITE	SIZE	USE	BREAKDOWN PRICE	TOTAL PRICE
MULTIFAMILY	22.29 AC 804 UNITS	Multifamily 36 du / acre	UNPRICED - SUBMIT OFFERS	
COMMERCIAL 1	11.31 AC	Retail: Grocer-Anchored Candidate	$650,000/ACRE	$7,350,000
COMMERCIAL 2	11.07 AC	Retail: Village Center Core	$650,000/ACRE	$7,200,000
COMMERCIAL 3	2.66 AC	Retail: QSR, Bank, C-Store (no gas), Service Retail	$1,500,000/ACRE	$3,990,000
MEDICAL 1	1.46 AC	Medical Office	$1,500,000/ACRE	$2,190,000
MEDICAL 2	2.93 AC	Medical: Hospital Systems, MOB	$1,000,000/ACRE	$2,930,000

TOHOQUA



Nearby Residential Developments

MASTER PLANNED COMMUNITIES WITHIN 5 MILES

Tohoqua	3,645 Residential Units
Kindred	3,615 Residential Units
Edgewater	3,678 Residential Units
CrossPrairie	5,200 Residential Units
Kissimmee Park	2,818 Residential Units
Bella Tara	1,836 Residential Units
Fontana Lakes	2,952 Residential Units
7 Communities	**23,756 Homes**

GROWTH IN THE CLOUD:

LONG OVERSHADOWED, ST. CLOUD IS QUICKLY BECOMING A CENTERPIECE OF CENTRAL FLORIDA'S MOMENTUM

By: Riley Benson, Orlando Business Journal
March 26, 2026

"Osceola County has become one of the fastest-growing local regions, with its population increasing 70% over the past two decades to more than 460,000 residents, according to the county. By 2050, that figure is expected to exceed 700,000."

Read More: *https://www.bizjournals.com/orlando/news/2026/03/26/osceola-st-cloud-growth-commercial-development.html*

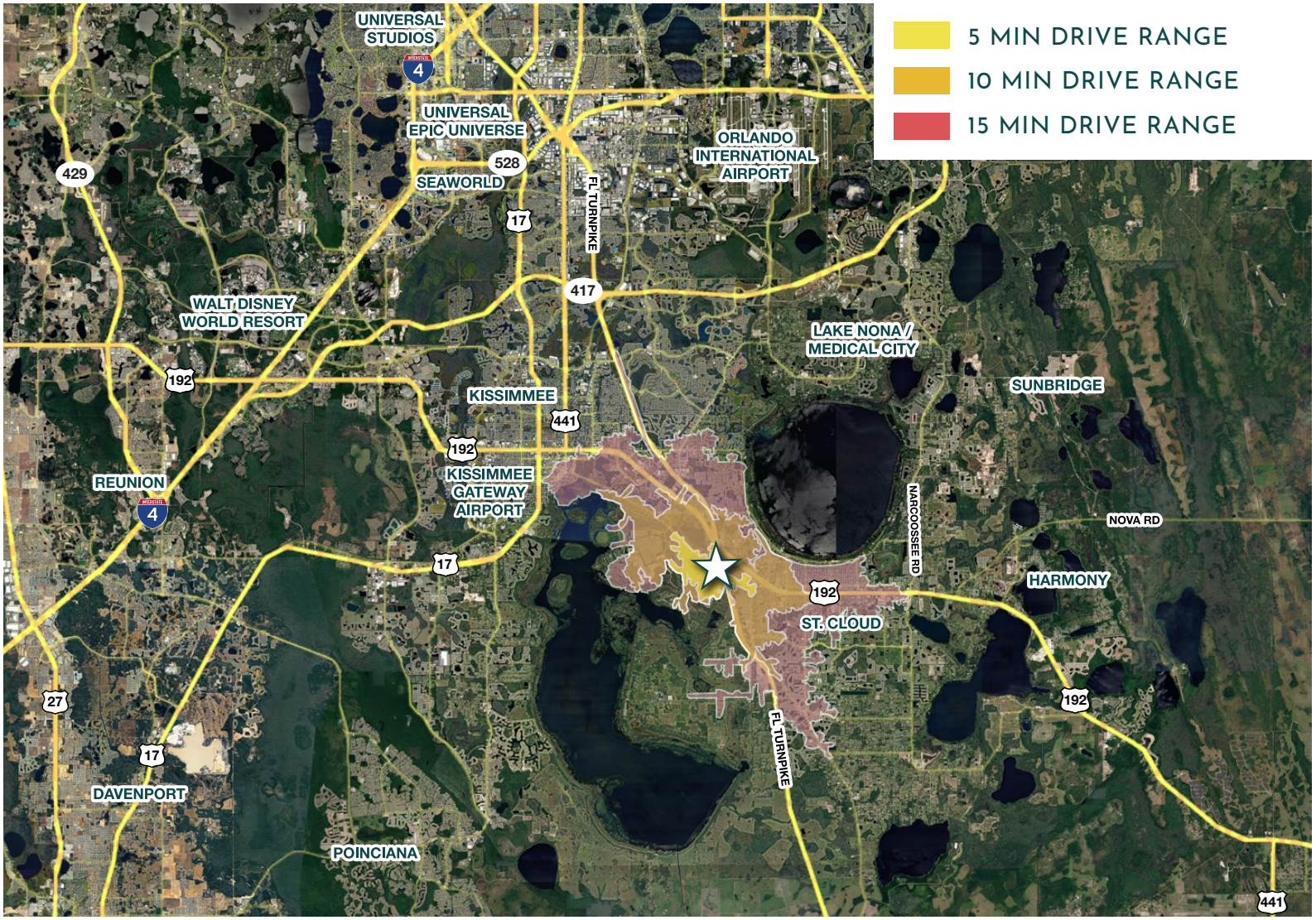
TOHOQUA


SILVER SPURS ARENA
OSCEOLA COUNTY CORRECTIONS
GATEWAY HIGH SCHOOL
NEOCITY ACADEMY
RAMADA
PARTIN SETTLEMENT ELEMENTARY SCHOOL
KISSIMMEE DMV
AdventHealth
U-HAUL
BIG SKY
KINDRED
3,615 RESIDENTIAL UNITS
NEPTUNE MIDDLE SCHOOL
FUTURE RETAIL DEVELOPMENT
SUBJECT SITE
TOHOQUA
3,645 RESIDENTIAL UNITS
AVANCIA
400 RESIDENTIAL UNITS
NEPTUNE ELEMENTARY SCHOOL
NEOCITY SOUTH
STEVENS PLANTATION
ST. CLOUD ELEMENTARY SCHOOL
BRIDGEPREP ACADEMY OF ST. CLOUD
CROSSPRAIRIE
5,200 RESIDENTIAL UNITS
EDGEWATER
3,678 RESIDENTIAL UNITS
CDD BOUNDARY
Residential
Community Center Commercial Office
Church
Park
Goblets Cove

TOHOQUA

DEMOGRAPHICS

DRIVING DISTANCE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
5 MIN	6,472	$123,049	$443,840
10 MIN	45,828	$84,227	$414,888
15 MIN	102,534	$80,243	$398,185



LOCAL DRIVE TIMES

- St. Cloud: 12 min
- Kissimmee: 15 min
- Kissimmee Gateway Airport: 20 min
- Orlando International Airport: 30 min
- Walt Disney World Resort: 30 min
- Universal Studios: 30 min
- Lake Nona Medical City: 30 min
- Poinciana: 35 min

TOHOQUA





TOHOQUA





TOHOQUA





TOHOQUA





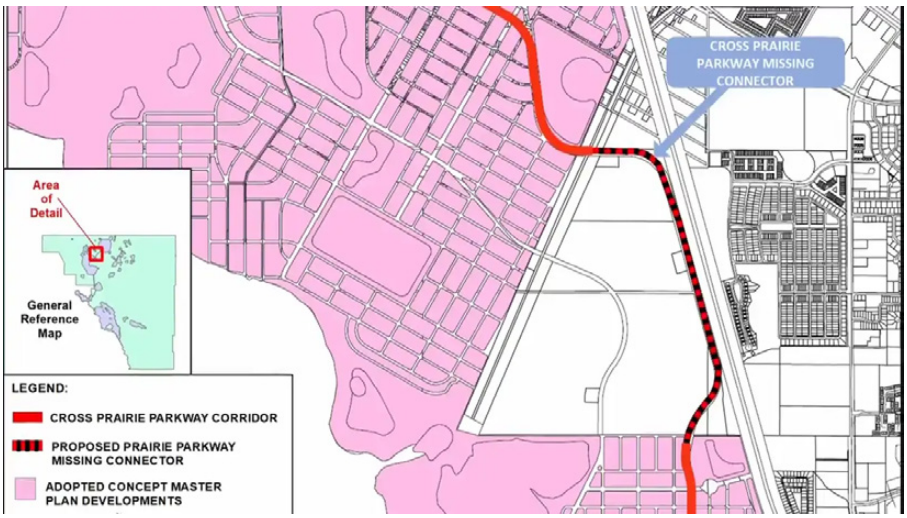
TOHOQUA

$36 million Cross Prairie Parkway connector to create critical link in southern Osceola County

By: Stephanie Rodriguez | October 12, 2026 | ClickOrlando

County officials and project partners gathered to mark the milestone on the approximately $36 million project, which has been a primary transportation priority for the Osceola County Board of County Commissioners for the past two years. The approximately 1.6-mile extension will close that gap, creating a new route between the future Nolte Road Turnpike interchange and the C-31 Canal, connecting to the existing Cross Prairie Parkway in the Tohoqua neighborhood. The project is fully funded for design and construction. As a design-build project, it is anticipated to be complete and open to drivers by summer 2028.

Read More: https://www.clickorlando.com/news/local/2026/10/12/dollar36-million-cross-prairie-parkway-connector-to-create-critical-link-in-southern-osceola-county/



Atlantic Housing buys multifamily site in Tohoqua

By: Laura Kinsler | September 10, 2026 | GrowthSpotter

Winter Park-based Atlantic Housing Partners is doubling down on St. Cloud, paying $10.7 million for a multifamily site in the Tohoqua master-planned community on Cross Prairie Parkway.

Spanning 785 acres, Tohoqua is one of a half-dozen master-planned communities making up Osceola County's East of Toho Mixed-Use District. It was envisioned as a true mixed-use community with entitlements for over 2,200 single-family homes, 1,000 apartments, a 200-room hotel and nearly 500,000 square feet of commercial and office space. The concept plan also calls for a K-8 school and a high school. The School District of Osceola County has purchased both school sites but hasn't commenced construction on either campus.

Read More: https://www.growthspotter.com/2026/09/10/atlantic-housing-buys-multifamily-site-in-tohoqua/