Shingle Creek Pastures

18-acre industrial development opportunity

0 Old Tampa Hwy
Kissimmee, FL 34746

PARCEL ID

30-25-29-00U0-0080-0000

PROPERTY INQUIRIES

Richard V. Flaum

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An expanding industrial corridor

An industrial address

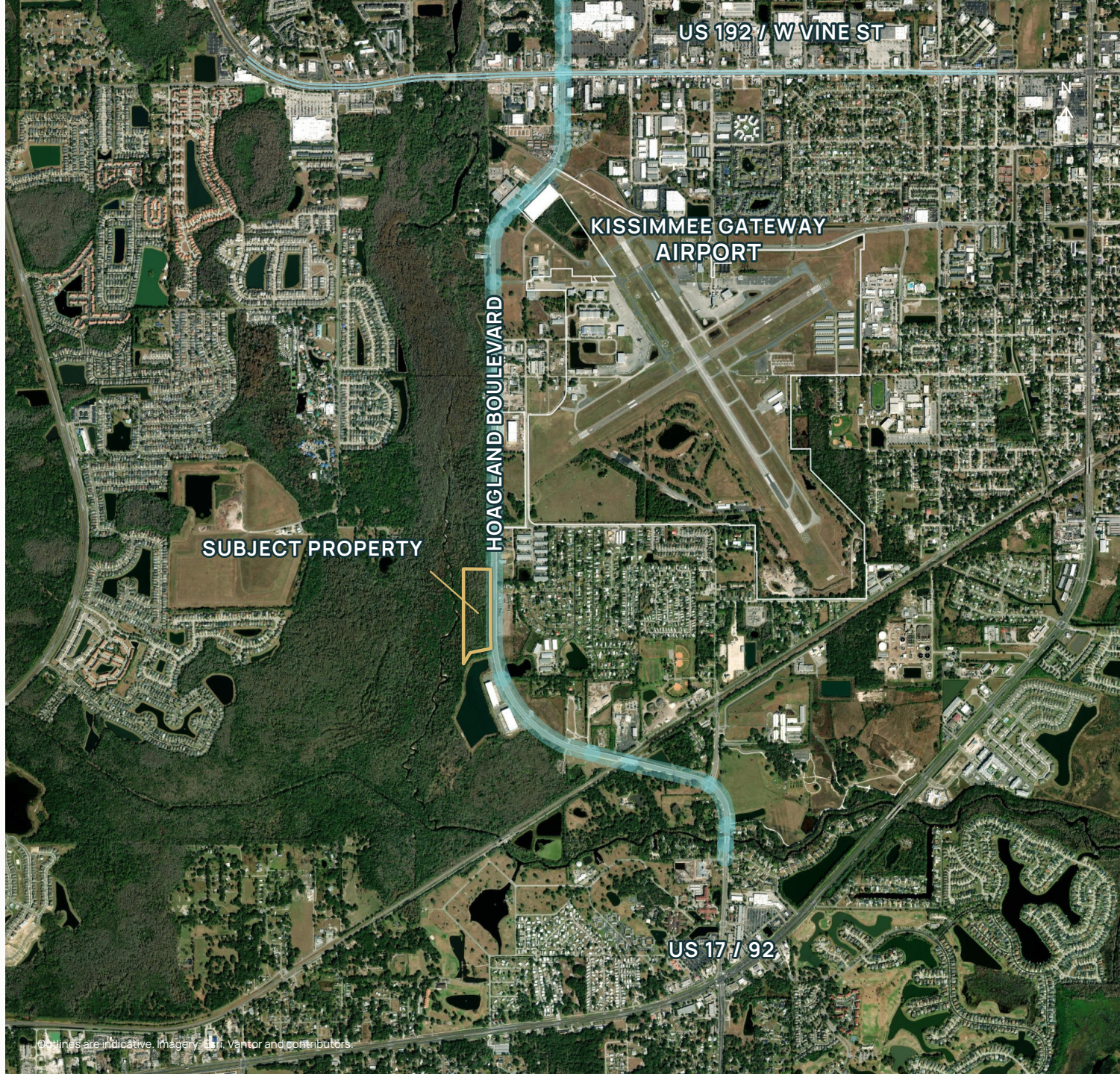
Immediately north of Osceola Commerce Center and near Kissimmee Gateway Airport, the site sits within the Hoagland industrial corridor.

Frontage and connectivity

Approximately 1,567 feet of boulevard frontage gives the site a substantial road presence. Hoagland connects north to US 192 and south to US 17/92.

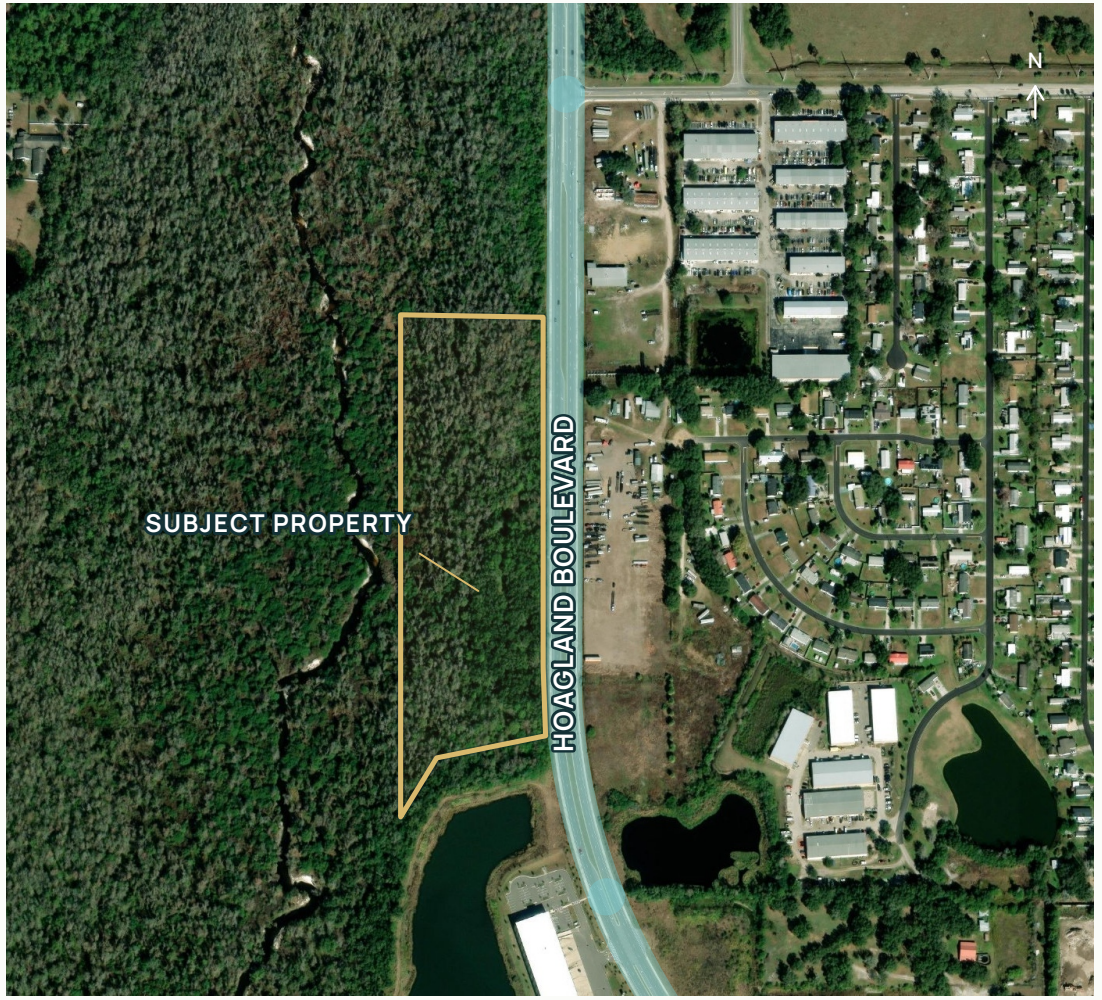
Room for multiple formats

18 acres and industrial zoning provide a basis to evaluate warehouse, distribution, manufacturing and small-bay industrial programs.



Property details

Location	Kissimmee, Florida
Total area	Approximately 18 acres
Frontage	Approximately 1,567 feet
Depth	Approximately 475 feet
Utilities	Water and sewer connection adjacent on Hoagland Boulevard
Zoning / Future Land Use	**Industrial General** Potential uses • Warehousing and storage • Light / medium manufacturing • Wholesale trade • Office / business services • Intensive services and storage yards

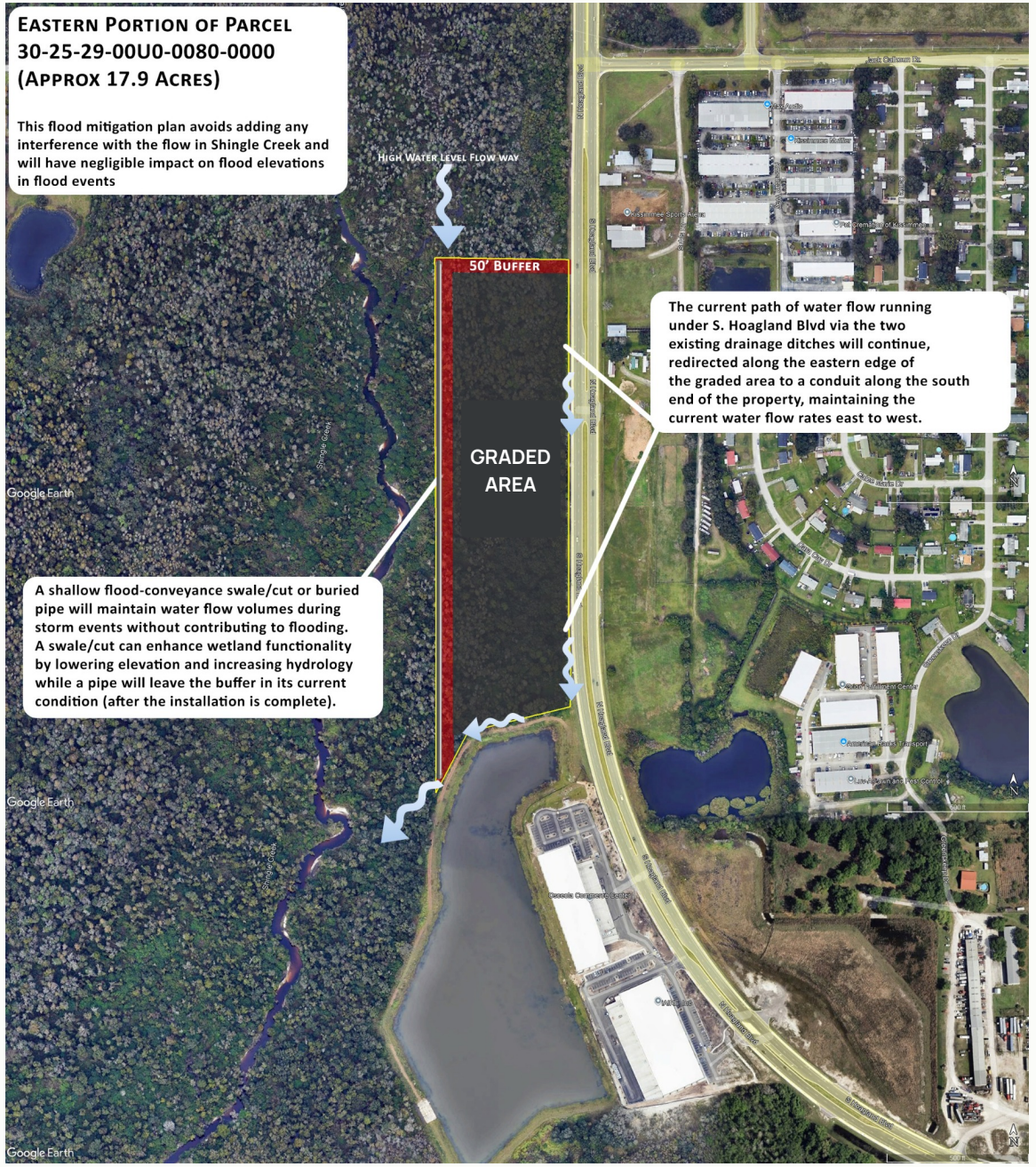


Imagery: Esri, Vantor and contributors.

Flood and Wetland Mitigation

Flood mitigation is achieved on Shingle Creek Pastures through the FEMA-compliant grading plan shown.

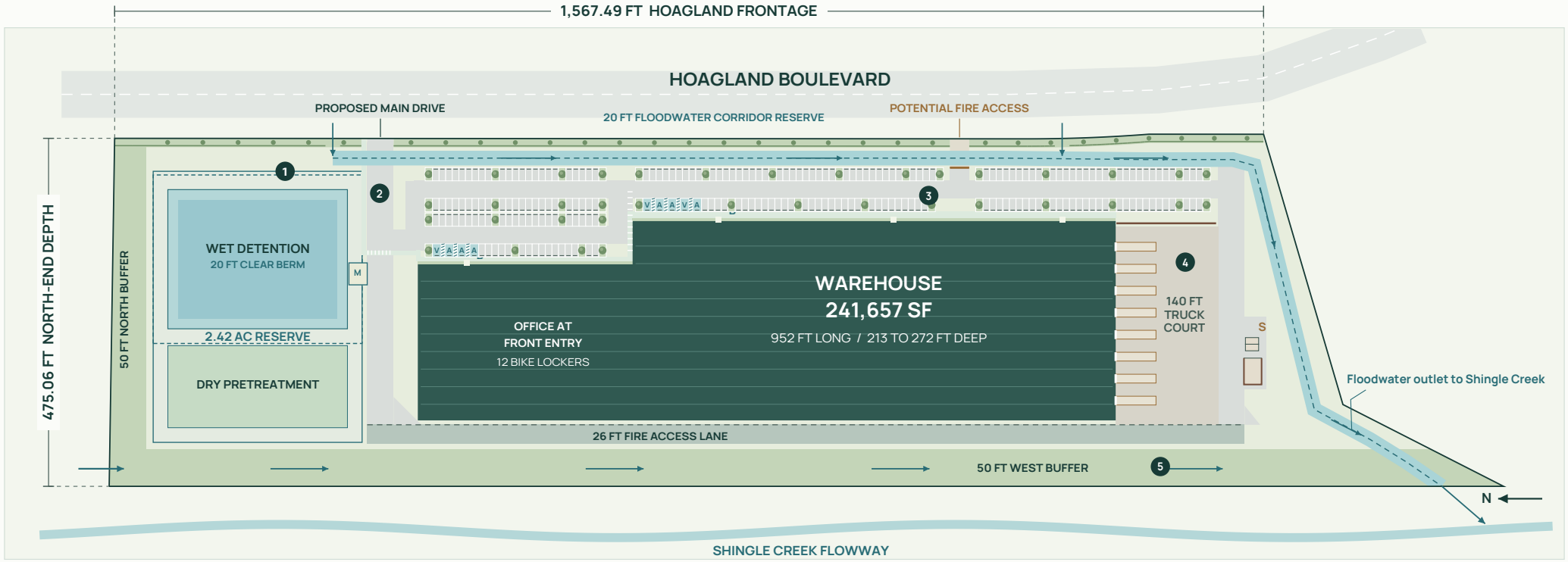
- A flood conveyance swale/cut running north-south along the western edge of the property maintains water flow without contributing to flooding.
- The current flow running under Hoagland Blvd via two existing drainage ditches will continue, redirected along the eastern edge of the property.
- Any required wetland mitigation will be provided by the adjacent Shingle Creek Mitigation Bank.



Source: Engineer-provided grading and flood-mitigation plan.

Single-Building Warehouse - 241,657 SF

Conceptual site plan; all specifications adhere to Kissimmee Land Development Code



0 100 200 FT

Building · Drive / parking · Loading court · Buffers / planting · Floodwater corridor · Accessible walk · Screen location

A Accessible V Van accessible B Covered bike parking M Pond maintenance access S Screened refuse

1 Stormwater

2.42 AC reserve. Estimated storage is 0.78 AC-FT dry and 3.38 AC-FT wet. 20 FT pond berm and 30 FT maintenance access.

2 Access and fire lane

36 FT main drive. About 125 FT of on-site throat. 12 FT frontage planting strip. 26 FT fire lane clear of loading.

3 Parking

225 car spaces, including 9 accessible. 25 covered bike spaces, including 12 lockers. 9 x 18 FT standard stalls and 24 FT two-way aisles.

4 Truck loading

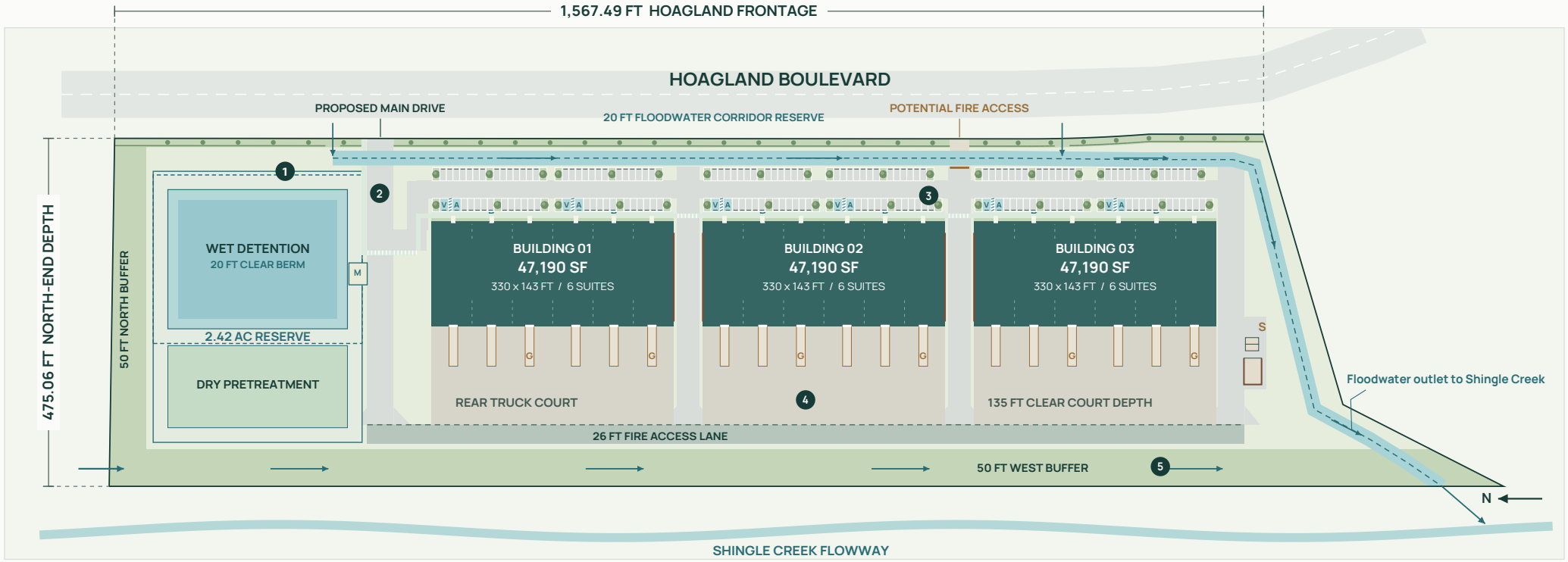
8 docks with a 140 FT court. 12 x 55 FT loading spaces and 14 FT minimum vertical clearance.

5 Floodplain mitigation

50 FT north and west buffers. Both roadside ditch inflows route south, then west to Shingle Creek. Keep the outlet corridor open.

Small-Bay Industrial Park - 141,570 SF

Conceptual site plan; all specifications adhere to Kissimmee Land Development Code



1 Stormwater

2.42 AC reserve. Estimated storage is 0.78 AC-FT dry and 3.38 AC-FT wet. 20 FT pond berm and 30 FT maintenance access.

2 Access and fire lane

36 FT main drive. About 125 FT of on-site throat. 12 FT frontage planting strip. 26 FT fire lane clear of loading.

3 Parking

157 car spaces, including 12 accessible. 18 covered bike spaces, including 4 lockers. 9 x 18 FT standard stalls and 24 FT two-way aisles.

4 Truck loading

12 docks and 6 drive-ins with 135 FT courts. 12 x 55 FT loading spaces and 14 FT minimum vertical clearance.

5 Floodplain mitigation

50 FT north and west buffers. Both roadside ditch inflows route south, then west to Shingle Creek. Keep the outlet corridor open.

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Diligence materials available upon request

SHINGLE CREEK PASTURES

Offered for sale by owner

or

build-to-suit by co-owner Stein Investment Group

STEIN INVESTMENT GROUP