

# COMMERCIAL DEVELOPMENT OPPORTUNITY

## 0 BASS ROAD

KISSIMMEE, FL 34746



### LISTING INFORMATION

<b>LOT SIZE:</b>	.99 Acres
<b>ZONING:</b>	T5 - U ( <a href="#">View Permitted Uses</a> )
<b>PERMITTED USE:</b>	Among Others: Bar, Big Box Retail, Convenience Retail with Fuel Pumps, Daycare, Entertainment Complexes, Hotel, Restaurant with Drive-Thru, Residential Over Commercial, Light Manufacturing/Distribution, Service Stations, Self Storage, Vehicle Repair
<b>PARCEL ID:</b>	19-25-29-00U0-0191-0000
<b>UTILITIES:</b>	Electric: Kissimmee Utility Authority Gas: TECO Water: Toho Water Authority
<b>COMMENTS:</b>	Connectivity possible from Bass Road

### LOCATION

The property is strategically located along Bass Road in Kissimmee, FL 34746, offering exceptional connectivity to several major thoroughfares in the Central Florida region. Just a minute from U.S. Highway 192 (W-192), the site provides direct access to one of the area's most active tourist and commercial corridors. In addition, it benefits from proximity to major regional arteries including Florida's Turnpike, State Road 417 (Central Florida GreeneWay), and Interstate 4—facilitating seamless access to Orlando, the theme parks, Orlando International Airport, and the broader Central Florida market. This central positioning makes the site highly accessible to both local and visiting populations, enhancing its appeal for a wide range of development uses.

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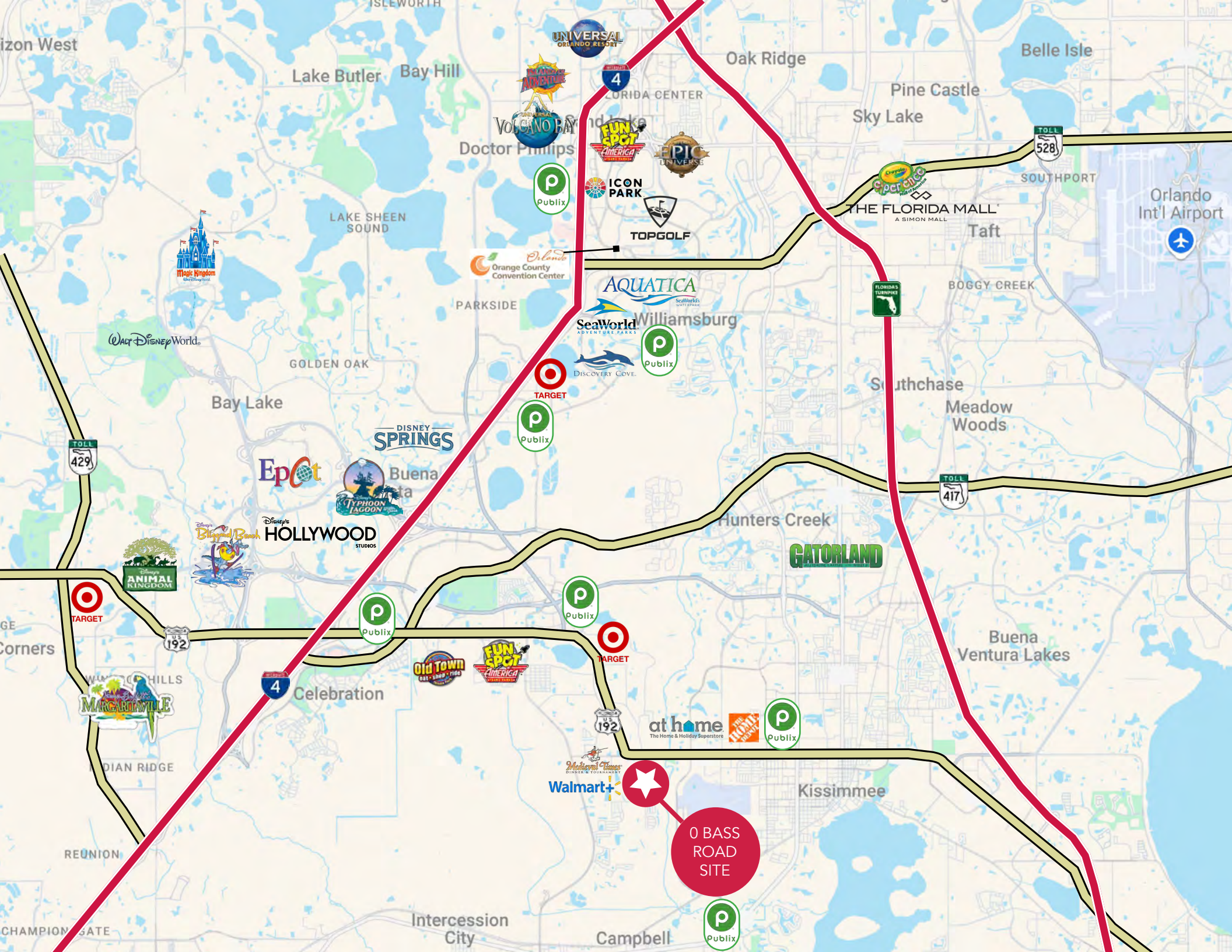


Located in the path of continued growth, this  $\pm 0.99$ -acre parcel offers flexible development potential just minutes from one of Central Florida's most active commercial corridors.

While set slightly off U.S. Highway 192, the site maintains strong regional connectivity to major thoroughfares like Florida's Turnpike, SR 417, and I-4—supporting a wide range of uses that benefit from proximity to both dense residential neighborhoods and year-round visitor traffic. The surrounding area has seen sustained public and private investment, fueling demand for new retail, medical, and service-based development.

Central Florida's population growth—driven by over 1,500 new residents weekly—and Orlando's status as one of the most visited metro areas in the U.S. continue to create upward pressure on land values. Well-located, buildable sites remain scarce. This property represents a strategic opportunity to establish a presence in one of the region's most resilient and expanding submarkets.





0 BASS  
ROAD  
SITE

*For more information, please contact one of the following individuals:*

## CONTACT

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