

Casa Bella Development

Kissimmee, FL

40 +/- Acres

*Owner
Financing
Available*

Land · Commercial · Conservation · Land Management
5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813
Phone: 863-648-1528 · Toll Free: 1-877-518 LAND
www.saundersrealestate.com



**COLDWELL
BANKER
COMMERCIAL**

**SAUNDERS
REALESTATE**

Casa Bella · Kissimmee, FL

Casa Bella Development site is located near Kissimmee and is contiguous to Poinciana with paved road frontage on Ham Brown Road.

All engineering and development fees have been paid and can be completed in 90 days. This is an excellent opportunity with great potential due to the location!

Price: \$600,000

Owner Financing Available

Acreage: 40 +/- acres

Fully entitled and ready to build

Lots: 50' x 120' lots

Depending upon the layout/builder's design, there can be between 73-100 lots
Possible dual or single entrance

Address: Ham Brown Road
Kissimmee, FL

Frontage: Approximately 1,200 ft. on Ham Brown Rd

Land Use: Low Density Residential; Planned Development

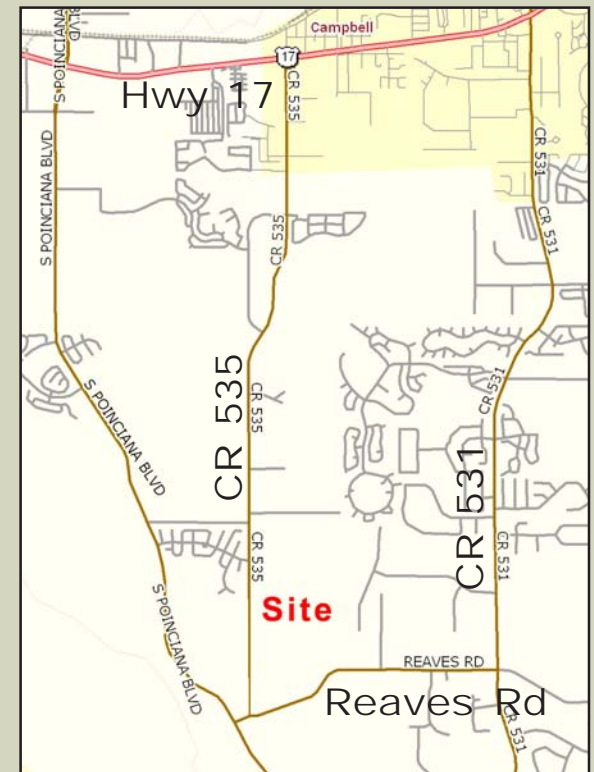
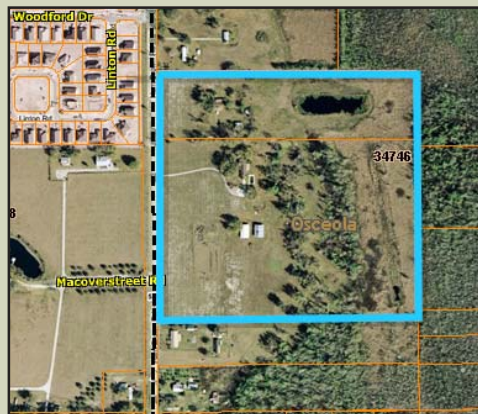
Parcel #: 24-26-28-0000-0015-0000

Utilities: City water and sewer

Uplands: 26 +/- acres uplands; 13.66 +/- acres wetlands

Natural Water: Small pond located at back of property

Misc: 90 days for land work and lots to be completed.
Minimum 1,700 SF homes in this development



Driving Directions:

- From Hwy 17 take a right (south) onto CR 535 or Ham Brown Road
- Property approximately 4 miles south (east) on left side of road just past Doral Pointe subdivision.



www.saundersrealestate.com 863-648-1528

While every attempt is made to provide as accurate information on this property offering as possible, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy thereof. Buyer shall rely entirely on their own information and inspection of property and records. © Copyright Coldwell Banker Commercial Saunders Real Estate, All Rights Reserved. Worldwide: All content inclusive of text, graphics, images, and logos is the property of CBCSRE. You may not copy this material by any means (including electronic copies), reproduce, duplicate, scan, modify, publish, transfer, use on your own web site, distribute, or create a derivative work without receiving written permission from CBCSRE.

© 2009 Coldwell Real Estate Corporation. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned And Operated.

111309A-JE/DS