



Ham Brown Road Development Acreage

3021 & 3031 Ham Brown Road, Kissimmee, Florida 34746

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Ham Brown Rd

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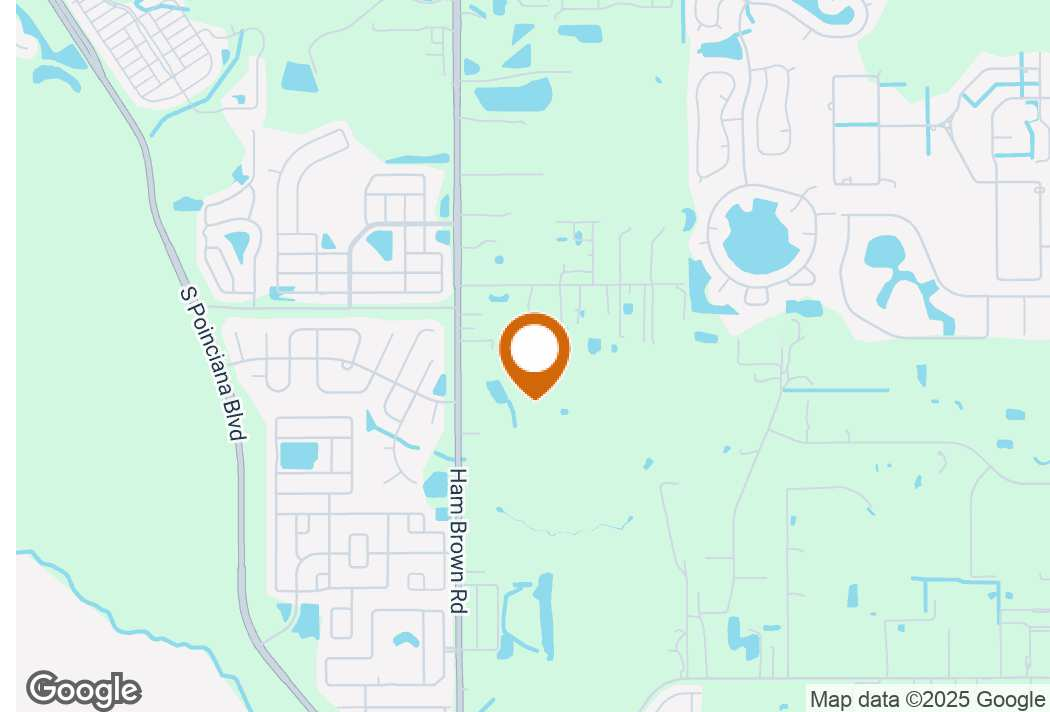


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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,250,000
Lot Size:	12.39 Acres
Price / Acre:	\$343,019
City:	Kissimmee
County:	Osceola
State:	Florida
Road Frontage:	450 ± FT (Ham Brown Rd)
Uplands/Wetlands	10.72 AC / 1.67 AC
PIN's:	24-26-28-0000-0018-0000 & 24-26-28-0000-0028-0000
Property Type	Development Land

Property Overview

Discover an exceptional investment opportunity in the thriving Kissimmee area. This property presents a rare 12.39± acre development opportunity in one of Central Florida's most active development corridors. The property offers approximately 450± feet of frontage along Ham Brown Road, providing strong visibility and direct access well suited for a range of development concepts.

The site benefits from convenient access to major transportation routes, including US Highway 192, Osceola Parkway, the Florida Turnpike, and Interstate 4, allowing for efficient connectivity throughout the Orlando metropolitan area. Located minutes from Walt Disney World, major resort destinations, and established residential communities, the property is well positioned to capture demand driven by tourism, population growth, and local employment centers. With commercial, residential, or mixed-use potential, this offering provides flexibility for developers seeking a strategic location near Orlando's most recognized attractions and infrastructure.

Property Highlights

- Water and Sewer available
- Easy access to major roadways
- Versatile development opportunities
- Commercial, residential, or mixed-use potential

Walt Disney World Resort
(30 ± Minutes)

LOCATION SUMMARY



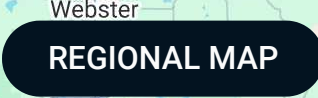
Location Description

The property is well positioned within the heart of Central Florida, offering convenient drive times to the region's most prominent destinations. The property is approximately 5 minutes from US Highway 17, providing access to a dense mix of retail, dining, and hospitality uses. Osceola Parkway is roughly a 25-minute drive, offering a direct connection to Interstate 4 and the broader Orlando metro.

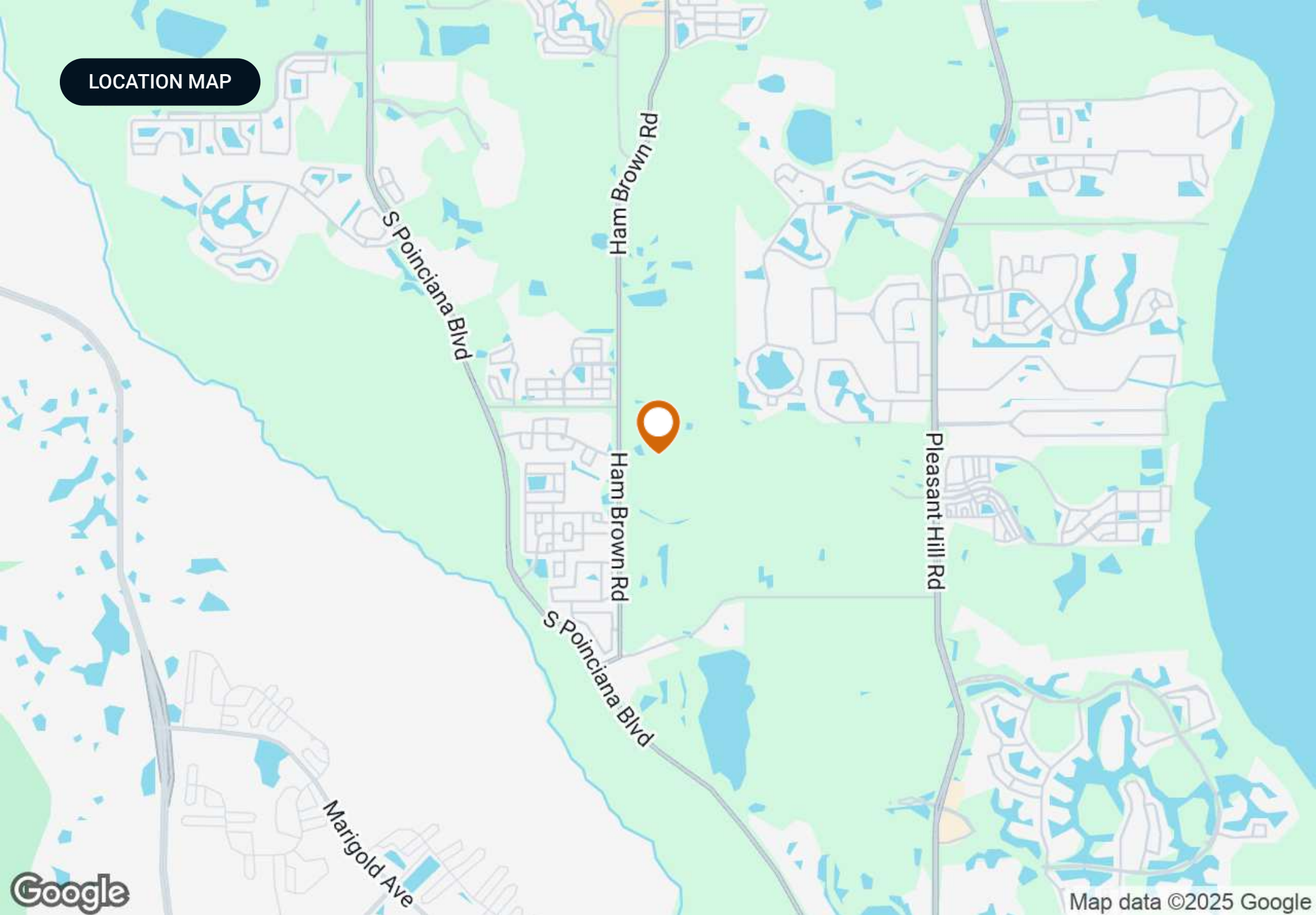
Walt Disney World is approximately 30 minutes away, while Downtown Kissimmee can be reached in about 15 minutes. Orlando International Airport is within a 45-minute drive, supporting both regional and national connectivity. The site's proximity to major roadways and internationally recognized attractions places it in a prime location for development within one of Florida's fastest-growing markets.

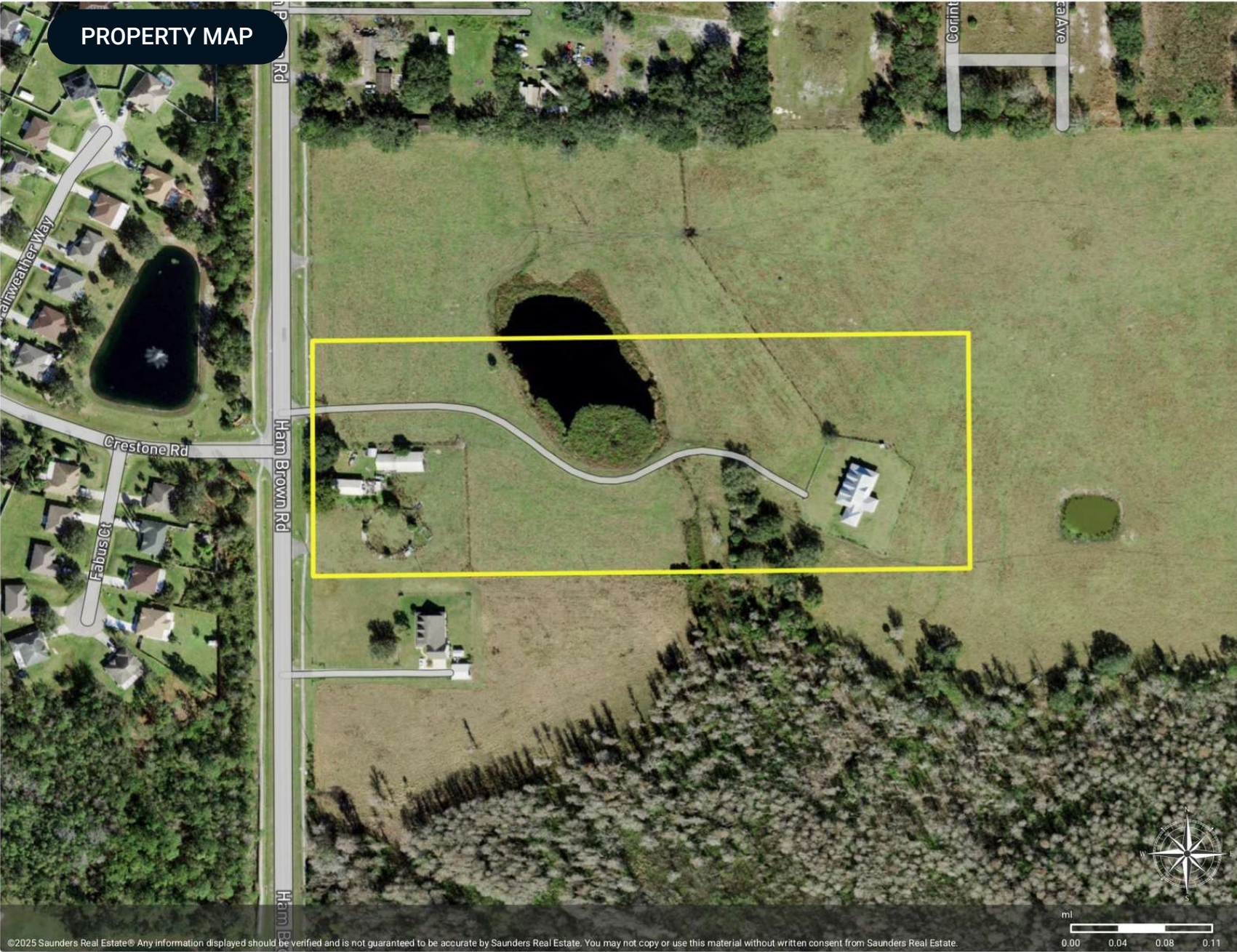
Downtown Orlando
(45 ± Minutes)





LOCATION MAP





PROPERTY MAP

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Ham Brown Road Acreage

 Polygon



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Wetlands 2023

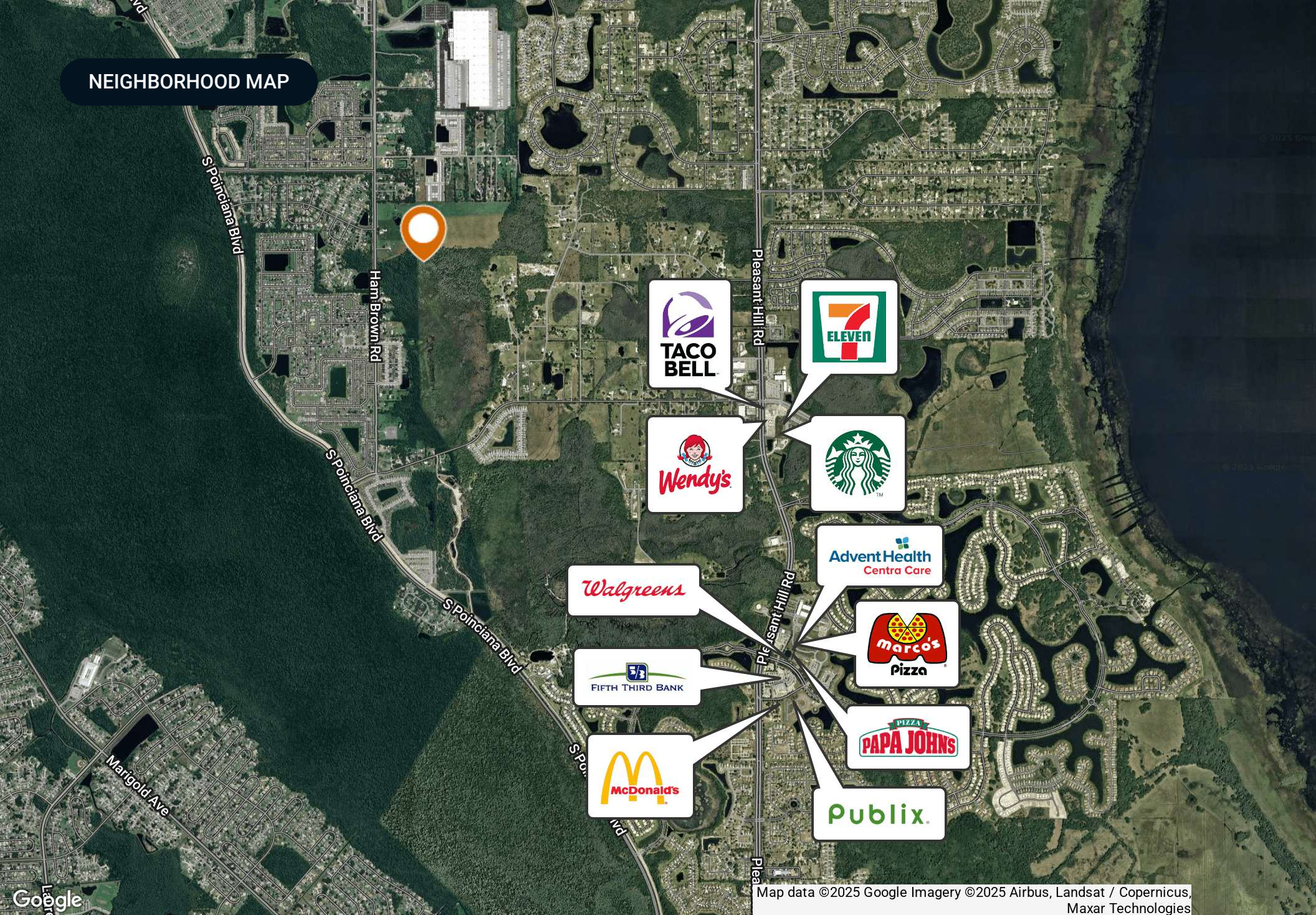
- Polygon
- Wetlands 2023: Wetland Coniferous Forests
- Wetlands 2023: Reservoirs

CODE	DESCRIPTION	ACRES
5300	Reservoirs	1.13
6200	Wetland Coniferous Forests	0.54
TOTAL UPLAND		10.72
TOTAL WETLAND		1.67
TOTAL		12.39



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NEIGHBORHOOD MAP





MARKET AREA MAP



Google

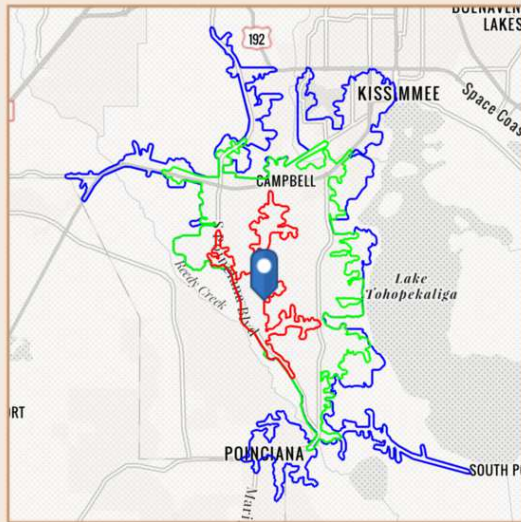
Map data
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DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

3031 Ham Brown Rd, Kissimmee, Florida, 34746

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Osceola County	CBSAs Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.94%	5.27%	5.18%	5.32%	5.07%	4.69%	5.39%
5 - 9	6.33%	5.78%	5.68%	5.73%	5.43%	5.03%	5.75%
10 - 14	7.28%	6.50%	6.29%	6.32%	5.87%	5.34%	5.98%
15 - 19	7.71%	6.89%	6.72%	6.72%	6.71%	5.84%	6.47%
20 - 34	21.92%	20.57%	20.73%	21.39%	21.69%	18.43%	20.33%
35 - 54	28.13%	26.37%	25.99%	27.04%	26.35%	24.41%	25.20%
55 - 74	17.86%	21.60%	22.00%	21.17%	21.48%	25.55%	22.82%
75+	4.82%	7.04%	7.42%	6.33%	7.40%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	4.9%	5.2%	6.3%	5.3%	6.9%	8.0%	8.3%
\$15,000-\$24,999	4.1%	4.4%	4.7%	5.9%	5.4%	5.8%	5.9%
\$25,000-\$34,999	1.4%	4.7%	6.2%	6.1%	6.2%	6.7%	6.3%
\$35,000-\$49,999	9.5%	11.6%	11.8%	9.9%	9.7%	10.5%	9.8%
\$50,000-\$74,999	13.9%	17.6%	18.5%	18.4%	17.0%	16.9%	15.6%
\$75,000-\$99,999	14.1%	16.4%	15.8%	16.8%	13.4%	12.9%	12.5%
\$100,000-\$149,999	35.8%	22.7%	20.6%	19.4%	19.9%	18.4%	17.8%
\$150,000-\$199,999	10.0%	9.0%	8.1%	10.7%	9.6%	8.7%	9.8%
\$200,000+	6.4%	8.2%	8.1%	7.4%	11.7%	12.1%	14.0%
KEY FACTS							
Population	7,612	40,433	72,927	475,017	2,932,740	23,027,836	339,887,819
Daytime Population	4,997	31,733	64,765	413,887	2,983,283	22,846,618	338,218,372
Employees	3,348	18,473	32,822	219,236	1,520,600	10,832,721	167,630,539
Households	2,027	12,201	22,901	157,424	1,088,691	9,263,074	132,422,916
Average HH Size	3.75	3.31	3.17	3.00	2.65	2.43	2.50
Median Age	35.6	39.0	39.3	38.3	38.8	43.6	39.6
HOUSING FACTS							
Median Home Value	351,045	369,422	380,574	398,380	426,496	416,969	370,578
Owner Occupied %	86.3%	81.0%	74.4%	65.7%	61.7%	67.2%	64.2%
Renter Occupied %	13.7%	19.0%	25.6%	34.3%	38.3%	32.8%	35.8%
Total Housing Units	2,201	13,645	26,006	187,118	1,194,509	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$101,934	\$82,976	\$78,030	\$79,923	\$82,265	\$78,205	\$81,624
Per Capita Income	\$29,189	\$31,574	\$31,693	\$33,227	\$41,326	\$44,891	\$45,360
Median Net Worth	\$315,083	\$289,199	\$251,945	\$206,287	\$208,581	\$253,219	\$228,144



Osceola County

FLORIDA



Founded	1887	Density	284.2 (2019)
County Seat	Kissimmee	Population	436,336 (2023)
Area	1,322 sq mi	Website	www.osceola.org

Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.

As one of the fastest-growing counties in Florida, Osceola is a hot market for residential development and is also one of the main tourist corridors in Central Florida. Osceola County is also home to Celebration, a planned community near Disney World.

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Dusty Calderon

Senior Advisor

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Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

Dusty remains well in tune with most diverse properties and land use types. While his main market is in the Southeast US, Dusty has brokered valuable properties as far west as Oklahoma & New Mexico and has helped ranchers as far away as South America to transact properties and cattle in Brazil and throughout the US.

As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.

Dusty has been able to build many solid lasting relationships and friendships with highly successful clients. Several of these repeat buyers and sellers are heavy hitters in the national and international real estate markets.



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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