



**BLACKFIN
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NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
Outparcels Available

DEVELOPMENT OPPOTUNITY

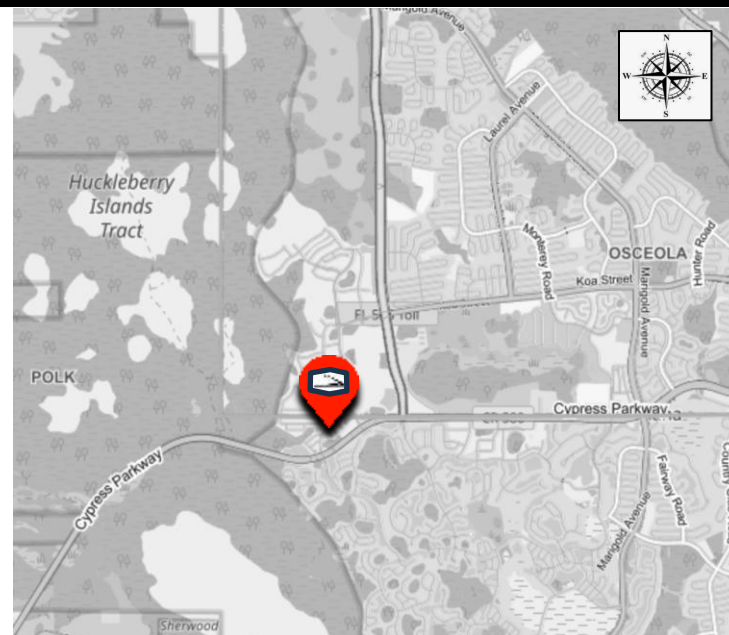
NWC Cypress Parkway & Watermark Boulevard
Kissimmee, Florida | Polk County
±6.64 Acres | Outparcels Available

Blackfin Partners is pleased to present a premier commercial development opportunity at the northwest corner of Cypress Parkway and Watermark Boulevard in one of Central Florida's fastest-growing residential corridors.

Strategically positioned within the Orlando Metropolitan Statistical Area, the property sits at the primary entrance to Westview, one of the region's largest master-planned growth corridors and is surrounded by thousands of existing and planned homes, expanding healthcare infrastructure, new schools, and significant retail demand.

With exceptional frontage, planned signalized access, increasing traffic volumes, and a rapidly expanding consumer base, the property offers an outstanding opportunity for retail, restaurant, medical office, service commercial, and mixed-use development.

SITE MAP



MAJOR EMPLOYERS NEARBY



Walmart



LOWE'S

SOLIVITA



DEMOGRAPHICS

Radius:	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>	<u>10 Min DT</u>
Population:	1,865	33,332	81,006	53,191
Households:	775	12,339	27,214	17,651
Avg. HH Income:	\$120,111	\$100,924	\$98,470	\$96,231
Persons per Household:	2.40	2.70	3.00	3.00
Bachelor's or Higher:	43.6%	27.6%	23.6%	20.5%

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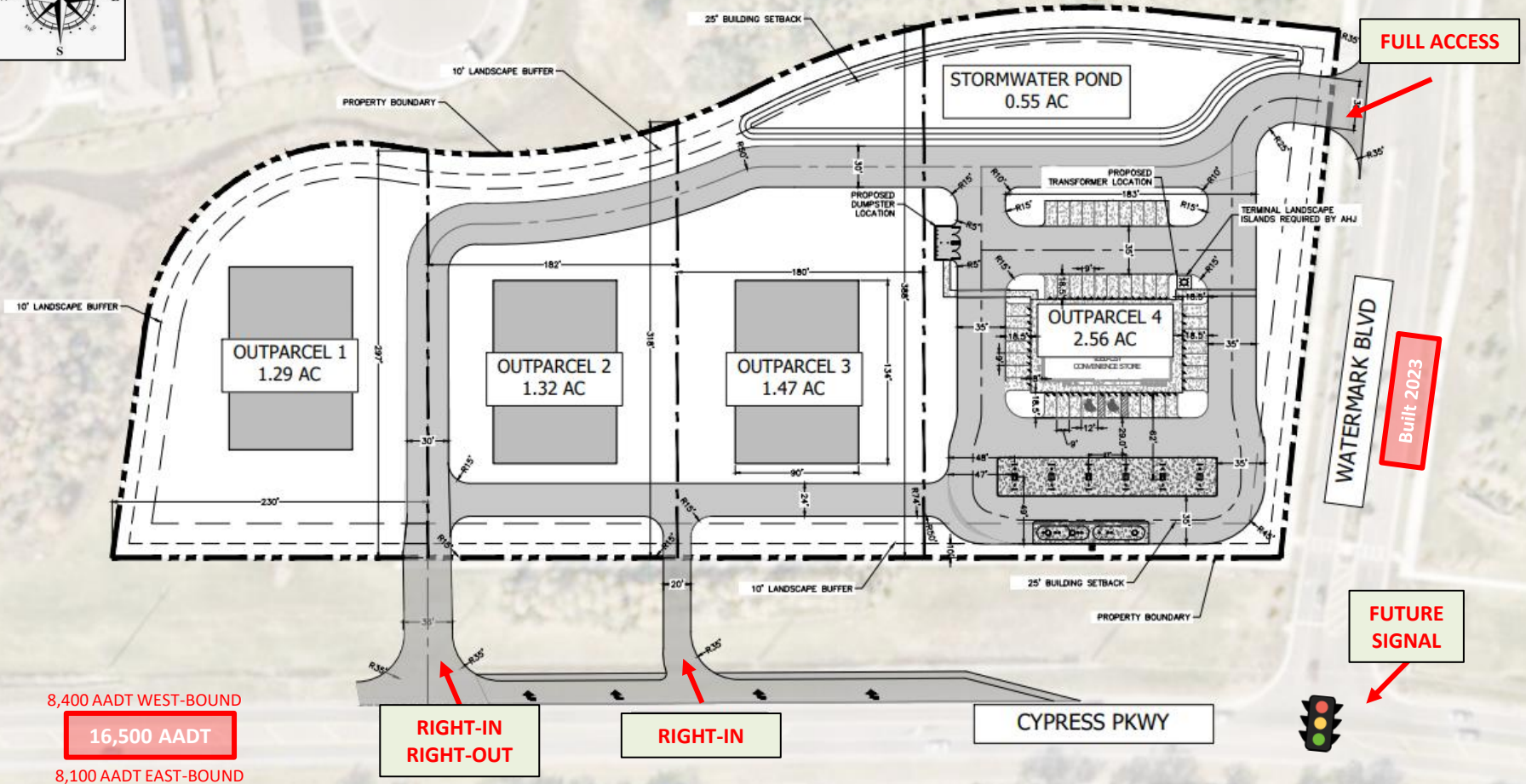
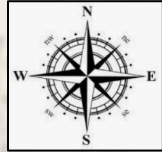
NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
Property Overview





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NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
Overall Site Plan





NWC Cypress Parkway & Watermark Blvd

Kissimmee FL, Polk County

Trade Area Overview





NWC Cypress Parkway & Watermark Blvd

Kissimmee FL, Polk County

Trade Area Overview





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NWC Cypress Parkway & Watermark Blvd Kissimmee FL, Polk County Growth Map

WESTVIEW BY TAYLOR MORRISON

- 6,000+ TOTAL HOMES ONCE COMPLETED IN 2030-2032
- 2,549-ACRES
- POD A COMPLETED
- POD B UNDER CONSTRUCTION
- POD C IN DESIGN PHASE
- K-8 SCHOOL & HIGH SCHOOL PLANNED
- PLANNED GROCERY ANCHORED SHOPPING CENTER WITH ANCILLARY FUEL & ONE COMMERCIAL OP

LAKE MARION CREEK WILDLIFE MANAGEMENT AREA
8,000-ACRES PROTECTED LANDS

CYPRESS LANDING

587 HOMES ON 187-ACRES IN PERMITTING

PARCEL 23

- PROPOSED COMMERCIAL/MULTIFAMILY





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NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
North Ariel



TOWNHOMES AT WESTVIEW
510 TOWNHOMES

WESTVIEW
6,000+ TOTAL HOMES ONCE COMPLETED

RI/RO

RI-ONLY

SOLIVITA
5,900 HOMES
4,300-ACRES

FULL

**FUTURE
SIGNAL**

WATERMARK BLVD
BUILT 2023

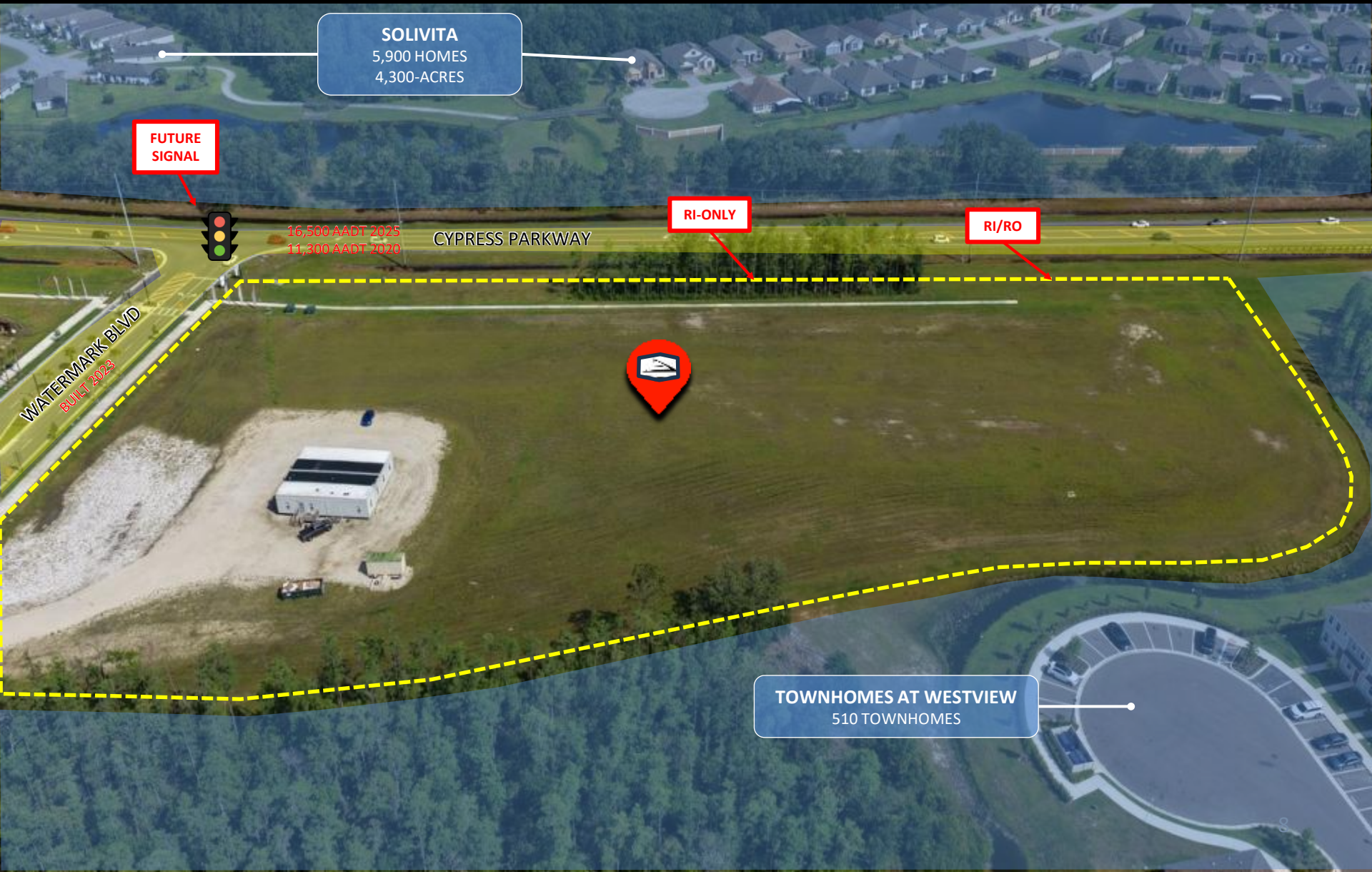
CYPRESS PARKWAY

16,500 AADT 2025
11,800 AADT 2020



**BLACKFIN
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NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
South Ariel



SOLIVITA
5,900 HOMES
4,300-ACRES

**FUTURE
SIGNAL**

16,500 AADT 2025
11,300 AADT 2020

CYPRESS PARKWAY

RI-ONLY

RI/RO

WATERMARK BLVD
BUILT 2023

TOWNHOMES AT WESTVIEW
510 TOWNHOMES



**BLACKFIN
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NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
East Ariel





**BLACKFIN
PARTNERS**

NWC Cypress Parkway & Watermark Blvd
Kissimmee FL, Polk County
West Ariel

SOLIVITA
5,900 HOMES
4,300-ACRES

WESTVIEW
6,000+ TOTAL HOMES ONCE COMPLETED

TOWNHOMES AT WESTVIEW
510 TOWNHOMES

LASSITER WAY

RI/RO

RI-ONLY

CYPRESS PARKWAY
16,500 AADT 2025
11,300 AADT 2020

**FUTURE
SIGNAL**



WATERMARK BLVD
BUILT 2023

FULL