

# FLYING S RANCH & AIRPARK

## RESIDENTIAL DEVELOPMENT WITH AIRPARK

*KENANSVILLE, FL | OSCEOLA COUNTY*

381.5 ± ACRES TOTAL





## Flying S Ranch is a Centrally Located Proposed Rural Airpark & Equestrian Community

The Only Proposed Development of its Type In Florida!

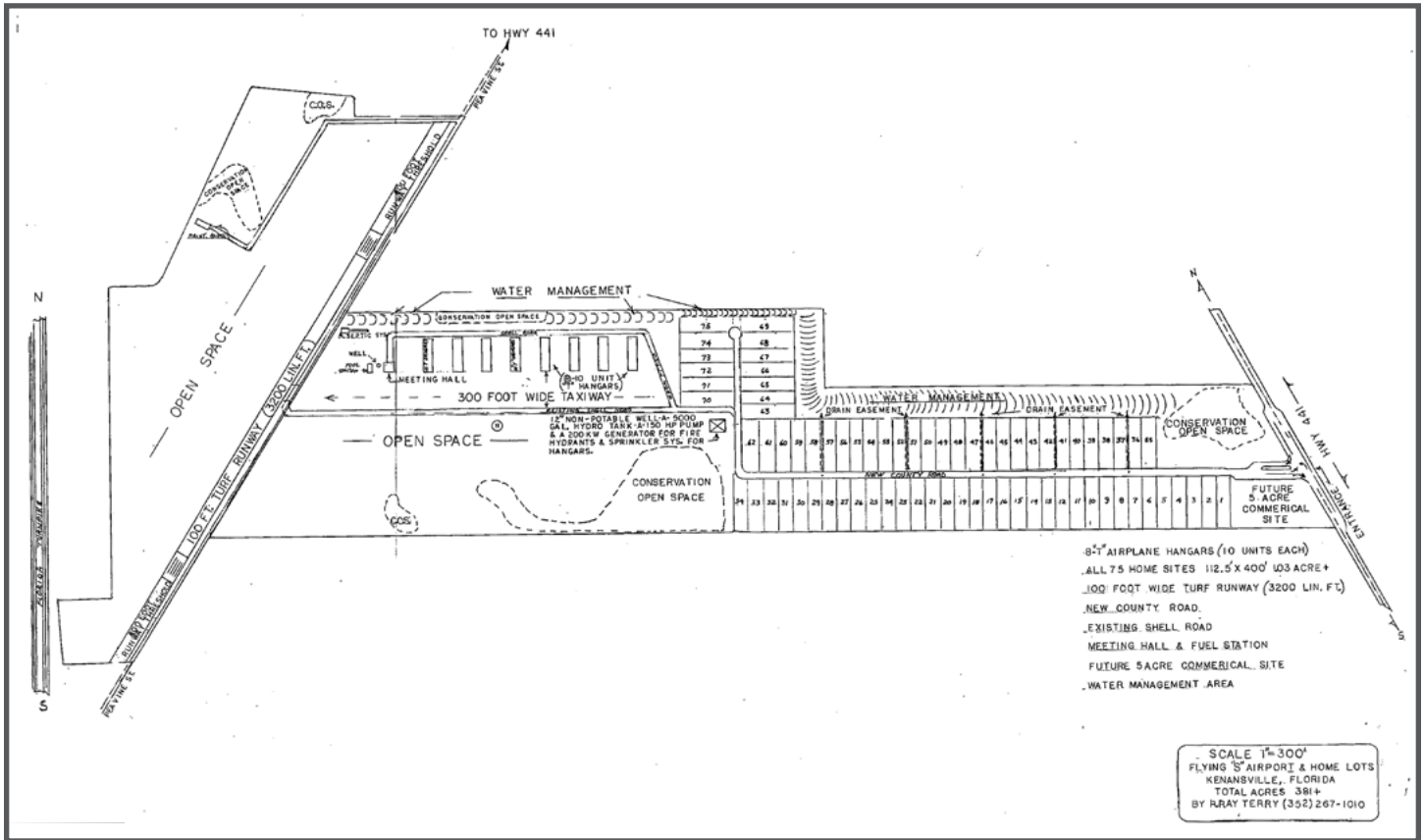
- **Prime fly-in development** location with short flight times to Vero Beach (10 minutes), Kissimmee/Orlando (10 minutes), Melbourne (15 minutes), and Miami (45 minutes).
- **Close proximity to** FlightSafety International's Vero Beach Learning Center and the Piper Aircraft manufacturing facility.
- **Existing FAA and FDOT approved** 100 ± ft wide, 3,200 ± ft length turf runway, a highly desirable airstrip for the rapidly growing sport aviation community.
- **Extensive runway drainage** systems allow for takeoff and landing in rain.
- **Designated** as a private airport.
- **On the Miami sectional** as Flying "S" Ranch.

**Proposed Airpark Residential Community with Private Hangers**

**Proposed Meeting Hall, Equestrian Olympic Events Area, Recreation, Lake & Bridle Paths**

**Flexible Entitlements Allow Either Hybrid Airpark/Equestrian Development or an Exclusively Aviation Development**

# PROPOSED PLAT



## SPECIFICATIONS & FEATURES

**Acreage:** 381.5 ± acres

**Sale Price:** \$4,000,000

**Price per Acre:** \$10,485

**Permitted Lots:** "Planned Residential Development" designation; proposes 75 single-family residential estate homes

**County:** Osceola

**Site Address:** 1470 Kenansville Road, Kenansville, FL 34739

**Nearest Intersection:** US 441 & CR 523 (South Canoe Creek Road)

**Road Frontage:**

1,250 ± ft on US 441 (entrance)

480 ± ft on Florida's Turnpike (visibility)

**Utilities & Water Source:** Private well, septic system

**FLU:** Rural/Agricultural

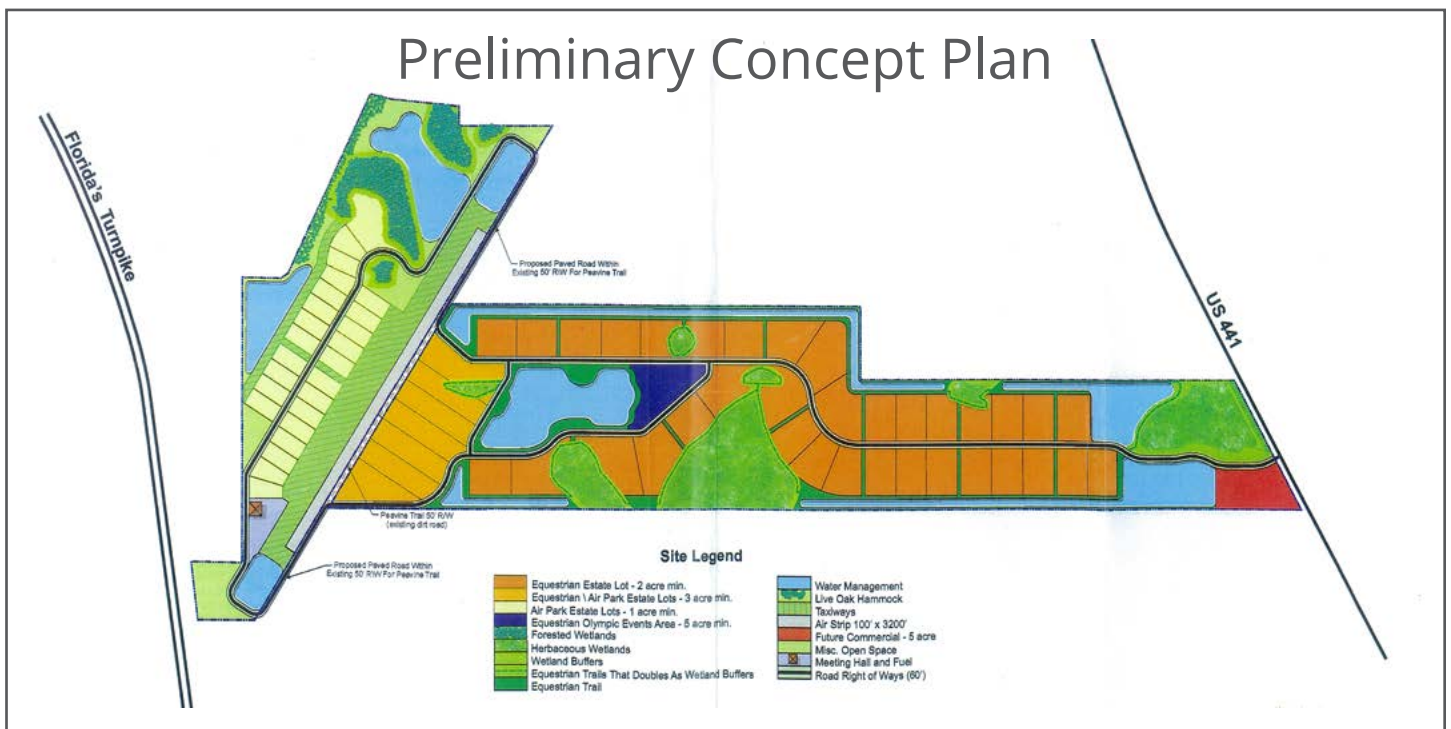
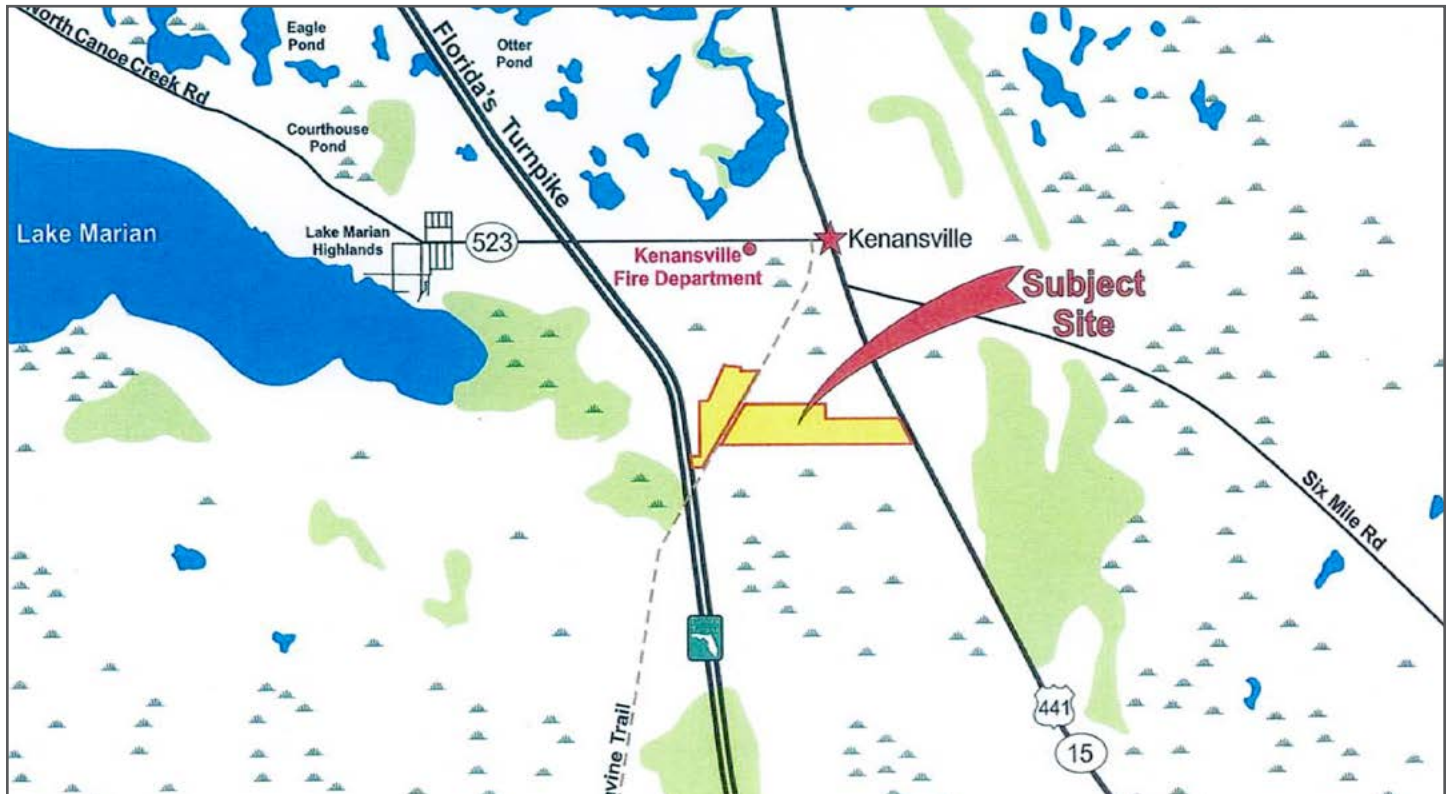
This unique concept for a rural airpark development will be designed for those seeking a rural retreat focused on access by air. Home designs will be varied, creating a neighborhood with semi-rural character. Private hangars and a 100 ± ft wide, 3,200 ± ft length FAA and FDOT approved turf runway only begin the amenities of this community concept.

**Zoning:** Planned Residential Development

**Uplands/Wetlands:** 353 ± acres uplands; 30.5 ± acres wetlands

**COA or HOA:** None current

- Homeowners association to be established with the Architectural Review Authority
- Will approve the design standards of the homes and accessory structures within the community
- Will enforce the covenants and deed restrictions regarding the use of personal aircraft and community taxiways



## Unique Rural Airpark Residential Community!

Proposed Detached Single-Family Residential Estate Homes & Meeting Hall

Existing 100 ± ft Wide, 3,200 ± ft of Turf Runway • 800 ± ft Runway Threshold

Proposed Private Hangars & On-Site Fuel Tank

## LOCATION & DRIVING DIRECTIONS

### Parcel IDs:

24-3-0-33-0-000-0050; 22-3-0-33-0-000-0011  
22-3-0-33-0-000-0010; 23-3-0-33-0-000-0017  
23-3-0-33-0-000-0030

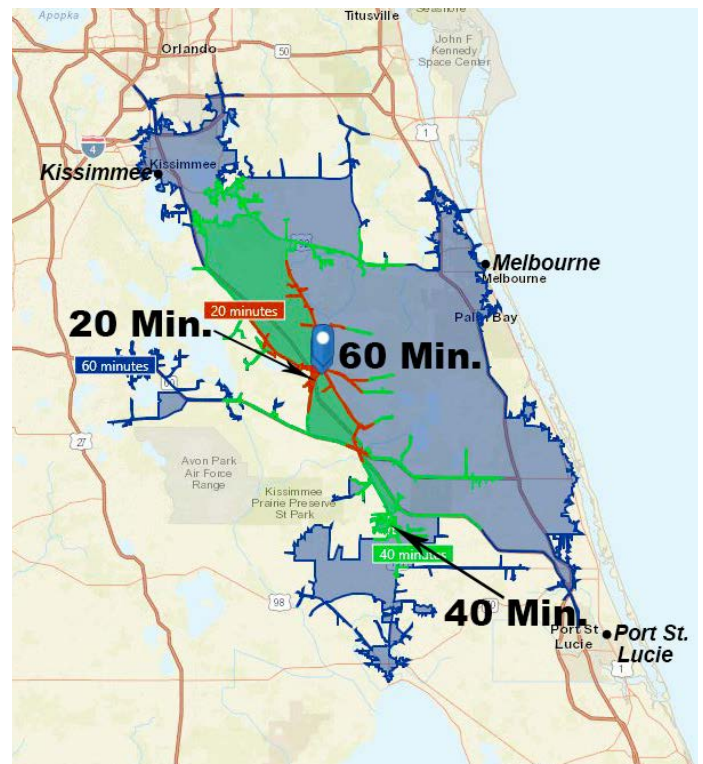
**GPS Location:** 27.856615, -80.978808  
(North Tip on US 441)

### Driving Directions:

- From Yeehaw Junction, take US 441 north about 12 miles.
- Property will be on the left.

**Showing Instructions:** Contact the listing agents to learn more or schedule a showing time.

Drive Times 20-40-60 Min.



- 10 ± Miles To Florida's Turnpike Exit
- 10 ± Miles to SR 60, a 4-Lane Coast-To-Coast Highway Connecting Vero Beach To Tampa
- 10 ± Miles To Yeehaw Junction (SR 60 & Florida's Turnpike)







114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**381.5 ± Acres • Proposed Rural Airpark Residential Community**  
Existing 100 ± ft Wide, 3,200 ± ft of Turf Runway • 800 ± ft Runway Threshold  
Proposed Private Hangars with Fuel Tank On-Site

## Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Airpark

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