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Osceola County

A FLORIDA COUNTY GUIDE · CENTRAL FLORIDA

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REGION

Central Florida

COMMUNITIES TO START WITH

**Kissimmee, St. Cloud,
Celebration**

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A rapidly developing corridor south of Orlando where tourism, new housing, logistics and large planned communities meet ranchland and lake country.

Osceola County sits south of Orlando and spans three different patterns: the tourism and resort corridor around west Kissimmee, established Kissimmee and St. Cloud neighborhoods, and large areas of new development, ranchland and conservation farther south and east. A mailing address alone does not explain the daily routine.

Tourism, healthcare, education, construction, logistics, government and technology-oriented development support the economy. I-4, Florida's Turnpike, SR 417, U.S. 192 and a growing network of east-west roads connect the county, but congestion and tolls can change the real cost of an Orlando-area commute.

Scout the west, center and east sides on separate drives. Test the actual work and school route, verify jurisdiction and planned construction, and compare insurance, drainage, flood information, association costs and access to hospitals and daily services for a real address.

Lifestyle: New growth · Airport access · Family communities

Osceola County by the numbers

Population Census estimate	427,415	At the last full count 2020 Census	388,656
Median age	37.1	Aged 65 and over	13.4%
Under 18	23.9%	Median household income	\$72,637
Median home value what owners estimate	\$353,300	Homeownership	65.3%
People per household	2.98	Average commute	35.2 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Kissimmee

Kissimmee is the county seat and primary urban center, with an older downtown, lakefront, established neighborhoods and extensive growth toward the attractions. Distinguish city, unincorporated and west-county addresses, then test U.S. 192, Osceola Parkway and Turnpike access.

St. Cloud

St. Cloud offers a historic lakefront city and substantial new growth to the south and east. Compare the established street grid with master-planned communities, and review east-west road capacity, schools, utilities and construction timing.

Celebration

Celebration is a master-planned community near I-4 and the Disney corridor with a recognizable town center and extensive association structure. Review association and district obligations, building maintenance, insurance, tourist-area traffic and the route to non-resort employment.

Checks before Osceola County becomes the answer

- ☐ **Identify the real Orlando corridor.** Map whether work points to Disney, the airport, Lake Nona, downtown Orlando, local Osceola centers or another destination before choosing a side of the county.
 - ☐ **Calculate tolls and congestion.** Drive I-4, the Turnpike, SR 417, U.S. 192 or Osceola Parkway at the needed hour and include recurring tolls in the monthly budget.
 - ☐ **Review road projects and future growth.** Use county transportation studies and project maps to understand planned connections, construction and capacity around fast-growing areas.
 - ☐ **Verify schools by exact address.** Rapid growth can affect assignments and capacity. Confirm the current school, transportation and program directly for the property.
 - ☐ **Map healthcare beyond the resort corridor.** Confirm primary, urgent, hospital and specialty routes from west, central and east Osceola, including Lake Nona or Orlando trips when needed.
 - ☐ **Check flood and drainage evidence.** Review flood information, stormwater conditions, road access, roof and insurance for the parcel rather than treating inland Central Florida as risk-free.
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Questions to answer for Osceola County

Tourism corridor and hometown life overlap

Kissimmee, St. Cloud and Celebration offer different relationships to visitors, planned growth and local services. Choose based on the household's week, not an Orlando label.

The job map extends beyond tourism

Hospitality is prominent, while healthcare, education, logistics, construction, government and technology projects create other employment corridors.

Healthcare routes cross county lines

Osceola has growing local care, but some specialty services point toward Lake Nona or greater Orlando. Provider network and travel time both matter.

Toll roads can help—and cost

The Turnpike and SR 417 can make regional trips workable, while I-4 and U.S. 192 carry heavy demand. Price tolls and drive the complete route.

Growth and water need parcel-level checks

New roads, construction, wetlands, drainage and flood conditions can change block by block. Review county projects and official property information.

Places that reveal the county

Shingle Creek Regional Park

A county park along Shingle Creek in Kissimmee, protecting the northernmost headwaters of the Everglades.

Museum of Military History

A volunteer-run military museum on the Kissimmee tourist strip, built by veterans out of a tent and now holding 9,000 square feet of exhibits.

Old Town Kissimmee

An open-air shopping and ride district on the Kissimmee tourist strip, open since 1986 and known for its weekly classic car cruise.

Boggy Creek Airboat Adventures

An airboat operator on the southern shore of Lake Tohopekaliga, running day, sunset and night tours with Coast Guard certified captains.

Kissimmee Lakefront Park

Twenty-five acres of public waterfront on the north shore of Lake Tohopekaliga, a short walk from downtown Kissimmee.

Medieval Times Dinner & Tournament

The first Medieval Times castle built in the United States, open in Kissimmee since 1983, with jousting knights and a meal eaten by hand.

Island H2O Water Park

A 12-acre water park at Margaritaville Resort Orlando in Kissimmee, opened in 2019 and built around a wristband that follows the visitor.

Lake Tohopekaliga

A 22,700-acre lake at Kissimmee, the largest in Osceola County and one of the better known bass waters in the country.

Wild Florida Airboats & Gator Park

An airboat operation and animal park on Lake Cypress at Kenansville, about 45 minutes south of Orlando, with a four-mile drive-through safari.

Celebration Town Center

The downtown of the town Disney built, laid out by well-known architects in an early twentieth-century style around a lake.

Pioneer Village at Shingle Creek

Seventeen buildings moved onto 160 acres at Shingle Creek, four of them original Osceola County homes from the 1880s to the 1930s.

Reptile World Serpentarium

A working snake facility on the highway east of St. Cloud, open since 1972, where handlers present venomous species twice a day behind glass.

Fun Spot America Kissimmee

The Kissimmee half of the family-owned Fun Spot pair, built around go-kart tracks and one of only three wooden coasters in Florida.

Monument of States

A step pyramid in downtown Kissimmee built in 1943 out of 1,500 stones sent from every state and a good part of the world.

Orlando Tree Trek Adventure Park

An aerial ropes course in the pines off US 192 in Kissimmee, with 97 challenges across four adult courses and two for children.

Where to check

Osceola County Government	Official county services, departments, maps and resident information.	osceola.org
Osceola Transportation Projects	Current and planned roadway improvement projects.	osceola.org
Osceola Transportation Studies	Long-range roadway studies and planning documents.	osceola.org
Osceola Emergency Management	Official alerts, preparedness, special-needs and emergency resources.	osceola.org
