

ST. CLOUD COMMERCIAL LAND

2.61 ± acres

Osceola County, FL



LOCATION/DESCRIPTION

Located on the west side of Hickory Tree Road approximately ½ mile south of US 192 within the City Limits of St. Cloud, FL. This area is within the epicenter of growth in Osceola County with the recent approval of major Low Density Residential projects totalling a potential of 5,000 to 15,000 units just to the south.

SIZE

2.61 ± acres

PRICE

\$650,000

ZONING

HB Highway Business. FLU is Commercial.

ROAD FRONTAGE

610+/- feet on the west side of Hickory Tree Road.

UTILITIES

City of St. Cloud.

PARCEL ID

07-26-31-0234-0001-0010

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

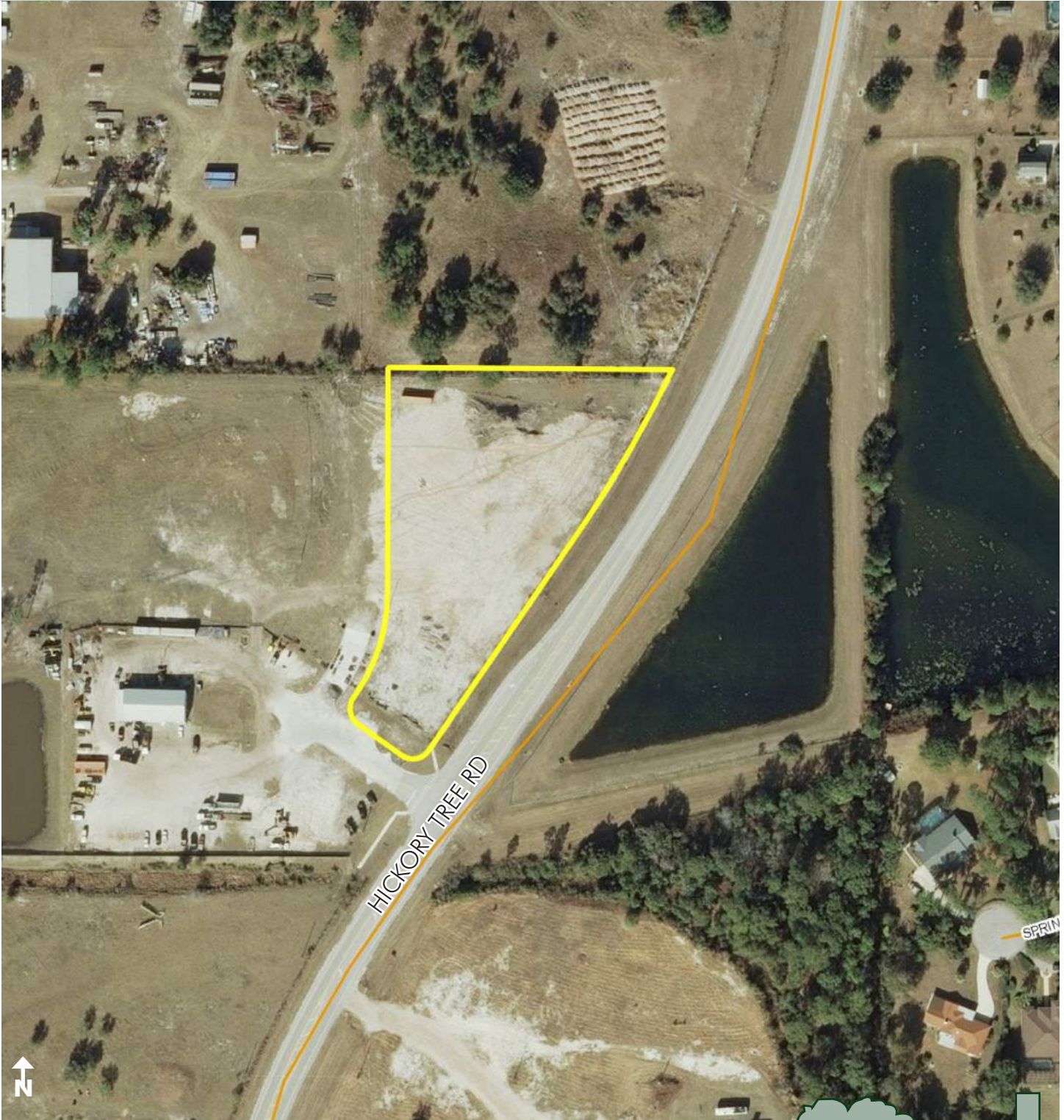
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

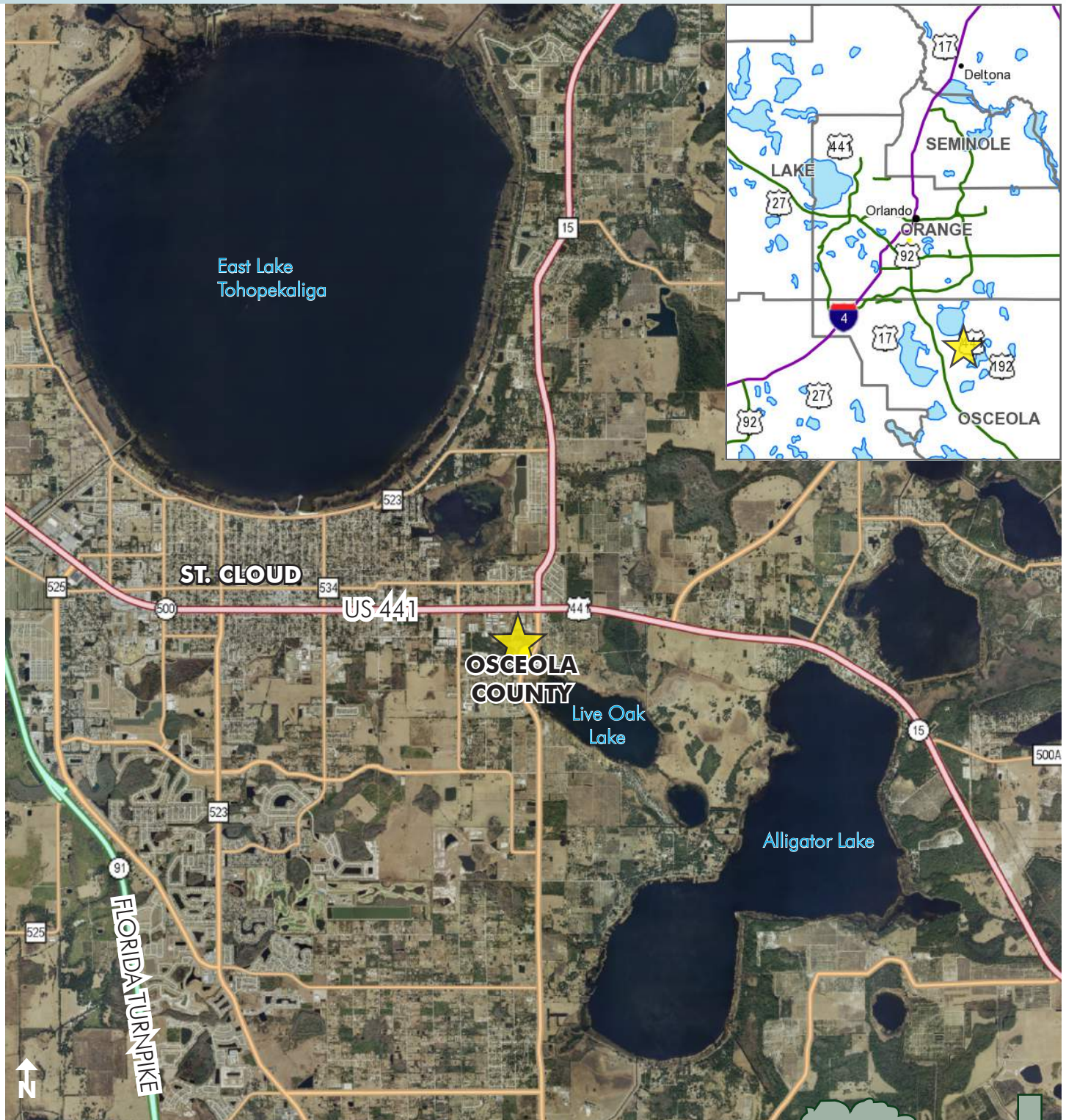
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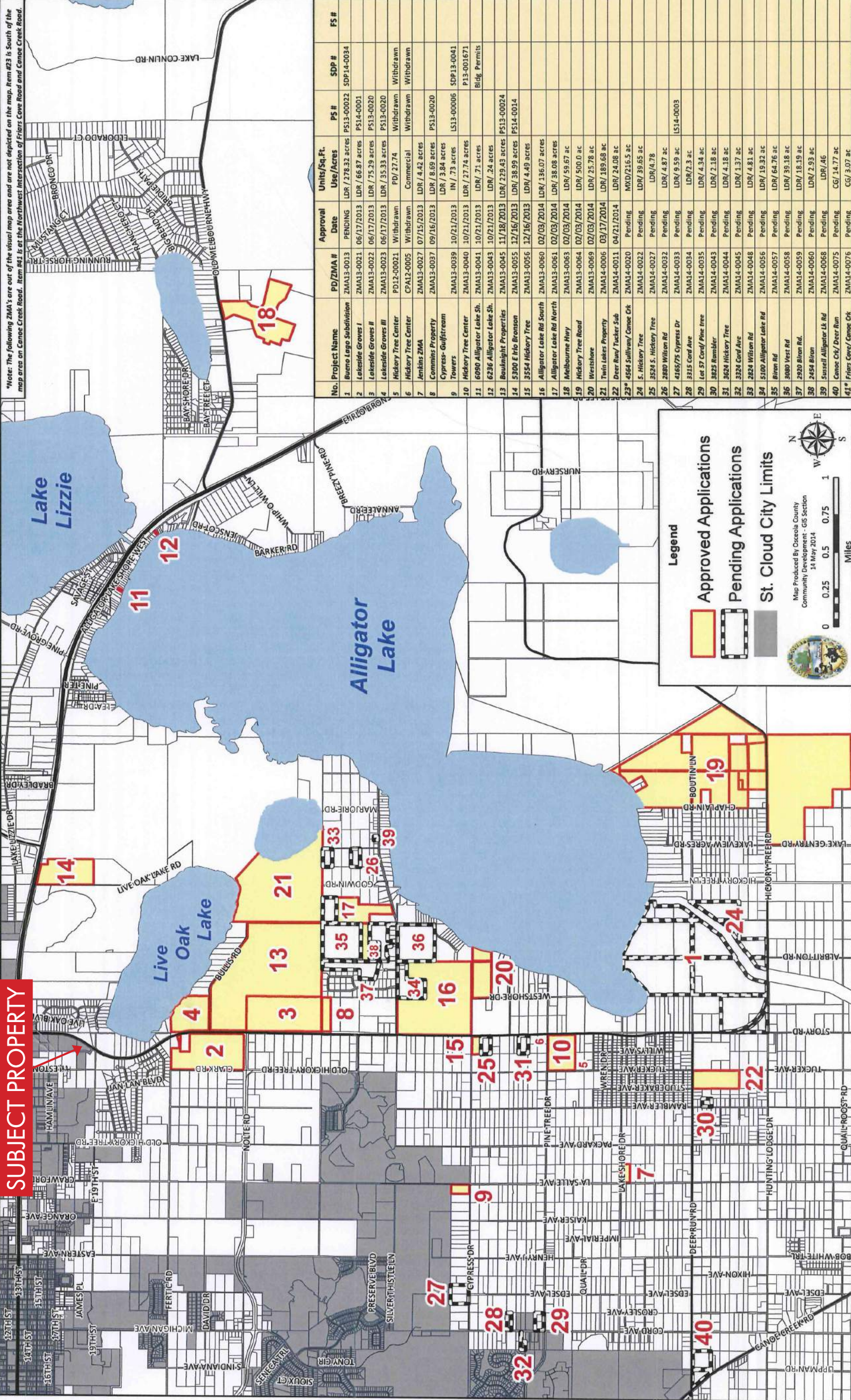
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Hickory Tree Road Projects

SUBJECT PROPERTY

*Note: The following ZMA's are out of the visual map area and are not depicted on the map. Item #23 is South of the map area on Canoe Creek Road. Item #41 is at the Northwest intersection of Friers Cove Road and Canoe Creek Road.



No. Project Name	PD/ZMA #	Approval Date	Units/Sq. Ft. Use/Acres	PS #	SDP #	FS #
1 Buena Lago Subdivision	ZMA13-0013	PENDING	LDR / 278.32 acres	PS13-00022	SDP14-0034	
2 Lakeside Groves I	ZMA13-0021	06/17/2013	LDR / 66.87 acres	PS14-0001		
3 Lakeside Groves II	ZMA13-0022	06/17/2013	LDR / 75.29 acres	PS13-0020		
4 Lakeside Groves III	ZMA13-0023	06/17/2013	LDR / 35.33 acres	PS13-0020		
5 Hickory Tree Center	PD12-00021	Withdrawn	PD / 27.74	Withdrawn	Withdrawn	
6 Hickory Tree Center	CPA12-0005	Withdrawn	Commercial	Withdrawn	Withdrawn	
7 Jenkins ZMA	ZMA13-0027	07/15/2013	LDR / 4.42 acres	PS13-0020		
8 Commins Property	ZMA13-0037	09/16/2013	LDR / 8.69 acres			
9 Cypress-Gulfstream Towers	ZMA13-0039	10/21/2013	LDR / 3.84 acres			
10 Hickory Tree Center	ZMA13-0040	10/21/2013	LDR / 27.74 acres			
11 6090 Alligator Lake Sh.	ZMA13-0041	10/21/2013	LDR / 7.1 acres			
12 6236 Alligator Lake Sh.	ZMA13-0043	10/21/2013	LDR / 24 acres			
13 Baulnigh Properties	ZMA13-0045	11/18/2013	LDR / 229.43 acres	PS13-00024		
14 5300 E Iro Bronson	ZMA13-0055	12/16/2013	LDR / 38.99 acres	PS14-0014		
15 3554 Hickory Tree	ZMA13-0056	12/16/2013	LDR / 4.49 acres			
16 Alligator Lake Rd South	ZMA13-0060	02/03/2014	LDR / 136.07 acres			
17 Alligator Lake Rd North	ZMA13-0061	02/03/2014	LDR / 38.08 acres			
18 Melbourne Hwy	ZMA13-0063	02/03/2014	LDR / 59.67 ac			
19 Hickory Tree Road	ZMA13-0064	02/03/2014	LDR / 500.0 ac			
20 Westshore	ZMA13-0069	02/03/2014	LDR / 25.78 ac			
21 Twin Lakes Property	ZMA14-0006	03/17/2014	LDR / 189.68 ac			
22 Deer Run/Trucker Sub	ZMA14-0020	Pending	LDR / 24.08 ac			
23* 4564 Sullivan/Canoe Ck	ZMA14-0011	04/21/2014	LDR / 216.5 ac			
24 S. Hickory Tree	ZMA14-0022	Pending	LDR / 39.65 ac			
25 3524 S. Hickory Tree	ZMA14-0027	Pending	LDR / 4.78			
26 2880 Wilson Rd	ZMA14-0032	Pending	LDR / 4.87 ac			
27 4165/75 Cypress Dr	ZMA14-0033	Pending	LDR / 9.59 ac			
28 3315 Conf Ave	ZMA14-0034	Pending	LDR / 2.3 ac			
29 Lot 57 Conf/ Pine tree	ZMA14-0035	Pending	LDR / 4.34 ac			
30 3825 Rembler	ZMA14-0043	Pending	LDR / 2.18 ac			
31 3624 Hickory Tree	ZMA14-0044	Pending	LDR / 4.18 ac			
32 3324 Conf Ave	ZMA14-0045	Pending	LDR / 1.37 ac			
33 2824 Wilson Rd	ZMA14-0048	Pending	LDR / 4.81 ac			
34 5100 Alligator Lake Rd	ZMA14-0056	Pending	LDR / 19.32 ac			
35 Biron Rd	ZMA14-0057	Pending	LDR / 64.76 ac			
36 3080 West Rd	ZMA14-0058	Pending	LDR / 39.18 ac			
37 2920 Biron Rd.	ZMA14-0059	Pending	LDR / 18.19 ac			
38 2454 Biron	ZMA14-0060	Pending	LDR / 2.93 ac			
39 Sursell Alligator Lk Rd	ZMA14-0068	Pending	LDR / .46			
40 Canoe Ck/ Deer Run	ZMA14-0075	Pending	CG / 14.77 ac			
41* Friers Cove/ Canoe Ck	ZMA14-0076	Pending	CG / 3.07 ac			

Legend

- Approved Applications
- Pending Applications
- St. Cloud City Limits

Map Produced by Osceola County
Community Development - GIS Section
14 May 2014

0 0.25 0.5 0.75 1 Miles