

**FOR
SALE**

5 ACRE RESIDENTIAL OPPORTUNITY IN ST. CLOUD

4530 Kaiser Ave, St. Cloud, FL 34772

**PRICE
REDUCED**



ABOUT THE PROPERTY

SIZE 5± acres

PRICE **Reduced!** NOW: \$550,000

ZONING AC (Agricultural Development & Conservation)

FLU MU (Mixed Use)

UTILITIES Electric available;
Well & Septic required

ROAD FRONTAGE Access available on Kaiser Ave

PARCEL ID 12-27-30-4950-0001-0460

DESCRIPTION

Perfect mix of rural tranquility and convenience!

With close access to Canoe Creek Road, this is the perfect area to build your dream home, start a hobby farm, or simply enjoy the peace and privacy of 5 acres in the rapidly growing area of Osceola County. This property also includes a mobile home, sold as-is.

Located within 5 miles of top-rated schools, grocery stores, and retail centers, this property ensures you have all the necessities close at hand. St. Cloud's charming community atmosphere make it an ideal place to call home. Don't miss this opportunity to own a piece of property in one of Florida's fast growing and desirable locations.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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



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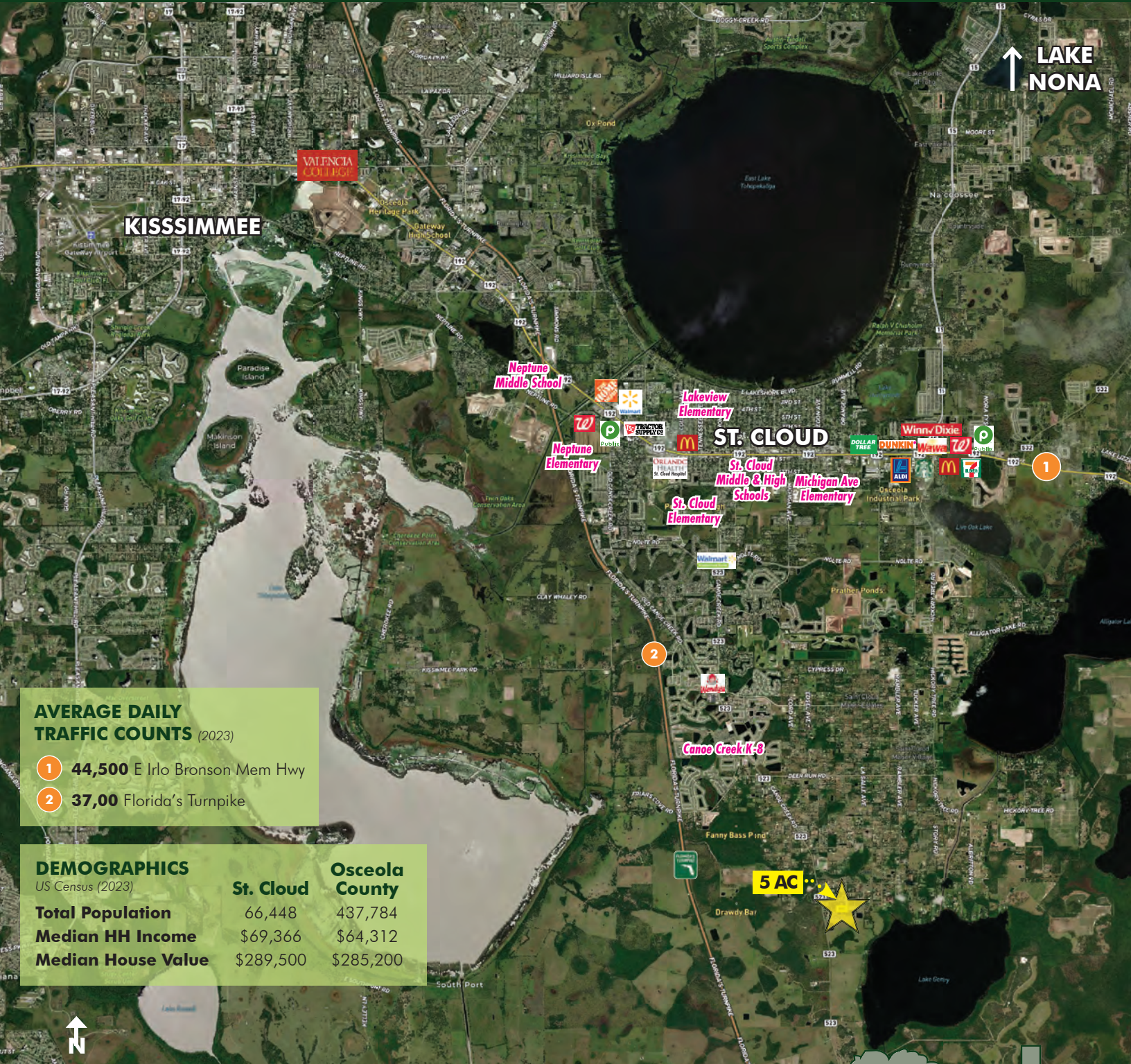
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AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 44,500 E Irlo Bronson Mem Hwy
- 2 37,00 Florida's Turnpike

DEMOGRAPHICS

US Census (2023)

	St. Cloud	Osceola County
Total Population	66,448	437,784
Median HH Income	\$69,366	\$64,312
Median House Value	\$289,500	\$285,200

REGIONAL MAP

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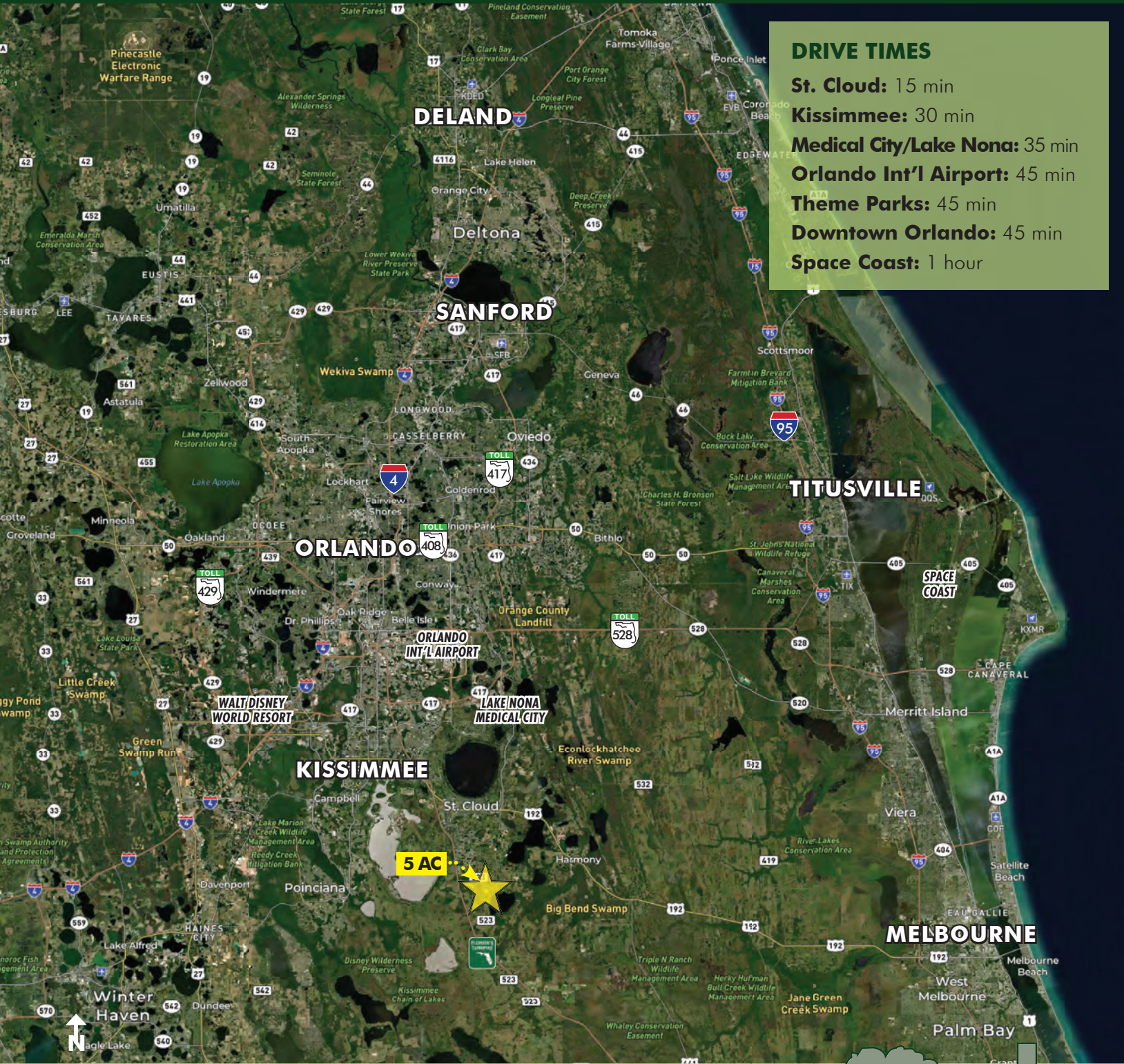
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DRIVE TIMES

St. Cloud: 15 min

Kissimmee: 30 min

Medical City/Lake Nona: 35 min

Orlando Int'l Airport: 45 min

Theme Parks: 45 min

Downtown Orlando: 45 min

Space Coast: 1 hour

LOCATION MAP

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