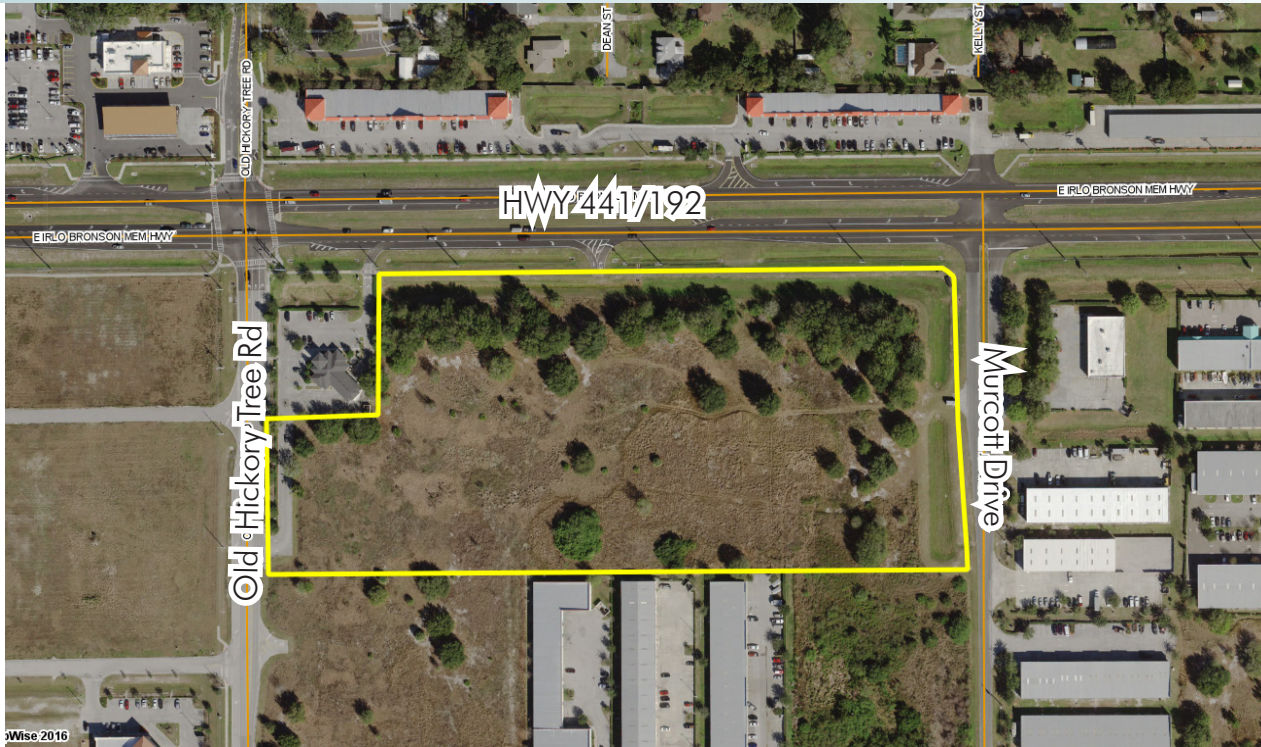


PRIME COMMERCIAL

HWY 192/441 - St. Cloud and Narcoossee Area

13.87± acres • Osceola County, FL



LAND FOR SALE

LOCATION

Property is located on the south side of Hwy 192/441 and Old Hickory Tree Rd. in St. Cloud, Osceola County, FL.

SIZE/PRICE

13.87± total acres - \$1,750,000

ZONING & UTILITIES

Zoning: Commercial/Industrial.
St. Cloud Utilities. Water: Water Mains along Hwy 192/441 (12"), Old Hickory Tree Rd and Murcott Dr (10"), Tileston Rd, and Hamlin Ave. Sewer: Gravity Mains along Hamlin Ave and Lots 5 and 21-24.

WETLANDS

Based upon the NWI (Nat'l Wetland Inventory Map), this property consists of 100% uplands.

ROAD FRONTAGE

1,025'± on HWY 192/441
275'± on Old Hickory Tree Rd
515'± on Murcott Dr

DESCRIPTION

Located in the epicenter of growth for this region on the 192/441 corridor. Great opportunity with prime frontage and high growth area surrounding this location. The Narcoossee and Hickory Tree area are the fastest growing residential developments in Osceola County. This property offers great potential for a retail and shopping center, auto dealership, office and light industrial use, etc.

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

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

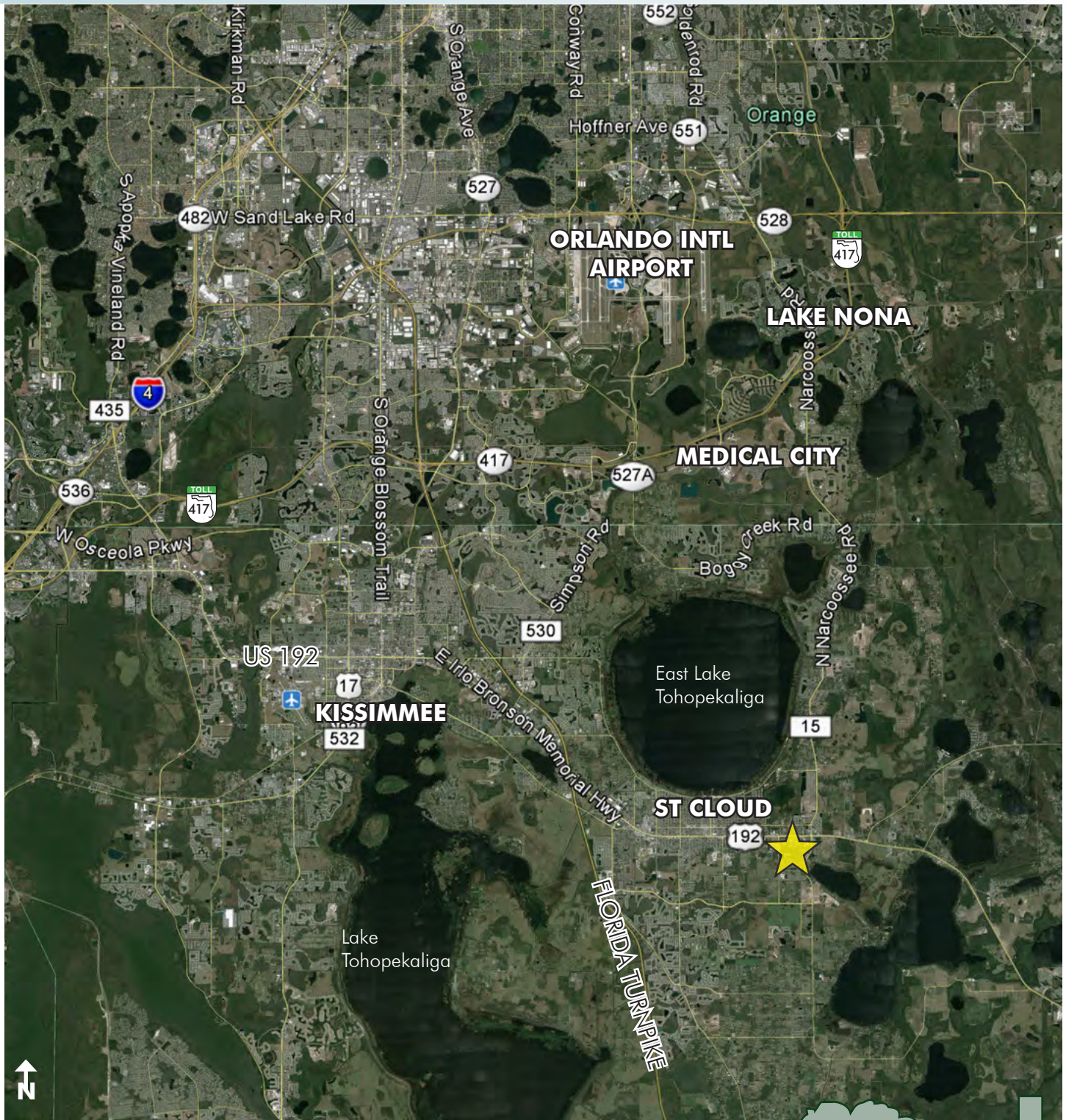
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LOCATION MAP

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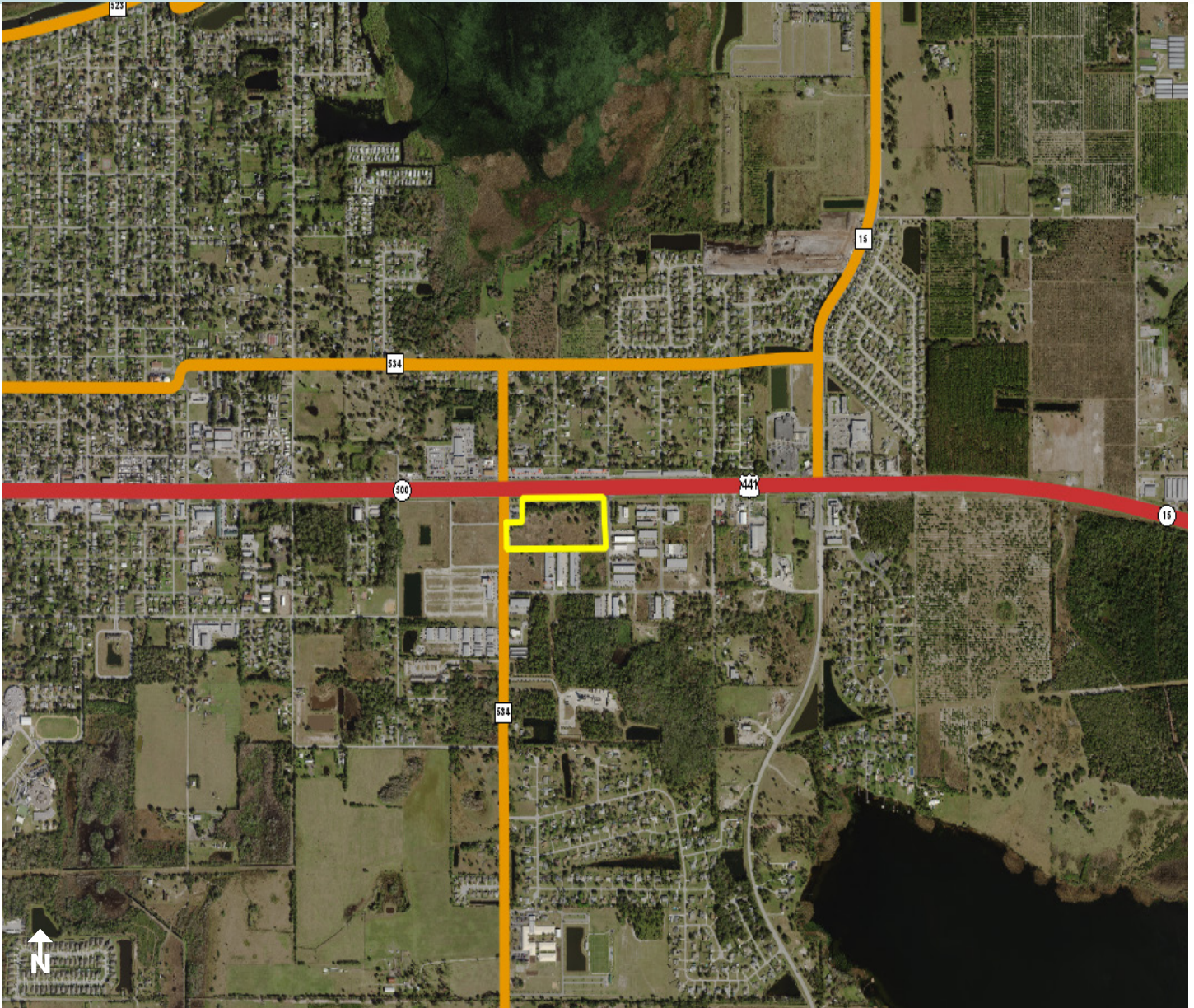
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REGIONAL MAP

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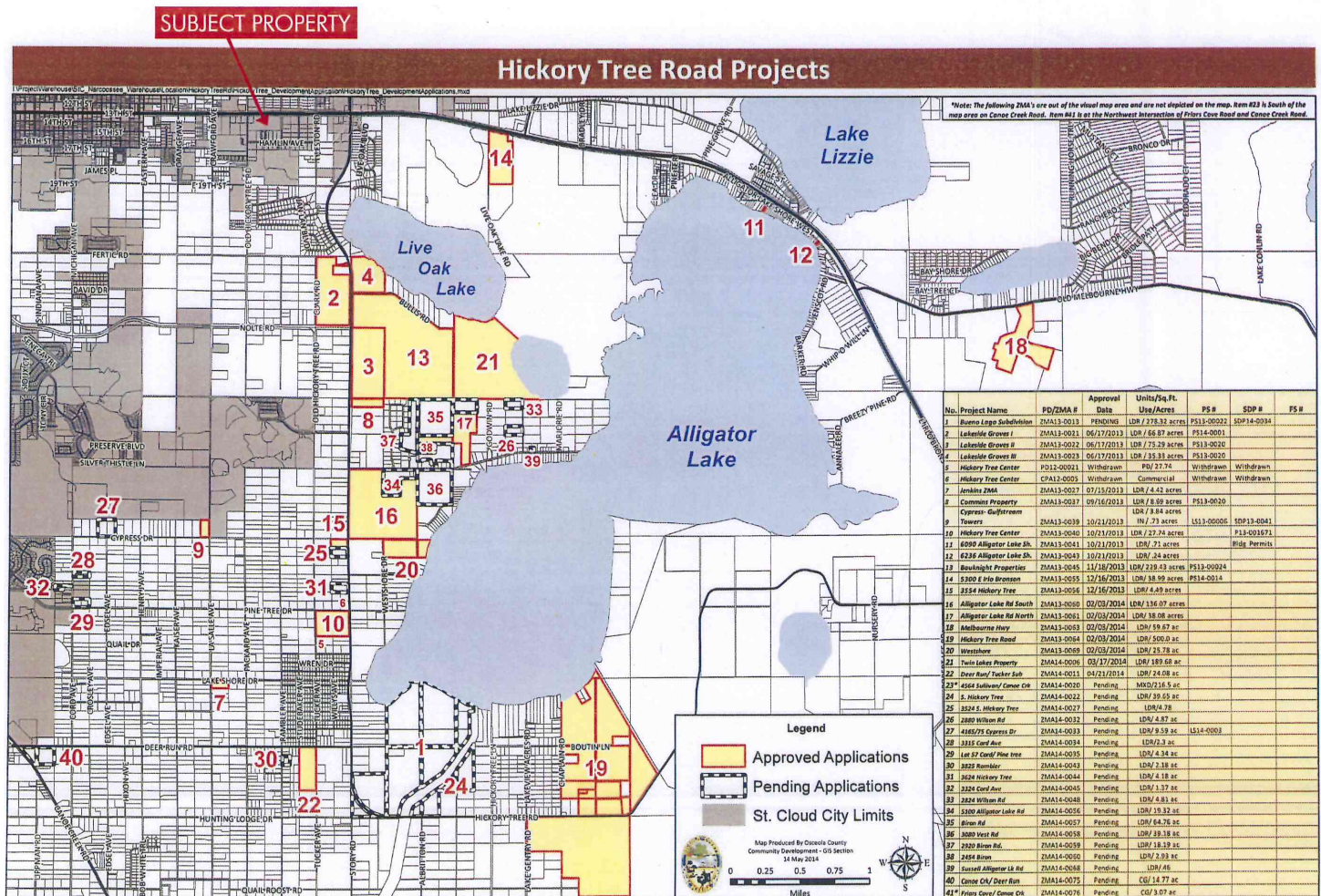
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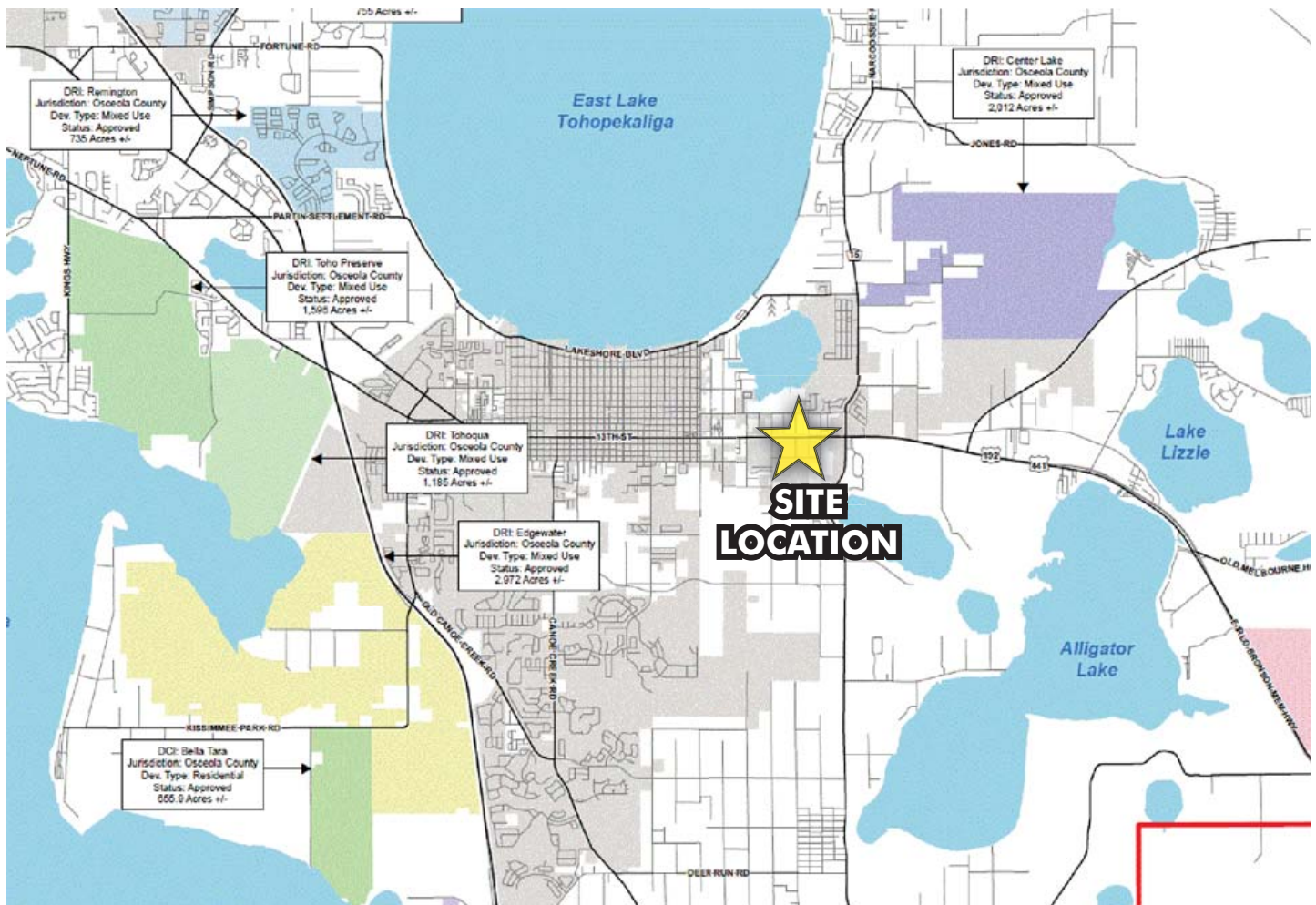
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FUTURE DRI MAP

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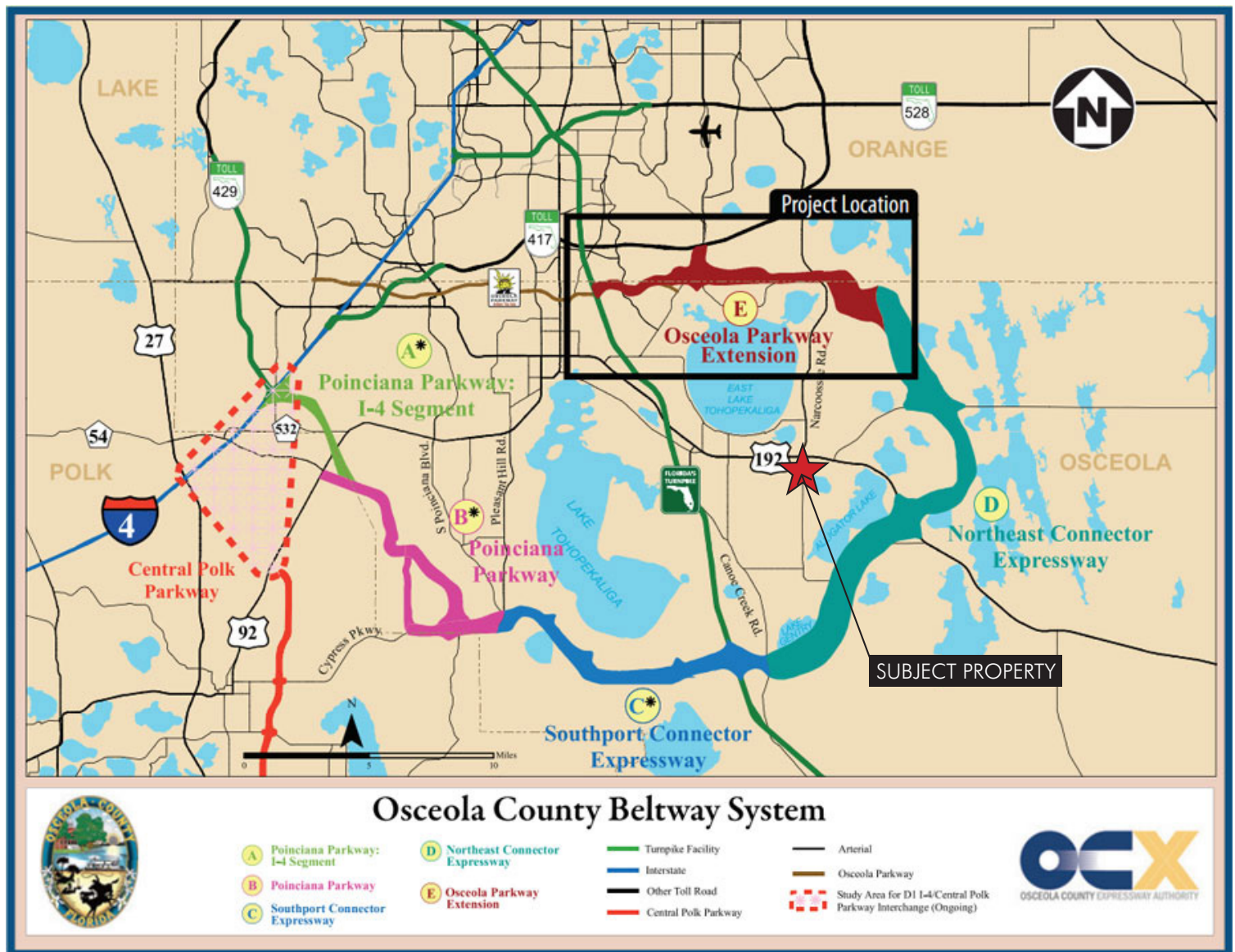
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