

HICKORY TREE RD

7.4± acres

Osceola County, FL

**UNDER
CONTRACT**

LAND FOR SALE



LOCATION/DESCRIPTION

The site is located the west side of Hickory Tree Road approx. ½ mile south of US 192 within unincorporated Osceola County. This area is within the epicenter of growth in Osceola County with the recent approval of major Low Density Residential projects totaling a potential of 5,000 to 15,000 units just to the south.

SIZE

7.4± acres

PRICE

\$1,000,000

ZONING

I-G, Industrial. FLU is Low Density Residential.

ROAD FRONTAGE

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

UTILITIES

City of St. Cloud.

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

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

Maury L. Carter & Associates, Inc.

407-422-3144 | www.maurycarter.com

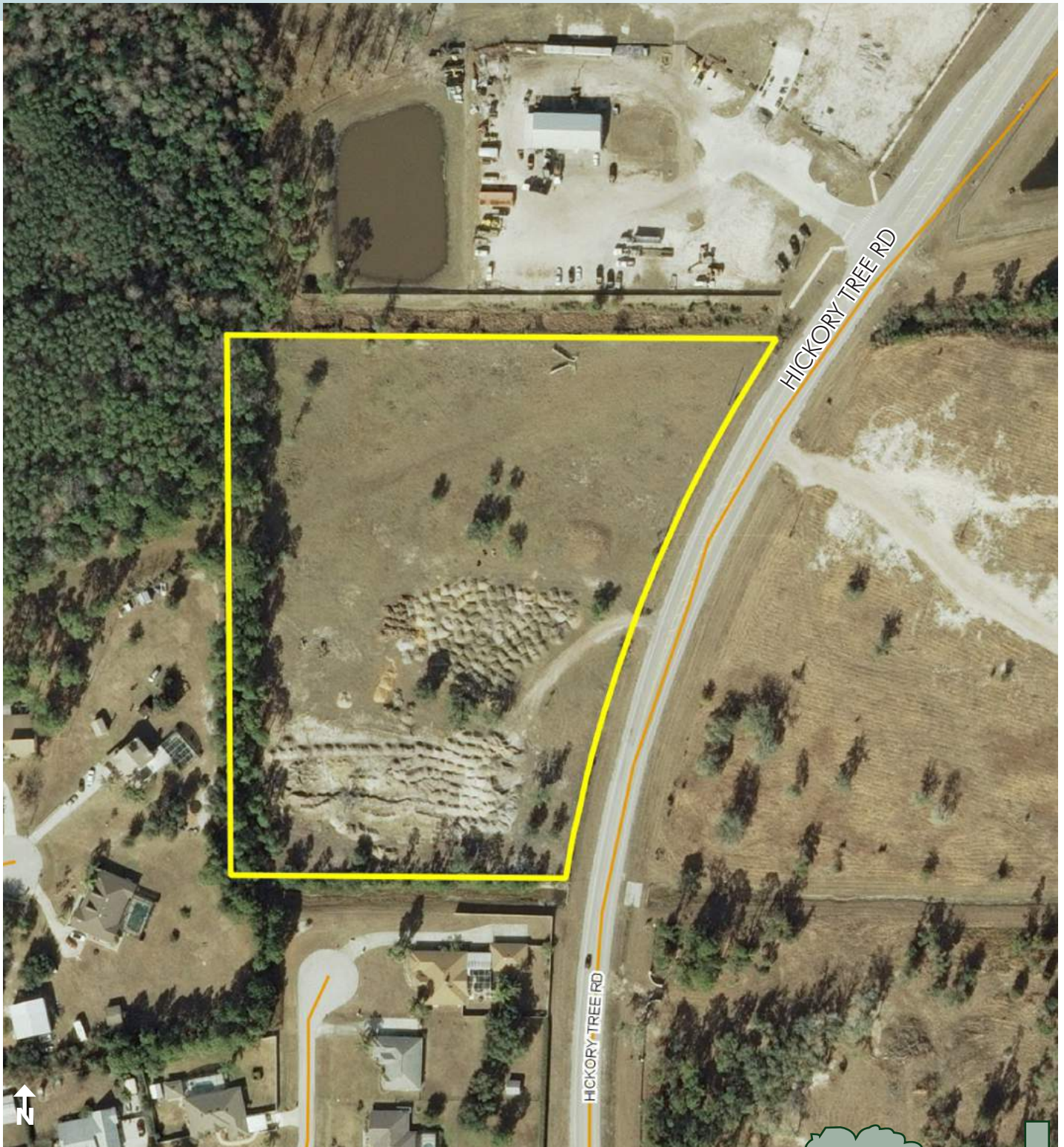


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PROPERTY MAP

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

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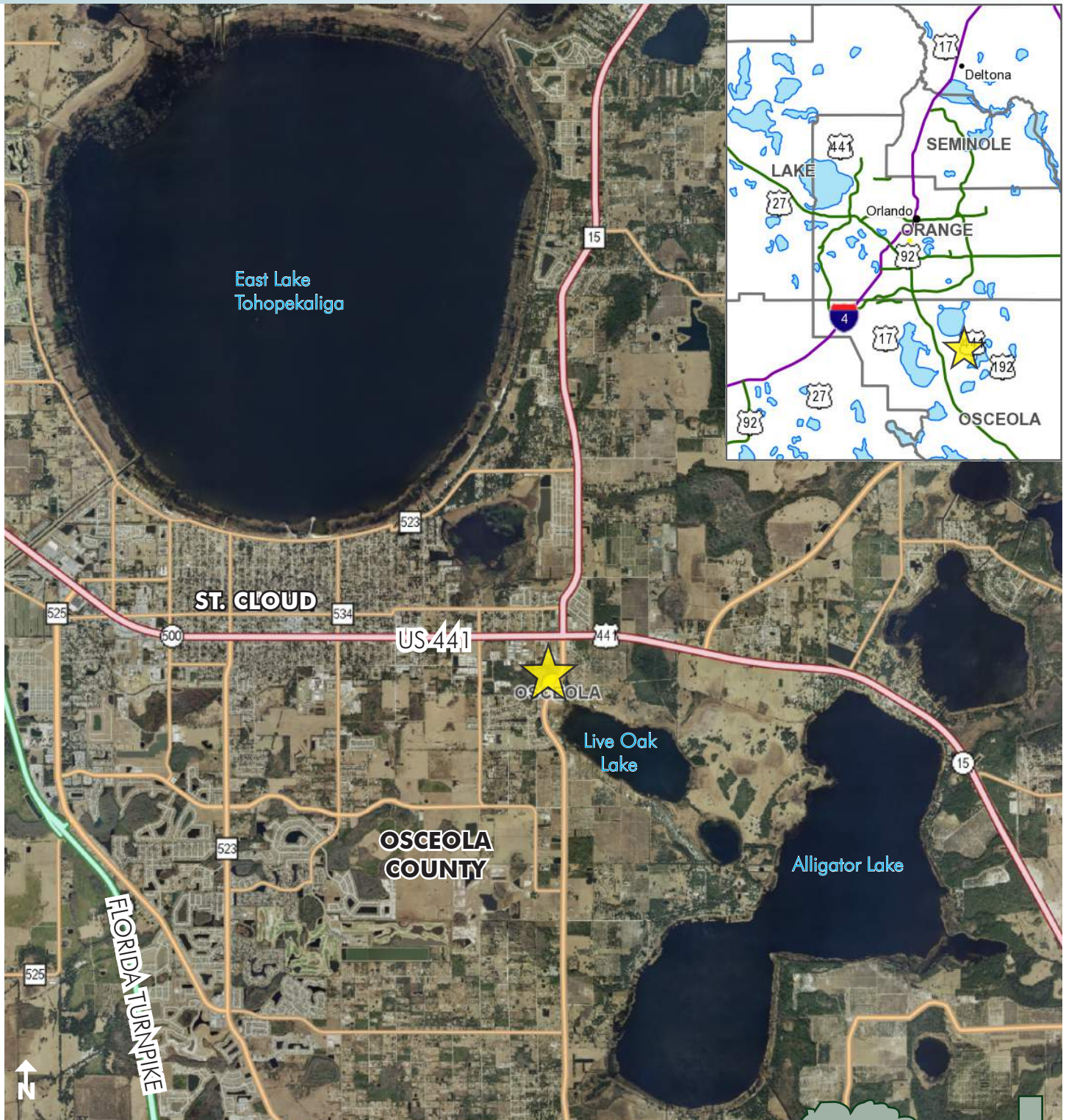


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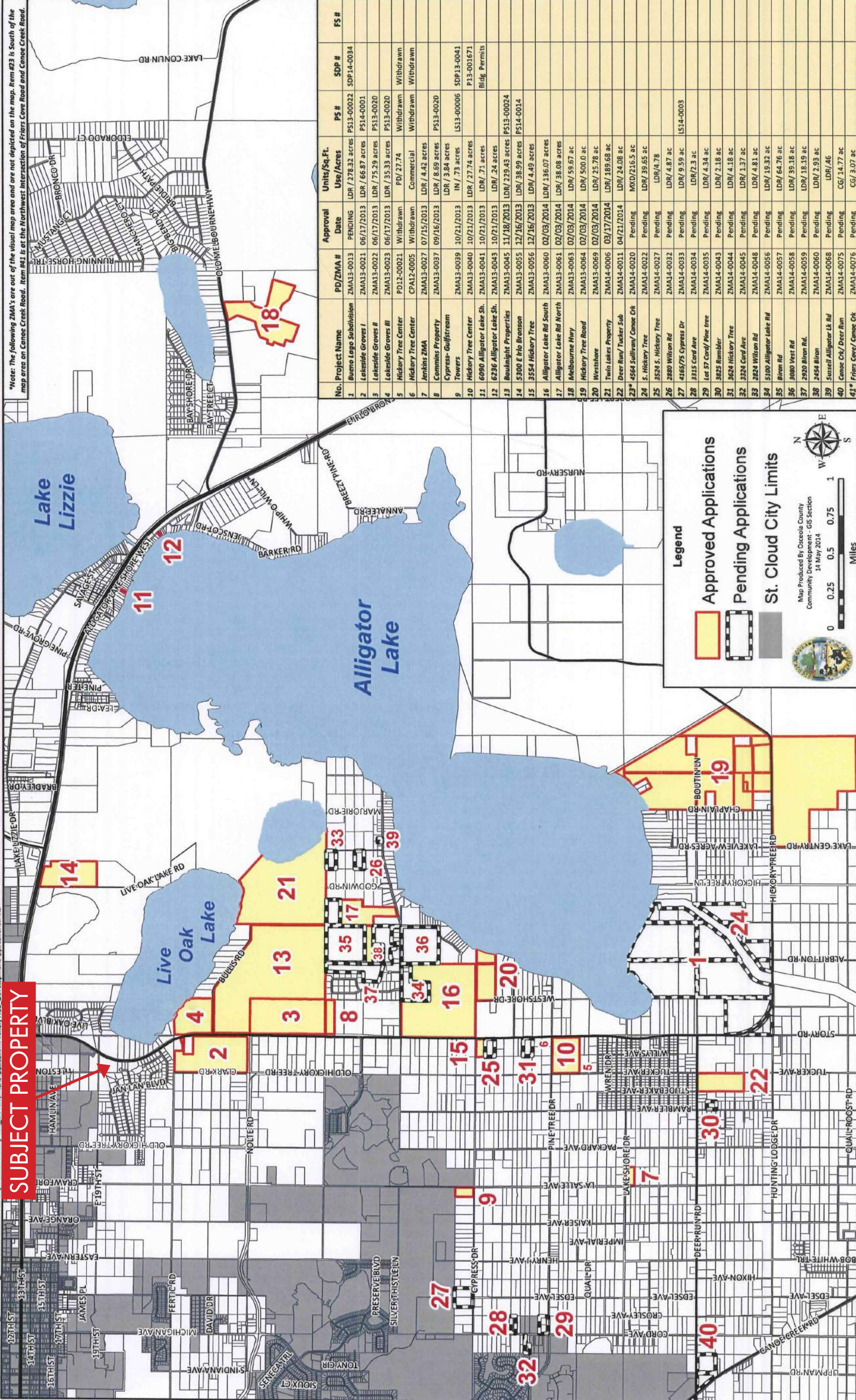
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Hickory Tree Road Projects

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SUBJECT PROPERTY

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5	Hickory Tree Center	PD12-00021	Withdrawn	PD / 27.74	Withdrawn	Withdrawn	
6	Hickory Tree Center	CPA12-0005	Withdrawn	Commercial	Withdrawn	Withdrawn	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	PS13-0020		
9	Cypress-Gulfstream Towers	ZMA13-0039	10/21/2013	LDR / 3.84 acres	LS13-00006	SDP13-0041	
10	Hickory Tree Center	ZMA13-0040	10/21/2013	IN / 7.3 acres	PS13-0020		
11	6090 Alligator Lake Sh.	ZMA13-0041	10/21/2013	LDR / 7.1 acres	PS13-0024		
12	6236 Alligator Lake Sh.	ZMA13-0043	10/21/2013	LDR / 24 acres	PS14-0014		
13	Bauknight Properties	ZMA13-0045	11/18/2013	LDR / 229.43 acres	PS13-0024		
14	5300 E Rio 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/ Tucker Sub	ZMA14-0011	04/21/2014	LDR / 24.08 ac			
23*	4564 Sullivan/ Canoe Ck	ZMA14-0020	Pending	MXD/216.5 ac			
24	5. 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 / 9.59 ac			
27	4165/75 Cypress Dr	ZMA14-0033	Pending	LDR / 4.87 ac	LS14-0003		
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 Rambler	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 Vest 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	Susell 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			