

FOR
SALE

206± AC TRIPLE H RANCH SOUTH OSCEOLA COUNTY

4800 Hickory Tree Road, Saint Cloud, FL 34772

ABOUT THE PROPERTY

SIZE 206± acres

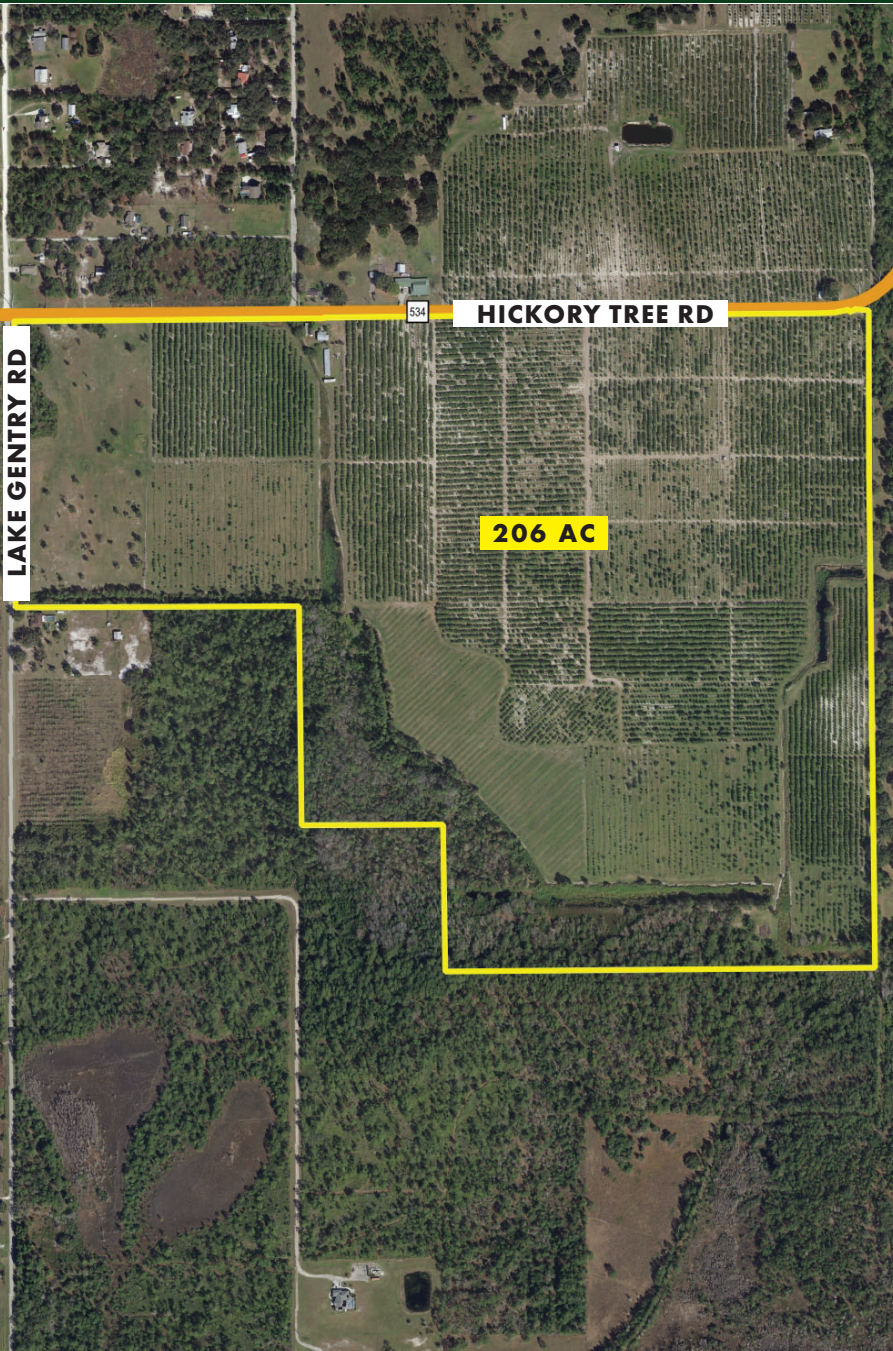
AREA Hickory Tree Rd & Lake Gentry Rd

ZONING Low Density Residential
(3-8 units per acre)

FRONTAGE On Hickory Tree Rd and on Lake
Gentry Rd

DESCRIPTION Triple H Ranch South offers a rare opportunity to own a piece of land in growing Osceola County. The ranch is located south of Alligator Lake with close proximity to major developments such as Harmony, Hanover Lakes, and it borders the 10,000 ± acre mixed use district. This area of Osceola County is the next domino to fall in a large expansion of growth in Central Florida. Triple H Ranch South has historically been utilized as a citrus operation, but is currently being converted into cow pasture. This will allow future buyers a blank canvas that has been primed for development. Current ownership has completed most, if not all, due diligence items on the property required for development including, but not limited to, Phase 1 environmental reports, a recent survey, a development plan, and land clearing and preparation.

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



DEMOGRAPHICS (1, 3, 5 MILE RADIUS) (ESRI 2019)

	1-Mile	3-Mile	5-Mile
Population	209	4,259	24,270
Median HH Income	\$57,286	\$64,628	\$66,962

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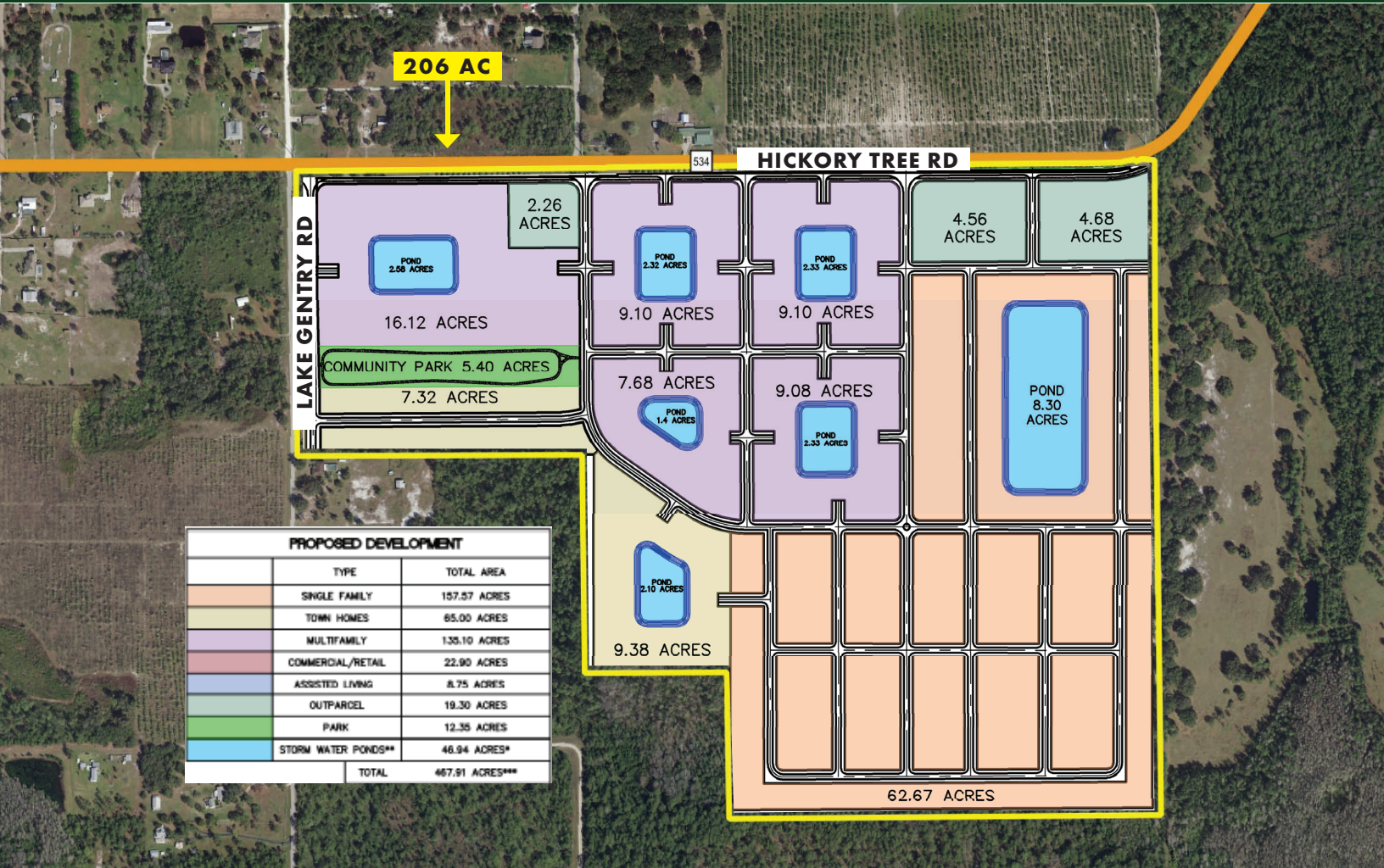
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OSCEOLA COUNTY

With a current population of 325,300, Osceola is the 18th fastest growing county in the nation. The population is expected to double by 2040. Osceola County is home to a number of large corporations attracting top employment talent.

- » Neocity, a 500-acre master planned technology district. Osceola county has invested more than \$200 million in construction for the center of Neovation. The 109,000 square-foot, two-story state of the art Neovation building will be the foundation for Neocity.
- » Sunbridge is a new, 24,000-acre master-planned community in Central Florida by Tavistock Development Company that will include a diverse range of neighborhoods, employment centers and commercial districts. Sunbridge is located in the southeast quadrant of Central Florida in both Orange and Osceola County, one of the fastest growing metropolitan areas in the state. A community focused on preservation and innovation, Sunbridge will feature vibrant employment centers that will serve as a regional economic driver with a talent pool of residents that attracts leading companies, bright minds, and innovative ideas.

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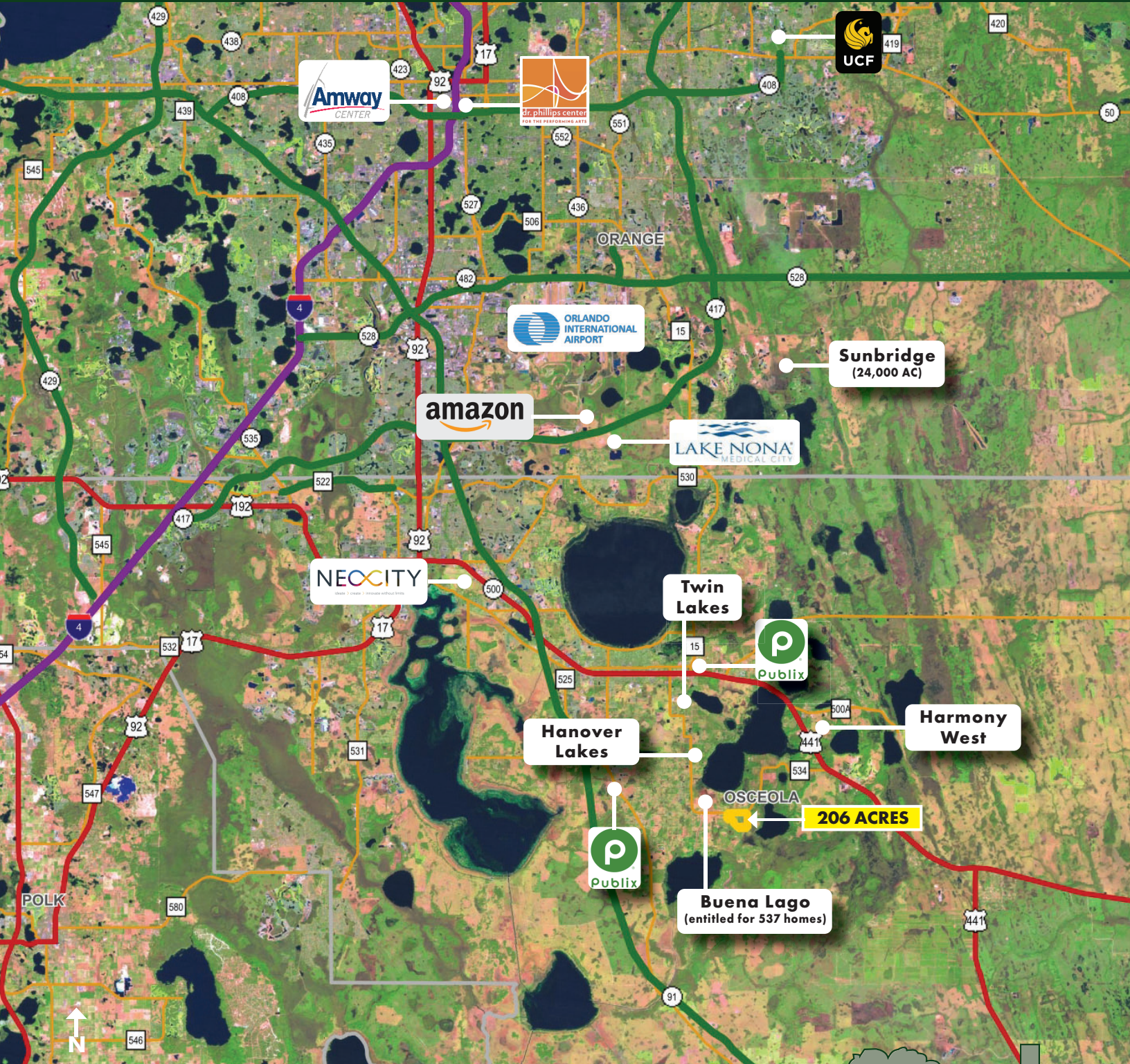
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REGIONAL MAP

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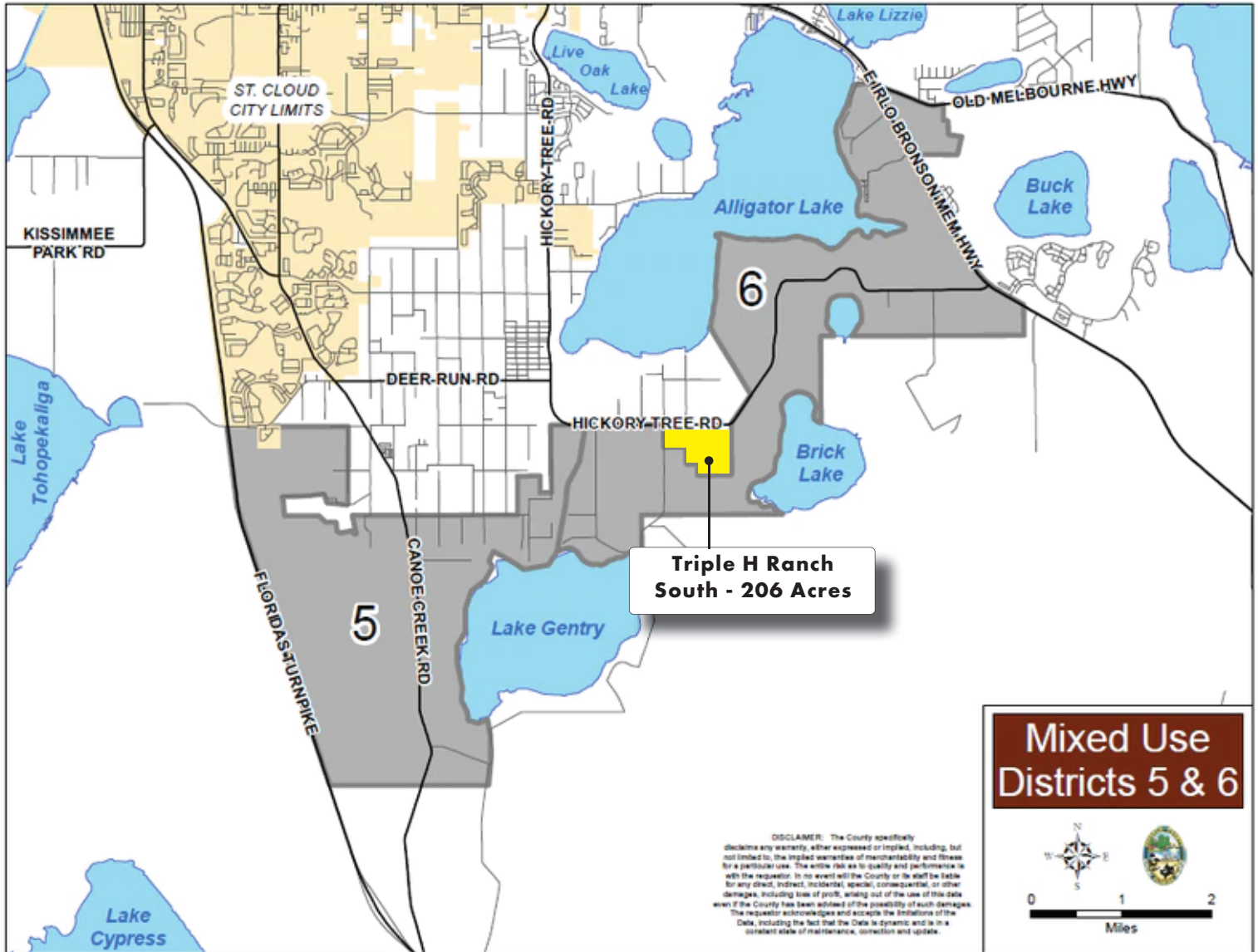
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Source: GrowthSpotter

ENTITLEMENTS

Mixed Use Districts 5 & 6 are comprised of 10,000 +/- area in which property owners will be given entitlements for their individual property's. Districts 5 & 6 account for the remaining land that lies between development and Osceola county's urban growth boundary.

REGIONAL MAP

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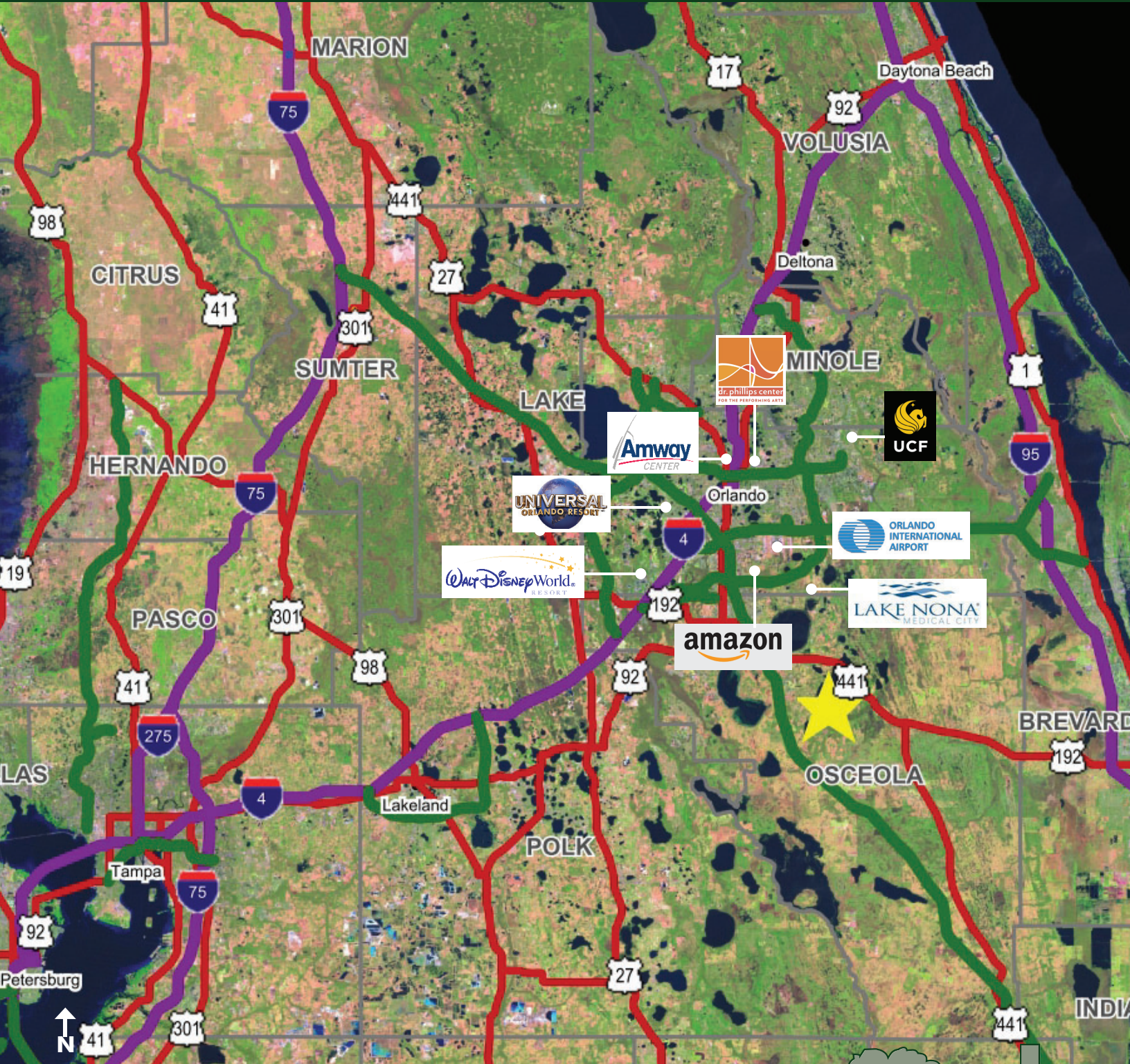
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LOCATION MAP

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PROPERTY PHOTOS

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