

**FOR  
SALE**

# NARCOOSSEE RD PRIME COMMERCIAL CORNER

Narcoossee Rd & Cyrils Dr, St. Cloud, FL 34771



## ABOUT THE PROPERTY

- SIZE** 9.78± acres
- AREA** Northeast Osceola County
- ZONING** PD-Commercial
- UTILITIES** Toho Water Authority
- ROAD FRONTAGE** 370'± on Narcoossee Rd.  
1,040'± on Cyrils Dr.

## DESCRIPTION

**Located in the rapidly growing Narcoossee Road Corridor near Lake Nona, Medical City and the Orlando International Airport** at the corner of Narcoossee Road and Cyrils Drive. Surrounded by newly constructed residential developments, this property is in a prime location for commercial development. Just south of the property will be the future home of a Publix shopping center (coming 2023). Future roadway improvement plans include signaling the intersection as well as turning Cyrils Drive into a 4-lane divided road. **Do not miss this opportunity! Call today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

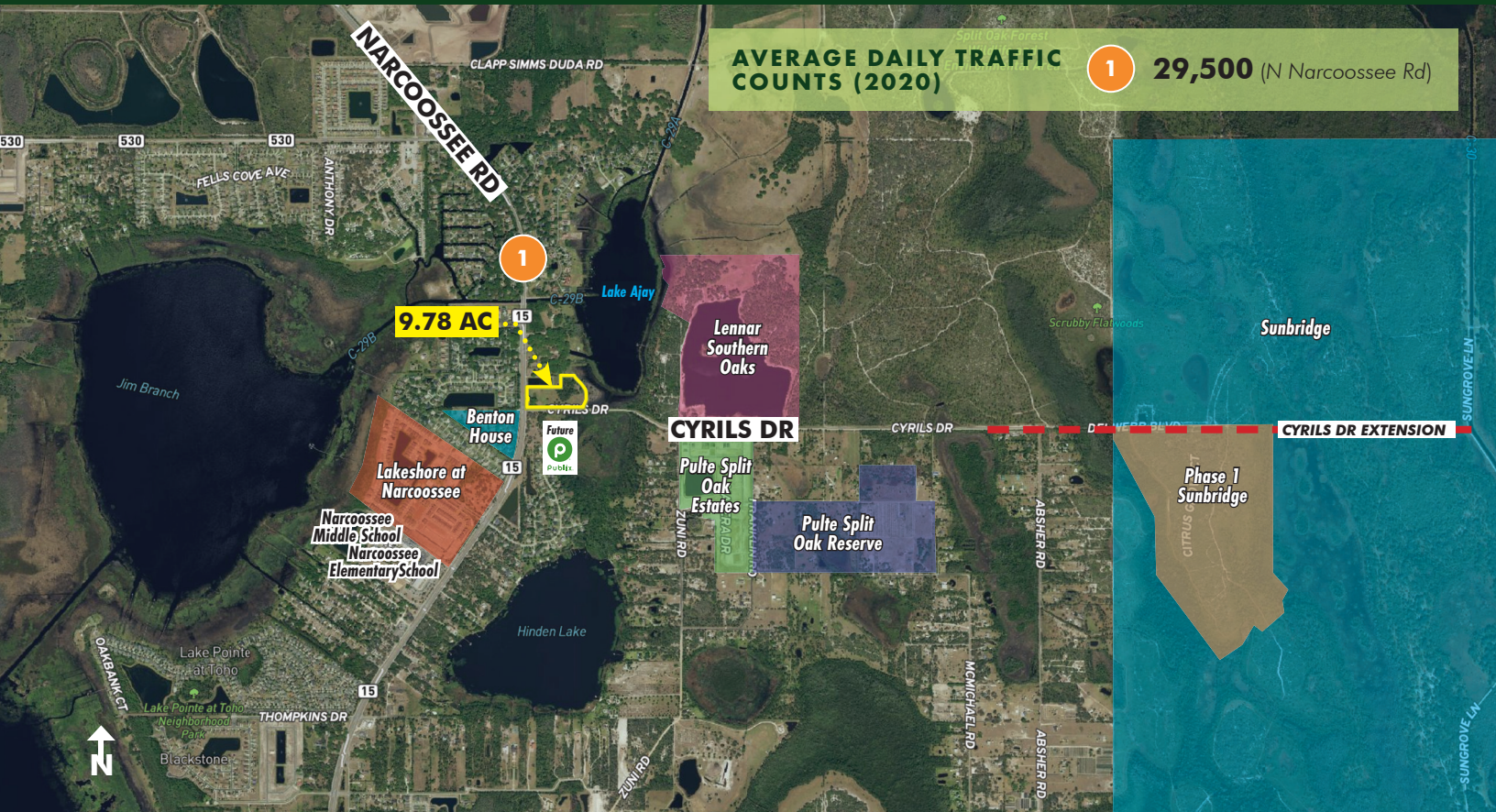
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**AVERAGE DAILY TRAFFIC  
COUNTS (2020)**

**1**

**29,500** (N Narcoossee Rd)

## NEIGHBORHOOD MAP

### AREA DETAILS

**Sunbridge** is a 24,000 acre master planned community being developed by Tavistock, the developers of the renowned Lake Nona and Medical City.

**Cyrils Drive** borders the southern edge of the property and is the main entrance to Sunbridge. Roadway improvements include turning Cyrils Drive into a 4-lane divided road, with a new stoplight at the intersection with Narcoossee Rd.

**The Narcoossee Area** in Osceola County added 752 homes and \$254 million in revenue to the tax roll from January 2020 to December 2020.

**Neo City** is a 500-acre development recognized as “the up-and-coming” world epicenter for smart sensors, photonics and optics, is just minutes from the property and will include synergies with UCF, UF, USF, FIU, FAU as well as Central Florida’s large concentration of DoD partners and contractors.

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**DRIVE TIMES**

- Lake Nona/Medical City: 8 min
- Downtown St. Cloud: 15 min
- Orlando Int'l Airport: 20 min
- NeoCity: 25 min
- Kissimmee/Theme Parks: 30 min
- Downtown Orlando: 40 min
- East Coast Beaches: 1 hour
- Tampa: 1.5 hours

## LOCATION MAP

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	COMMUNITY	BUILDER	UNITS
1	Lakeshore	Pulte	414
2	Benton House	Benton House	100
3	Southern Oaks	Lennar	519
4	Weslyn Park Phase 1	Tavistock	577
5	Split Oak Estates	Pulte	325
6	Suncrest	DR Horton	142
7	Del Webb Sunbridge Phase 1	Del Webb	575
8	Hanover Reserve	Taylor Morrison	140
9	Sunset Grove	M/I Homes	233
10	Hanover Square	KB Homes	75
11	Brack Ranch	TBD	721
12	Wiregrass	ParkSquare/Hanover	620
13	Glenwood	DR Horton	173
<b>TOTAL UNITS</b>			<b>4,614</b>

## NARCOOSSEE CORRIDOR AREA DEVELOPMENTS

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