

**FOR  
SALE**

# CANOE CREEK CORNER DEVELOPMENT LAND

4070 Deer Run Rd, St. Cloud, FL 34772



## ABOUT THE PROPERTY

**SIZE** 19.49± acres

**ZONING** East 14.78 ac: CG (Comm. General)  
West 4.71 ac: Ac (Agricultural)

**FLU** East 14.78 ac: Commercial  
West 4.71 ac: LDR (Low Density Res.)

**ROAD FRONTAGE** 850'± on Canoe Creek Rd  
1,600'± Deer Run Rd

**PARCEL IDs** 35-26-30-4950-0001-0660;  
35-26-30-4950-0001-0650

## DESCRIPTION

### ***Rapidly Developing Area!***

This property sits at the corner of Canoe Creek Rd. and Deer Run Rd. in one of Osceola County's fastest-growing areas. Just minutes from Florida's Turnpike as well as thousands of homes to the north and thousands more planned with the Edgewater Development of Regional Impact. To the south is the Green Island Ranch master-planned development. The seller is open to a joint venture partnership as well as long-term ground leases.

***Call today for more information!***

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

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



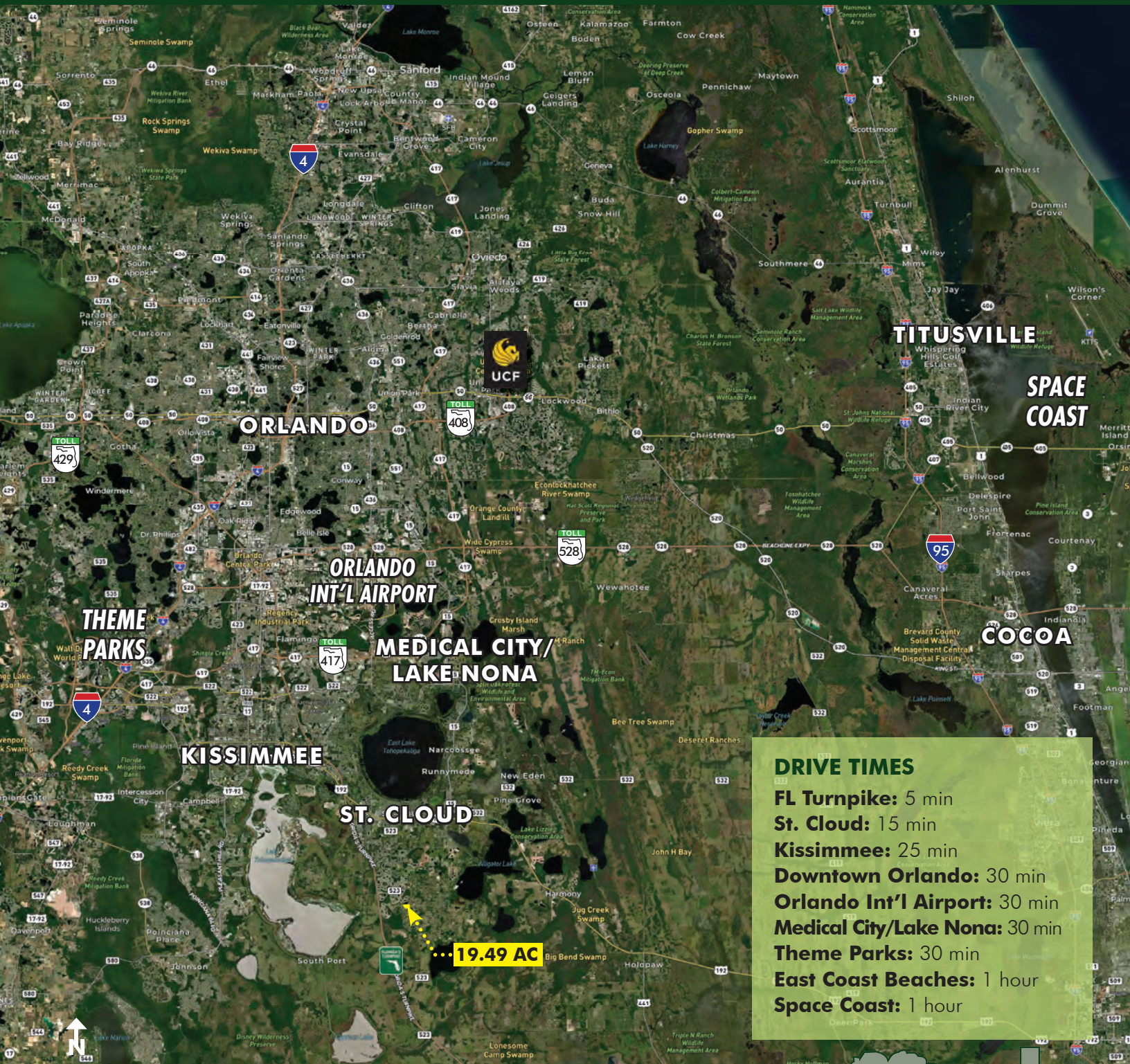
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**LOCATION MAP**

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