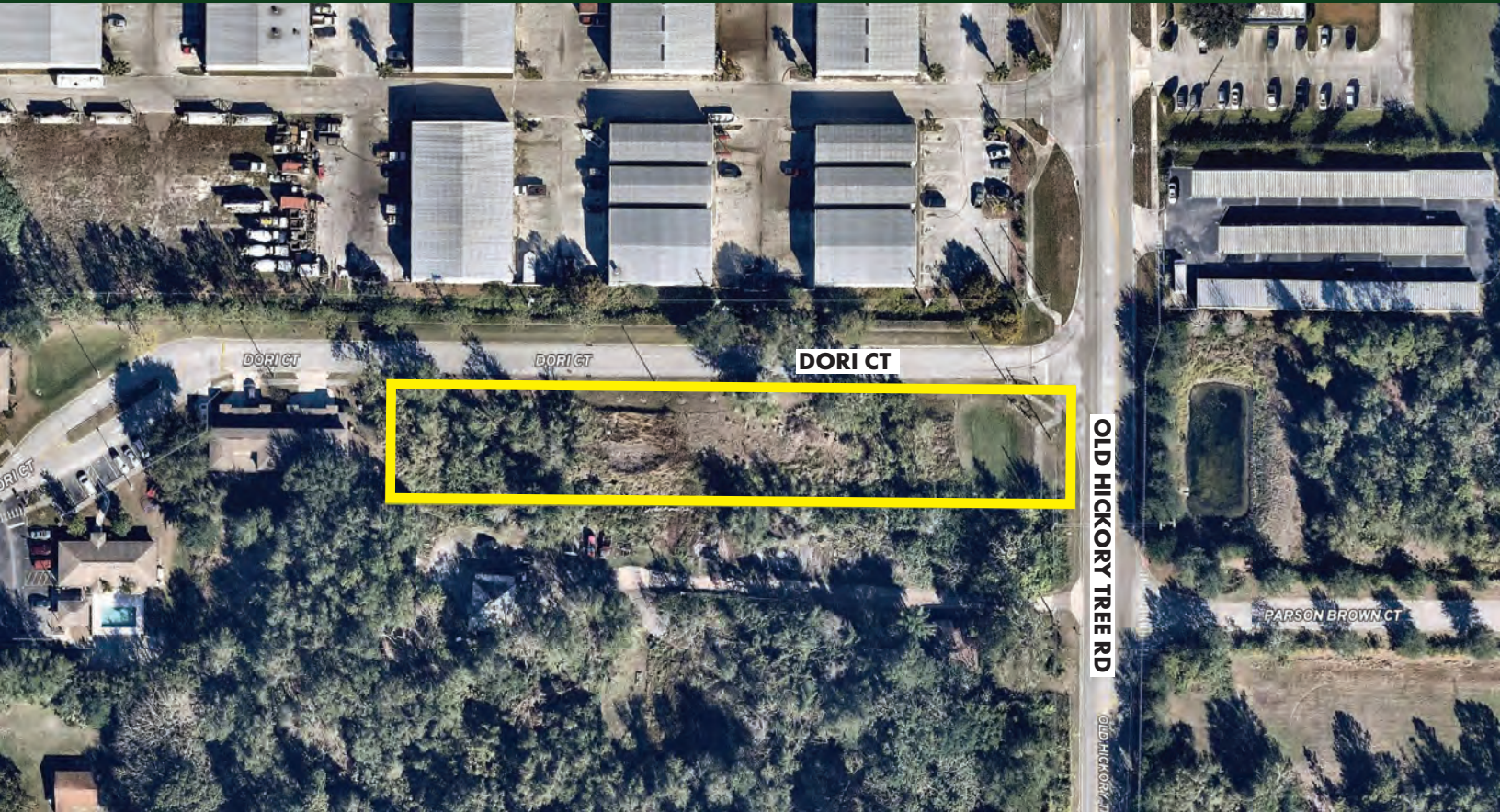


**FOR
SALE**

FINISHED TOWNHOME LOTS OSCEOLA COUNTY

Old Hickory Tree Rd, St. Cloud, FL 34772

**PRICE
REDUCED**



ABOUT THE PROPERTY

SIZE .99± acre

PRICE Reduced! Now \$1,000,000
(Was \$1,600,000)

ZONING R-3 Multi-Family Dwelling

FLU MDR - Medium Density Residential

UTILITIES Full stub-out, OUC - Toho Water

ROAD FRONTAGE 85'± Old Hickory Tree Rd
500'± Doric Ct

PARCEL ID 07-26-31-0000-0075-000

DESCRIPTION

16 finished lots with site plan and construction documents. The City of St. Cloud has issued an NTP (notice to proceed). These lots are ready to start construction and offer a great opportunity for rental income in a very competitive market.

In an area of high growth located in the heart of Central Florida. Close proximity to Lake Nona, Orlando International Airport, beaches, and theme parks.

These lots are ready to start construction immediately. Call today for additional details and plans!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

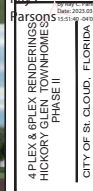
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ELEVATION SAMPLES

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ARCHITECTURAL ELEVATION LEGEND (PER LDC 3.26.1)
— STREET VIEW EAST ELEVATION

ELEVATION NOTES
 - PLEASE REFER TO ELEVATION ON SHEETS A301 & A302
 ELEVATION FINISHES:
 THE TOTAL BUILDING AREA IS LESS THAN 10,000 SQ FT AND SHALL BE REQUIRED A MINIMUM OF (3) DESIGN ELEMENTS
 BUILDING ELEMENT ONE - 2'-0" STUCCO BASE FINISH & 2'-4" AFF TO 9'-4" AFF STUCCO FINISH
 BUILDING ELEMENT TWO - 6" SMOOTH FINISH HORIZONTAL BAND & 12" HARD BAND AT 9'-4" AFF
 BUILDING ELEMENT THREE - 6" FACE HARD SIDING FROM 9'-4" AFF TO 18'-0" TRUSS BEARING
 ELEVATION MEASUREMENTS:
 25K GLAZING SQ FT
 146 SQ FT TOTAL
 186 SQ FT PROVIDED GLAZING
 1ST FLOOR STUCCO - PORTWELLER SW6102
 2ND FLOOR HARD SIDING - SHAGBARK SW8747
 GARAGE DOOR WINDOW FINISH & ALL TRIM - COLONIAL REVEAL TAN
 FRONT DOOR - LUXURIOUS RED

(STREET VIEW) EAST ELEVATION - 6 UNIT
 SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATION LEGEND (PER LDC 3.26.1)
— SOUTH ELEVATION

ELEVATION NOTES
 - PLEASE REFER TO ELEVATION ON SHEETS A301 & A302
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 FRONT DOOR - LUXURIOUS RED

SOUTH ELEVATION - 6 UNIT
 SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATION LEGEND (PER LDC 3.26.1)
— EAST / WEST ELEVATION

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 FRONT DOOR - LUXURIOUS RED

EAST ELEVATION - 6 UNIT
 SCALE: 1/8" = 1'-0"

WEST ELEVATION - 6 UNIT
 SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATION LEGEND (PER LDC 3.26.1)
— NORTH ELEVATION

ELEVATION NOTES
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NORTH ELEVATION - 6 UNIT
 SCALE: 1/8" = 1'-0"

STUCCO FLASHING DETAIL @ CMU / FRAME INTERFACE



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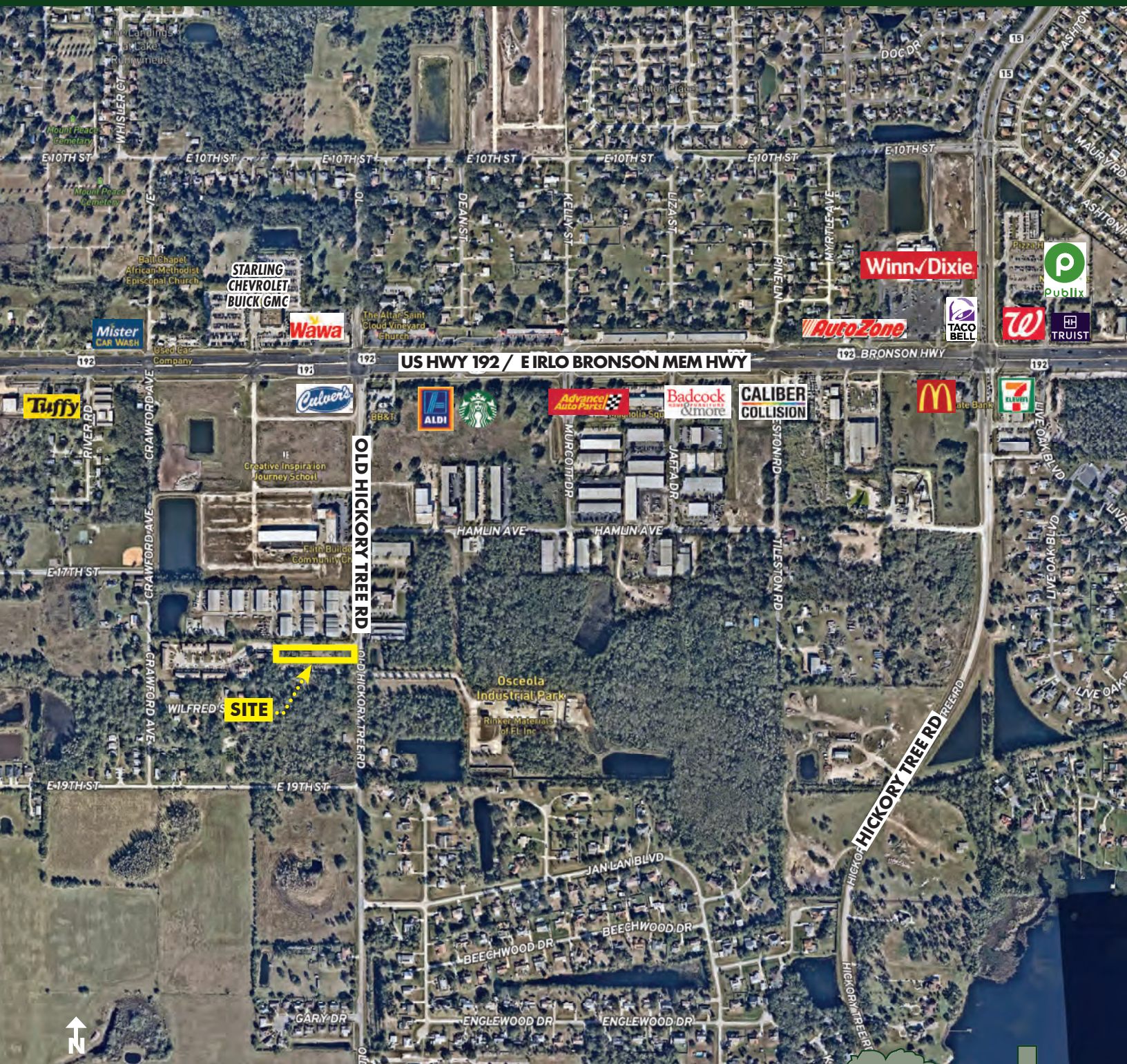
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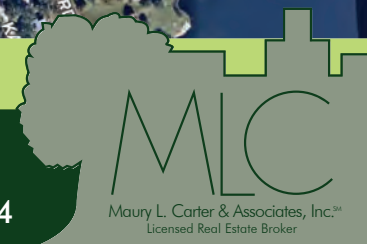


REGIONAL MAP

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DRIVE TIMES

Downtown St. Cloud: 5 min

Kissimmee: 20 min

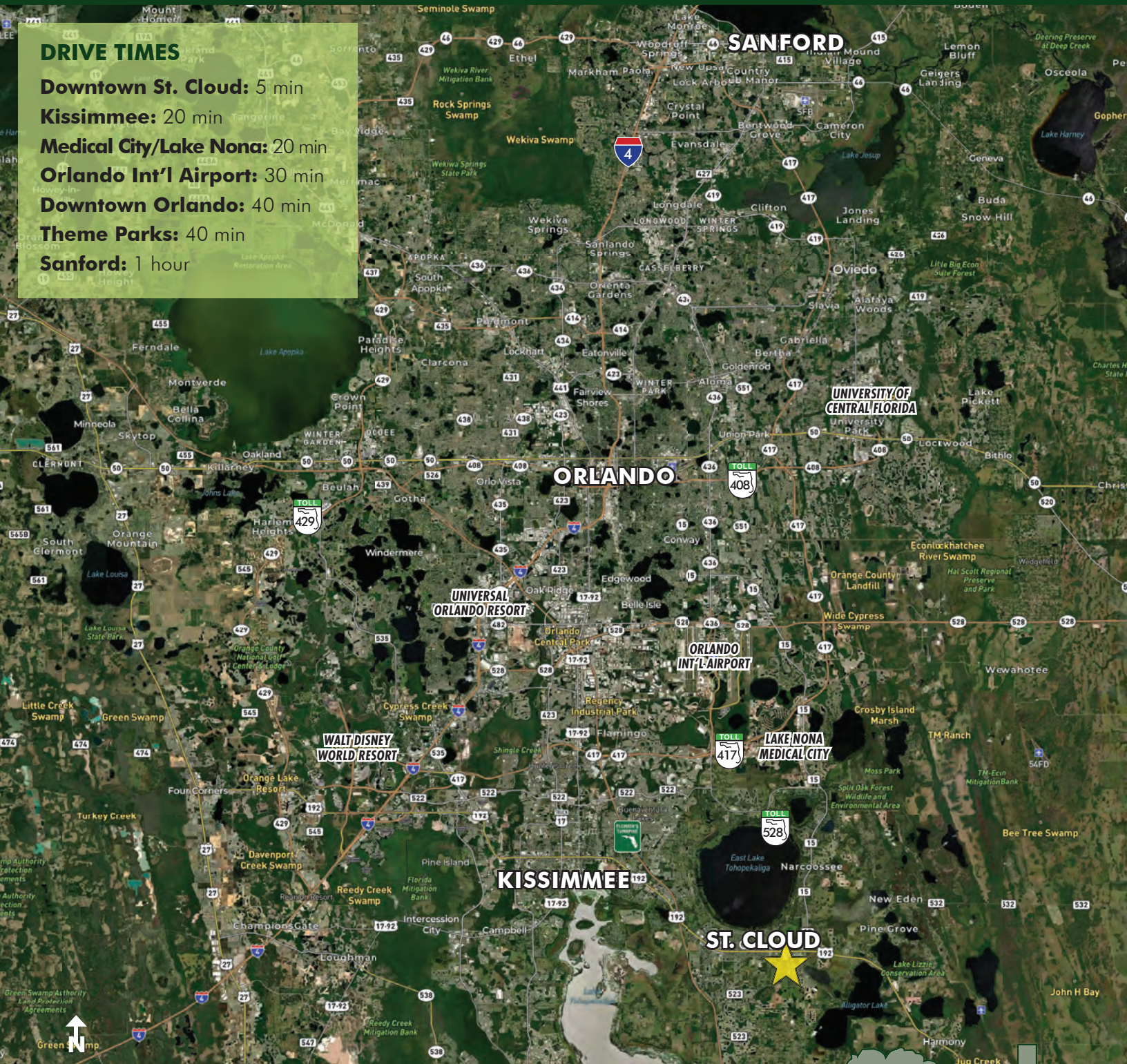
Medical City/Lake Nona: 20 min

Orlando Int'l Airport: 30 min

Downtown Orlando: 40 min

Theme Parks: 40 min

Sanford: 1 hour



LOCATION MAP

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