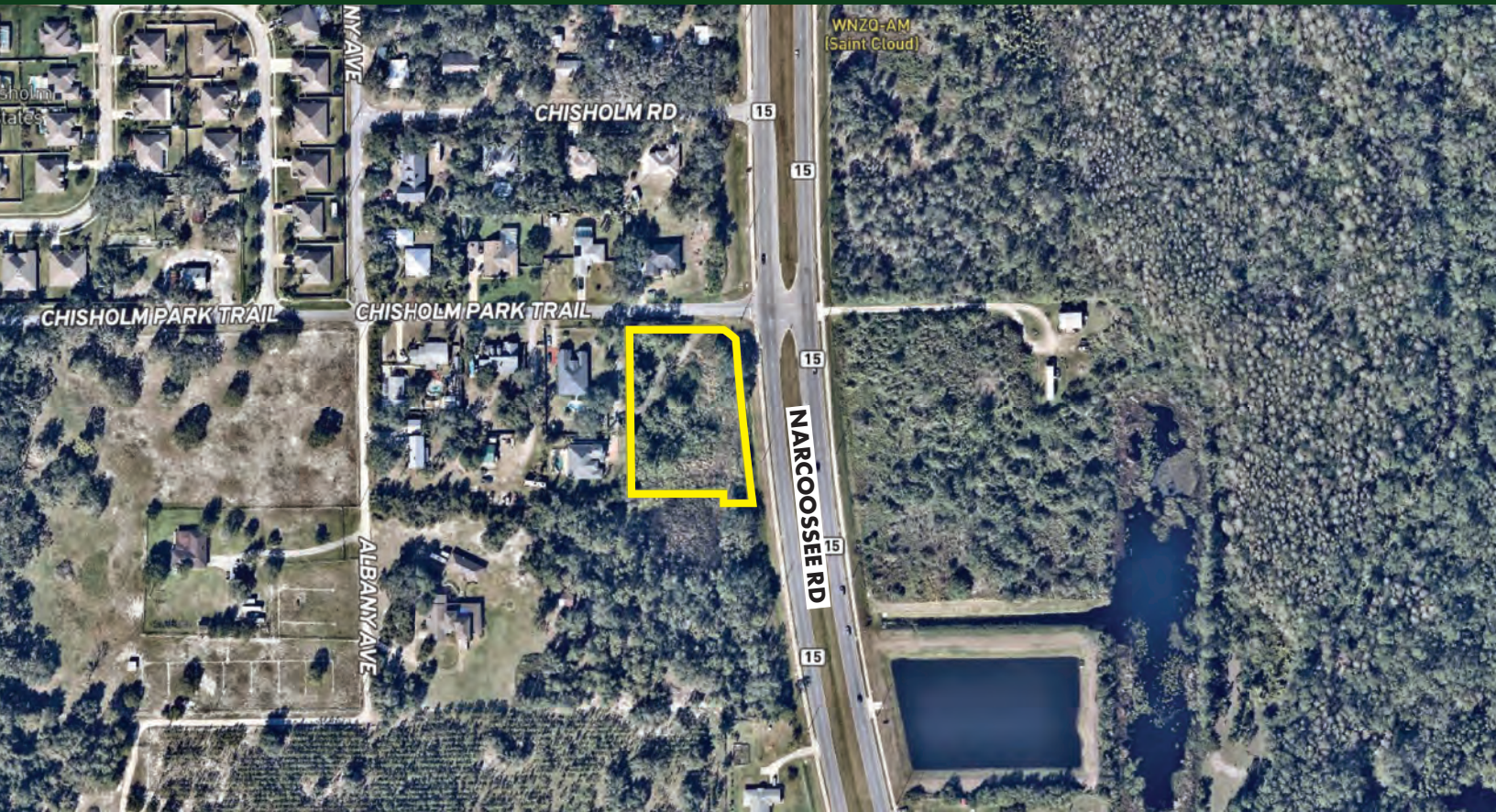


**FOR
SALE**

NARCOOSSEE RD COMMERCIAL 1.44 AC

Narcoossee Rd & Chisolm Park Trl, St. Cloud, FL 34771



ABOUT THE PROPERTY

SIZE 1.44± acres

PRICE \$1,200,000

ZONING NCC

FLU Neighborhood Center

UTILITIES Available

ROAD FRONTAGE 320'± on Narcoossee Rd
190'± on Chisolm Park Trl

PARCEL ID 30-25-31-2818-0001-00A0

DESCRIPTION

One of the last remaining commercially zoned parcels in the Narcoossee Road Corridor!

Located on Highway 15 between Lake Nona and St. Cloud. This property is one of the last commercial centers in the epicenter of growth. Close proximity to Lake Nona, Medical City, Orlando International Airport and City of St. Cloud. This area is rapidly growing with a new road network coming soon at Sunbridge and interconnectivity via Cyrils, Jack Brack and Jones Roads. The Narcoossee corridor is the most active area of Osceola County and with the expansion of Sunbridge over the next 30 years, will drive the need for a prime commercial center.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

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

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



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DEMOGRAPHICS

US Census (2022)

	St. Cloud	Osceola County
Total Population	64,489	422,545
Average HH Income	\$69,366	\$64,312
Average House Value	\$289,500	\$285,200

AVERAGE DAILY

TRAFFIC COUNTS (2022)

- 1 39,500 E Irlo Bronson Mem Hwy
- 2 25,500 S Narcoossee Rd



REGIONAL MAP

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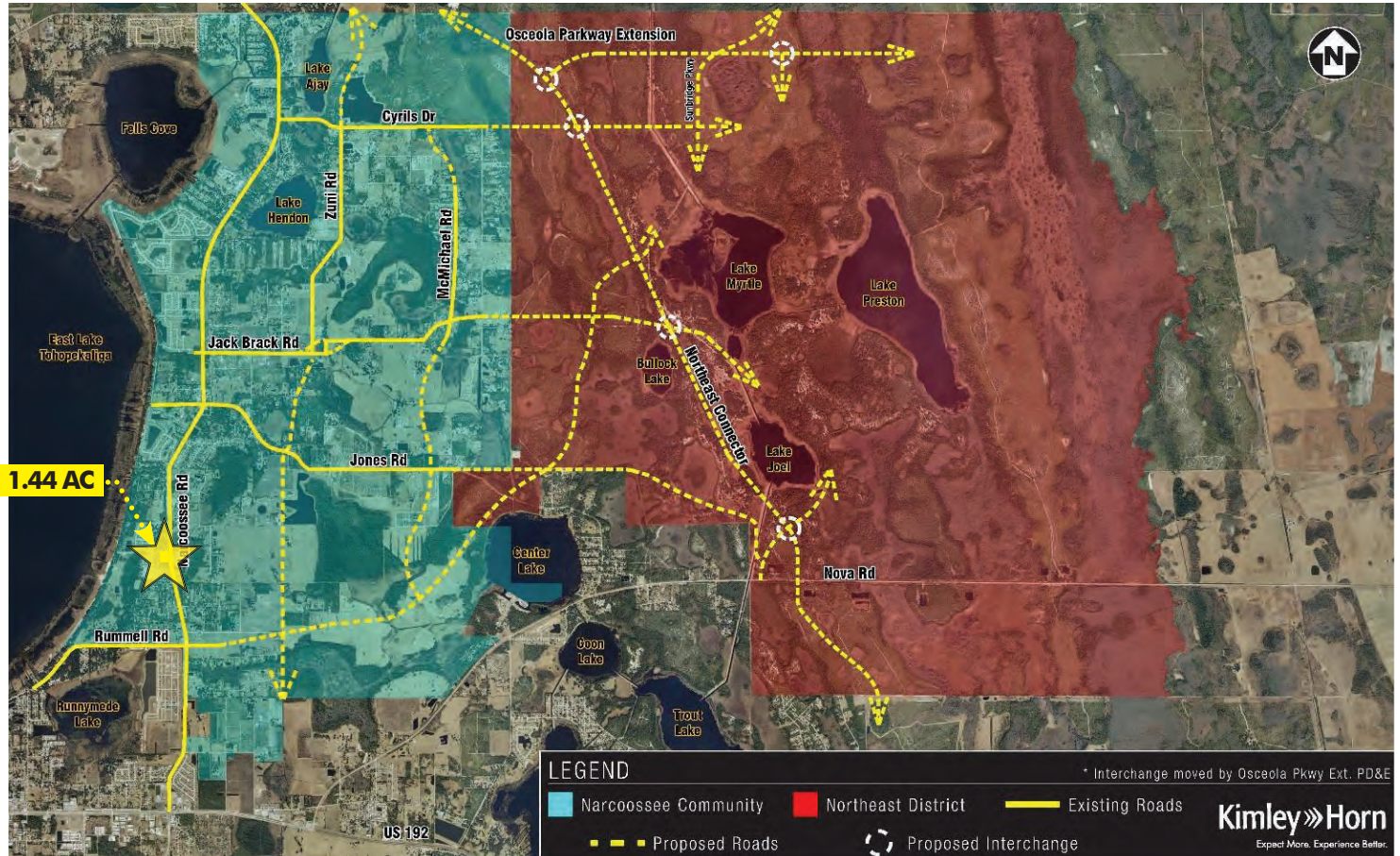
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NARCOOSSEE AREA ROADWAY CONCEPTUAL STUDY

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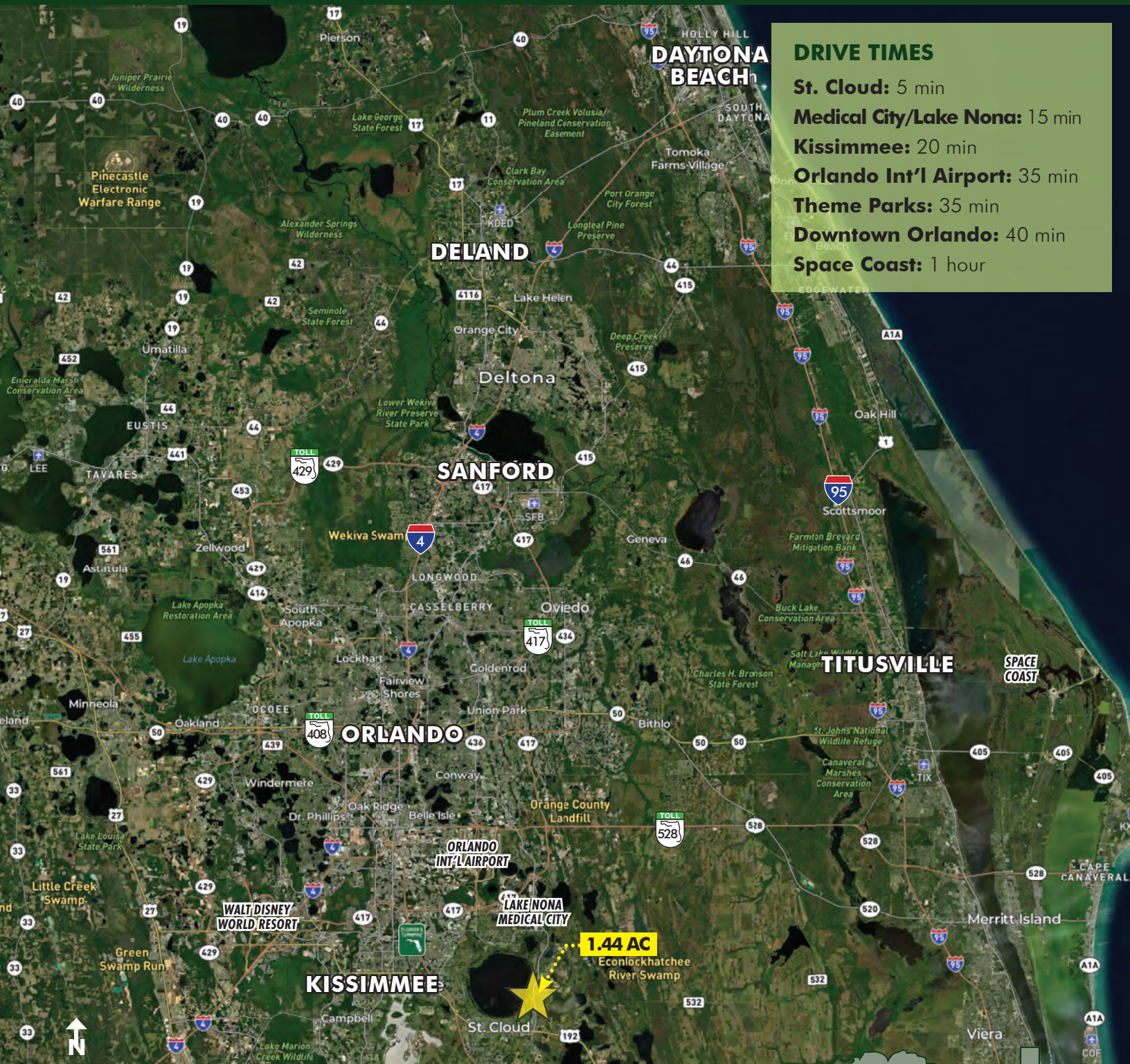
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DRIVE TIMES

St. Cloud: 5 min

Medical City/Lake Nona: 15 min

Kissimmee: 20 min

Orlando Int'l Airport: 35 min

Theme Parks: 35 min

Downtown Orlando: 40 min

Space Coast: 1 hour

LOCATION MAP

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