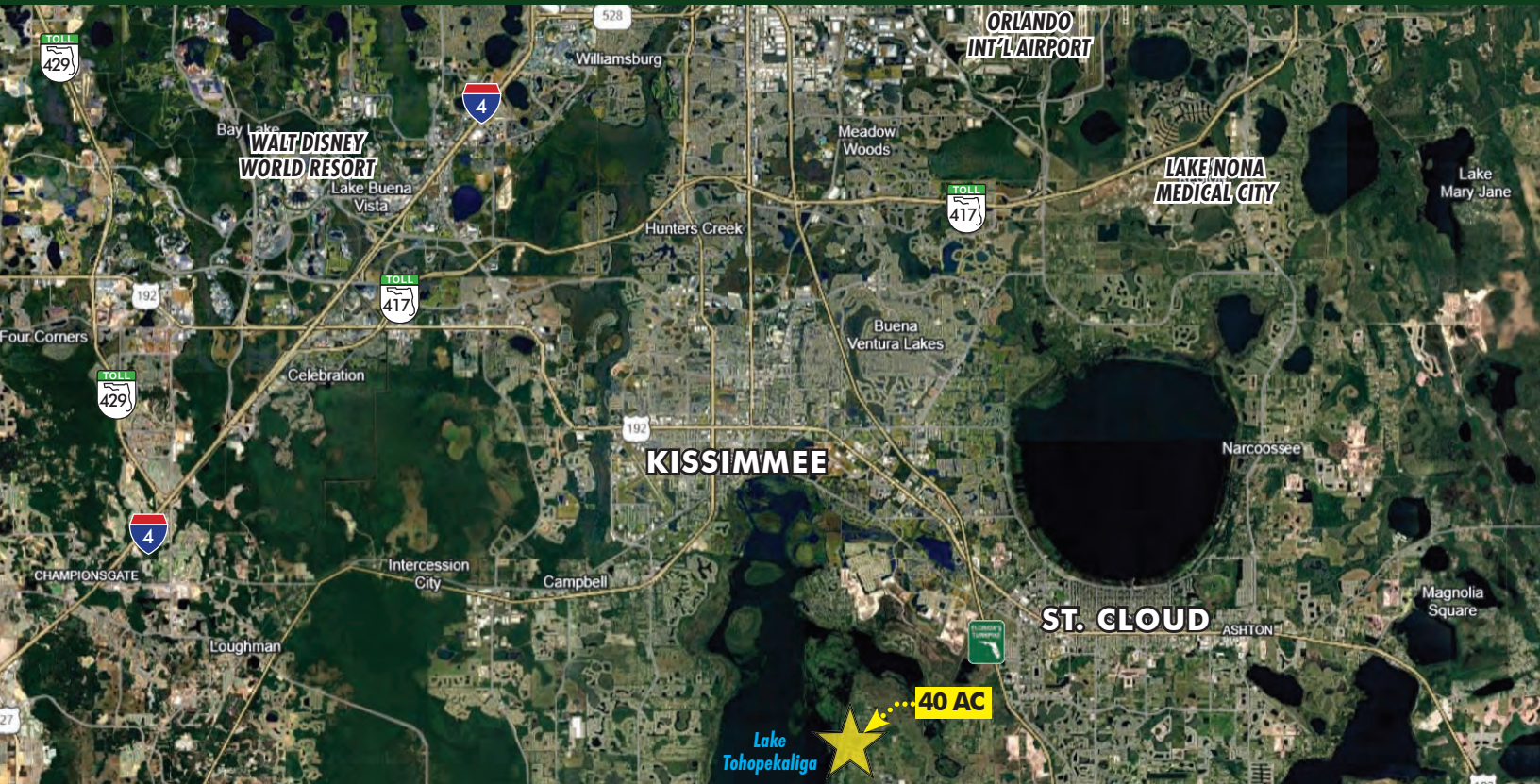


**FOR
SALE**

PRIME 40 ACRES ON LAKE TOHO

Cherokee Rd, St. Cloud, FL 32772



ABOUT THE PROPERTY

SIZE	40.17± acres
PRICE	\$10,000,000
ZONING	E-1
FLU	LDR/Low Density Residential Allows for 3-8 units/acre
UTILITIES	Electric - OUC
ROAD FRONTAGE	1,310'± on Cherokee Rd
PARCEL IDs	24-26-29-3670-0014-0050 24-26-29-3670-0014-0010

DESCRIPTION

40 acres with 1,300 feet of frontage on Lake Tohopekaliga. **One of the last properties this size available on the Kissimmee River Chain.**

- » Permitted 2 story dock
- » Property is cleared and is currently used for cattle
- » Adjacent to Edgewater West and in close proximity to Hawk Platt, Bella Tera, Fontana and Green Island master planned developments
- » 1/2 mile to Cherokee Point Conservation Area
- » 5 mile to the Florida Turnpike interchange

Call for more information today!

Clyde Wells

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REGIONAL MAP

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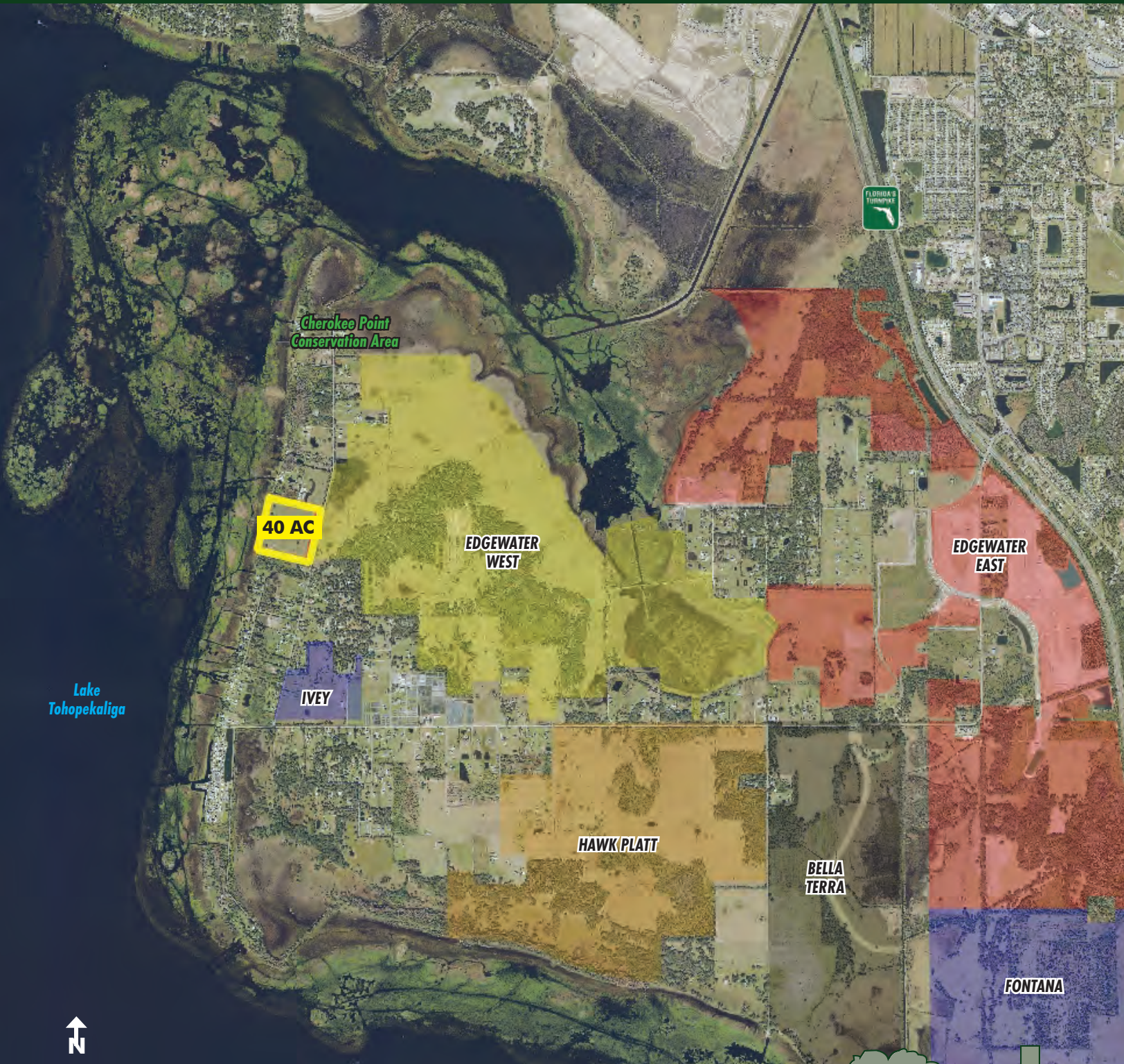
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AREA DEVELOPMENT MAP

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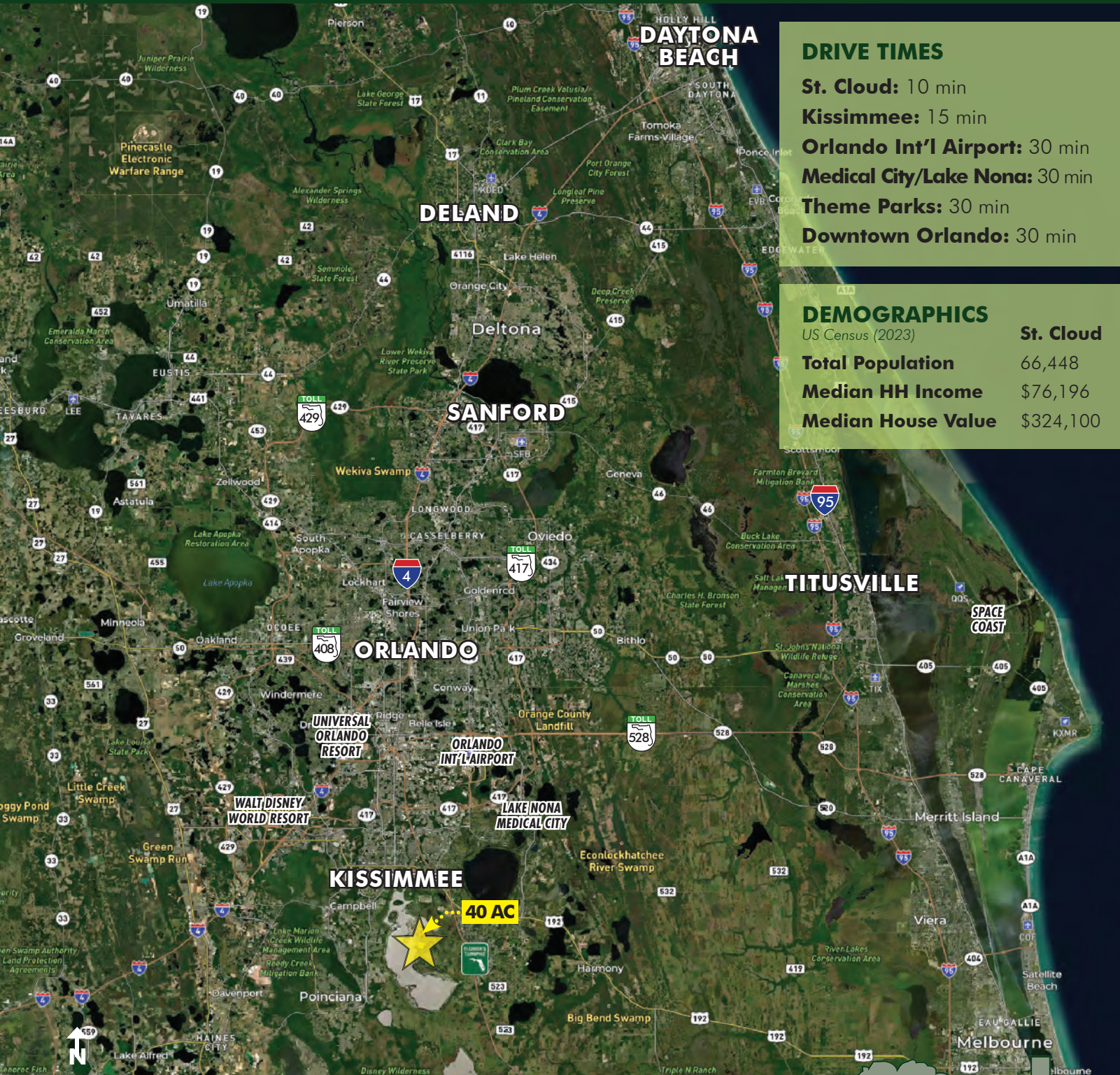
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PRIME 40 ACRES ON LAKE TOHO

Cherokee Rd, St. Cloud, FL 32772



DRIVE TIMES

St. Cloud: 10 min

Kissimmee: 15 min

Orlando Int'l Airport: 30 min

Medical City/Lake Nona: 30 min

Theme Parks: 30 min

Downtown Orlando: 30 min

DEMOGRAPHICS

US Census (2023)

St. Cloud

Total Population

66,448

Median HH Income

\$76,196

Median House Value

\$324,100

LOCATION MAP

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