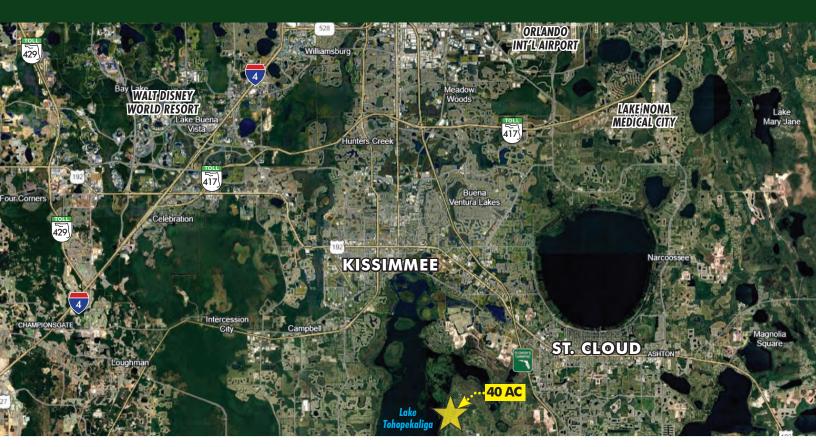


### **PRIME 40 ACRES ON LAKE TOHO**

Cherokee Rd, St. Cloud, FL 32772



### **ABOUT THE PROPERTY**

SIZE	40.	40.17± acres				
PRICE	\$1	\$10,000,000				
ZONING E-1						
<b>FLU</b> LDR/Low Density Residential Allows for 3-8 units/acre						
UTILITIES Electric - OUC			DUC			
<b>ROAD FRONTAGE</b> 1,310'± on Cherokee Rd						
PARCEL IDs		24-26-29-3670-0014-0050				

### 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** Executive Vice President 407-361-1927 CWells@maurycarter.com Joe Skinner Vice President 386-747-3618 JSkinner@maurycarter.com **Conrad M. Carter** Sales Associate 407-456-3396 CCarter@maurycarter.com



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24-26-29-3670-0014-0010

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**40 AC** 

Cherokee Rd, St. Cloud, FL 32772

Lake Tohopekaliga

REGIONAL MAP

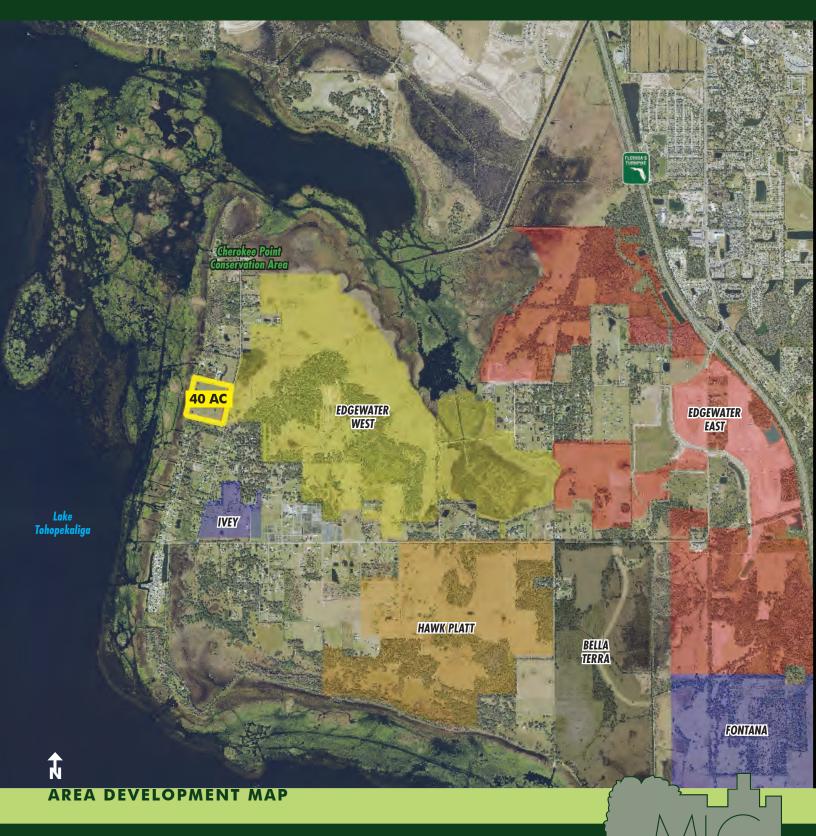
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EDGEWATER WEST





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### PRIME 40 ACRES ON LAKE TOHO Cherokee Rd, St. Cloud, FL 32772

Uniper Prairie Wilderness CO Prine cast le	Pierson Liske George State Forest To Pium Creek Valusia/ Pinetana Conservation Essement Clark Bay Conservation Apria	HOLLY HEL DAYTONA BEACH SOUTH DAYTONA AUTONA TOTONA TOTONA TOTONA TOTONA TOTONA TOTONA TOTONA TOTONA TOTONA	DRIVE TIMES St. Cloud: 10 min Kissimmee: 15 min Orlando Int'l Airport: 30 min
Electronic Warfare Range 0 10 10 10 10 10 10 10 10 10 10 10 10 10	Alexander Springs Wilderness 23 Seminole State Forest 20 20 20 20 20 20 20 20 20 20 20 20 20	Drange Forest CVB Co CS CS CS CS CS CS CS CS CS CS CS CS CS	Medical City/Lake Nona: 30 min Theme Parks: 30 min Downtown Orlando: 30 min
Emeralian March Conservation Area and k EUSTIS ESBURO LEE TAVARES 50	Deltona Lower Weite Store Preserve Store Sanfordo Sa		DEMOGRAPHICS US Census (2023)St. CloudTotal Population66,448Median HH Income\$76,196Median House Value\$324,100
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Lake alfred	Disney Wilderness	Triple N Ranch	

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