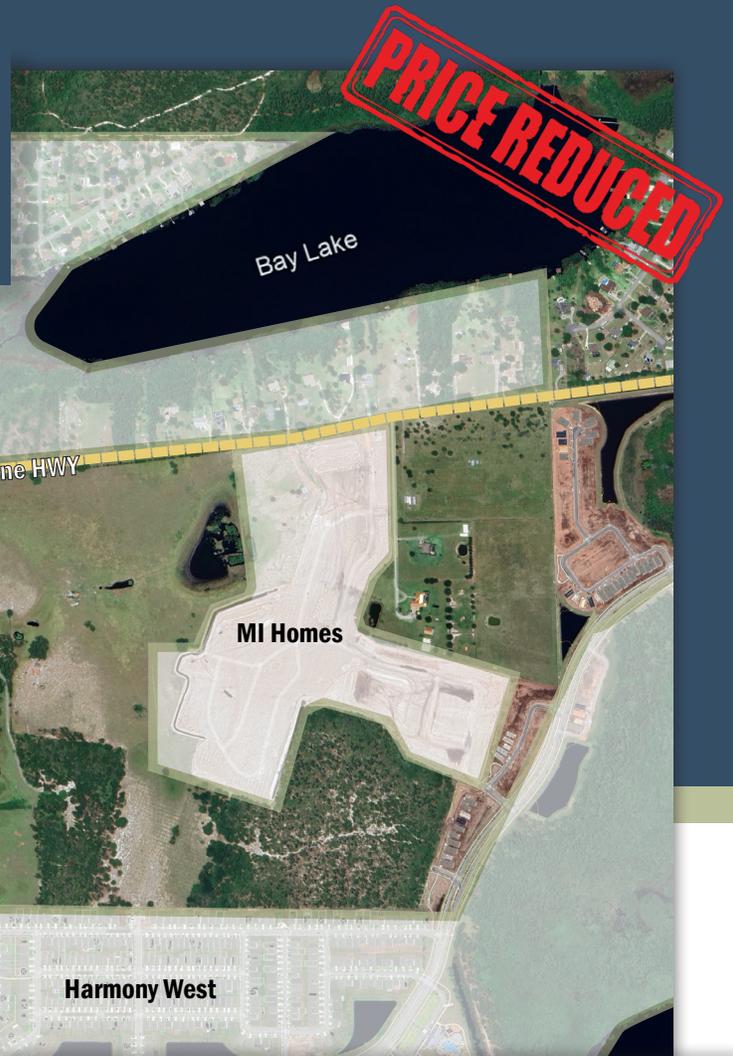




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



STRATEGIC ST. CLOUD DEVELOPMENT SITE

66± acres in St. Cloud for Industrial/Commercial Use

- Price: \$7,650,000
\$5,950,000
- Location: 0 Old Melbourne HWY, St. Cloud FL 34771
- FLU: Industrial, Mixed-Use
Commerical
- Road Frontage: 380'± on US 192 (SR 530)
- Size: 66 ± acres
- Parcels: 13-26-31-0000-0090-0000,
14-26-31-0000-0012-0000

Property Highlights

Industrial/Commercial development property in St. Cloud, FL. Located East of Narcoossee Rd. & Kissimmee, just west of Harmony, and north of Alligator Lake with frontage on US 192-E Irlo Bronson Memorial Highway (SR 530). Highly active development market with strong growth metrics. Located directly between Melbourne and Lake Nona/Orlando.

GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 71,036
- Median HH Income: \$76,196
- Median Home Value: \$324,100

St. Cloud, US Census

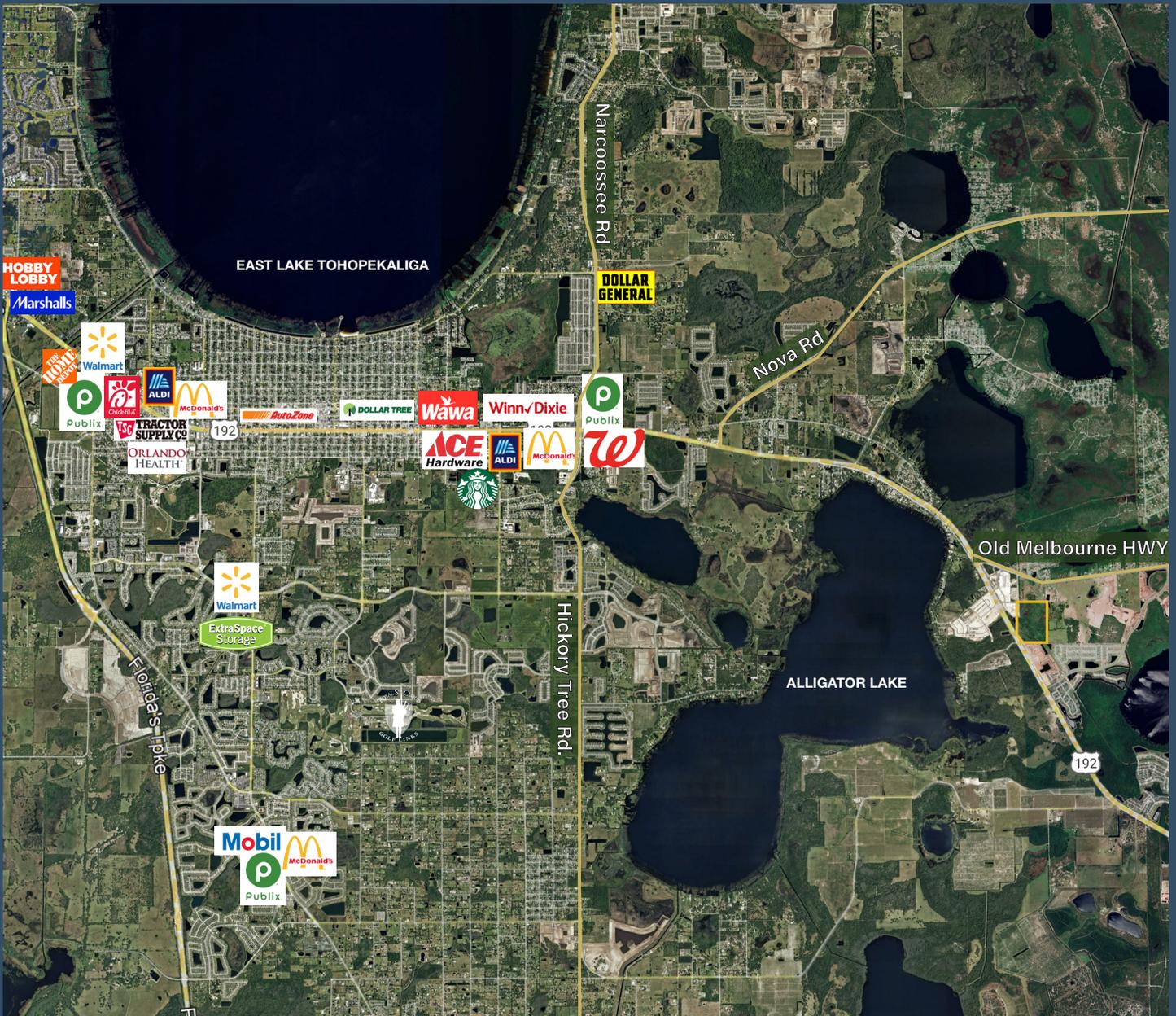
County Demographics

- Total Population: 468,058
- Median HH Income: \$68,711
- Median Home Value: \$317,600

Osceola County, US Census

Daily Traffic Counts

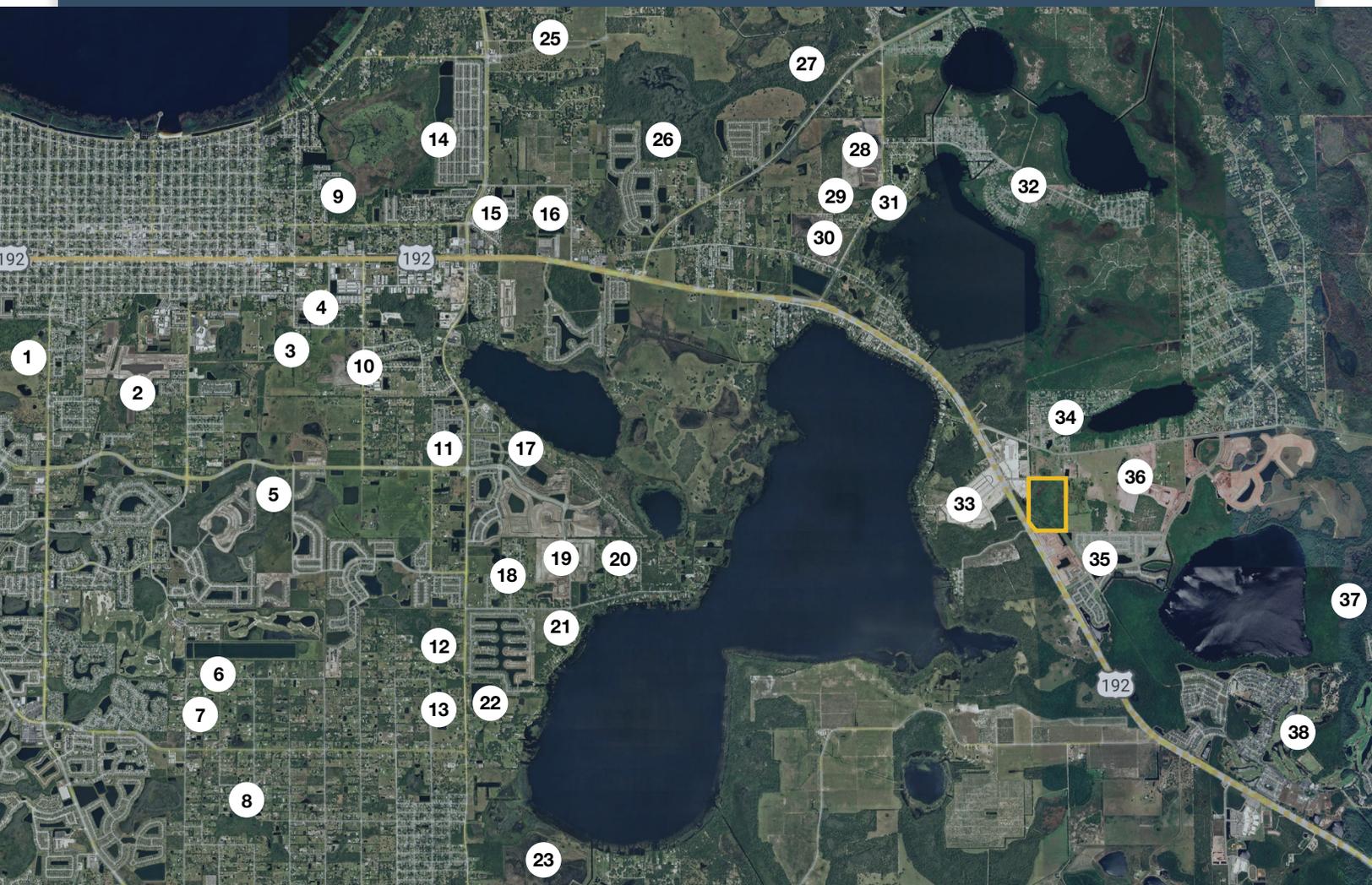
- US 192: 20,500
- Old Melbourne HWY: 3,200



FUTURE RESIDENTIAL DEVELOPMENTS

Legend

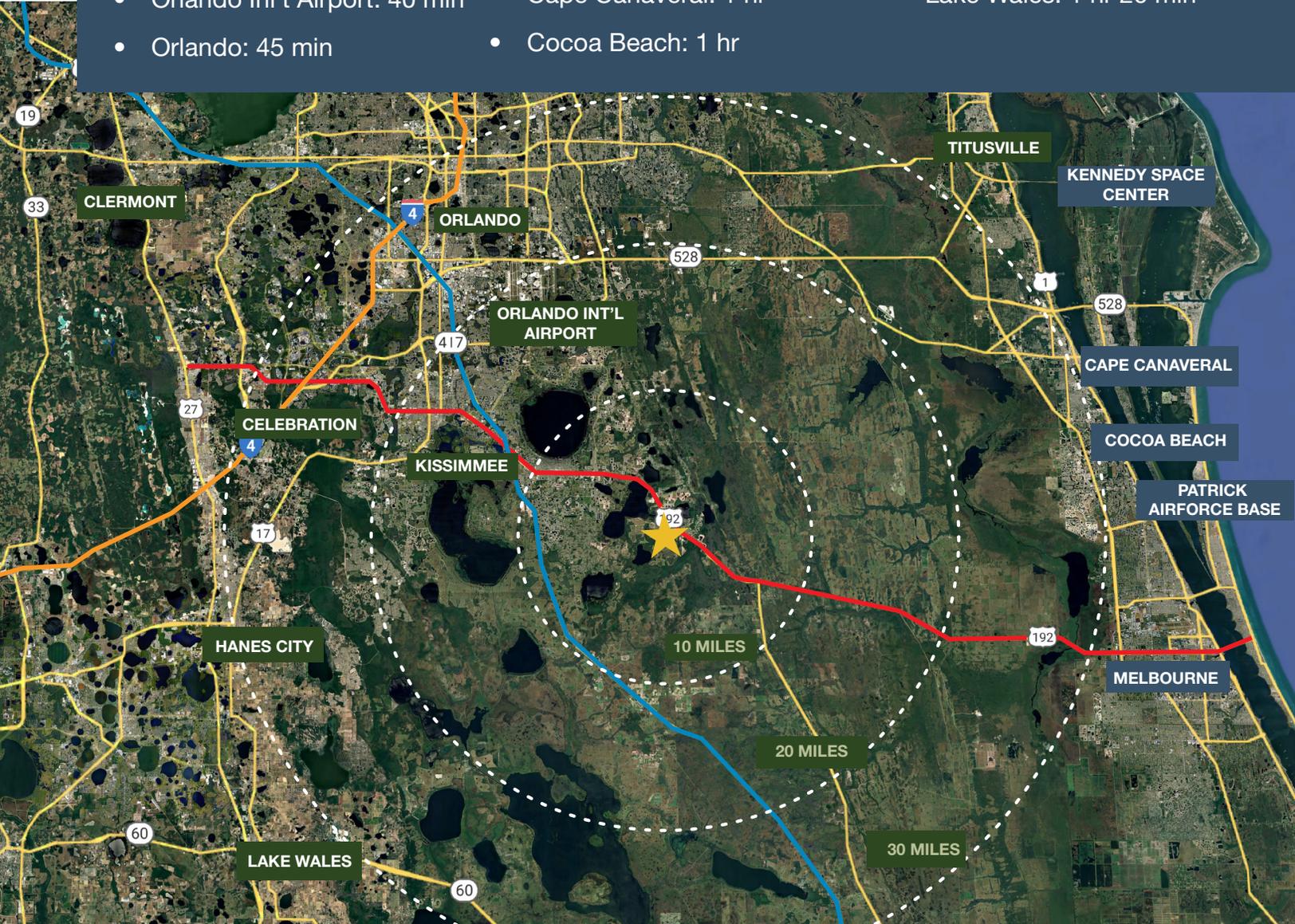
- | | | |
|------------------------------------|------------------------------------|-----------------------------------|
| 1 Stevens Plantation: 365 units | 14 Turtle Creek: 117 units | 27 Center Lake Ranch: 3,960 units |
| 2 Sky Lakes: 355 Units | 15 Larson at Narcoossee: 104 units | 28 Amelia Groves: 205 units |
| 3 Roan Bridge: 1,224 units | 16 Canopy Walk: 459 units | 29 Pine Grove Reserve: 317 units |
| 4 Camden Bay: 90 units | 17 Twin Lakes Osceola: 904 units | 30 Trinity Place: 296 units |
| 5 Delaware Ave: 375 units | 18 Biron Rd: 168 units | 31 Pine Grove Rd: 52 units |
| 6 Cypress Rd: 77 units | 19 JH Paty LLC: 814 units | 32 Bass Hwy Estates: 30 units |
| 7 DeLeon Property: 18 units | 20 Locke Property: 76 units | 33 Pine Glen: 294 units |
| 8 Imperial Ave: 35 units | 21 Vest Rd: 313 units | 34 Bay Lake Farms: 206 units |
| 9 Preserve at Lakeside: 36 units | 22 Hickory Tree: 217 units | 35 Harmony West: 536 units |
| 10 Hickory Creek: 39 unit | 23 Buena Lago: 545 units | 36 Titan Properties: 206 units |
| 11 Hickory Tree Reserve: 114 units | 24 Osceola Groives: 4,000 units | 37 Harmony Futures: 2,073 units |
| 12 St. Cloud Manor: 56 units | 25 Libby Property: 106 units | 38 Harmony: 2,040 units |
| 13 Hickory Tree Dr: 38 units | 26 Lancaster Park East: 366 units | |



REGIONAL MAP

Drive Times

- Downtown St. Cloud: 14 min
- Melbourne: 45 min
- Kennedy Space Center: 1 hr
- Kissimmee: 30 min
- Patrick Airforce Base: 55 min
- Hanes City: 1 hr 15 min
- Orlando Int'l Airport: 40 min
- Cape Canaveral: 1 hr
- Lake Wales: 1 hr 20 min
- Orlando: 45 min
- Cocoa Beach: 1 hr



Call now!

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