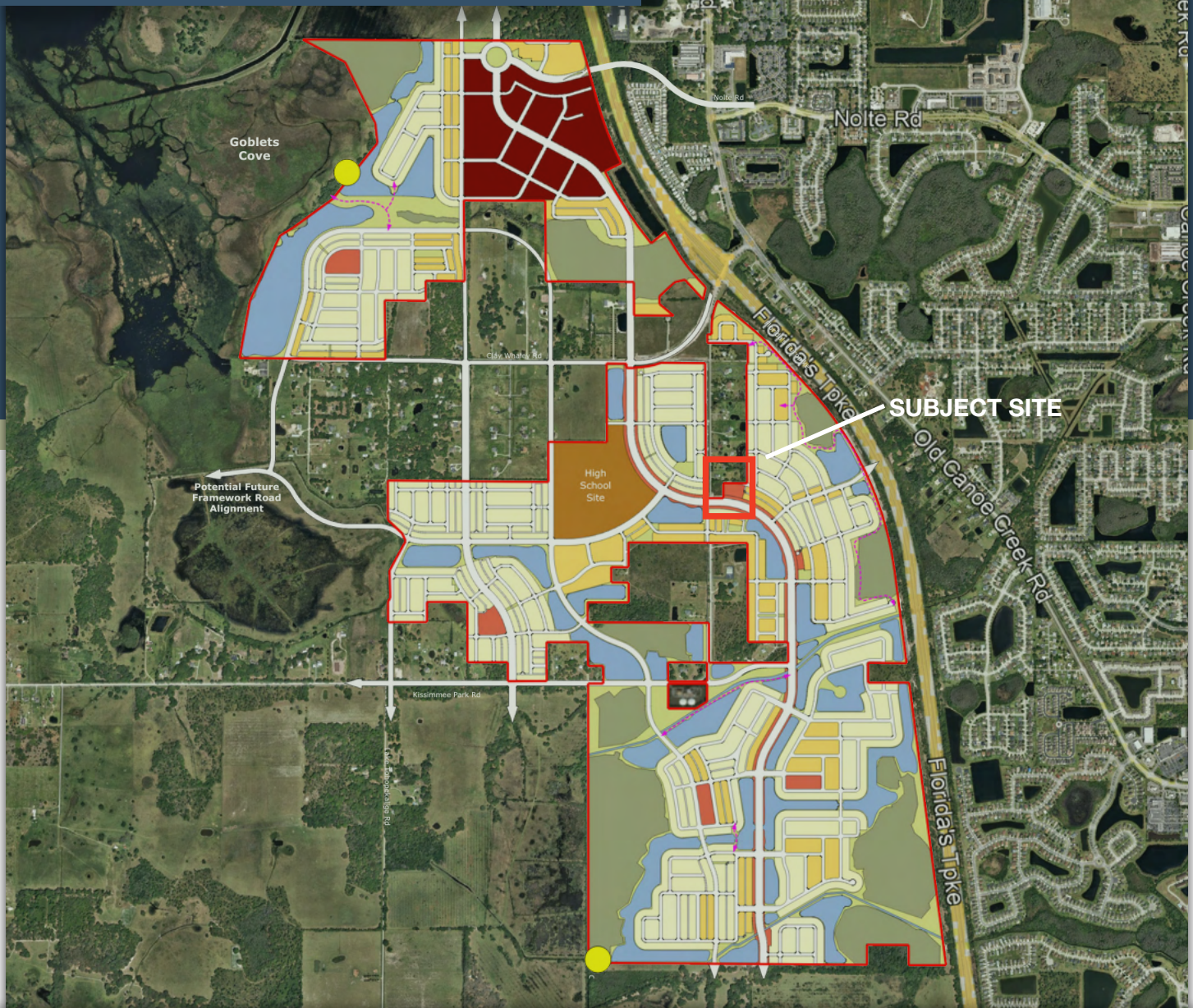




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



PRIME NEIGHBORHOOD CENTER WITH POTENTIAL COMMERCIAL USE IN CROSS PRAIRIE DEVELOPMENT

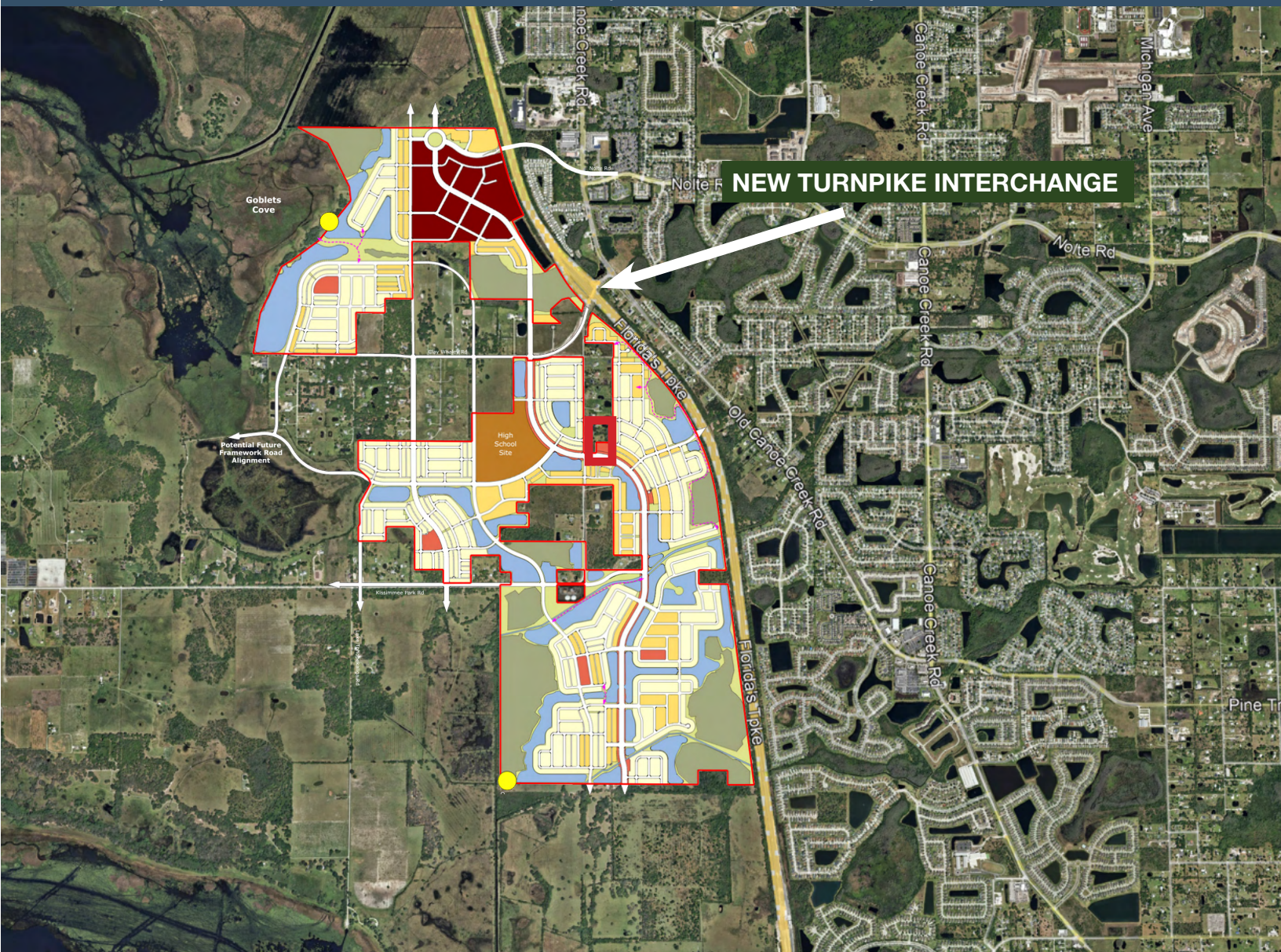
1.6 ± acres in St. Cloud

PROPERTY DETAILS

- Size: 1.6± acres
- Zoning: Mixed Use
- Utilities: Toho Water Authority, OUC
- Location: South of new exit 240 on Florida's Turnpike
- Frontage: Cross Prairie Parkway (future, anticipated completion in Q3 2026)
- Price: \$750,000

Property Highlights

Master developed by Edgewater Property Holdings, LLC, Crossprairie embodies a *live work play* vision with residential neighborhoods, green space, trails, and a central urban town center planned for shops, offices, restaurants, and hotels. The development includes 4,100 ± residential units, approximately 1 million sq ft of commercial/office space, and 600 hotel rooms. Builders such as Meritage Homes, Jones Homes, M/I Homes, Beazer, Lennar, David Weekley Homes, and K Hovian currently have active communities under development in the community.



CROSSRAIRIE PROJECTS

1



WMG DEVELOPMENT

2



LENNAR

3

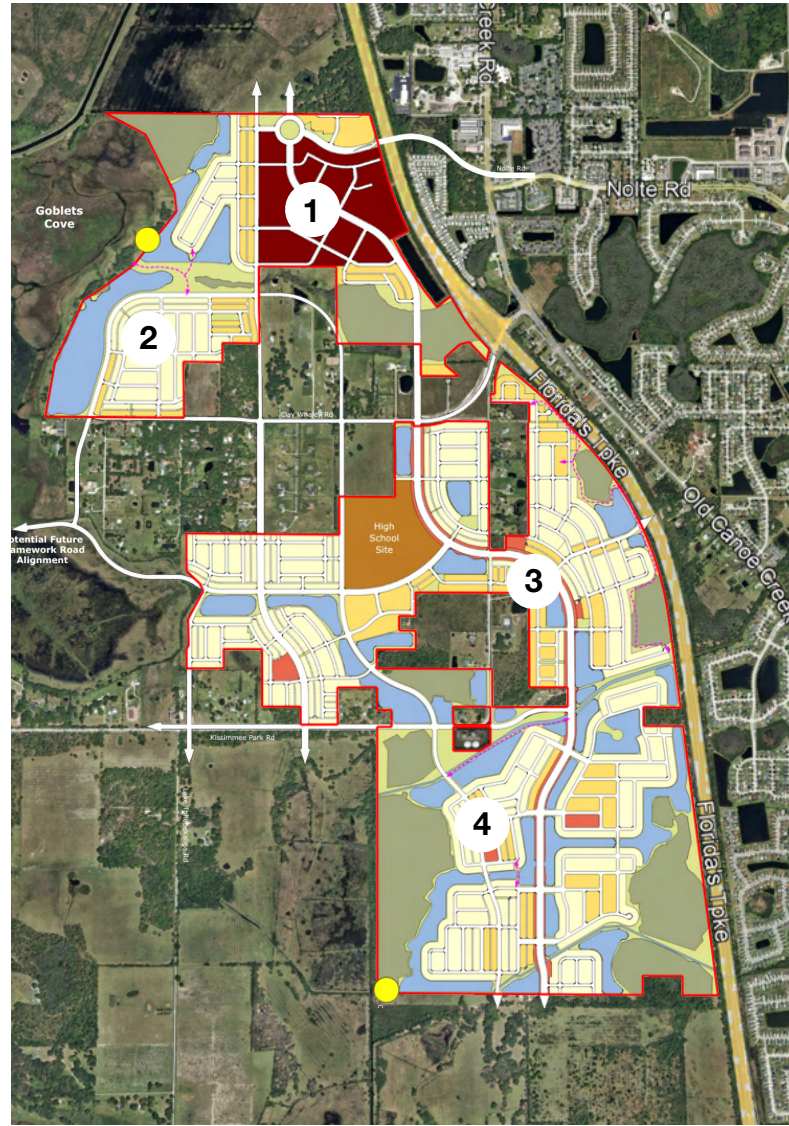


BEAZER HOMES

4



DAVID WEEKLEY & MI HOMES



GEOGRAPHICAL DETAILS

Local Demographics

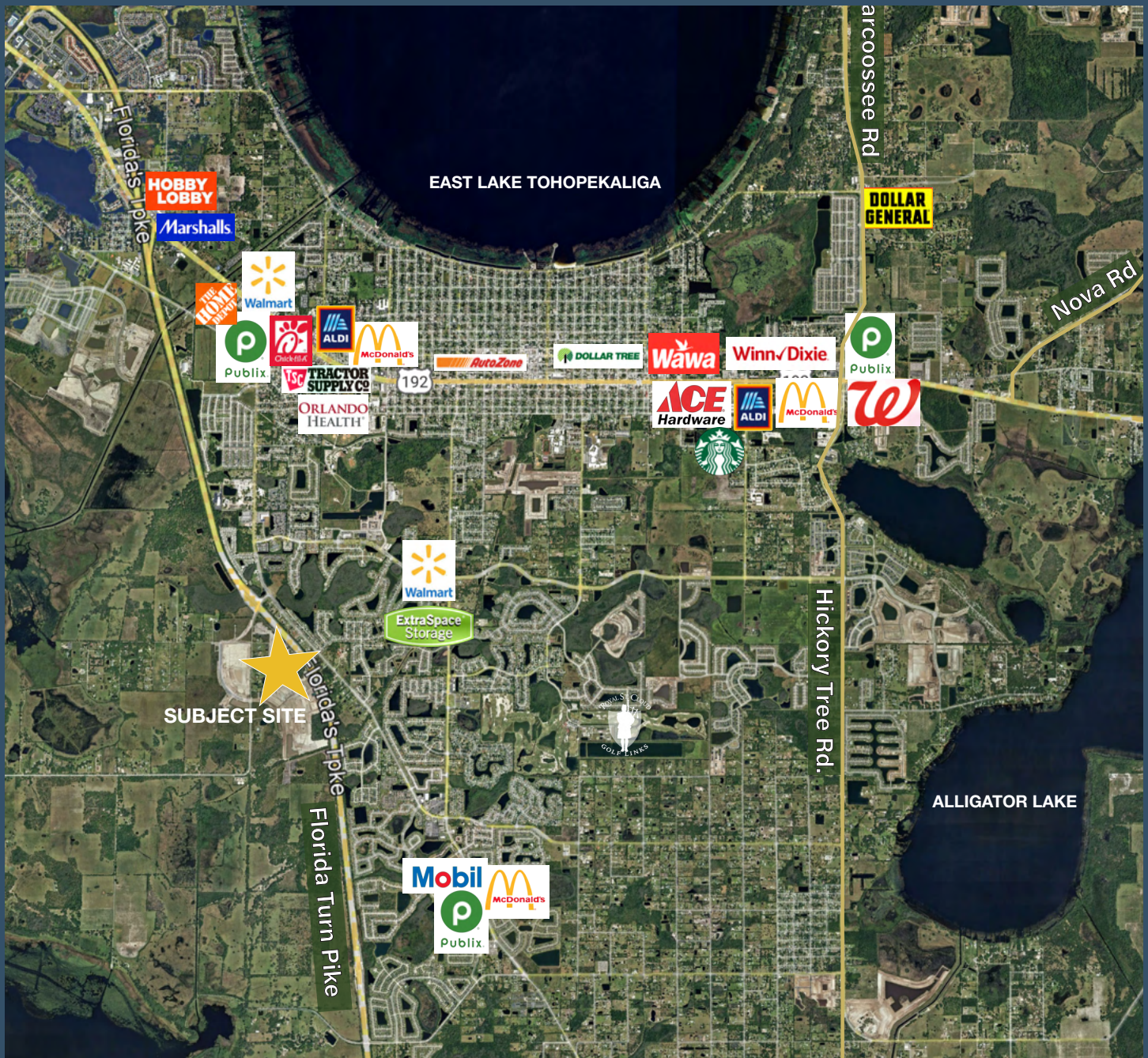
- Total Population: 71,036
- Median HH Income: \$76,196
- Median Home Value: \$324,100

County Demographics

- Total Population: 468,266
- Median HH Income: \$68,711
- Median Home Value: \$317,600

Daily Traffic Counts

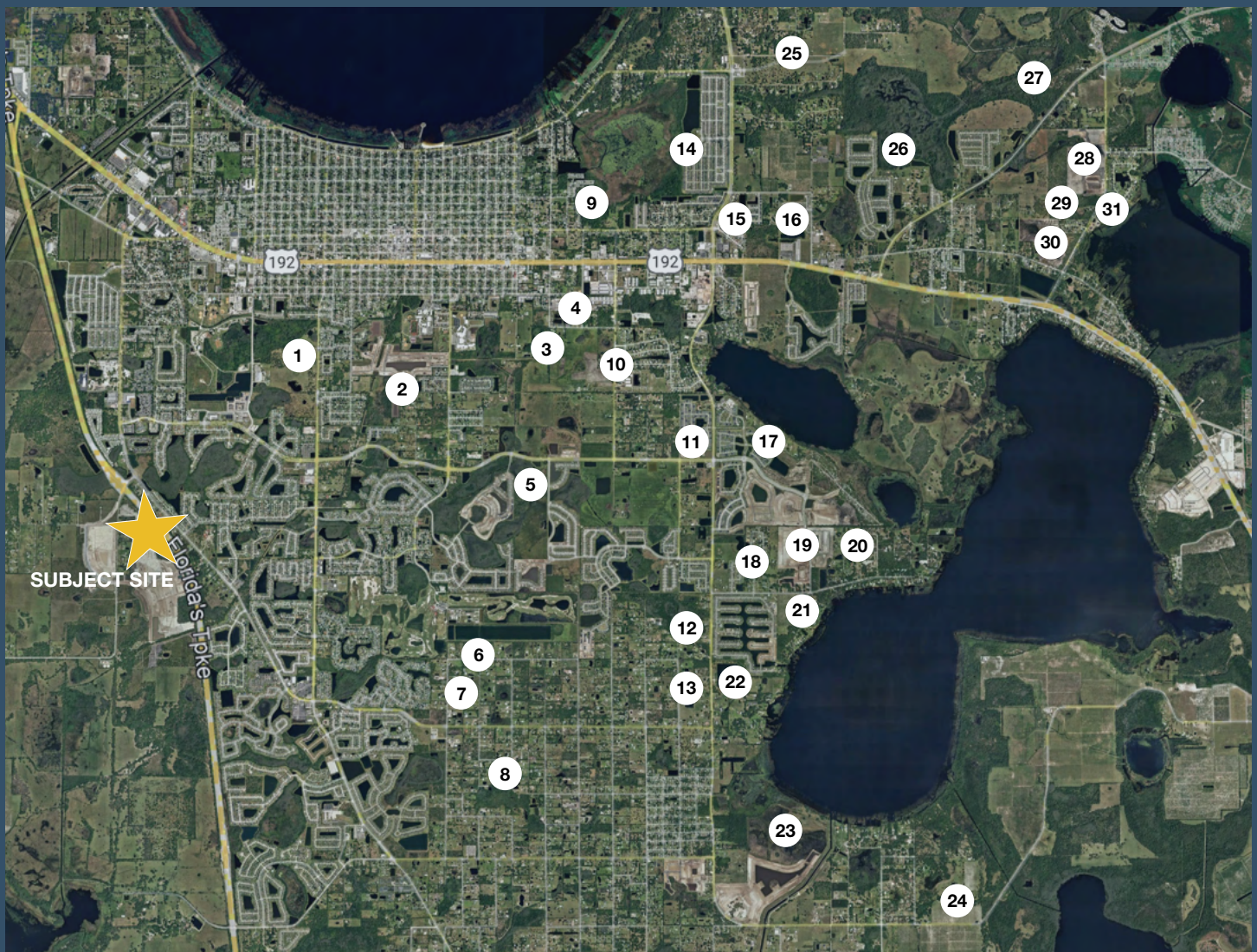
- FL Turn Pike: 61,000
- Kissimmee Park Rd: 2,500
- Nolte Rd: 21,000
- Old Canoe Creek Rd: 20,200



FUTURE RESIDENTIAL DEVELOPMENTS

Legend

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



REGIONAL MAP

Drive Times

- Downtown St. Cloud: 10 min
- Kissimmee: 20 min
- Orlando Intn'l Airport: 30 min
- Orlando: 35 min
- Clermont: 50 min
- Winter Haven: 1 hr
- Lakeland: 1 hr
- Melbourne: 1 hr 5 min

