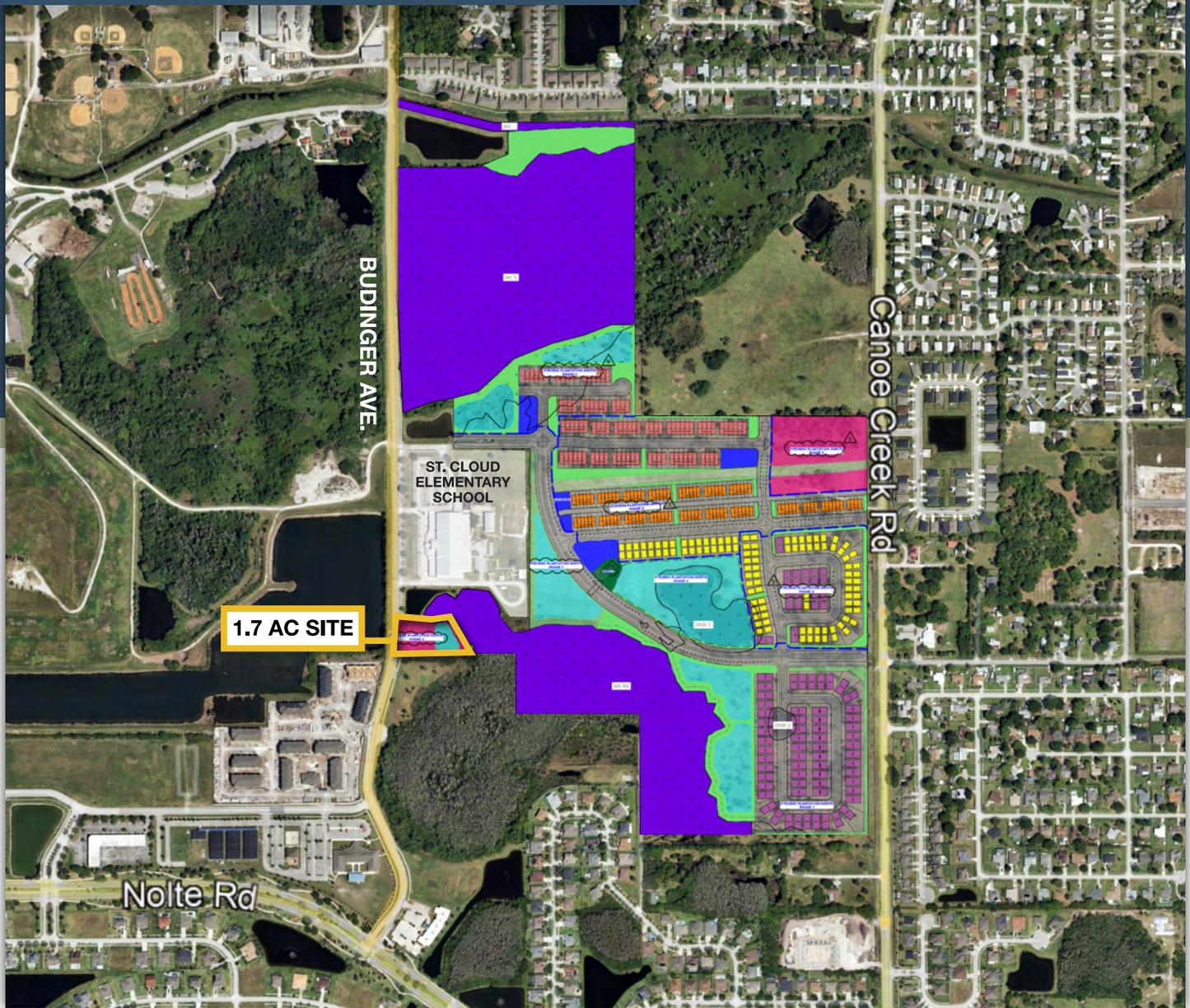




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±1.7 AC NEIGHBORHOOD COMMERCIAL SITE IN STEVENS PLANTATION

Budinger Rd, St. Cloud, FL 34769

PROPERTY DETAILS

- Size: ±1.7 acres
- Location: Portion of parcel 10-26-30-0725-0001-0610
- Zoning: Neighborhood Commercial
- FLU: Mixed Use
- Utilities: Toho Water Authority / OUC
- \$400,000/acre

PROPERTY HIGHLIGHTS

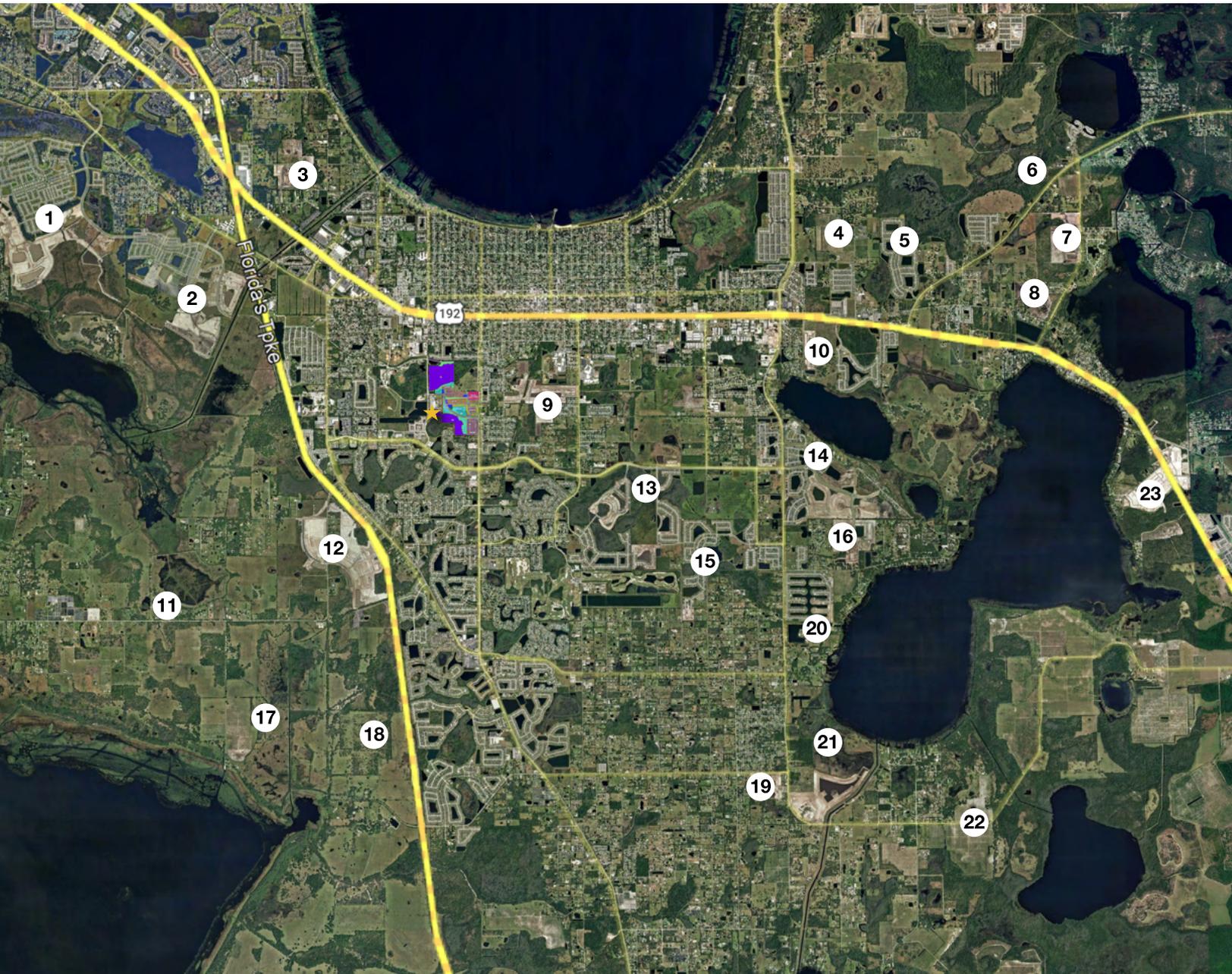
Exceptional 1.7± acre parcel located within the master-planned community of Stevens Plantation in St. Cloud. This well-positioned site is ideally suited for a day care, early learning center, or similar community-oriented use. The property is adjacent to St. Cloud Elementary School and surrounded by established and growing residential neighborhoods, providing built-in demand and excellent visibility. Stevens Plantation is a vibrant, family-focused community, making this location a natural fit for educational and childcare services. The site offers convenient access, a strong demographic base, and proximity to complementary uses, creating an outstanding opportunity for developers, operators, or investors seeking a high-growth area.



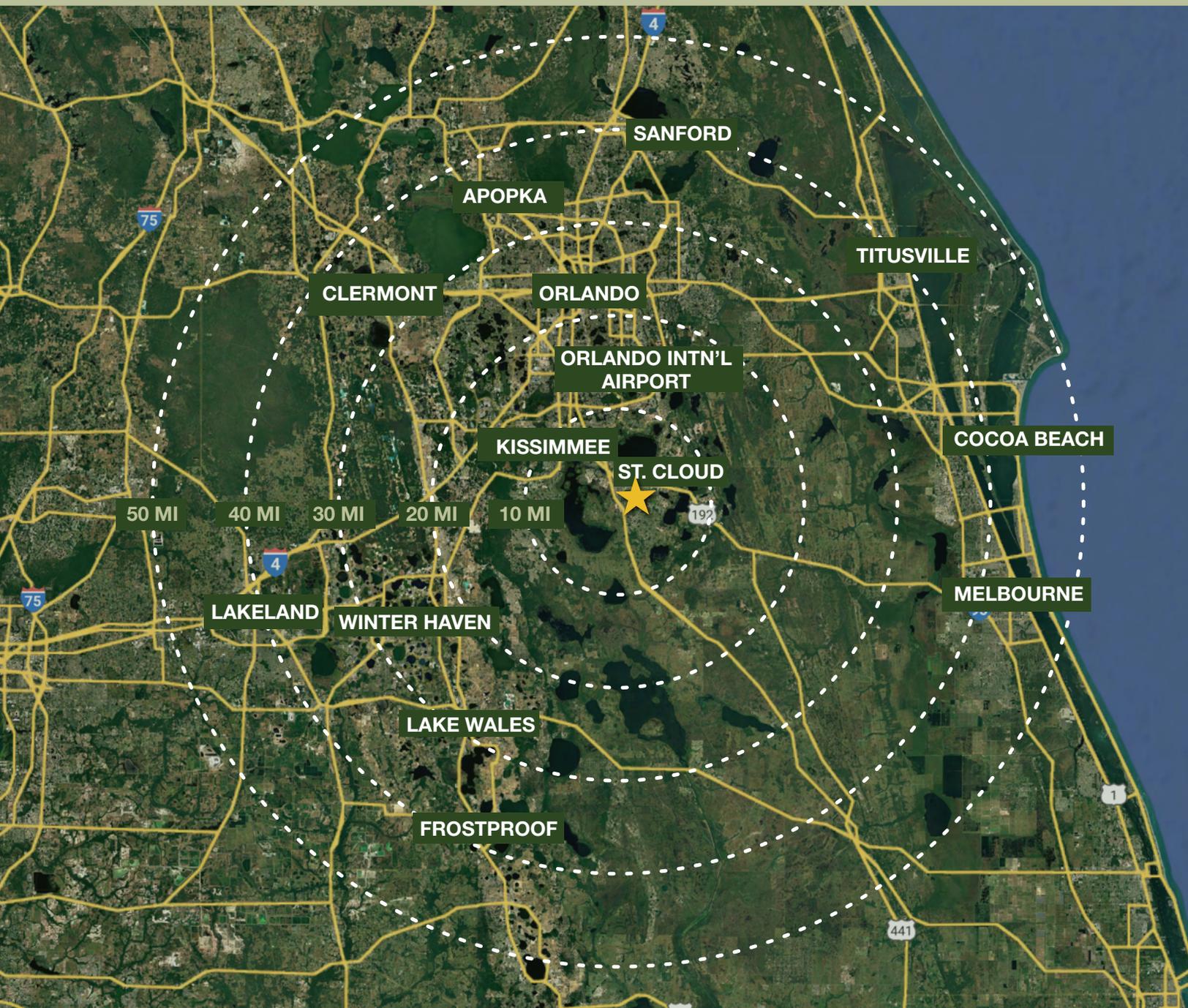
LOCAL DEVELOPMENTS

LEGEND

- | | | |
|----------------------------------|----------------------------------|------------------------------|
| 1 Kindred: 500 units | 10 Live Oak Lakes | 17 Bella Tara: 1,714 |
| 2 Tohoqua: 369 units | 11 Edgewater DRI: 7,000 units | 18 Fortuna Lakes: 750 units |
| 3 Big Sky: 332 units | 12 Crossprairie: 1,070 units | 19 Deer Run: 197 units |
| 4 Turtle Creek: 117 units | 13 Delaware Ave: 375 units | 20 Hanover Lakes: 556 units |
| 5 Lancaster Park: 45 units | 14 Twin Lakes Osceola: 904 units | 21 Buena Lago: 532 units |
| 6 Center Lake Ranch: 3,960 units | 15 Gramercy Farms | 22 Triple H Ranch: 804 units |
| 7 Amelia Groves: 205 units | 16 Lakeside Groves: 211 units | 23 Pine Glen: 294 units |
| 8 Trinity PLace: 296 units | | |
| 9 Sky Lakes: 355 units | | |



REGIONAL MAP



DRIVE TIMES

- Downtown St. Cloud: 5 min
- Kissimmee: 20 min
- Orlando Intl Airport: 35 min
- Orlando: 40 min
- Walt Disney World Resort: 40 min
- Melbourne: 1hr
- Cape Canaveral: 1 hr
- Cocoa Beach: 1 hr 15 min
- Haines City: 1 hr 15 min
- Lake Wales: 1 hr 30 min