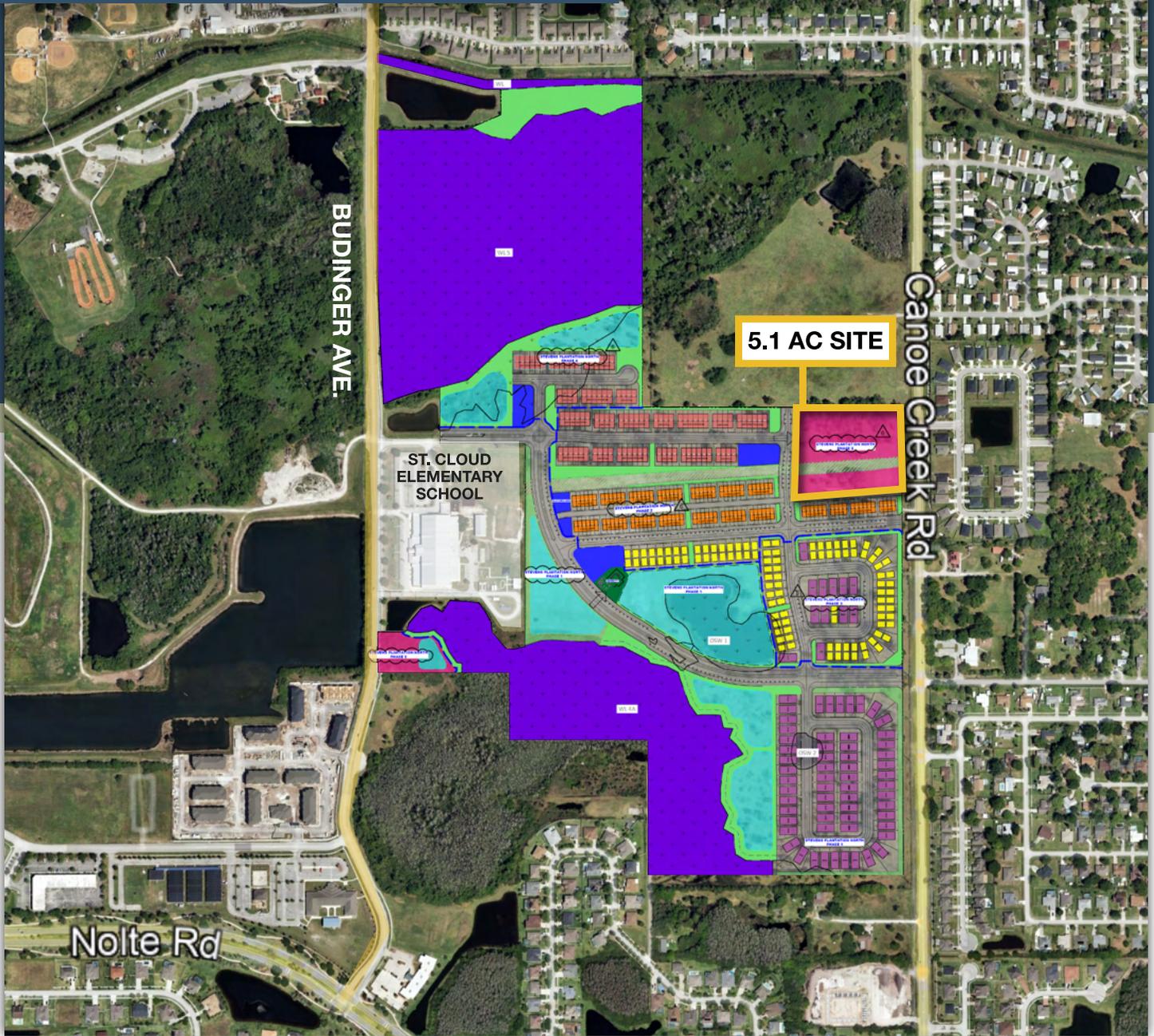




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



# **±5.1 AC NEIGHBORHOOD COMMERCIAL SITE IN STEVENS PLANTATION**

**Canoe Creek Rd, St. Cloud, FL 34769**

# PROPERTY DETAILS

- Size: ±5.1 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

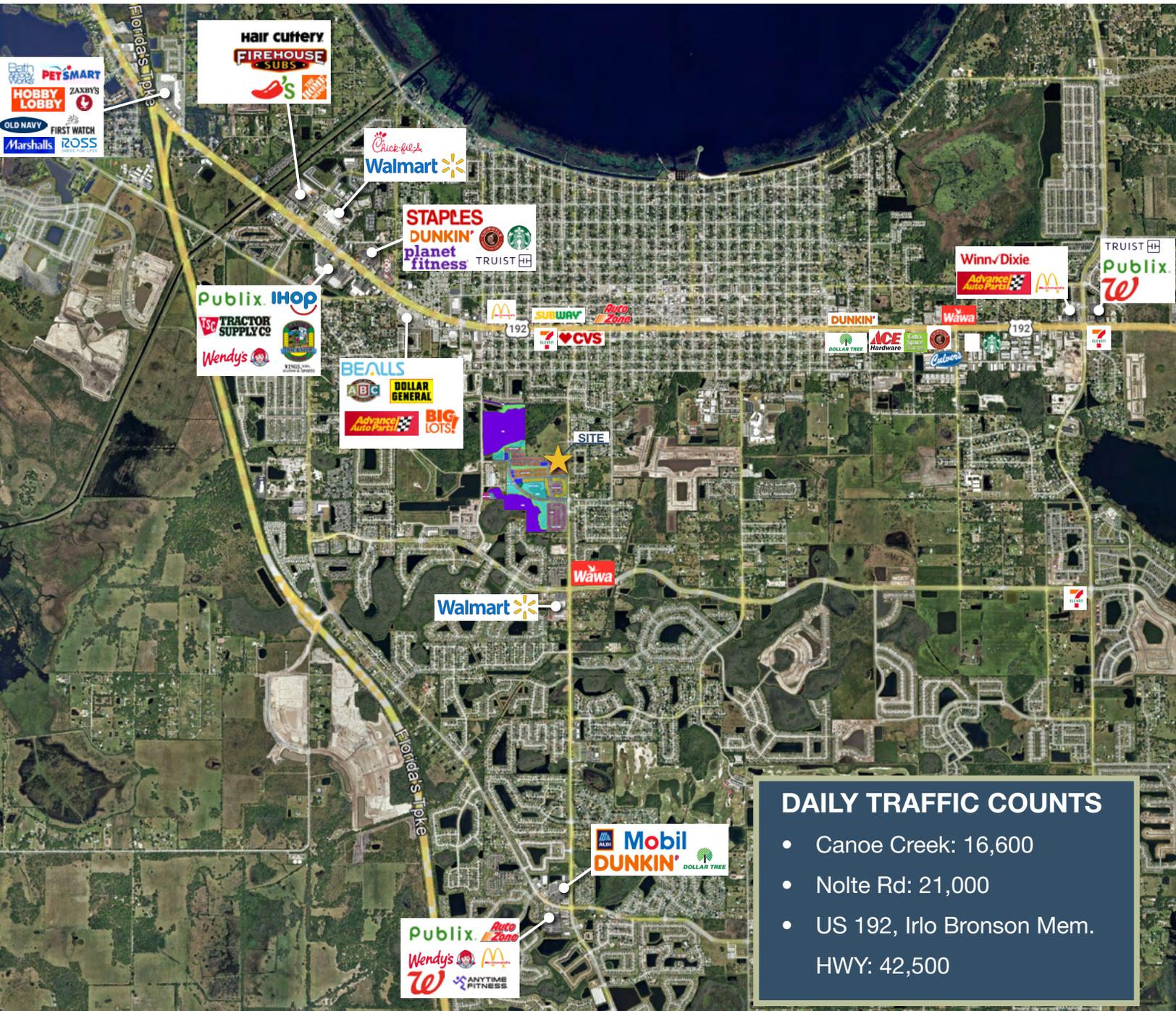
Strategically located within Stevens Plantation, a rapidly growing master-planned community in St. Cloud, Florida, this 5.1-acre neighborhood commercial parcel offers excellent visibility and accessibility. The site is ideally positioned to serve the surrounding residential population and nearby employment hubs, with convenient access to major transportation corridors including Highway 192 and the Florida Turnpike. Stevens Plantation is a popular mixed-use community featuring residential neighborhoods and planned commercial development that supports local daily needs and services. The property is planned for approximately 40,000 sf of commercial space, suitable for retail, office, medical/health services, and neighborhood-oriented uses that will support both residents and the broader St. Cloud market.



# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

Total Population	61,963	406,943
Median HH Income	\$76,196	\$68,711
Median Home Value	\$324,100	\$317,600
	<i>St. Cloud, US Census</i>	<i>Osceola County, US Census</i>



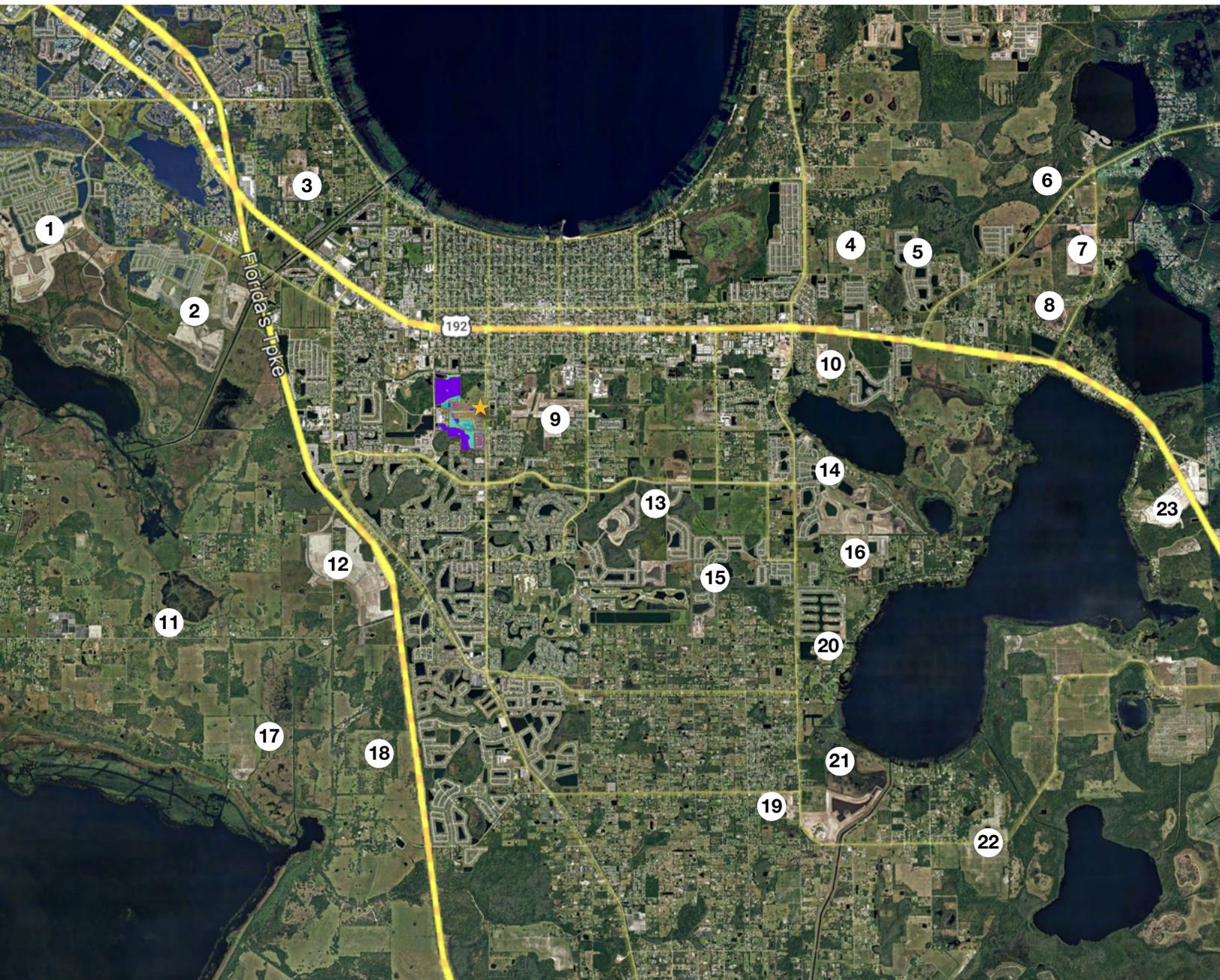
### DAILY TRAFFIC COUNTS

- Canoe Creek: 16,600
- Nolte Rd: 21,000
- US 192, Irlo Bronson Mem. HWY: 42,500

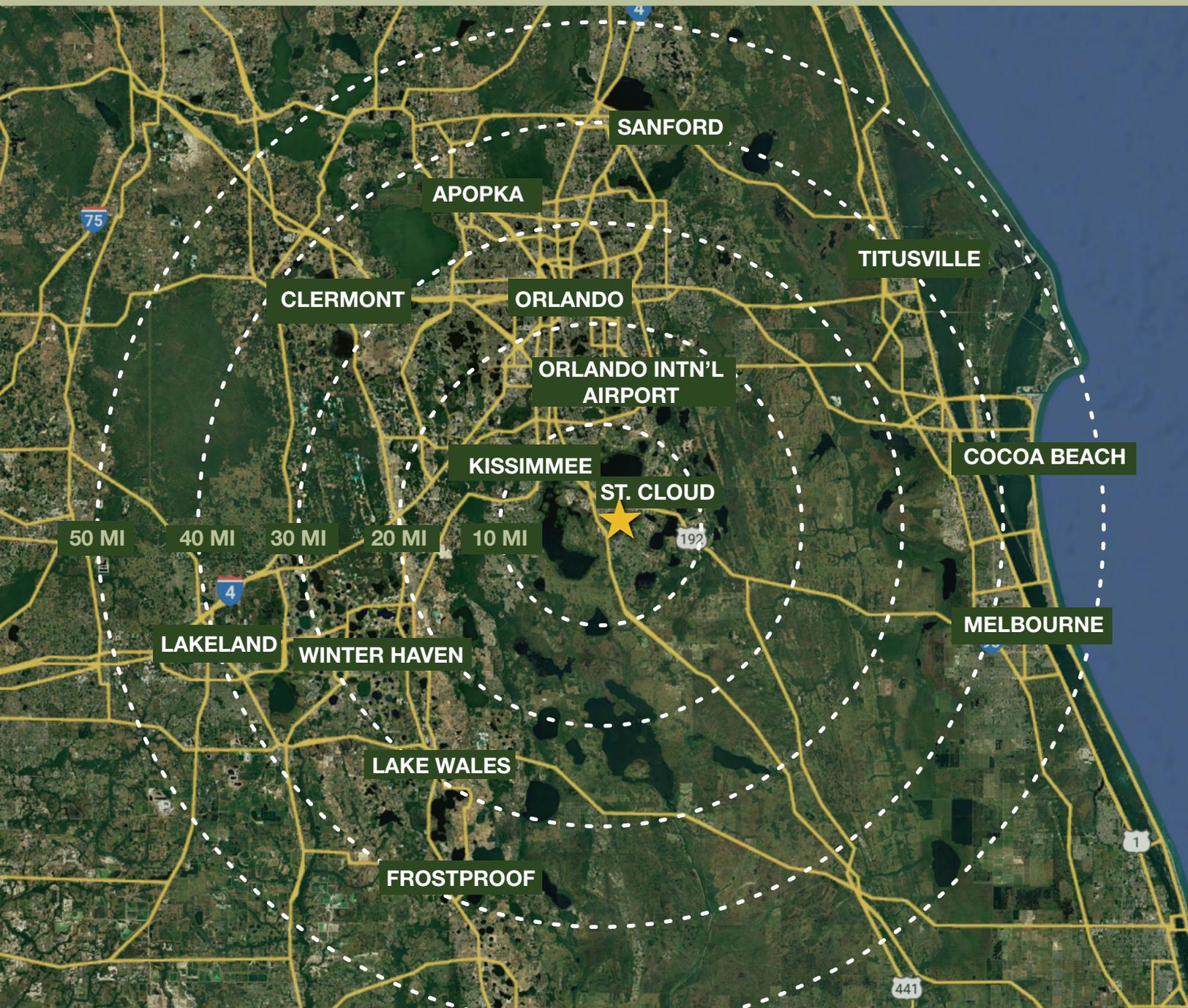
# NEW LOCAL DEVELOPMENTS

## LEGEND

- |                                  |                                  |                              |
|----------------------------------|----------------------------------|------------------------------|
| 1 Kindred: 500 units             | 10 Live Oak Lakes                | 17 Bella Tara: 1,714 units   |
| 2 Tohoqua: 3,220 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