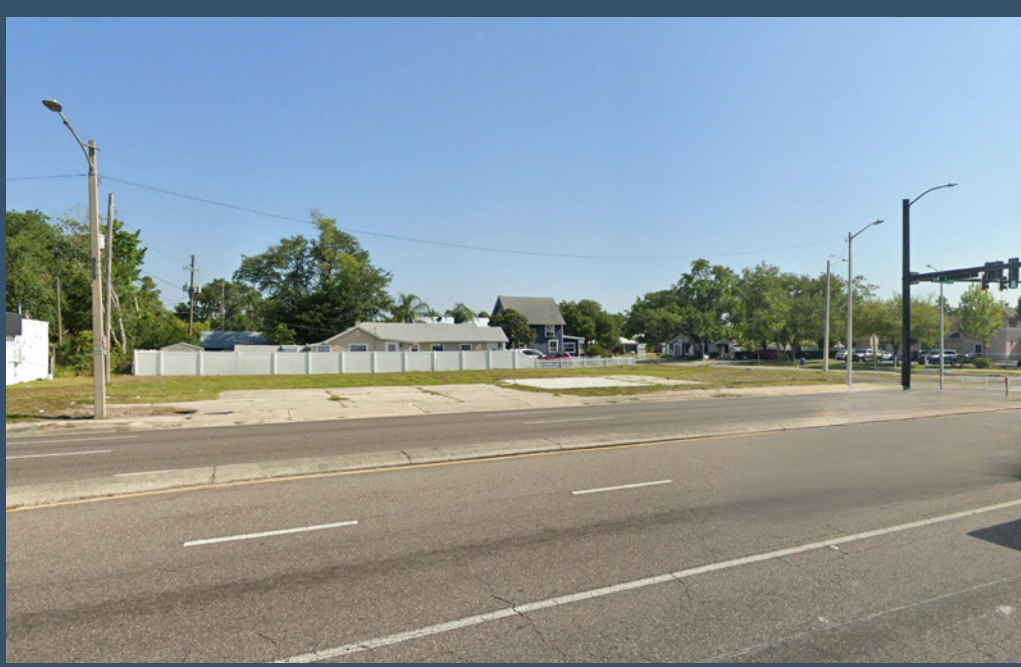




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±0.33 AC LOT
ALSO AVAILABLE
CALL FOR INFO

MICHIGAN AVENUE - 6,300 AADT

IRLO BRONSON MEMORIAL HWY / US 192 / 13TH STREET - 47,500 AADT

HIGHLY VISIBLE COMMERCIAL CORNER LOT IN ST. CLOUD

NW corner of Michigan Avenue & 13th Street, St. Cloud, FL 34769

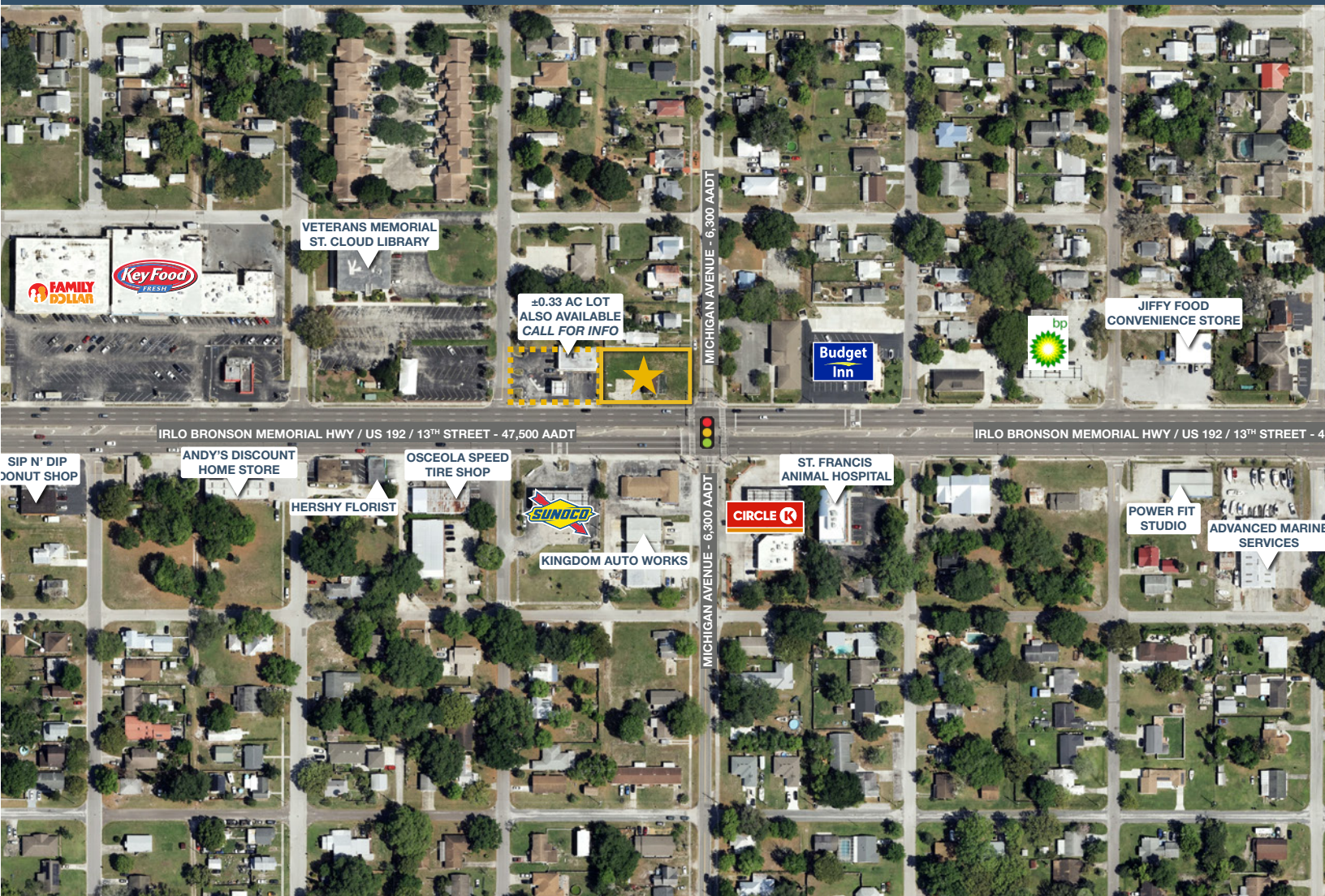
PROPERTY DETAILS

- Size: ±0.31 acre / 13,504 sqft
- Zoning: SHB
- Price: \$680,000
- Parcel ID: 01-26-30-0001-0239-0130
- FLU: Commercial Vacant

PROPERTY HIGHLIGHTS

Exceptional corner commercial opportunity situated at the signalized intersection of US 192 (Irlo Bronson Memorial Hwy) and Michigan Avenue in one of Central Florida's fastest-growing cities. This ±0.31-acre (13,504 SF) site offers outstanding dual-road visibility, carrying approximately 63,000 average daily drivers and direct frontage on US 192, one of Osceola County's highest-trafficked corridors. The property is ideally positioned to capitalize on St. Cloud's extraordinary growth trajectory. St. Cloud's population increased by nearly 20% between 2020 and 2024, making it the fastest-growing city in Osceola County.

Lighted intersection exposure on a federally designated US highway, a flexible high-intensity zoning designation, and a market that is growing faster than nearly any other city in the region make this a rare and compelling opportunity. A pad-ready site at this caliber of intersection in St. Cloud does not stay available for long.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	61,963	406,943
Median HH Income	\$76,196	\$68,711
Median Home Value	\$324,100	\$317,600

St. Cloud, US Census

Osceola County, US Census



NEW & FUTURE DEVELOPMENTS



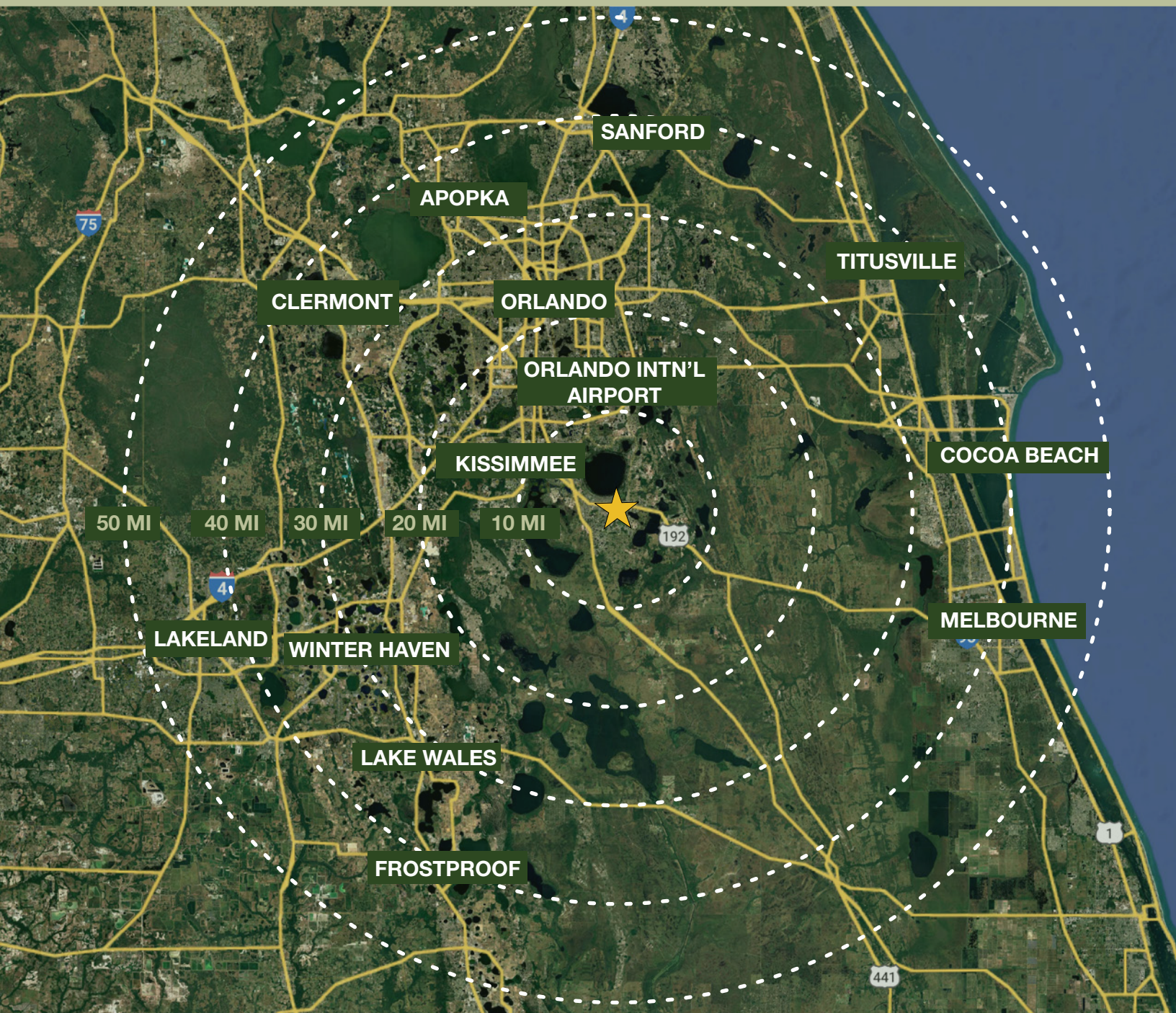
Growth in the Cloud: Long overshadowed, St. Cloud is quickly becoming a centerpiece of Central Florida's momentum.

By: Riley Benson | March 26, 2026 | Orlando Business Journal

St. Cloud is rapidly becoming a focal point of Central Florida's growth as thousands of new homes, master-planned communities and expanding commercial projects reshape the Osceola County city. Osceola County has become one of the fastest-growing local regions, with its population increasing 70% over the past two decades. New construction is an important driver of the local economy, generating both temporary and permanent jobs and bringing new homes into the market to support a growing population.

Read More: <https://www.bizjournals.com/orlando/news/2026/03/26/osceola-st-cloud-growth-commercial-development.html>

REGIONAL MAP



DRIVE TIMES

- Kissimmee: 25 min
- Orlando International Airport: 45 min
- Orlando: 45 min
- Sanford: 50 min
- Cocoa Beach: 1 hr 5 min
- Winter Haven: 1 hr 20 min
- Lakeland: 1 hr 20 min