



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



# 12 ACRE LAND ASSEMBLAGE AT LAKE NONA, ST. CLOUD GATEWAY

2650 McMichael Rd, Saint Cloud, FL, 34771

# PROPERTY DETAILS

- Size: ±12 acres
- Parcels: 102531286800010060, 102531286800010050, 102531286800010045
- Zoning: Agriculture
- FLU: Low density residential
- Utilities: Water & Sewer on Dease Rd.

**Price: \$3,800,000**

## PROPERTY HIGHLIGHTS

This is a rare multi-parcel assemblage in one of Central Florida's most supply-constrained, demand-driven corridors. The property is 12 acres, positioned less than two miles from the corner of Cyrils Drive and Narcoossee Road, the acknowledged gateway between Lake Nona and Sunbridge, Tavistock's 27,447-acre master-planned community. Two additional parcels have been identified for potential acquisition to bring the total site to ±27.5 usable acres. This assemblage is bookended by two of the most active institutional residential developers in the country. D.R. Horton, the nation's largest homebuilder, has its Preston Cove community directly off Narcoossee Road.



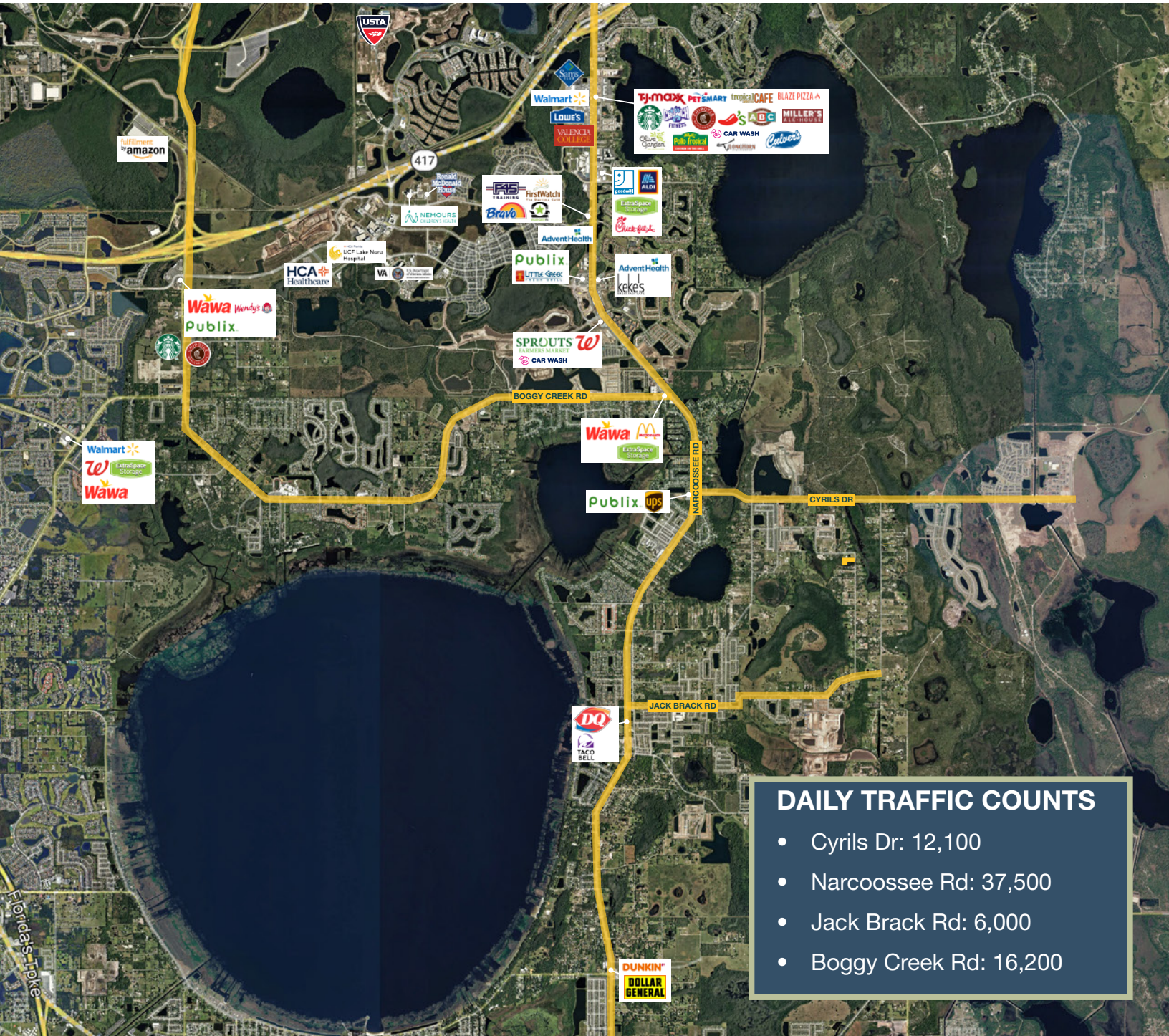
# GEOGRAPHICAL DETAILS

## 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

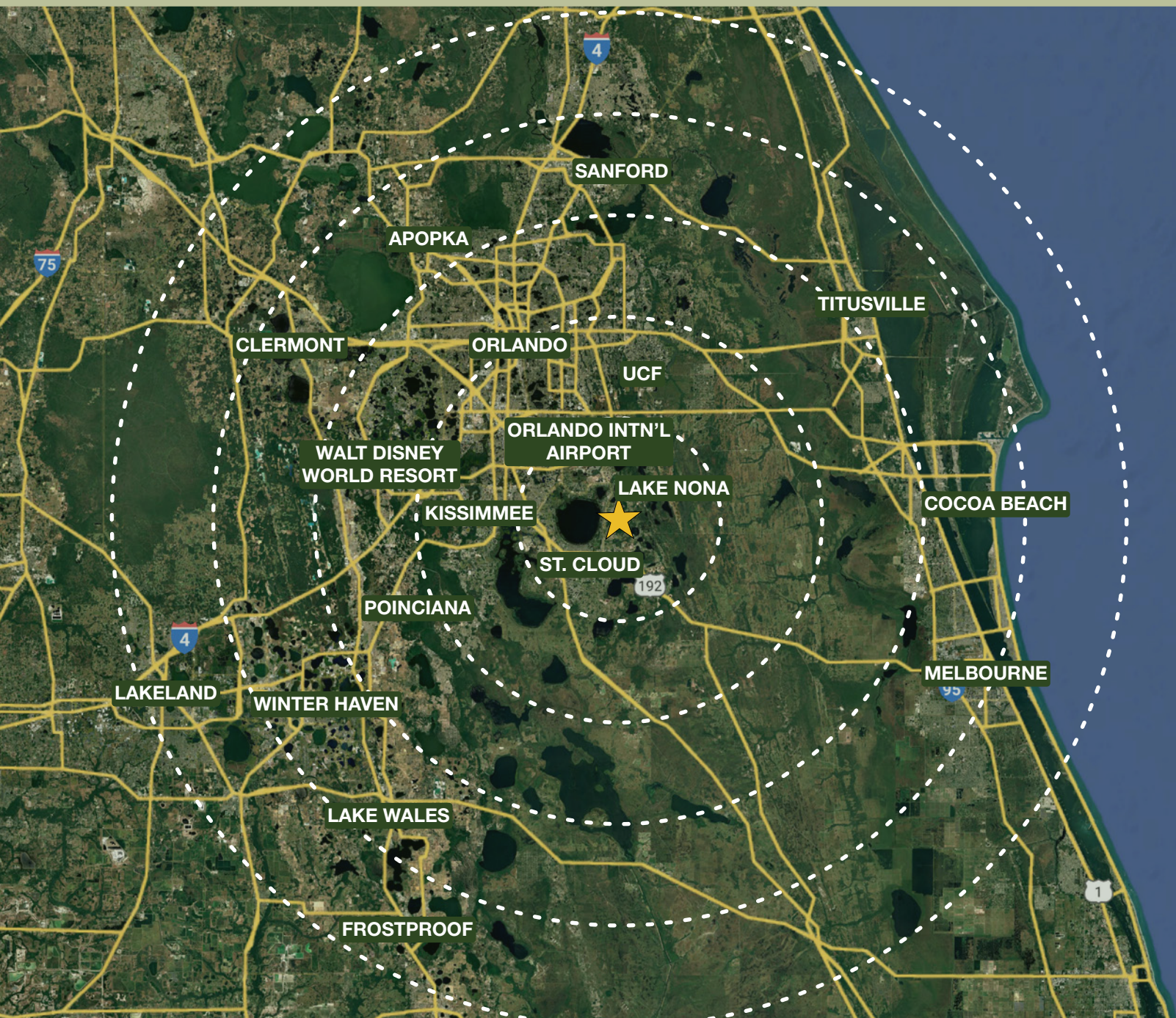
Osceola County, US Census



### DAILY TRAFFIC COUNTS

- Cyrils Dr: 12,100
- Narcoossee Rd: 37,500
- Jack Brack Rd: 6,000
- Boggy Creek Rd: 16,200

# REGIONAL MAP



## DRIVE TIMES

- Lake Nona: 12 min
- St. Cloud: 20 min
- Orlando International Airport: 30 min
- Kissimmee: 35 min
- Orlando: 40 min
- University of Central Florida: 40 min
- Walt Disney World Resort: 40 min
- Melbourne: 1 hr
- Poinciana: 1 hr
- Cocoa Beach: 1 hr 15 min