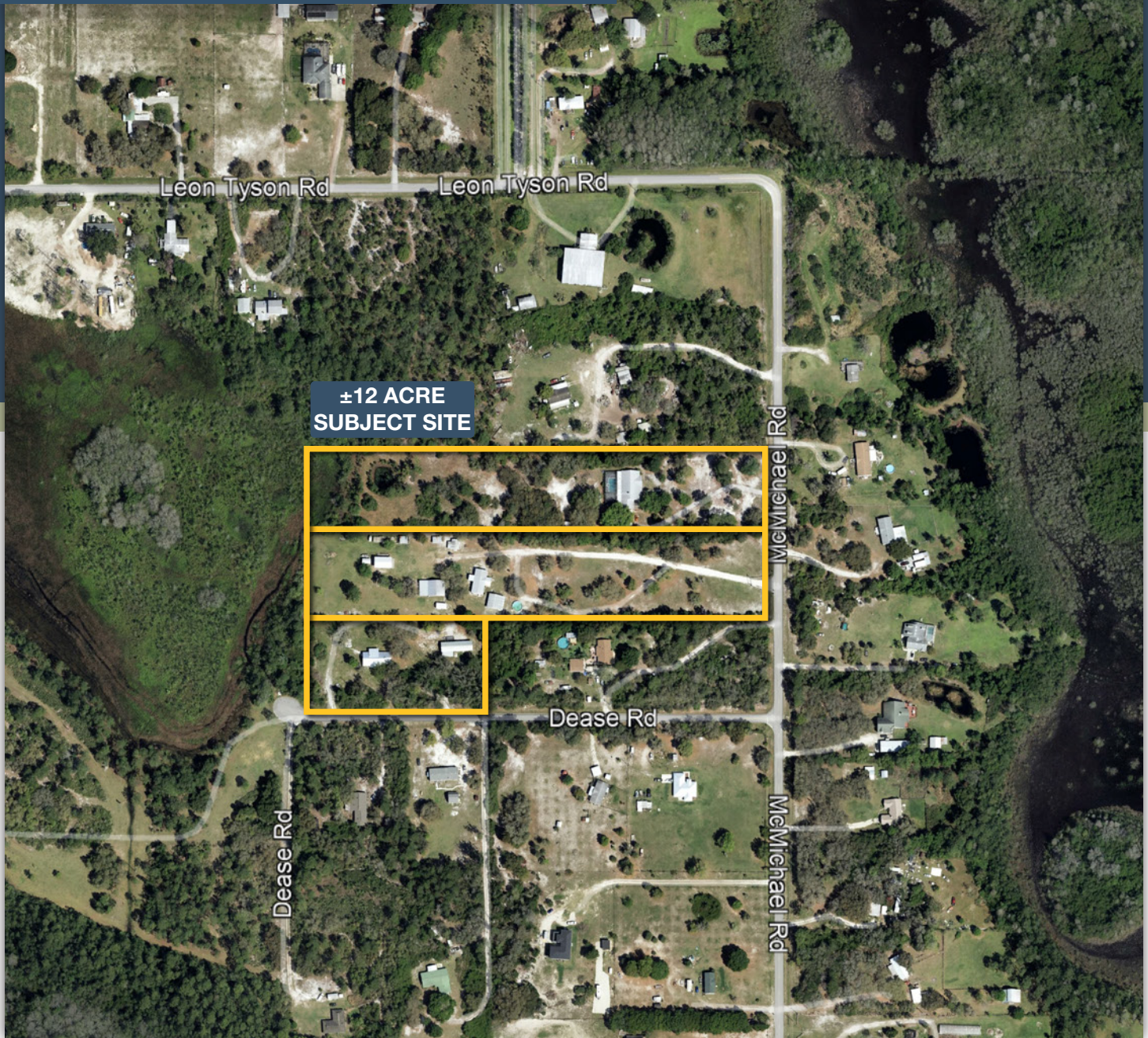




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



12 ACRE LAND OPPORTUNITY AT LAKE NONA, ST. CLOUD GATEWAY

2650 McMichael Rd, Saint Cloud, FL, 34771

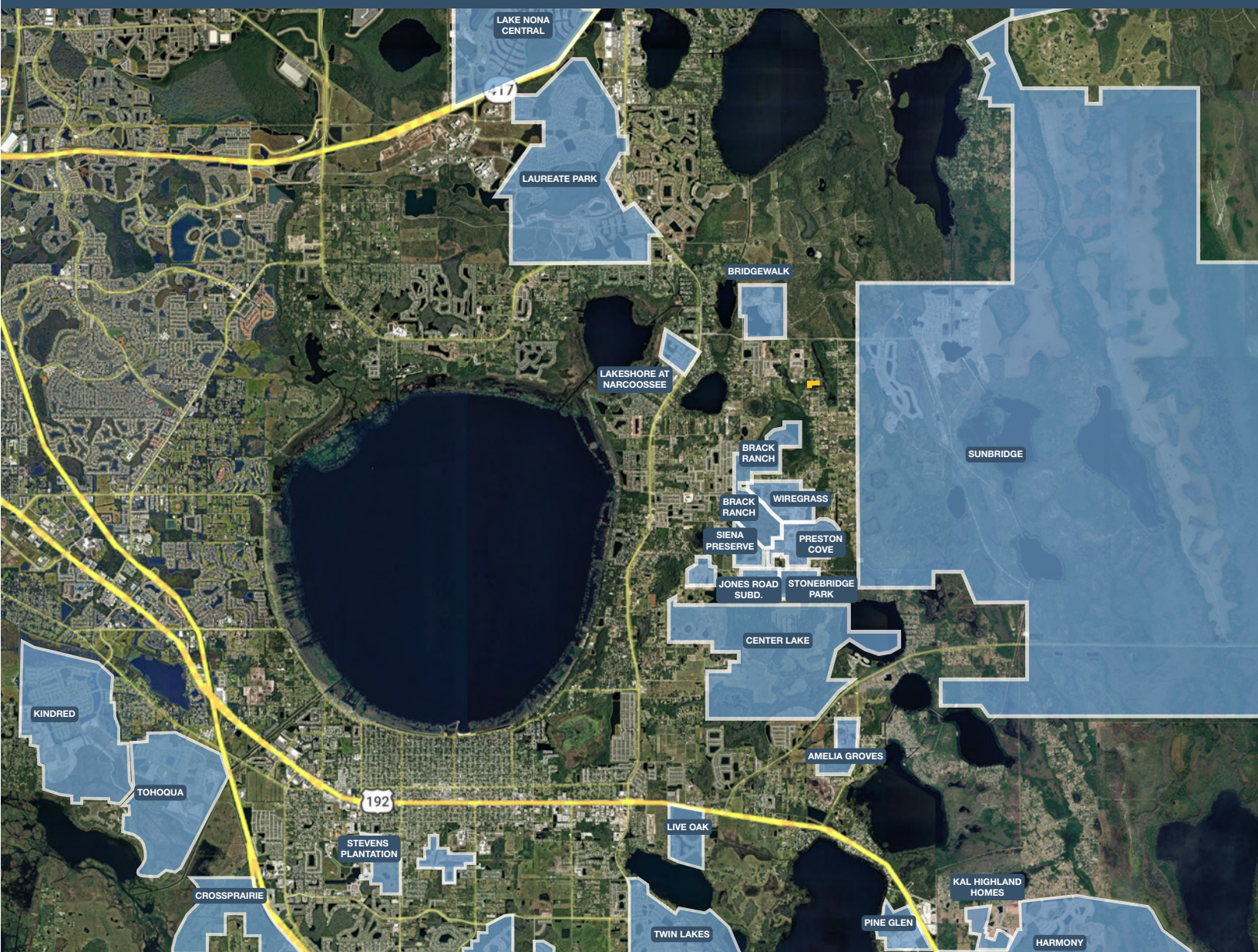
PROPERTY DETAILS

- Size: ±12 acres
- Zoning: Agriculture
- Parcels: 102531286800010060, 102531286800010050, 102531286800010045
- 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. 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.



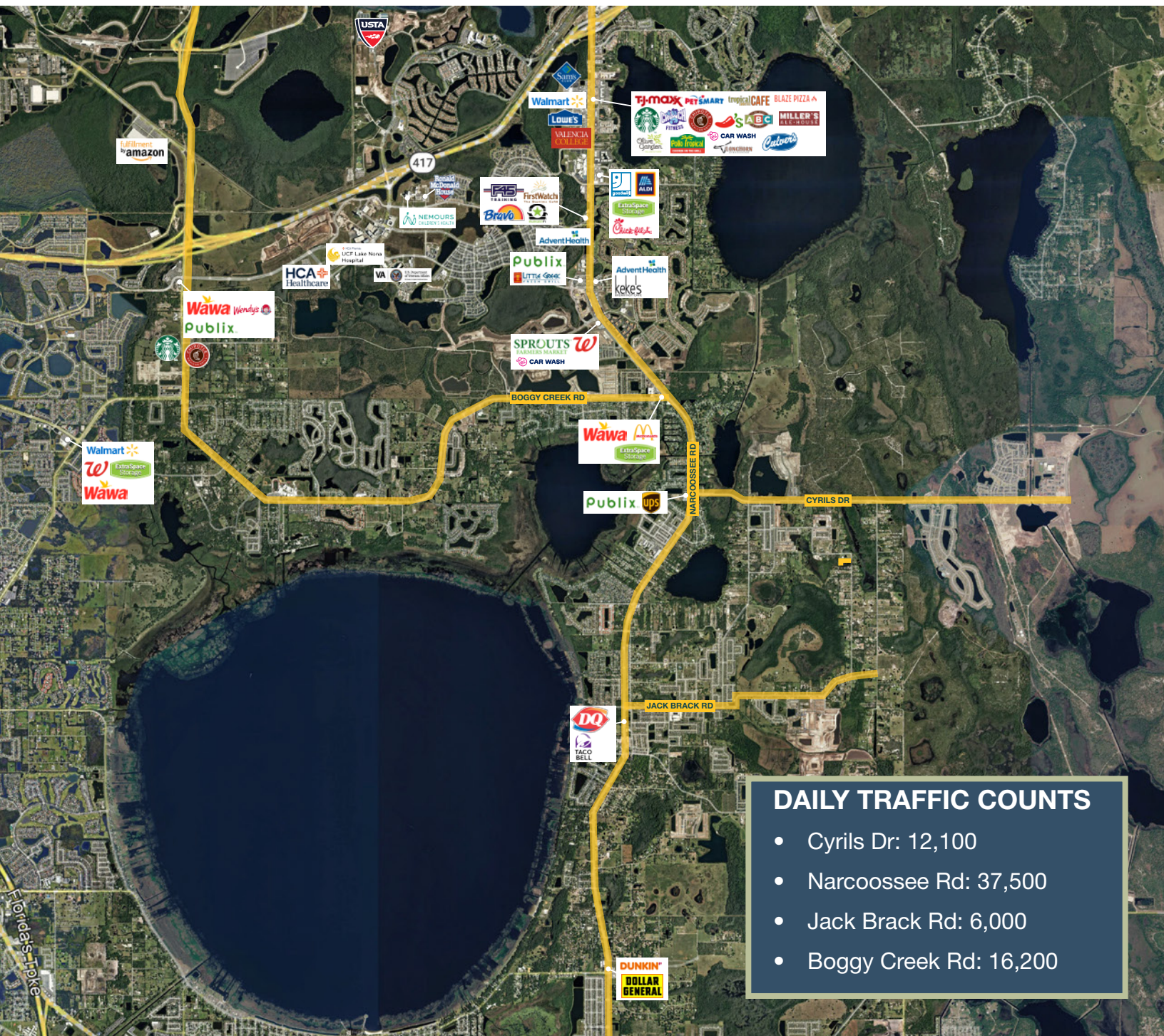
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

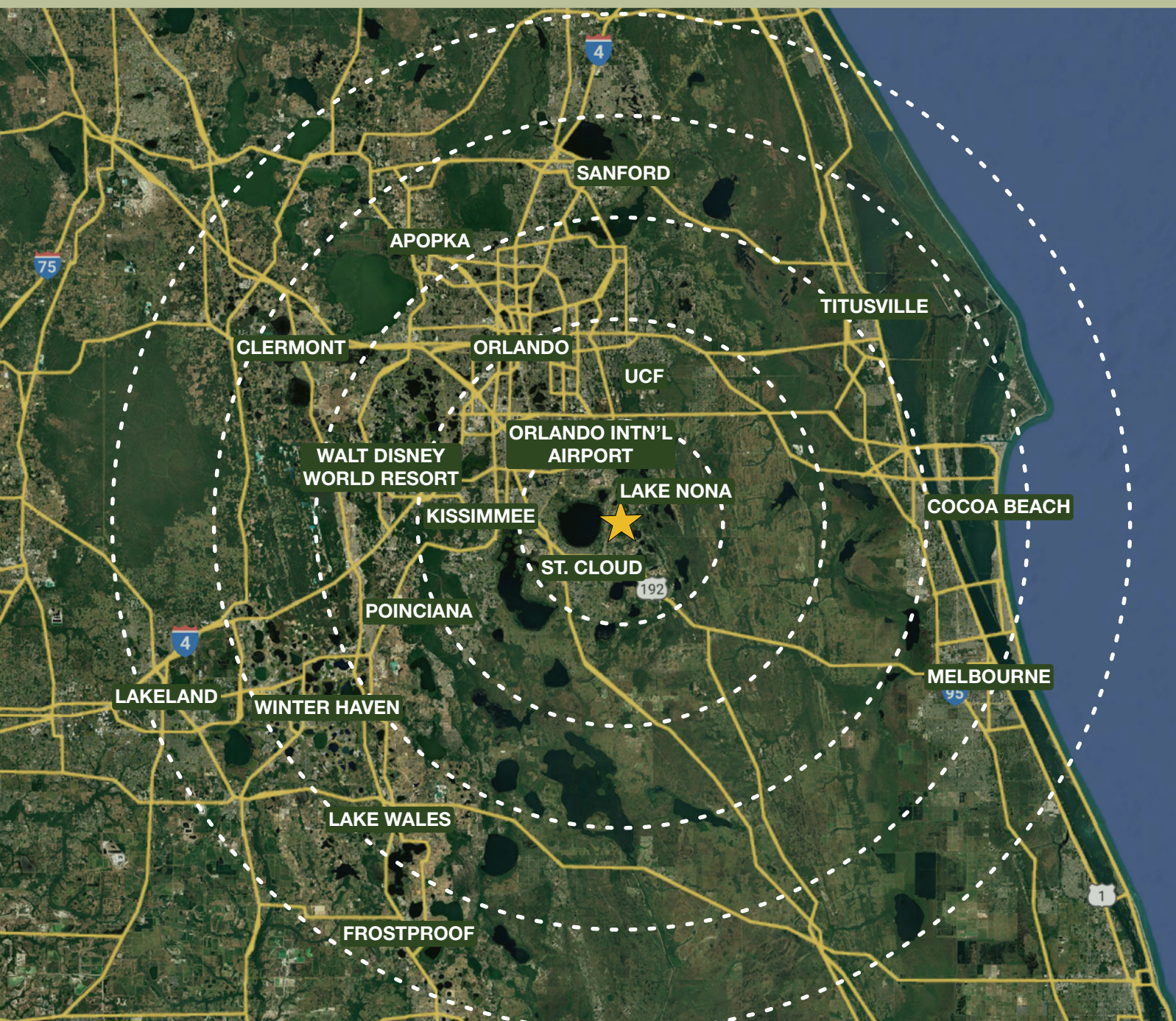
Total Population	61,963	406,943
Median HH Income	\$76,196	\$68,711
Median Home Value	\$324,100	\$317,600

St. Cloud, US Census

Osceola County, US Census



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