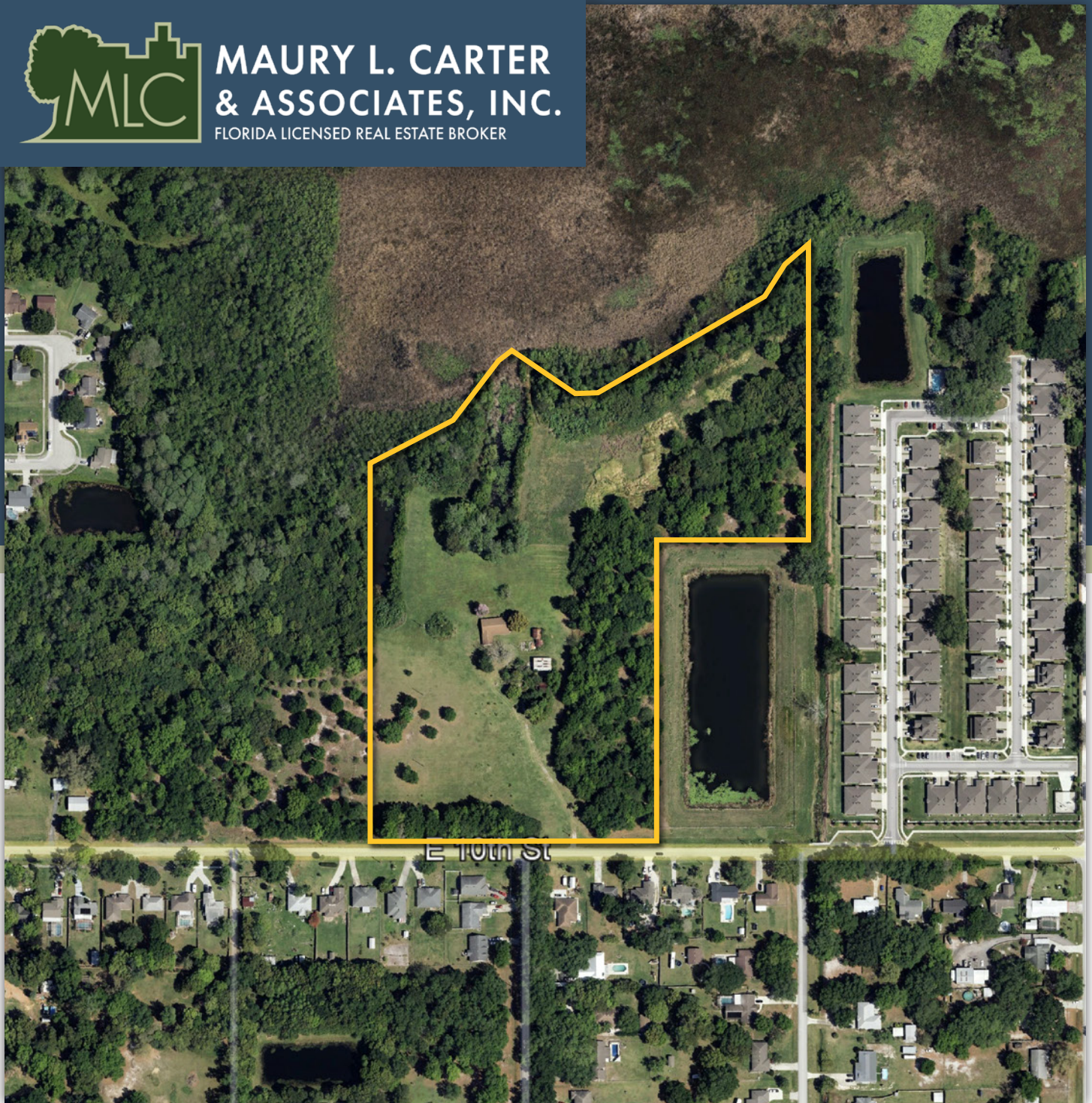




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



# **RESIDENTIAL DEVELOPMENT OPPORTUNITY IN ST. CLOUD - EASTSIDE PARK**

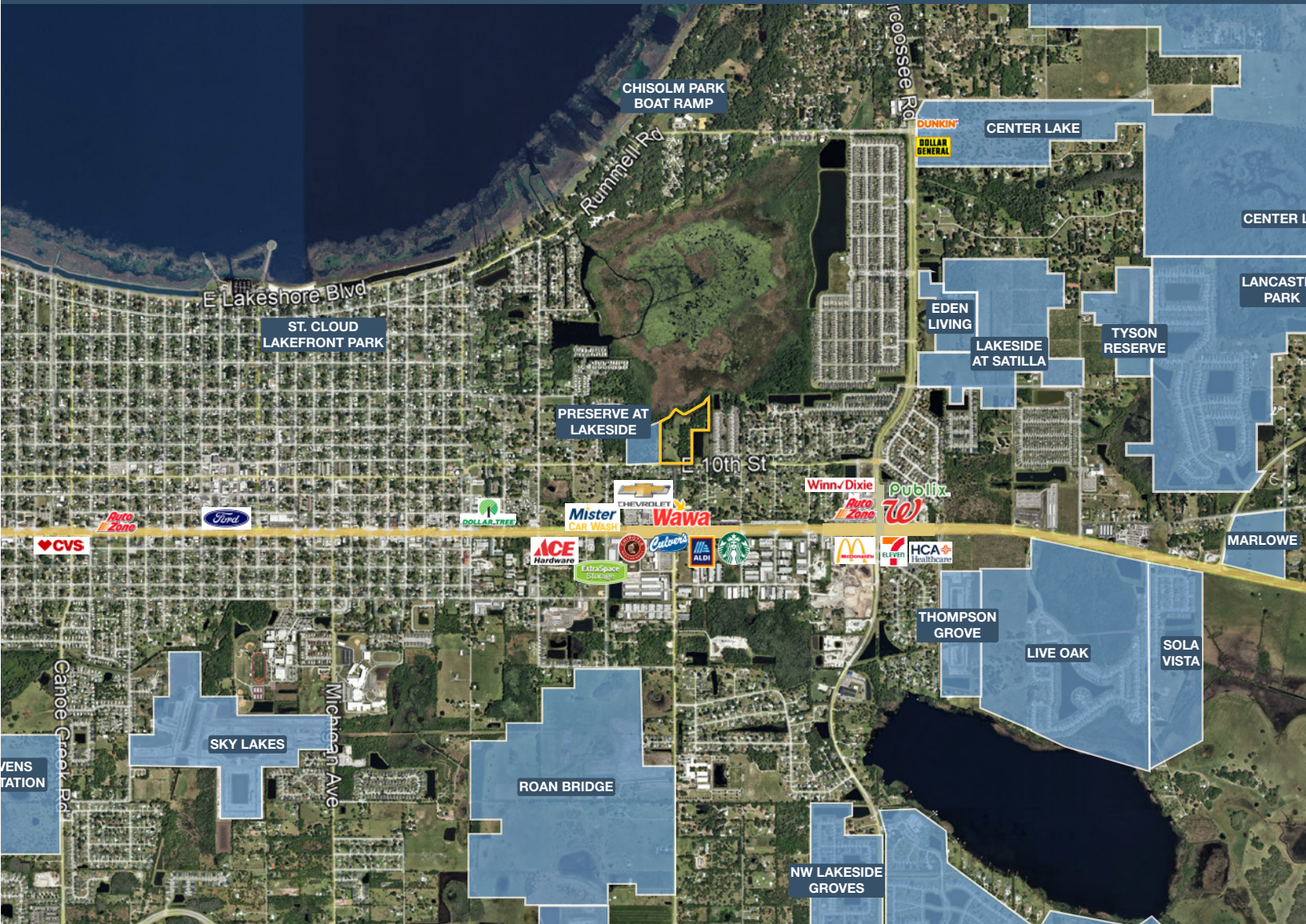
**1310 E 10th Street, St. Cloud, FL 34769**

# PROPERTY DETAILS

- Size: ±18.43 acres
- Zoning: PUD
- Price: \$3,000,000
- Parcels: 06-26-31-4950-0001-3000 & 06-26-31-4950-0001-2780
- FLU: Medium Density Residential
- Utilities: Toho Water / City of St. Cloud

## PROPERTY HIGHLIGHTS

Eastside Park is an 18.43± acre residential development opportunity located along E. 10th Street in St. Cloud, Florida. The property benefits from existing PD zoning and an approved Final Master PUD Site Plan for 94 duplex units, including internal roadways, stormwater management facilities, open space areas, and recreational amenities, providing a significant head start in the development process. Positioned within one of Central Florida's fastest-growing markets, the site offers an attractive opportunity for developers seeking a well-located residential project with a significant head start in the approval process.



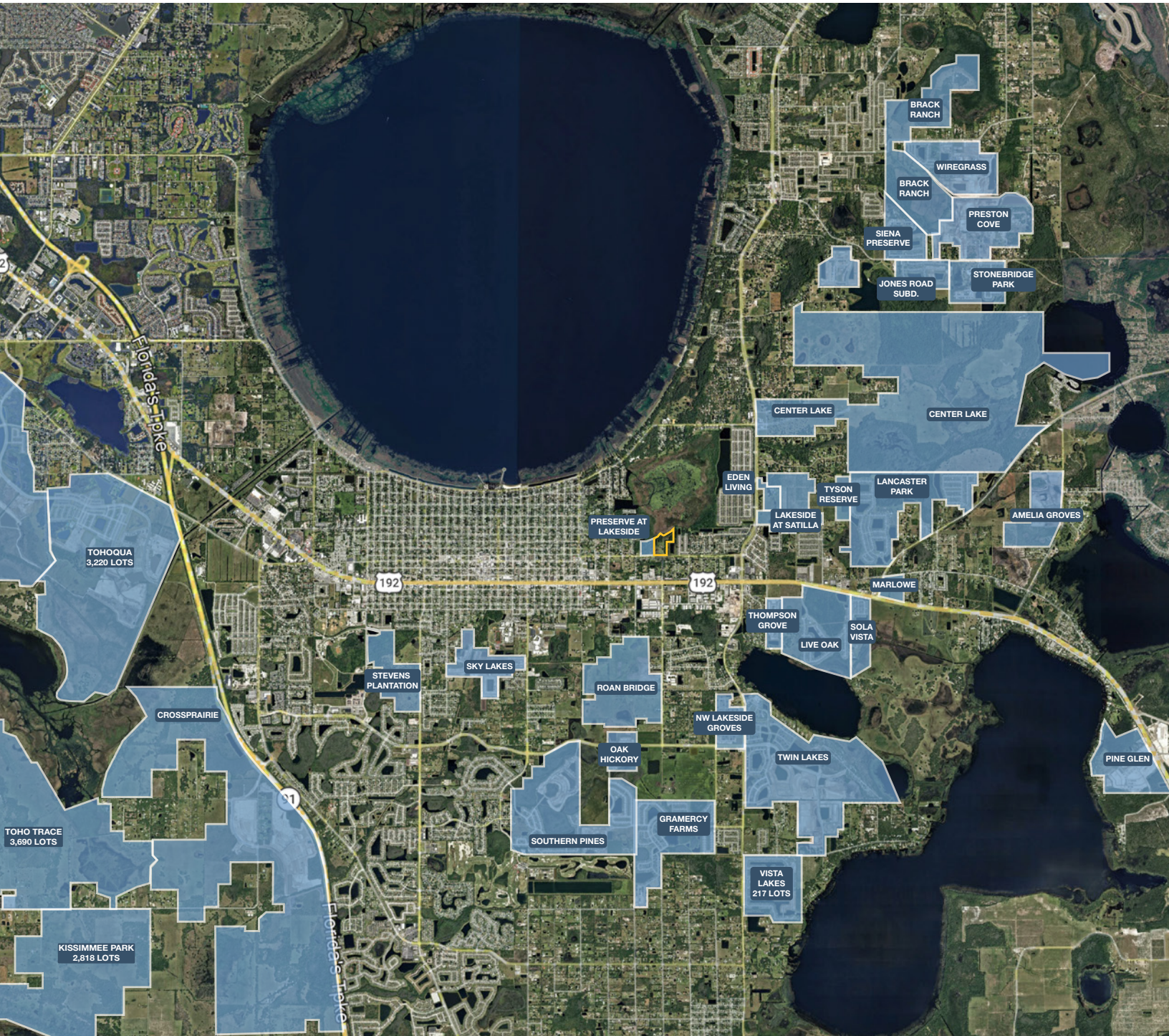
# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

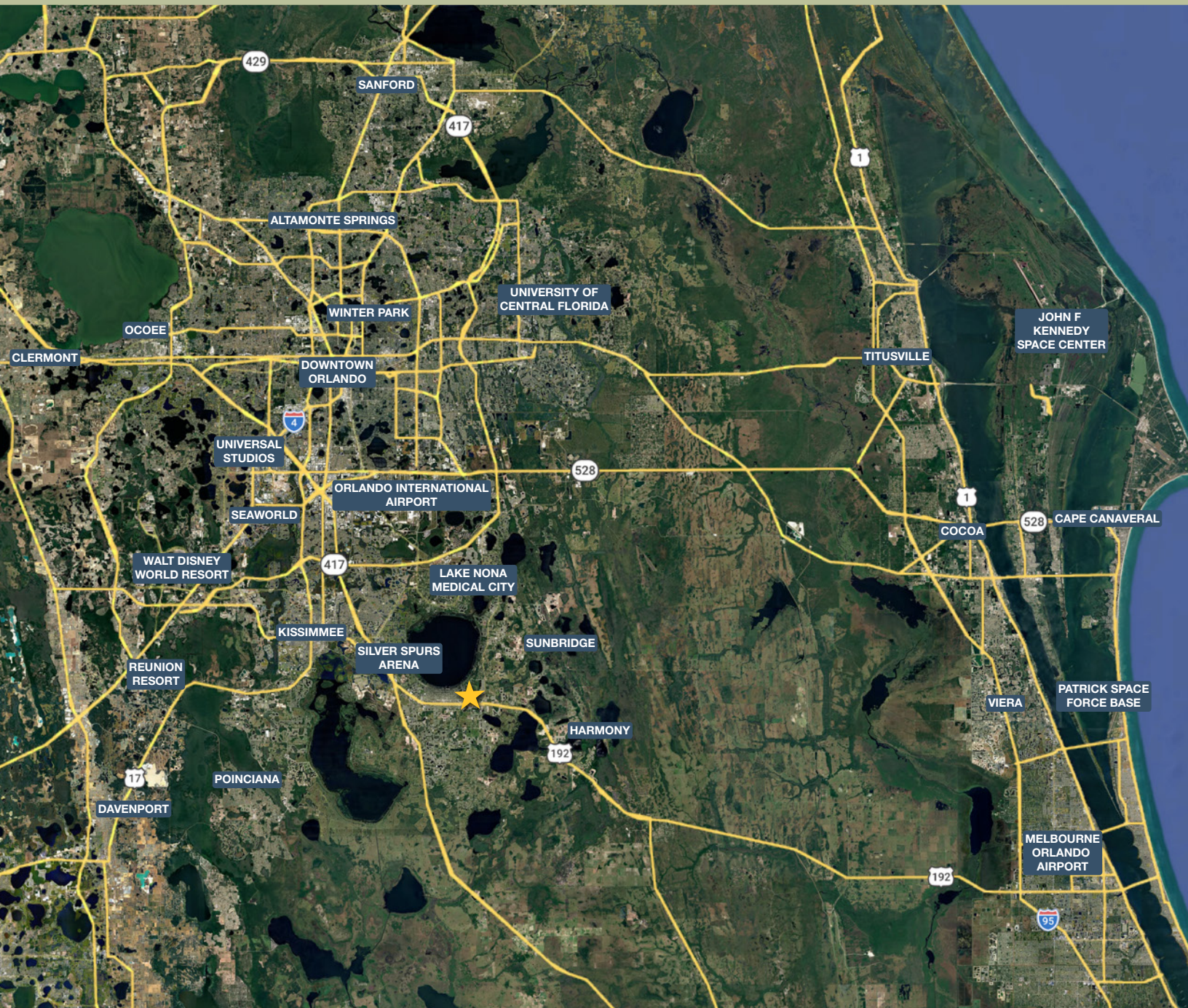
Total Population	61,963	406,943
Median HH Income	\$76,196	\$68,711
Median Home Value	\$324,100	\$317,600

St. Cloud, US Census

Osceola County, US Census



# REGIONAL MAP



## DRIVE TIMES

- Kissimmee: 20 min
- Lake Nona / Medical City: 20 min
- Orlando International Airport: 30 min
- Downtown Orlando: 40 min
- Walt Disney World Resort: 40 min
- University of Central Florida: 40 min
- Cocoa: 45 min
- Kennedy Space Center: 1 hr

