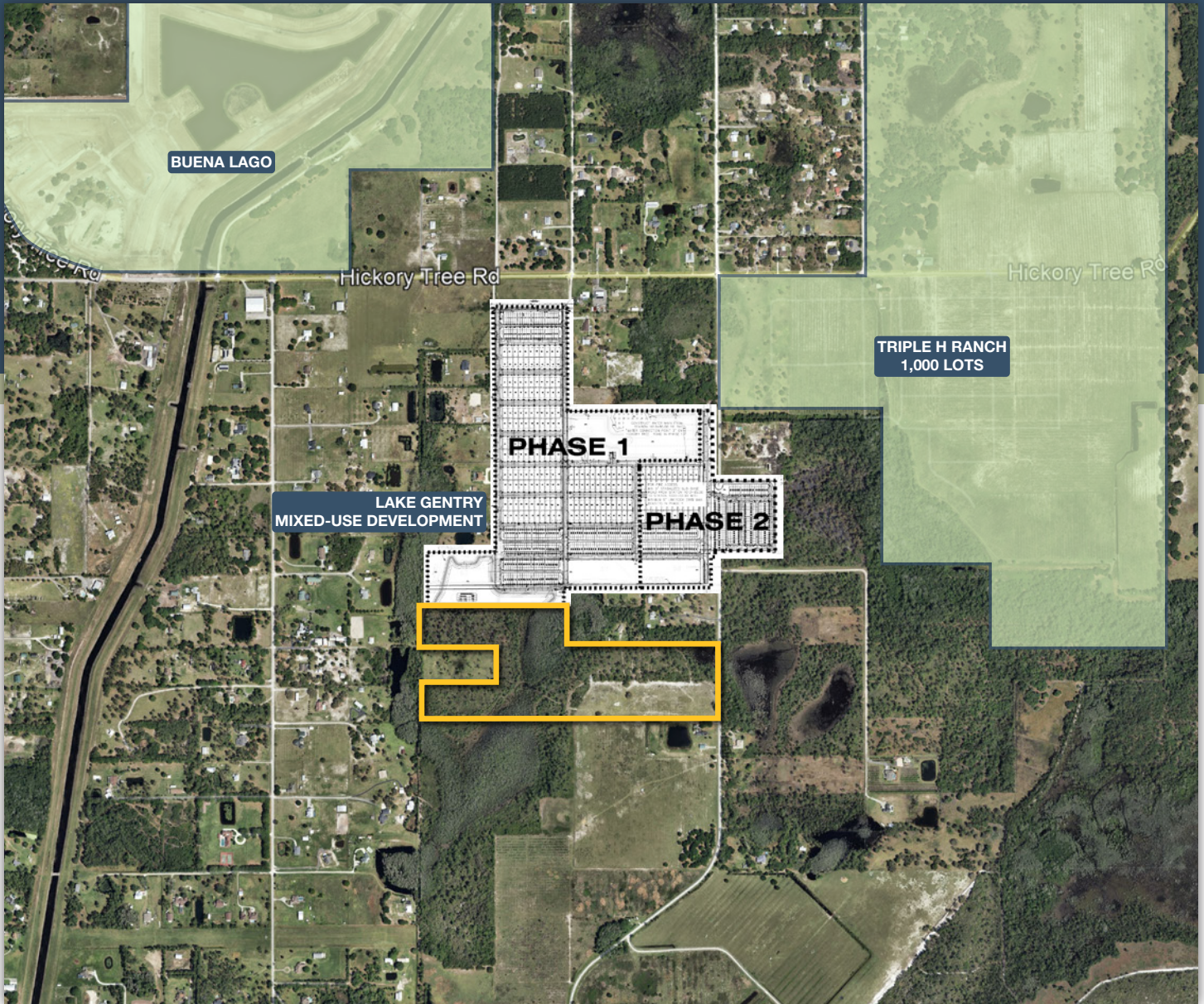




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



44 ACRE RESIDENTIAL DEVELOPMENT LAND IN ST. CLOUD

4290 Lake Gentry Rd, Saint Cloud, FL, 34772

PROPERTY DETAILS

- Size: ±44 acres
- Zoning: Agriculture
- Price: \$7,500,000
- Parcels: 042731495000010870 & 052731495000010790
- Utilities: County Water & Sewer 1,200 line ft away

PROPERTY HIGHLIGHTS

Positioned at the epicenter of one of Florida's most dynamic growth stories, this 44 acre property represents a rare opportunity to own land in a market that is actively being reshaped by billions of dollars in public and private investment. The city of St. Cloud currently shows 33 active infrastructure initiatives, including road extensions, more than 200 public development applications, and the 560 fully entitled lots going in just to the north with Highland homes D.R Horton and KB homes already selling strong. This level of pipeline activity signals sustained demand for land, not a one-cycle spike. The site offers convenient access south of Hickory Tree Road with frontage on Lake Gentry Road, a short drive to the Alligator chain of lakes, and proximity to Lake Nona, Harmony, and downtown St. Cloud. The Florida Turnpike, US-192, and Narcoossee Road provide regional connectivity.



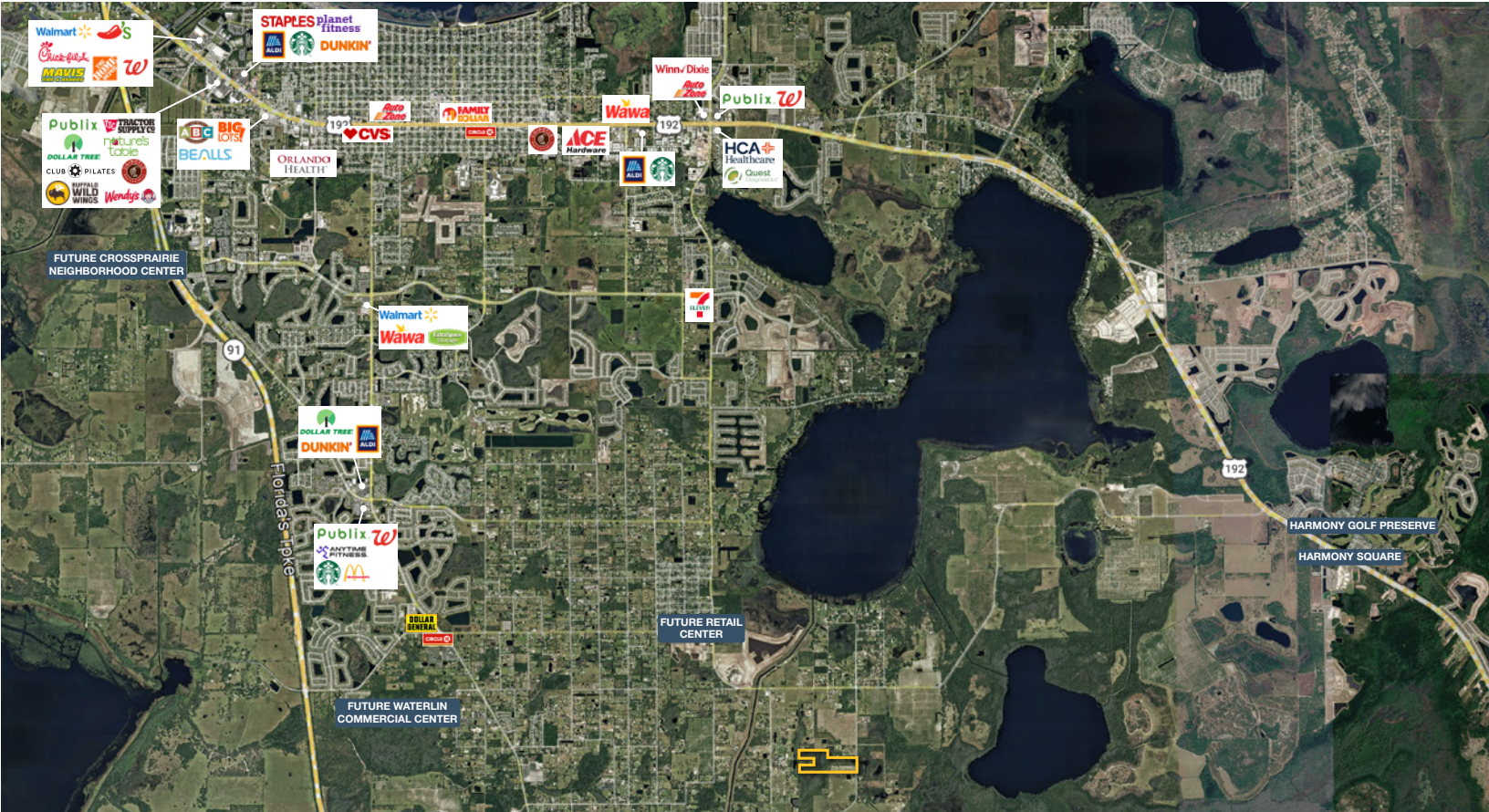
GEOGRAPHICAL DETAILS

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



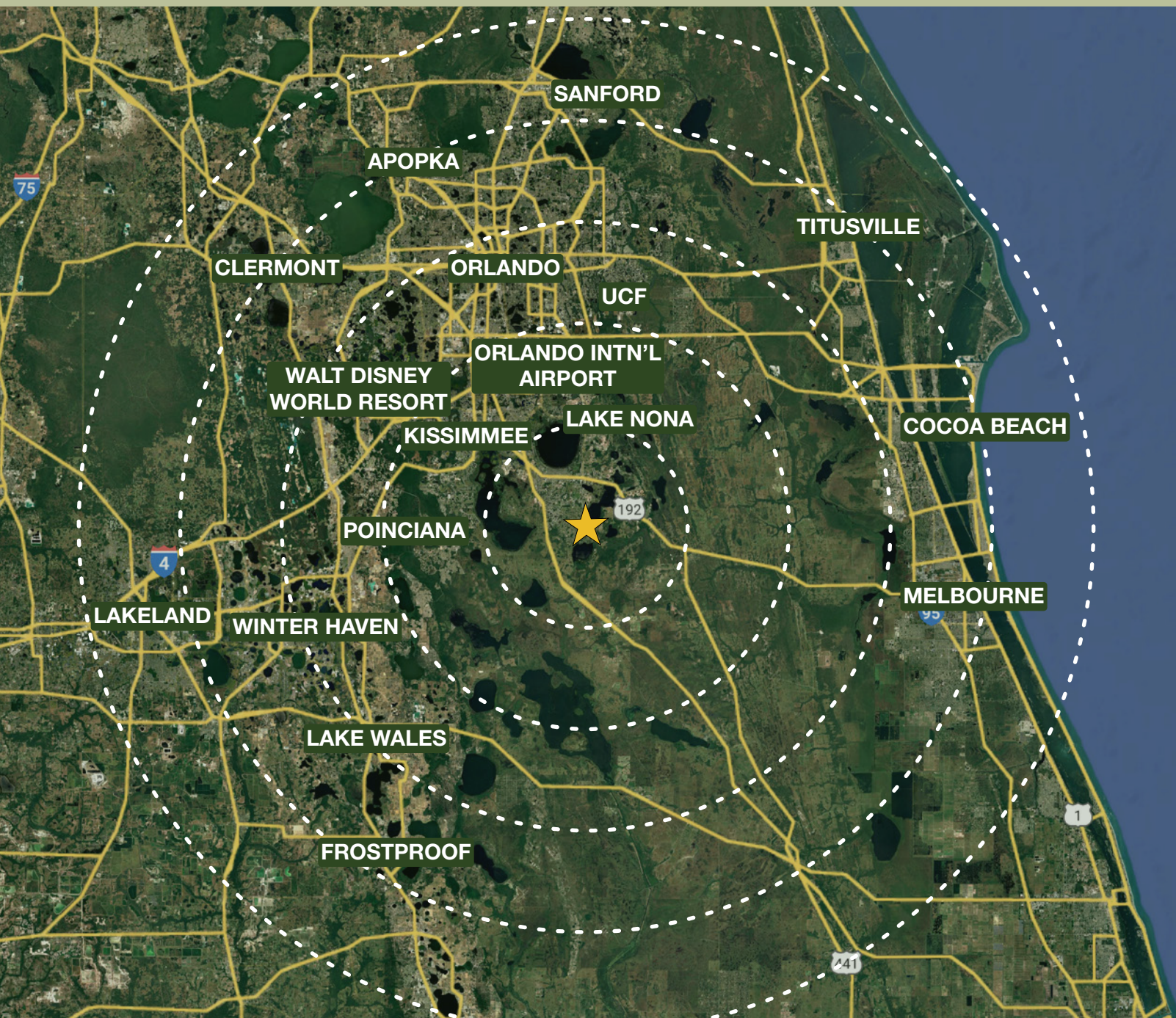
Growth in the Cloud: Long overshadowed, St. Cloud is quickly becoming a centerpiece of Central Florida’s momentum.

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

- Downtown St. Cloud: 15 min
- Kissimmee: 30 min
- Lake Nona: 30 min
- Orlando International Airport: 40 min
- Walt Disney World Resort: 40 min
- Orlando: 45 min
- Melbourne: 50 min
- University of Central Florida: 55 min
- Cocoa Beach: 1 hr
- Lake Wales: 1.5 hr