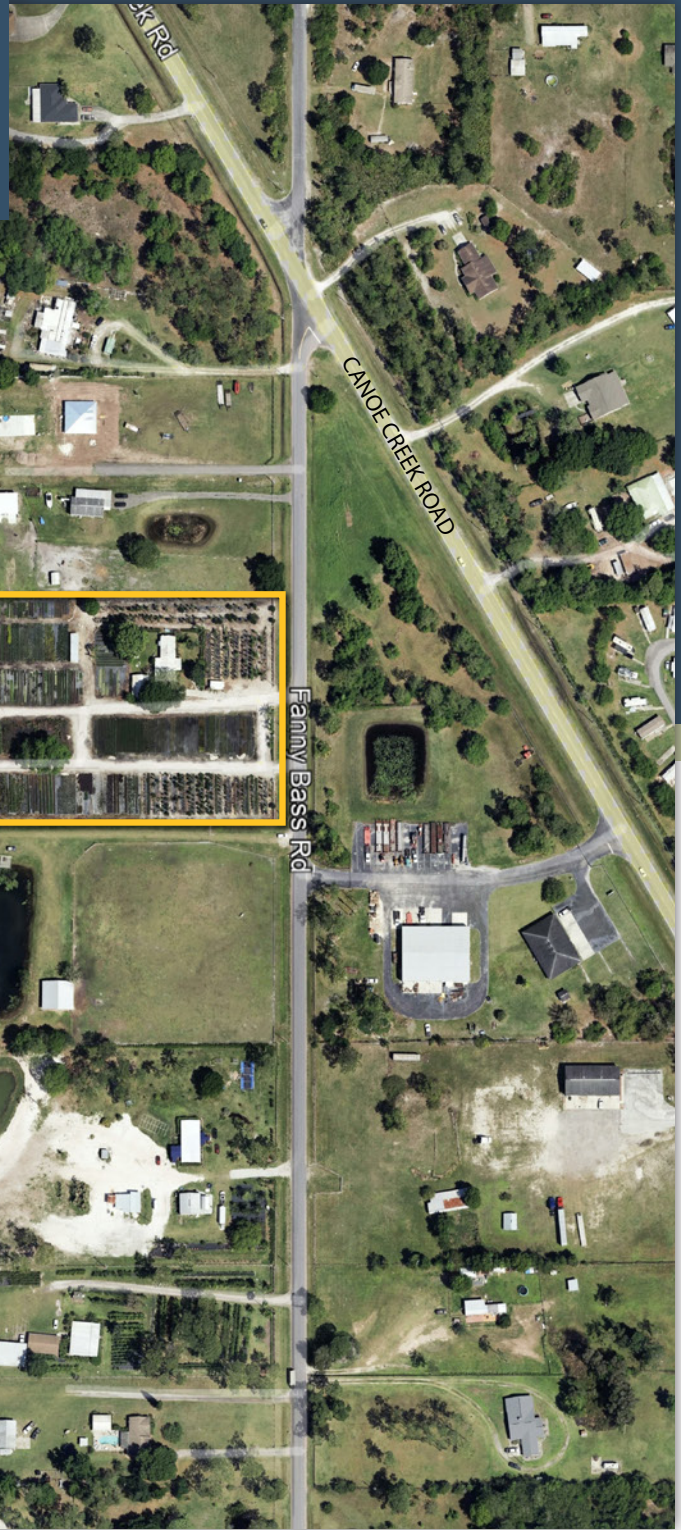




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



9.6 AC ST. CLOUD LAND OPPORTUNITY

**FORMER NURSERY, RESIDENTIAL DEVELOPMENT
OPPORTUNITY OFF CANOE CREEK RD.**

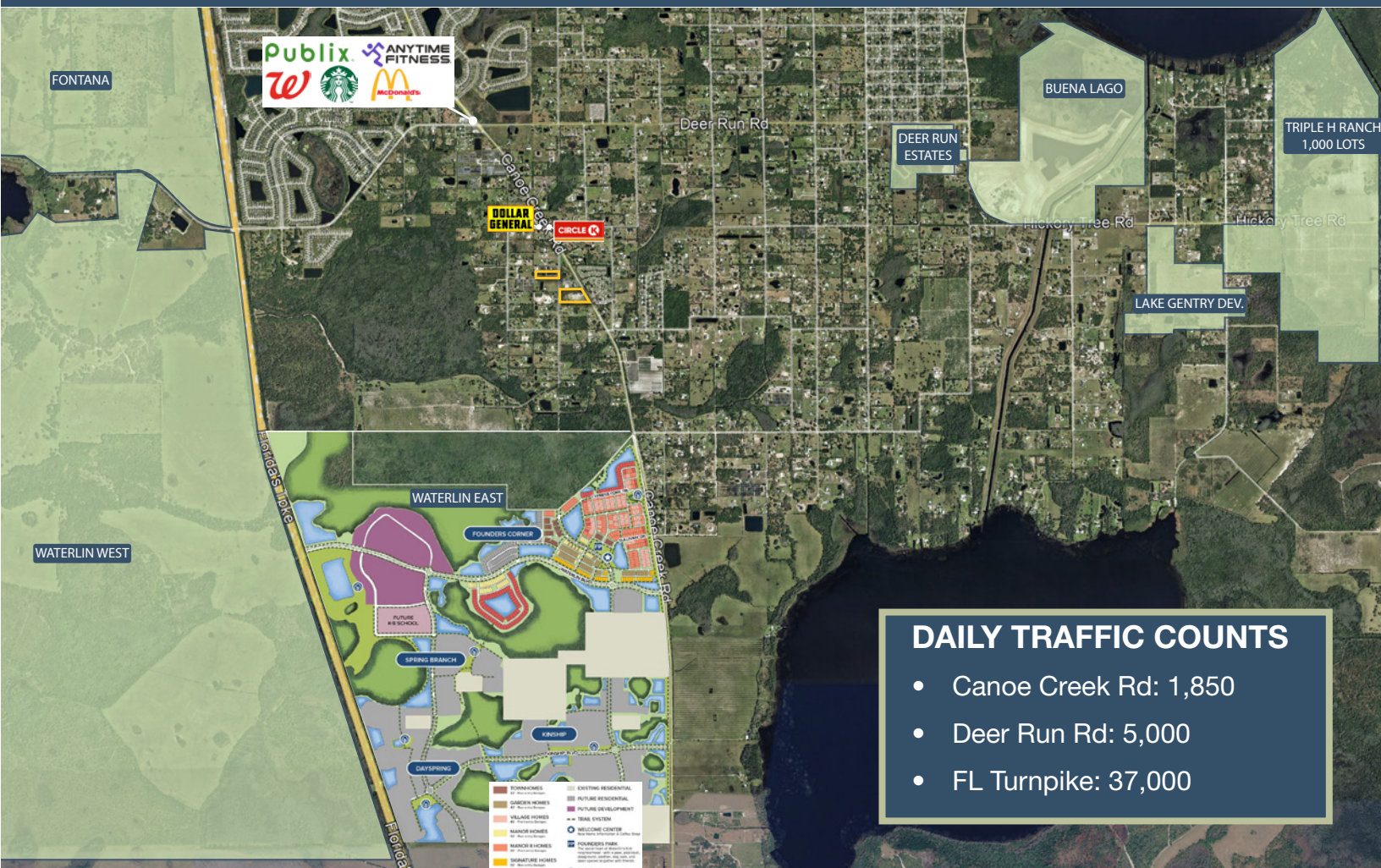
PROPERTY DETAILS

- Size: ±9.6 acres
- Zoning: Rural Development
- Price: \$2,100,000
- Parcels:
022730495000010325 &
022730495000010320 &
022730495000010340
- FLU: Low Density
Residential: 3-8 u/ac
- Utilites: Water & Sewer <500 feet away

PROPERTY HIGHLIGHTS

Situated at the corner of Fanny Bass Lane and Canoe Creek Road, this 9.6-acre parcel is one of the last large tracts available along Osceola County's most dynamic growth corridor. Canoe Creek Road is currently undergoing a major expansion to four lanes, a clear signal of the explosive residential growth reshaping this area. With more than 5,000 new homes planned within a 10-mile radius, demand for land here is only growing.

Formerly operating as a nursery, the property offers a blank canvas for its next chapter. Whether you're a developer looking to capitalize on the area's low-density residential zoning (3-8 units per acre), a buyer seeking an exceptional private homesite, or an investor looking to land-bank ahead of continued appreciation, this property checks the box.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

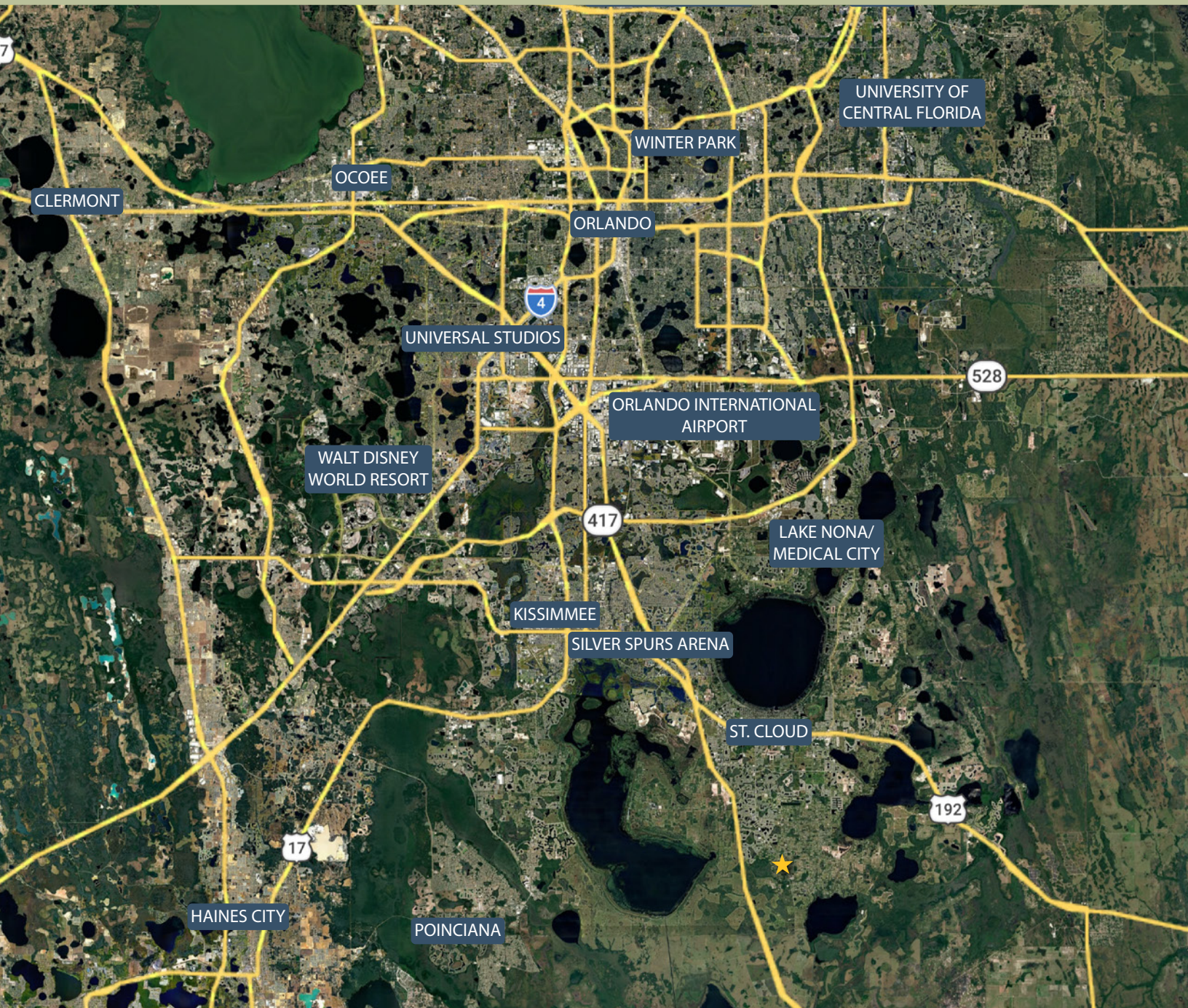
Total Population	61,963	406,943
Median HH Income	\$76,196	\$68,711
Median Home Value	\$324,100	\$317,600

St. Cloud, US Census

Osceola County, US Census



REGIONAL MAP



DRIVE TIMES

- Downtown St. Cloud: 15 min
- Silver Spurs Arena: 21 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
- Poinciana: 55 min