



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



±13.93 AC LAKEFRONT PROPERTY NEAR HARMONY IN ST. CLOUD

6100 Hickory Tree Rd, St Cloud, FL 34772

PROPERTY DETAILS

- Size: ± 13.93 acres
- Parcel ID: 26-26-31-4950-0001-0681
- Zoning: AC
- FLU: Mixed-Use
- Utilities: Electric, Water & Sewer are 3,000 ft away

PRICE: \$3,000,000

PROPERTY HIGHLIGHTS

Discover a rare waterfront opportunity in one of Osceola County's most promising growth corridors. This ± 13.93 -acre parcel offers a Mixed-Use future land use designation under AC zoning, providing flexibility for a wide range of residential, commercial, or mixed-use development concepts.

Power, water, and sewer utilities are available nearby, reducing infrastructure costs and streamlining the path to development. The property's waterfront frontage adds a distinctive amenity that's increasingly hard to find in this rapidly developing part of Central Florida.

For developers seeking greater scale, an assemblage opportunity exists with four adjacent parcels totaling ± 36.98 acres. This offers the potential to combine holdings into a significantly larger development site along Hickory Tree Rd.



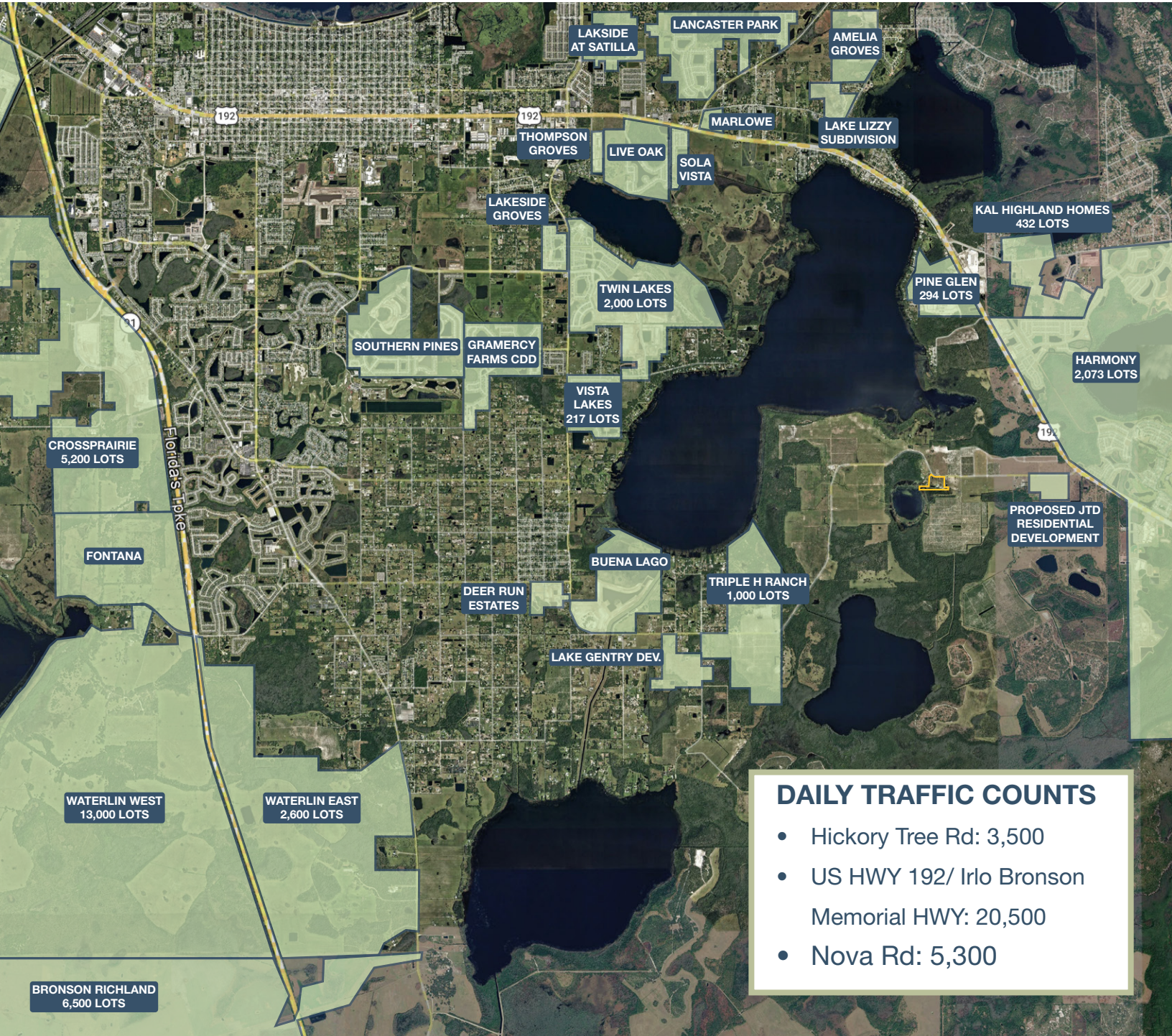
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

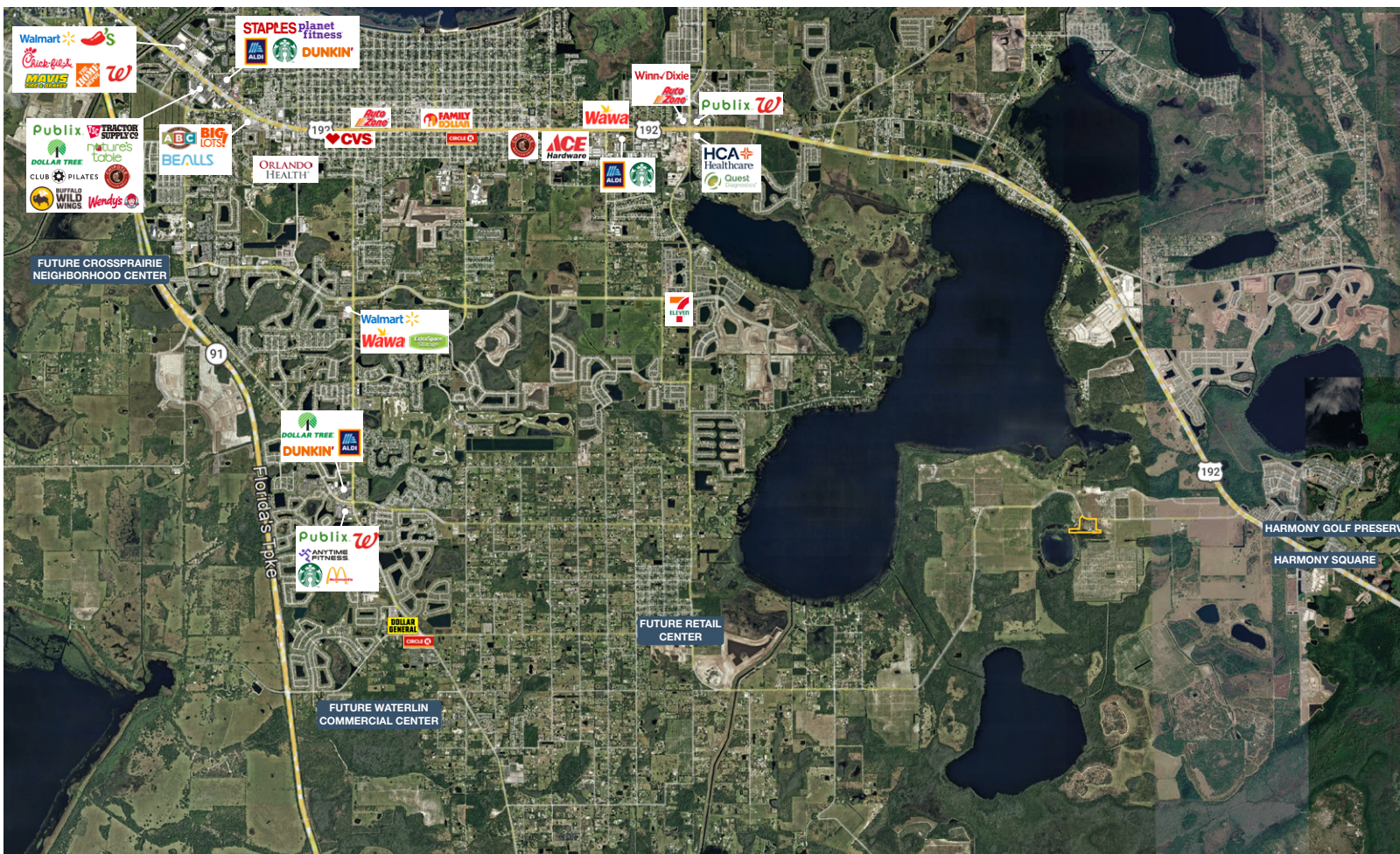
Total Population	61,963	406,943
Median HH Income	\$76,196	\$68,711
Median Home Value	\$324,100	\$317,600

St. Cloud, US Census

Osceola County, US Census



LOCAL RETAIL



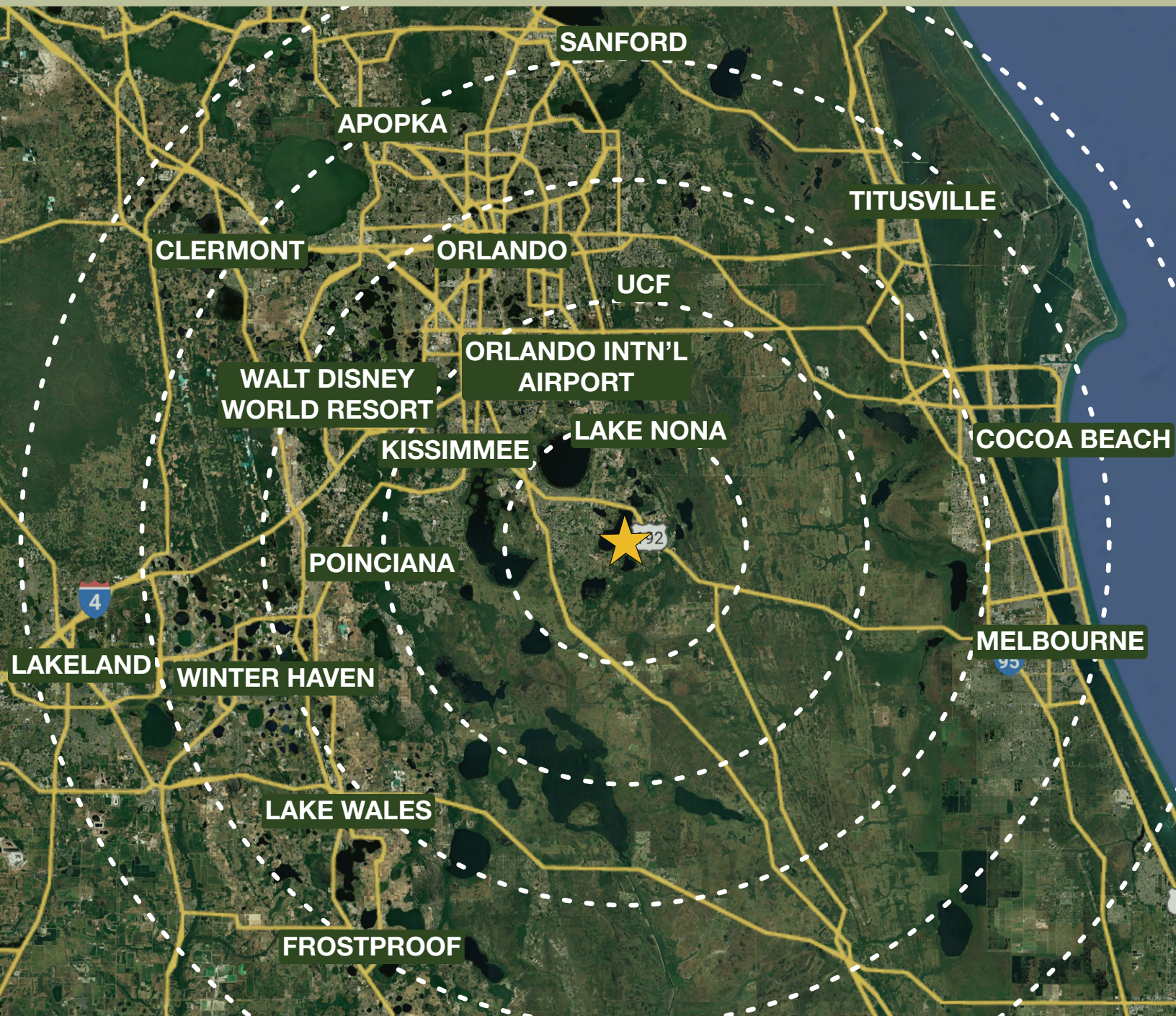
Growth in the Cloud: Long overshadowed, St. Cloud is quickly becoming a centerpiece of Central Florida's momentum.

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

- Lake Nona: 30 min
- Kissimmee: 35 min
- Melbourne: 45 min
- Orlando International Airport: 45 min
- Orlando: 50 min
- Walt Disney World: 50 min
- University of Central Florida: 1 hr
- Poinciana: 1 hr
- Apopka: 1 hr
- Lakeland: 2 hrs