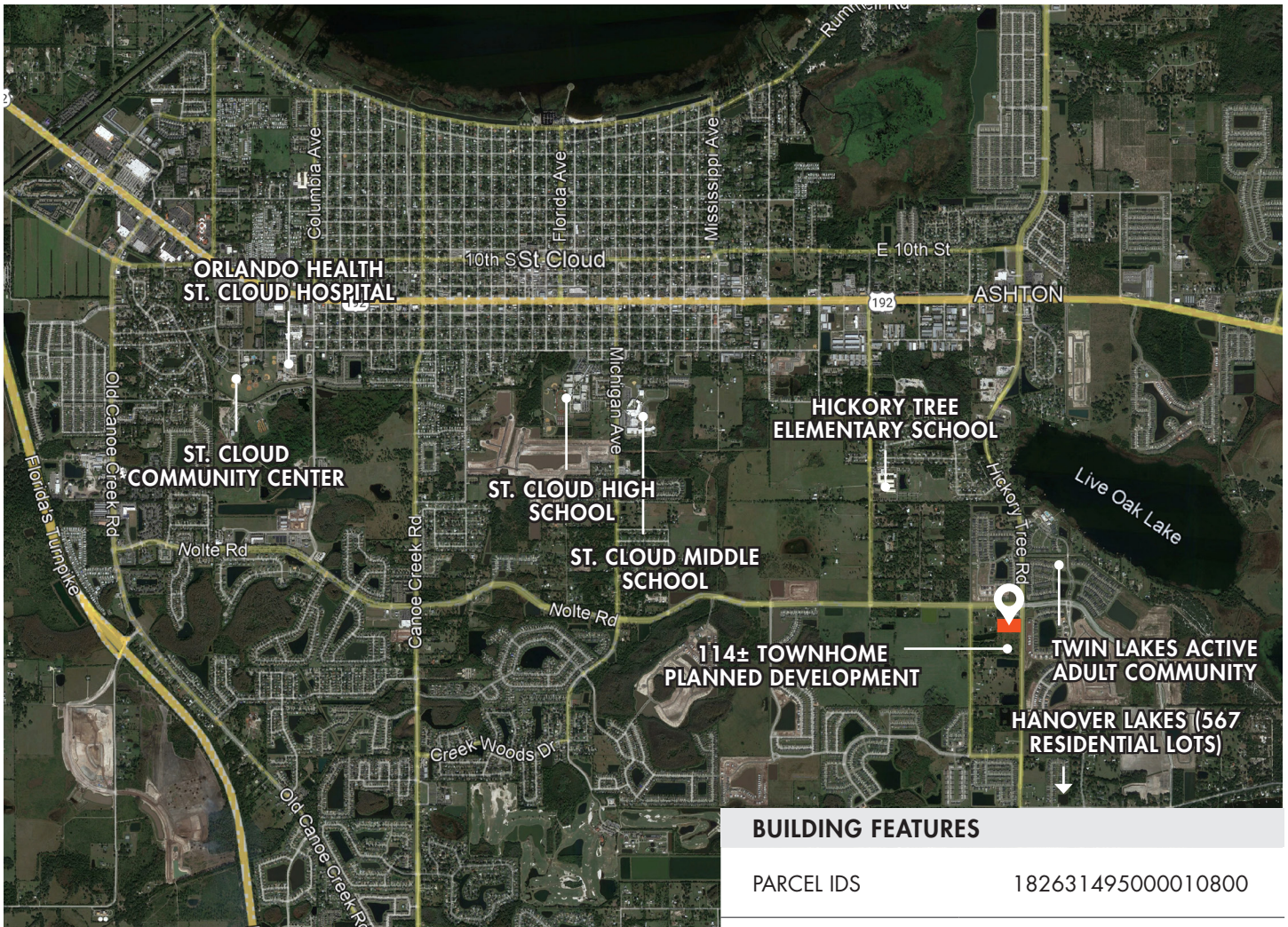


114± TOWNHOME  
PLANNED DEVELOPMENT

# 4.83± ACRES FOR SALE

HICKORY TREE RD, ST. CLOUD, FL 34772

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**BUILDING FEATURES**

PARCEL IDS	182631495000010800
ACREAGE	4.83± AC
ZONING	CCC – Osceola County
FUTURE LAND USE	Community Center
<b>PRICE</b>	<b>\$1,450,000</b>

**DESCRIPTION**

Land for sale consisting of 4.83± acres with frontage on Hickory Tree Road. Located in St. Cloud, FL, the property is surrounded by an area experiencing strong residential and commercial growth. Adjacent to the property to the south is a planned 12.5 acre, 114-unit townhome development with 2 acre commercial outparcel available for sale. One block to the west is a planned 50,000 SF industrial/flex development.

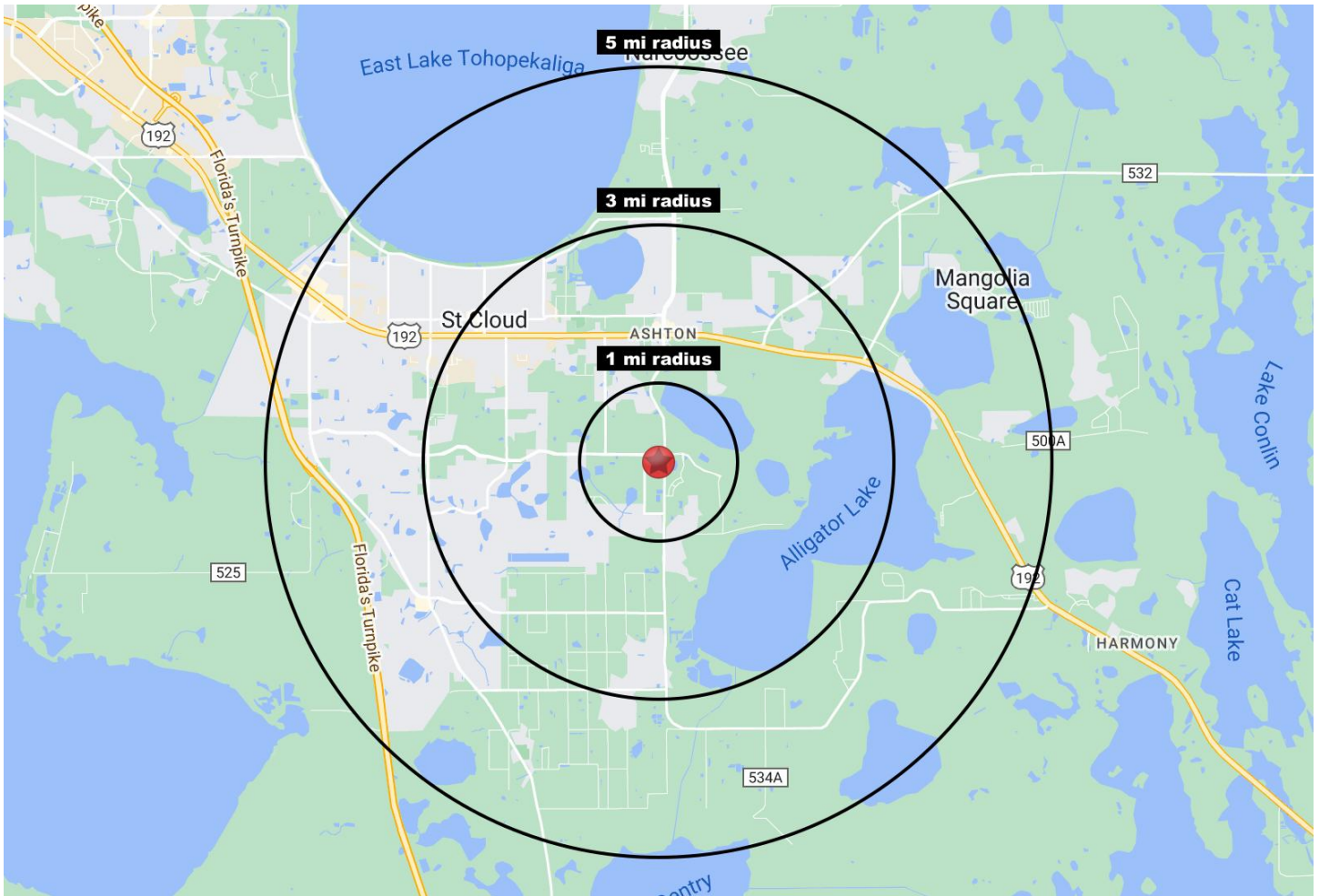
Zoned CCC (Community Center Core), per Osceola County, the property’s zoning permits a minimum density 0.7 FAR 18 units per acre, maximum 40 units per acre, a minimum height of 2 stories, and maximum 5 stories. Permitted uses include single family residential, multi-family residential, assisted living, mixed use, churches, childcare, multiple retail, office commercial uses, warehouse, storage and light manufacturing.

FOR MORE INFORMATION, PLEASE CONTACT:

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 Joey.Blakley@foundrycommercial.com  
 Licensed Real Estate Broker



## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>2,510</b> ESTIMATED POPULATION 2022
	<b>42.6</b> AVERAGE AGE
	<b>\$310,691</b> MEDIAN HOME VALUE 2022
	<b>348</b> TOTAL EMPLOYEES
	<b>\$62,127</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>31,932</b> ESTIMATED POPULATION 2022
	<b>38.2</b> AVERAGE AGE
	<b>\$297,672</b> MEDIAN HOME VALUE 2022
	<b>6,266</b> TOTAL EMPLOYEES
	<b>\$57,776</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>79,872</b> ESTIMATED POPULATION 2022
	<b>37.6</b> AVERAGE AGE
	<b>\$288,739</b> MEDIAN HOME VALUE 2022
	<b>17,063</b> TOTAL EMPLOYEES
	<b>\$58,184</b> AVG HOUSEHOLD INCOME

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**FOUNDRY**  
COMMERCIAL

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