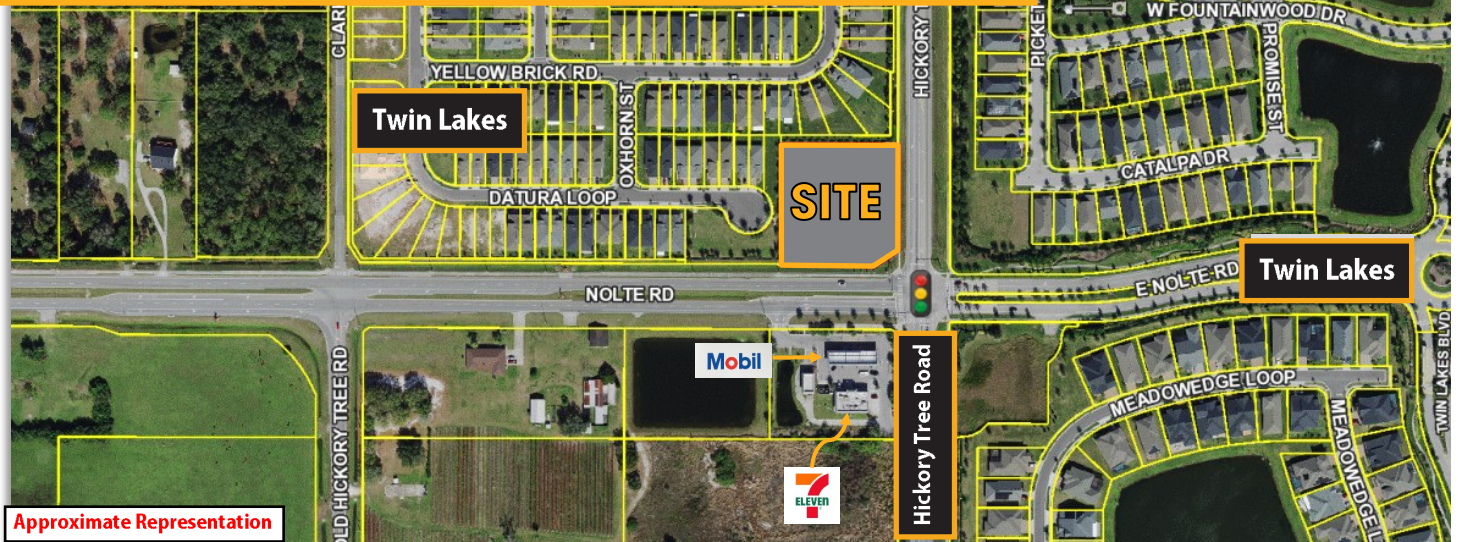


1.73 Acre Commercial Site

Northwest Corner of Nolte Rd and Hickory Tree Road intersection, Saint Cloud, Florida



- Cleared and rough-graded with utilities stubbed at property
- Off-site master retention, dry pre-treatment required
- Property surrounded by Twin Lakes and other planned communities with thousands of new and upcoming homes
- Zoned CCP, Community Center Perimeter, Osceola County
- Potential uses include daycare, gas/convenience, professional/medical office, vet clinic, restaurant (incl. drive-thru), retail, storage, ALF, religious facility, membership club, etc.
- Up to 0.7 FAR allowable
- 10,300 AADT Nolte Rd, 6,800 AADT Hickory Tree Rd
- Limited commercial sites available as area rapidly develops with vast residential developments
- Less than 1.5 miles from US HWY 192 in growing St. Cloud area of Osceola County

FOR SALE: \$1,950,000

Demographic Summary

	1 Mile	3 Mile	5 Mile
Population			
2024 Estimate	3,724	33,091	82,253
2020 Census	2,148	26,122	73,144
2024-2029nGrowth	5.2%	4.5%	4.1%
Households			
2024 Estimate	1,396	11,551	28,056
2029 Projection	1,762	14,119	33,802
2024-2029 Growth	5.2%	4.4%	4.1%
2024 Med Home Value	\$336,639	\$315,210	\$309,467
2024 Avg. HH Income	\$94,686	\$86,778	\$84,760

Tommy Pinel, MAI

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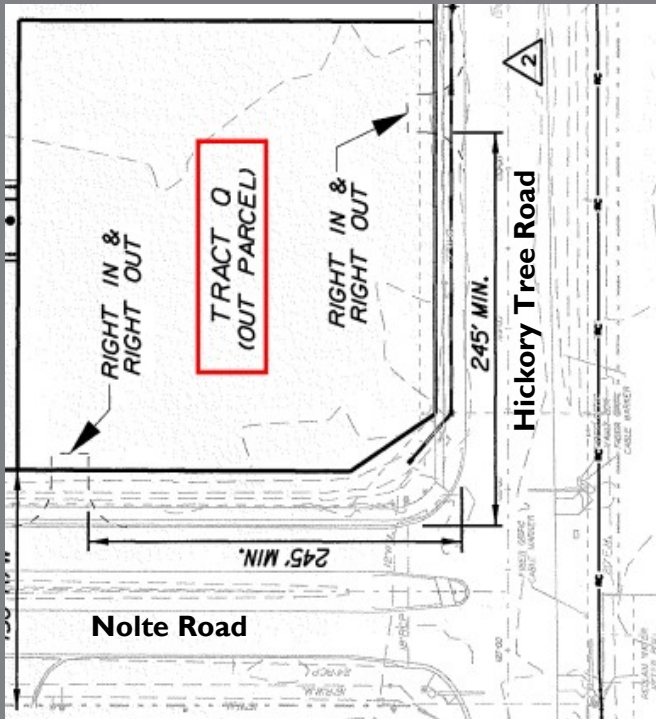


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1.73 Acre Commercial Site

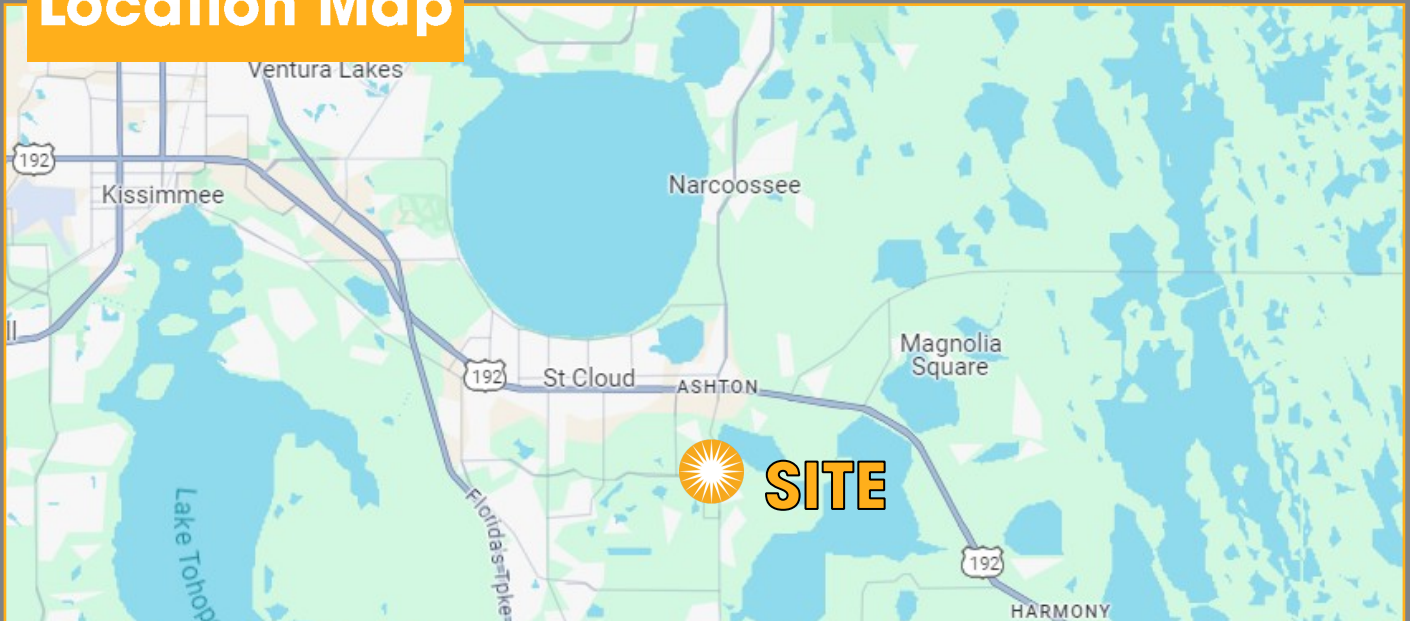
Northwest Corner of Nolte Rd and Hickory Tree Road intersection, Saint Cloud, Florida



Property Summary

Address	NW Corner of Hickory Tree Rd & Nolte Rd
County	Osceola
Municipality	Unincorporated
Parcel ID	18-26-31-4950-0001-0640
Location	NW Corner of Hickory Tree Rd & Nolte Rd
Site Size	1.73 Acres
Frontage	275 ft Nolte Road 280 ft Hickory Tree Road
Zoning	CCP, Osceola County
Flood Zone	NA
Topography	Level, Graded

Location Map



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