

**FOR
SALE**

NARCOOSSEE RD PRIME COMMERCIAL CORNER

Narcoossee Rd & Cyrils Dr, St. Cloud, FL 34771

SOLD!



ABOUT THE PROPERTY

- SIZE** 10.3± acres
- AREA** Northeast Osceola County
- ZONING** PD-Commercial
- UTILITIES** Toho Water Authority
- ROAD FRONTAGE** 370'± on Narcoossee Rd.
1,040'± on Cyrils Dr.
- PERMITTED USES** Grocery Store Restriction.
Please see permitted uses on page 3

DESCRIPTION

Located in the rapidly growing Narcoossee Road Corridor near Lake Nona, Medical City and the Orlando International Airport at the corner of Narcoossee Road and Cyrils Drive. Surrounded by newly constructed residential developments, this property is in a prime location for commercial development. Just south of the property will be the future home of a Publix shopping center (coming 2023). Future roadway improvement plans include signaling the intersection as well as turning Cyrils Drive into a 4-lane divided road. **Do not miss this opportunity! Call today!**

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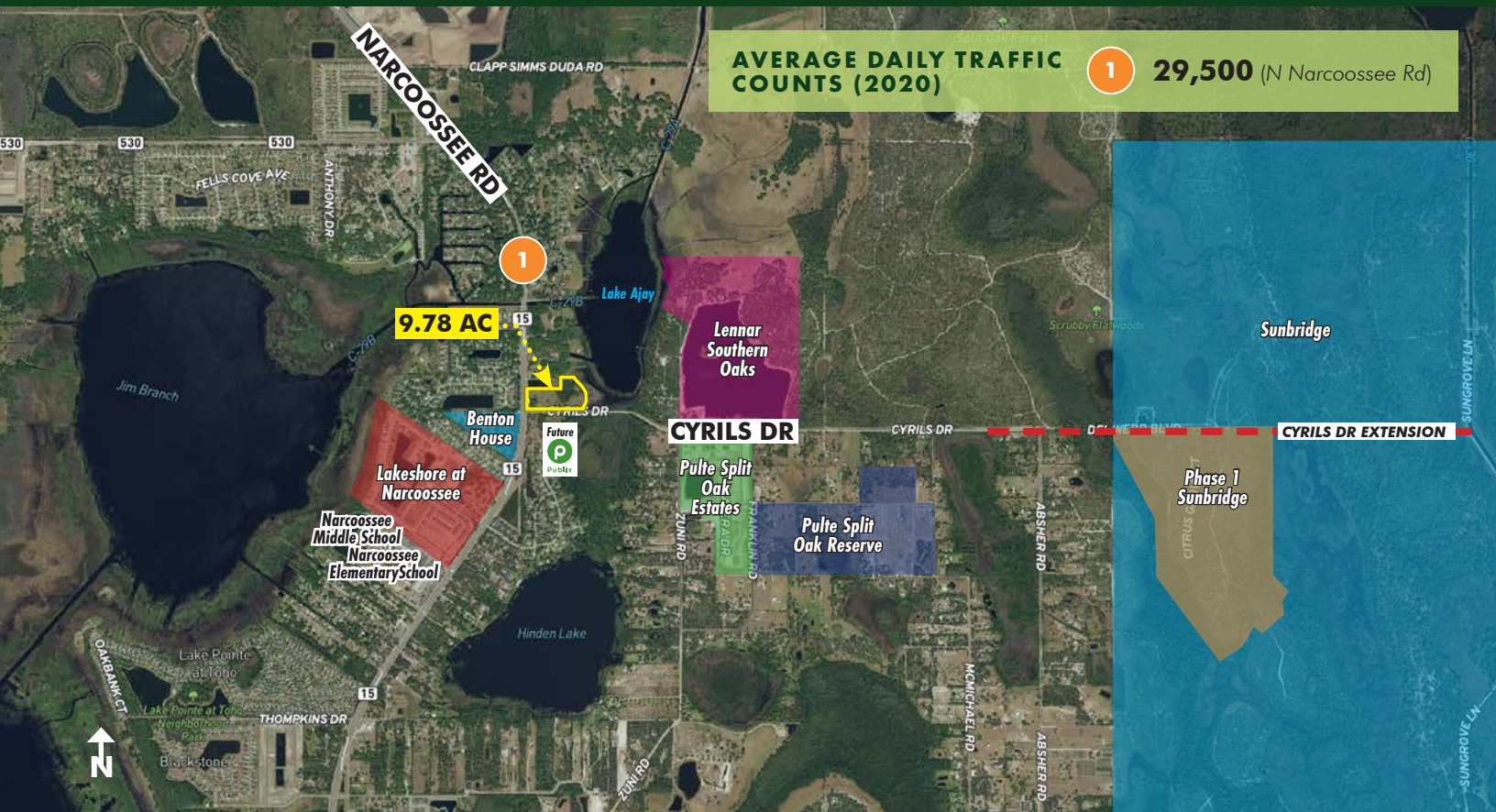
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**AVERAGE DAILY TRAFFIC
COUNTS (2020)**

1

29,500 (N Narcoossee Rd)

9.78 AC

NEIGHBORHOOD MAP

AREA DETAILS

Sunbridge is a 24,000 acre master planned community being developed by Tavistock, the developers of the renowned Lake Nona and Medical City.

Cyrils Drive borders the southern edge of the property and is the main entrance to Sunbridge. Roadway improvements include turning Cyrils Drive into a 4-lane divided road, with a new stoplight at the intersection with Narcoossee Rd.

The Narcoossee Area in Osceola County added 752 homes and \$254 million in revenue to the tax roll from January 2020 to December 2020.

Neo City is a 500-acre development recognized as “the up-and-coming” world epicenter for smart sensors, photonics and optics, is just minutes from the property and will include synergies with UCF, UF, USF, FIU, FAU as well as Central Florida’s large concentration of DoD partners and contractors.

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PERMITTED USES

Commercial Uses:

1. Shops for sale of retail goods.
2. Shops for the repair of electronic equipment.
3. Restaurants, delicatessens and other food preparation facilities.
4. Convenience stores and licensed package stores.
5. Membership organizations including fraternal organizations.
6. Establishments licensed for on premise consumption of alcoholic beverages.
7. House of Worship and customary facilities such as a chapel and educational building for religious training.
8. Offices for professional services.
9. Offices for financial services.
10. Offices for communication services.
11. Offices for business services.
12. Day care facilities and customary ancillary uses.
13. Farm Stand (Interim Use)
14. Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the character of the proposed development, the location of the site, and the compatibility with adjacent parcels. The Planning Official shall make the above determinations.

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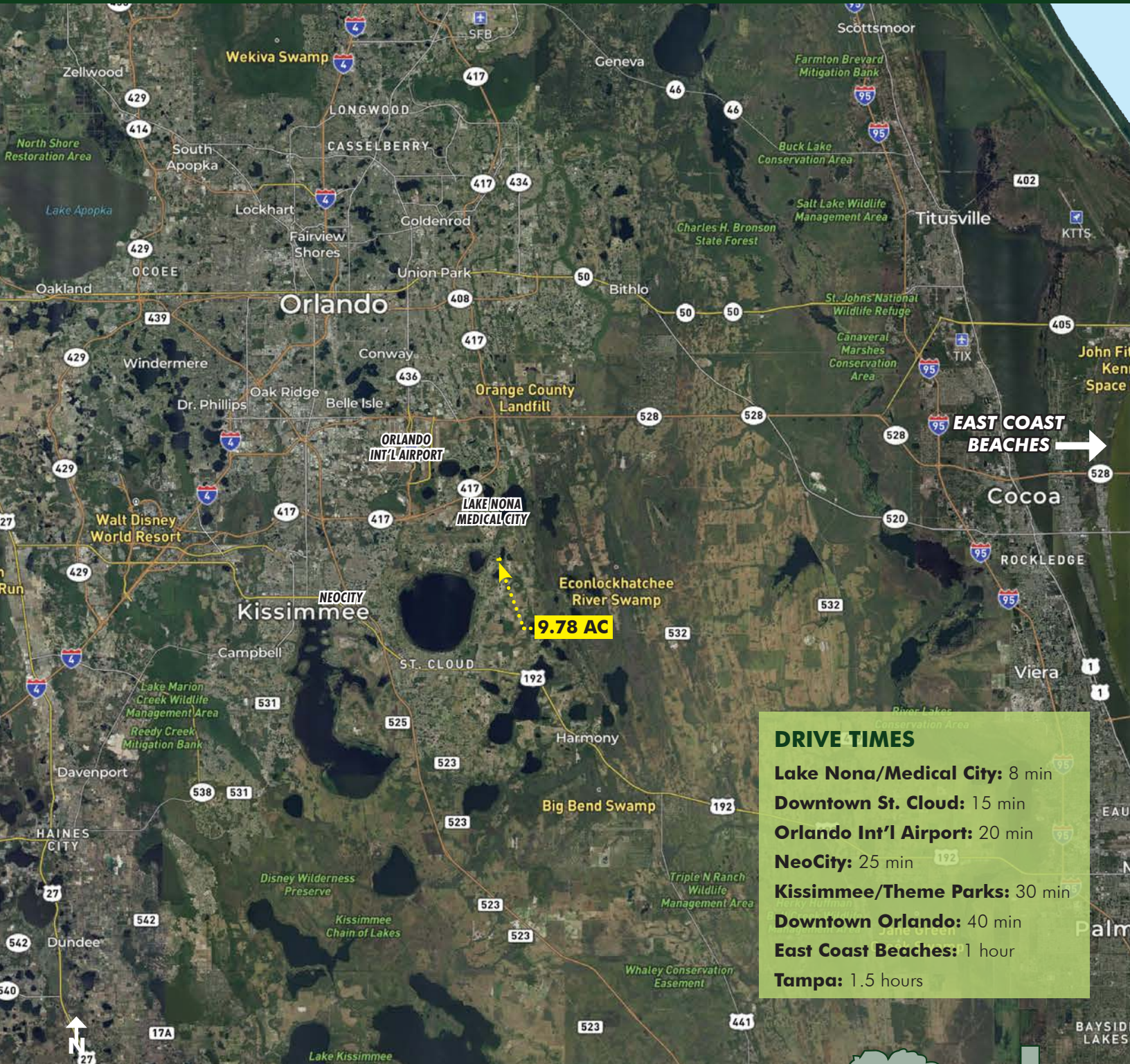
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LOCATION MAP

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COMMUNITY	BUILDER	UNITS
1 Lakeshore	Pulte	414
2 Benton House	Benton House	100
3 Southern Oaks	Lennar	519
4 Weslyn Park Phase 1	Tavistock	577
5 Split Oak Estates	Pulte	325
6 Suncrest	DR Horton	142
7 Del Webb Sunbridge Phase 1	Del Webb	575
8 Hanover Reserve	Taylor Morrison	140
9 Sunset Grove	M/I Homes	233
10 Hanover Square	KB Homes	75
11 Brack Ranch	TBD	721
12 Wiregrass	ParkSquare/Hanover	620
13 Glenwood	DR Horton	173
TOTAL UNITS		4,614

NARCOOSSEE CORRIDOR AREA DEVELOPMENTS

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SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 14, NEW MAP OF NARCOOSSEE, according to the plat thereof, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida, and located in Sections 4 and 5, Township 25 South, Range 31 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the intersection of the East Right of Way line of Narcoossee Road with the South line of said Lot 14, NEW MAP OF NARCOOSSEE; thence run N00°15'11"E along said East Right of Way line, a distance of 53.70 feet to the Point of Beginning; thence continue N00°15'11"E along said East Right of Way line, a distance of 326.31 feet; thence departing said East Right of Way line, run S89°46'27"E, a distance of 624.92 feet; thence run N00°15'11"E, a distance of 209.75 feet; thence run S89°46'27"E, a distance of 291.92 feet to a point on the 58.0 foot contour line of Lake Ajay; thence along said 58.0 foot contour line the following eight (8) courses and distances; thence run S46°26'08"E, a distance of 85.09 feet; thence run S37°23'12"E, a distance of 100.61 feet; thence run S40°06'25"E, a distance of 64.12 feet; thence run S00°25'48"E, a distance of 125.75 feet; thence run S10°46'38"E, a distance of 84.23 feet; thence run S12°24'16"W, a distance of 45.69 feet; thence run S20°27'31"W, a distance of 73.09 feet; thence run S22°13'19"W, a distance of 45.41 feet to a point on the North Right of Way line of Cyrils Drive; thence along said North Right of Way line the following two (2) courses and distances; thence run N89°46'27"W, a distance of 1,034.72 feet; thence run N40°43'38"W, a distance of 19.46 feet to the Point of Beginning.

Containing 450,049 square feet or 10.332 acres, more or less.


LEGEND

L.B.	LICENSED BUSINESS	TEL.	TELEPHONE
SEC.	SECTION	NO.	NUMBER
TWP.	TOWNSHIP	#	NUMBER
RNG.	RANGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	OFFICIAL RECORDS BOOK	R.L.S.	REGISTERED LAND SURVEYOR
P.G.	PAGE	C1	CURVE NUMBER
R/W	RIGHT OF WAY	L1	LINE NUMBER
Δ	CENTRAL ANGLE	P	PROPERTY LINE
R	RADIUS	⊙	DESCRIPTIVE POINT
L	LENGTH	S.L.I.C.	SEMINOLE LAND & INVESTMENT COMPANY'S
CD	CHORD DISTANCE	N&D	NAIL AND DISK
CB	CHORD BEARING	ID	IDENTIFICATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	CM	CONCRETE MONUMENT
EXST.	EXISTING	(P)	PLAT
NAD	NORTH AMERICAN DATUM	C.R.	COUNTY ROAD
F.B.	FIELD BOOK	P.O.C	POINT OF COMMENCEMENT
DEPT.	DEPARTMENT	P.O.B	POINT OF BEGINNING

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: MAURY L. CARTER & ASSOC., INC.

DATE OF SKETCH	10/21/21	REVISIONS	 <p>900 Cross Prairie Parkway, Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140</p> <p><i>Barry W. Prewitt</i> 10-26-2021 BARRY W. PREWITT, P.S.M #5267 (DATE) NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.</p>
SCALE	1" = 300'		
F.B.	PAGE		
SECTION	4/5		
TWP.	25 S., RNG. 31 E.		
JOB NO.	08-023	SHEET 1 OF 2	

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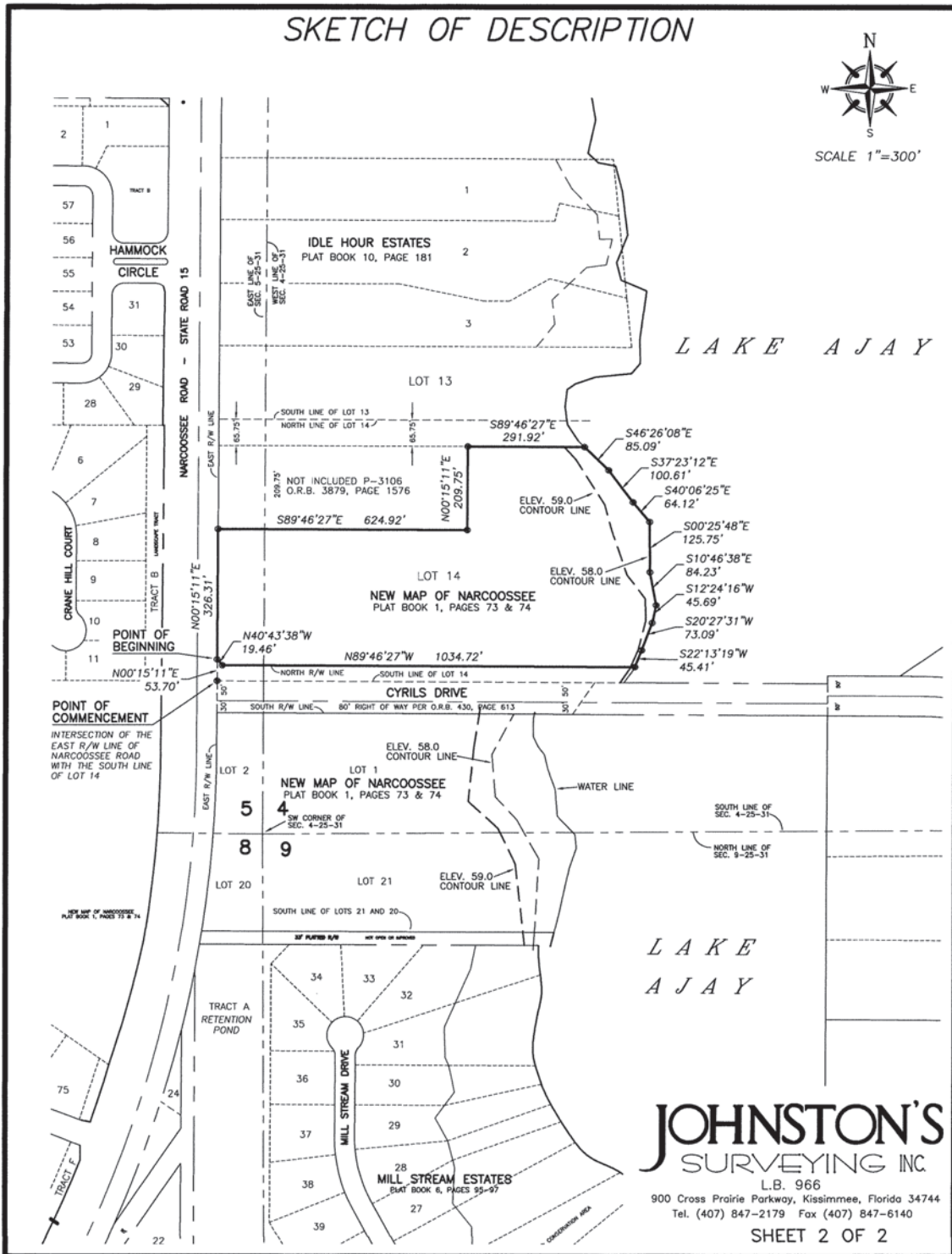
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Osceola approves Sunbridge rezoning that clears way for 6,000-home gated retirement community

By LAURA KINSLER | GROWTHSPOTTER
DEC 20, 2021 AT 6:19 PM

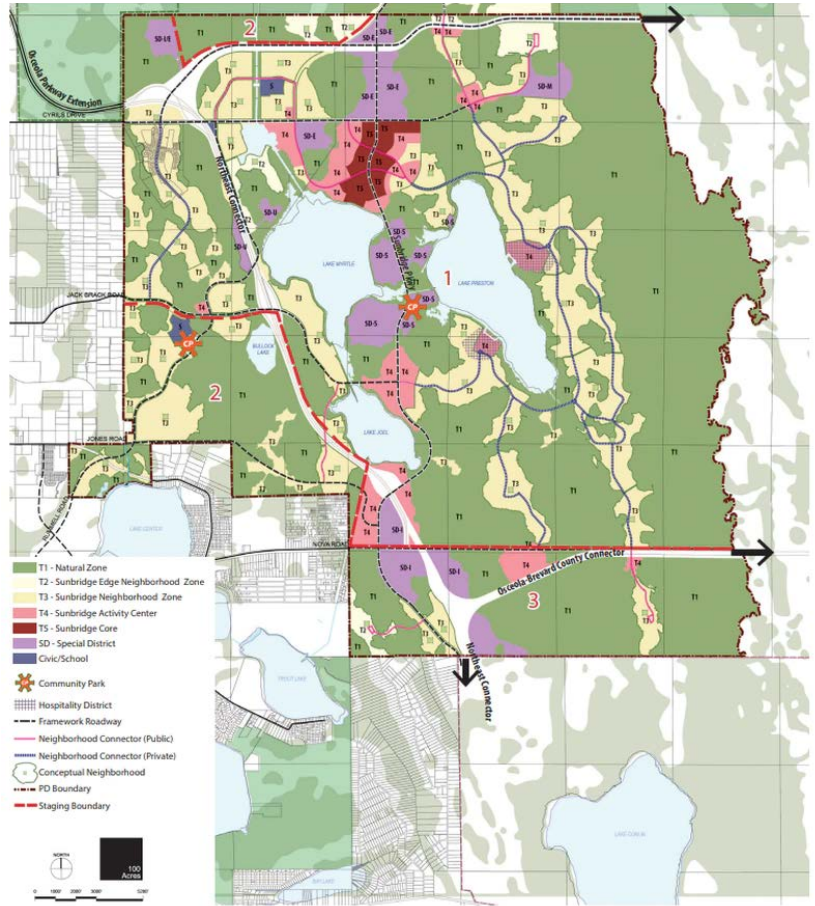
Osceola County Commissioners this month voted to create a new Sunbridge land use category for the 19,000-acre master-planned development in the former Northeast District and swap out the Mixed-Use zoning for Planned Development to accommodate the developer's plans to build a 6,000-home gated community.

Tavistock Development Company first made reference to a large-scale active adult community in Sunbridge back in the spring when it filed the Phase 2 Concept plan, which designated five different gate locations for the private streets mostly east and south of Lake Preston. Tavistock officials have not confirmed that Disney is the development and branding partner for the project, but the initial planning occurred while the company was in negotiations with Tavistock to move thousands of jobs from California to a new campus in Lake Nona.

Dave Tomek, Community Development Director for Osceola County, said the size and scale of the gated community simply couldn't be accommodated within the Mixed-Use zoning restrictions, so they agreed to take a different approach.

Read entire article on GrowthSpotter:

<https://www.growthspotter.com/news/osceola-county-developments/growth-spotter-news-sunbridge-pd-20211220-nfokzfo3dzej7l6l6tolw77dom-story.html>



The new Sunbridge Planned Development creates new boundaries for the staging areas, moving the bulk of what had been in Stage 2 into Stage 1. That allows the developer to commence work on the 6,000-home active adult community at an earlier date. (Osceola County)

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