

**FOR  
SALE**

# 5 ACRE RESIDENTIAL OPPORTUNITY IN ST. CLOUD

4530 Kaiser Ave, St. Cloud, FL 34772



## ABOUT THE PROPERTY

**SIZE** 5± acres

**PRICE** \$600,000

**ZONING** AC (Agricultural Development & Conservation)

**FLU** MU (Mixed Use)

**UTILITIES** Electric available;  
Well & Septic required

**ROAD FRONTAGE** Access available on Kaiser Ave

**PARCEL ID** 12-27-30-4950-0001-0460

## DESCRIPTION

### Perfect mix of rural tranquility and convenience!

With close access to Canoe Creek Road, this is the perfect area to build your dream home, start a hobby farm, or simply enjoy the peace and privacy of 5 acres in the rapidly growing area of Osceola County. This property also includes a mobile home, sold as-is.

Located within 5 miles of top-rated schools, grocery stores, and retail centers, this property ensures you have all the necessities close at hand. St. Cloud's charming community atmosphere make it an ideal place to call home. Don't miss this opportunity to own a piece of property in one of Florida's fast growing and desirable locations.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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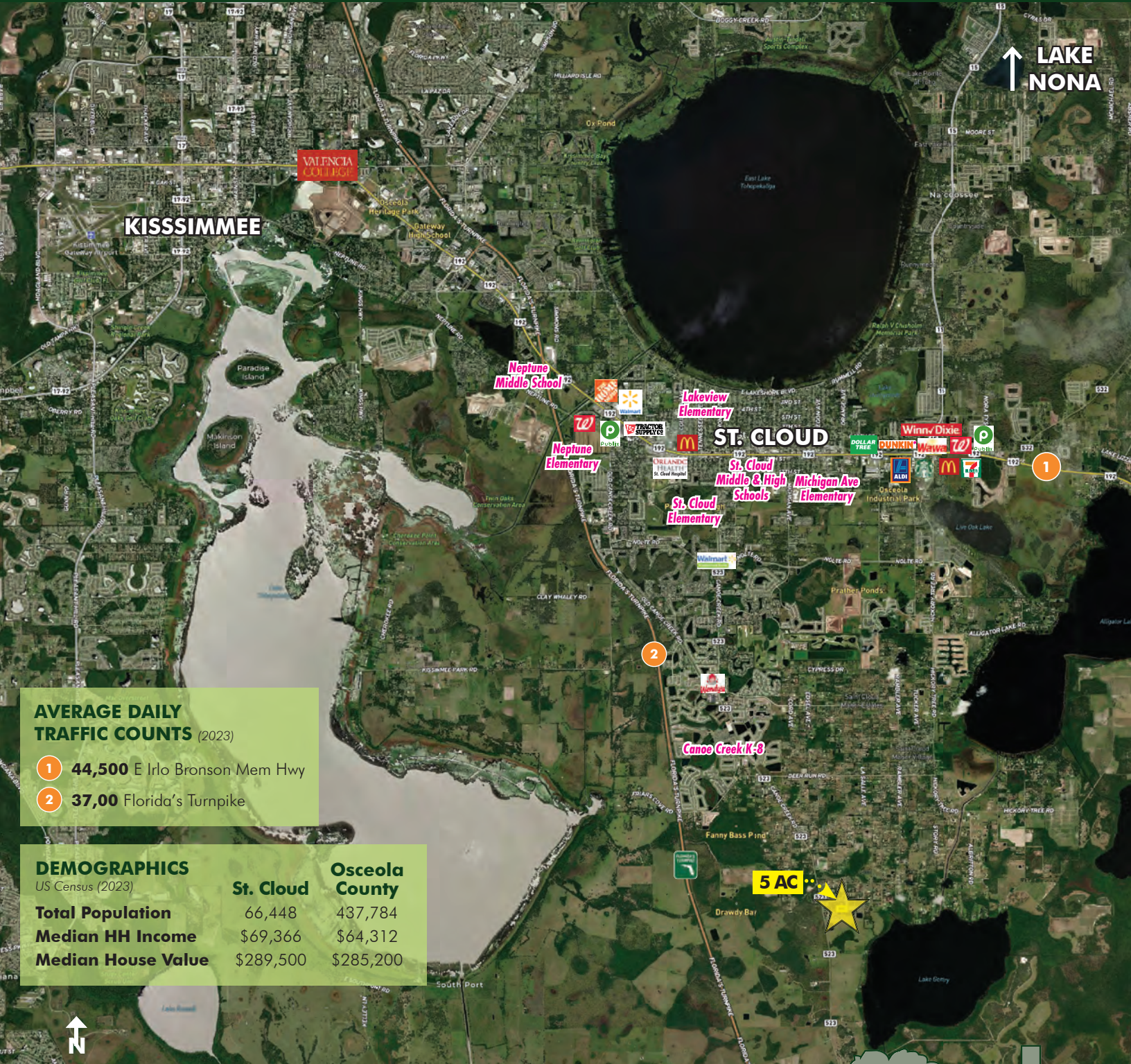
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**AVERAGE DAILY TRAFFIC COUNTS (2023)**

- 1 44,500 E Irla Bronson Mem Hwy
- 2 37,00 Florida's Turnpike

**DEMOGRAPHICS**

US Census (2023)

	St. Cloud	Osceola County
Total Population	66,448	437,784
Median HH Income	\$69,366	\$64,312
Median House Value	\$289,500	\$285,200

**REGIONAL MAP**

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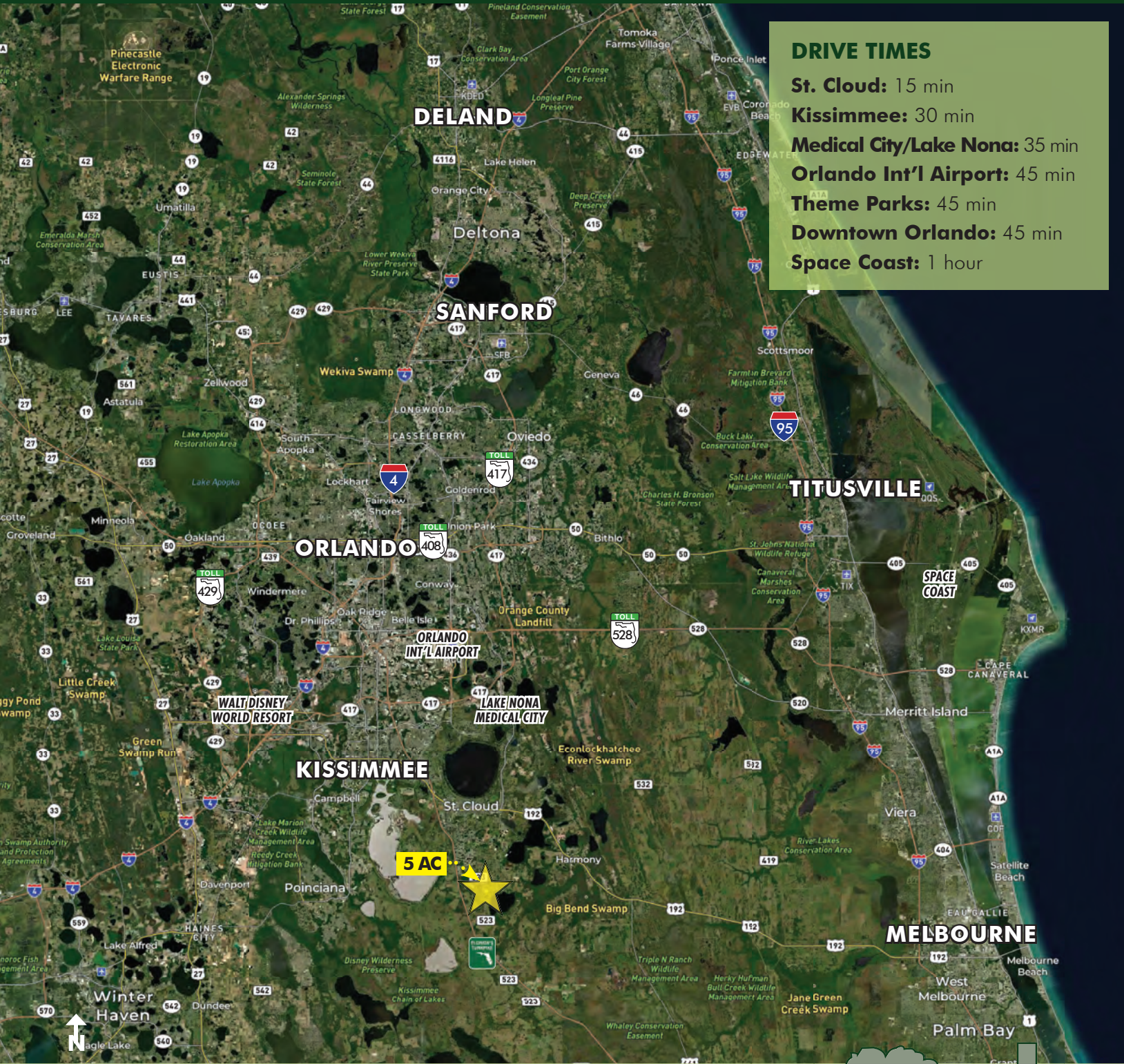
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## DRIVE TIMES

**St. Cloud:** 15 min

**Kissimmee:** 30 min

**Medical City/Lake Nona:** 35 min

**Orlando Int'l Airport:** 45 min

**Theme Parks:** 45 min

**Downtown Orlando:** 45 min

**Space Coast:** 1 hour

## LOCATION MAP

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