

PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY

5525 EAST IRLO BRONSON MEMORIAL HIGHWAY

ST. CLOUD, FL 34771



PROPERTY OVERVIEW

| | |
|-------------------------------|--|
| PRICE: | \$3,400,000 (Per Unit: \$17,708.83) |
| UNIT COUNT: | Approved Up to 192 Residential Units |
| BONUS DENSITY CREDITS: | 96 Additional Units (288 total) Unit Cost \$11,000 |
| SCHOOL DISTANCES: | St. Cloud High School 4.3 Miles |
| | St. Cloud Middle School 4.4 Miles |
| | St. Cloud Elementary 6 Miles |

Contacts

Sam Gaslin
Vice President
sgaslin@lee-associates.com
D 321.281.8516

Matthew Weinberger
Vice President
mweinberger@lee-associates.com
D 321.281.8510



PROPERTY OVERVIEW

Lee & Associates is proud to present an exceptional opportunity to acquire a prime 10.11 acre parcel of high and dry land in the rapidly growing city of St. Cloud, Florida. Located at 5525 East Irlo Bronson Memorial Highway, this strategically positioned site offers unparalleled potential for residential development in a market that is prime for growth.

PROPERTY HIGHLIGHTS

Price: \$3,400,000 (Per Unit Cost: \$17,708.83)

Total Acreage: 10.11 acres (100% high and dry)

Unit Count: Approved for up to 192 residential units, with bonus density credits available to increase capacity to 288 units

Traffic Exposure: Positioned on East Irlo Bronson Memorial Highway, with a high visibility location benefiting from 28,000 cars passing by daily

Neighboring Development: Adjacent to Greystar's newly completed 300-unit apartment complex, signaling strong market demand

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

WHY INVEST IN ST. CLOUD

St. Cloud, FL, is experiencing rapid growth due to its strategic location near Orlando, the theme parks, and major employment centers like Lake Nona’s Medical City. The city’s blend of small-town charm and easy access to big-city amenities make it an appealing destination for families, professionals, and retirees alike. This growth translates into strong demand for residential housing, making this site a lucrative development opportunity.

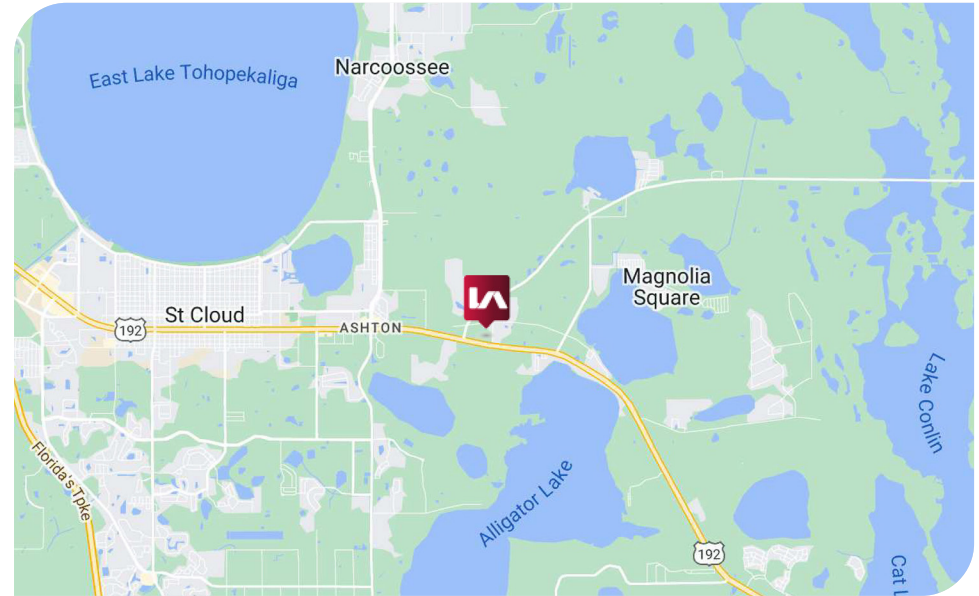
INVESTMENT POTENTIAL:

This site represents a unique investment opportunity in one of Central Florida’s fastest-growing areas. The significant residential density potential, combined with the strong traffic flow and proximity to essential amenities, positions this property as an ideal candidate for a large-scale residential development.

With the nearby completion of Greystar’s 300-unit apartment community, the demand for high-quality residential units in this area is evident. The property’s approved zoning and potential for bonus density make it an attractive option for developers looking to capitalize on St. Cloud’s expansion.







CONCLUSION:

The 10.11-acre site at 5525 East Irlo Bronson Memorial Hwy. is more than just a piece of land—it’s a gateway to the future of St. Cloud. With the flexibility to develop up to 288 residential units, prime visibility, and proximity to essential amenities and schools, this property is perfectly positioned for a successful development venture. Don’t miss the chance to invest in one of Central Florida’s most promising real estate opportunities. For more information or to schedule a viewing, please contact Lee & Associates.



STRATEGIC LOCATION & ACCESSIBILITY

Site is in within close proximity to key educational institutions and residential amenities:

| | | |
|--|--|---|
|  <p>2 MILES</p> |  <p>4.3 MILES</p> |  <p>4.4 MILES</p> |
|  <p>5.7 MILE</p> |  <p>6 MILES</p> |  <p>12 MILES</p> |

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For more information, please contact one of the following individuals:

CONTACT

SAMUEL GASLIN

Vice President
321.281.8516
sgaslin@lee-associates.com

MATTHEW WEINBERGER

Vice President
321.281.8510
mweinberger@lee-associates.com