

OSCEOLA TRANSITIONAL RANCHETTE & NURSERY

4320 HICKORY TREE ROAD
SAINT CLOUD, FL 34772

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Hickory Tree Road



Property Overview



Sale Price **\$2,676,000**

OFFERING SUMMARY

Acreage: **26.76 Acres**
Price / Acre: \$100,000
City: Saint Cloud
County: Osceola
Property Type: Transitional, Ranch and Rec, Nursey, Acreage

PROPERTY OVERVIEW

Currently an active nursery with facilities in place, this nearly 27-acre tract of land is directly in the path of progress with DR Hortons's brand new "Buena Lago" community being developed directly across the street on Alligator Lake. This new community is coming in the Summer of 2022. Alligator Lake is a stone throw away, with a public boat ramp less than a mile from the property along canal C-33, which provides access to the 3,406-acre lake. Home to numerous species of native fish, including but not limited to largemouth bass, bluegill, crappie, and sunfish - the fishing on this lake is spectacular. The property itself has nearly 800 feet of paved road frontage on both Hickory Tree Road and Story Road. Due to incoming residential development, water and sewer will be available in the near future. Facilities on-site include a single-family home, a mobile home, and numerous barns and pole barns that support the current nursery operation. The surrounding land use is a combination of mixed-use and low-density residential, allowing a multitude of options for a future developer, or someone looking to land bank a property that is in the path of progress. The parcel identified is within West NH11, which is part of the transition area and subject to the 50-acre aggregation requirement. Additionally, the parcel is identified as a Neighborhood 1 (NH1) place type which requires a predominance of detached products and a minimum density of 5 units/acre to a maximum density of 10 units/acre.

Specifications & Features

SPECIFICATIONS & FEATURES



Land Types:

- Land Investment
- Nursery
- Residential Development
- Transitional

Uplands / Wetlands:

100% uplands

Taxes & Tax Year:

\$3293.35 - [2020]

Zoning / FLU:

Zoning is Agricultural and the FLU is Mixed Use

Lake Frontage / Water Features:

One small pond located on the premises.

Water Source & Utilities:

Several wells on site.

Road Frontage:

800 combined feet of frontage on Hickory Tree Road and Story Road

Current Use:

Nursery Operation

Structures & Year Built:

- Single family home
- mobile home
- and multiple pole barns

Additional Photos



Location



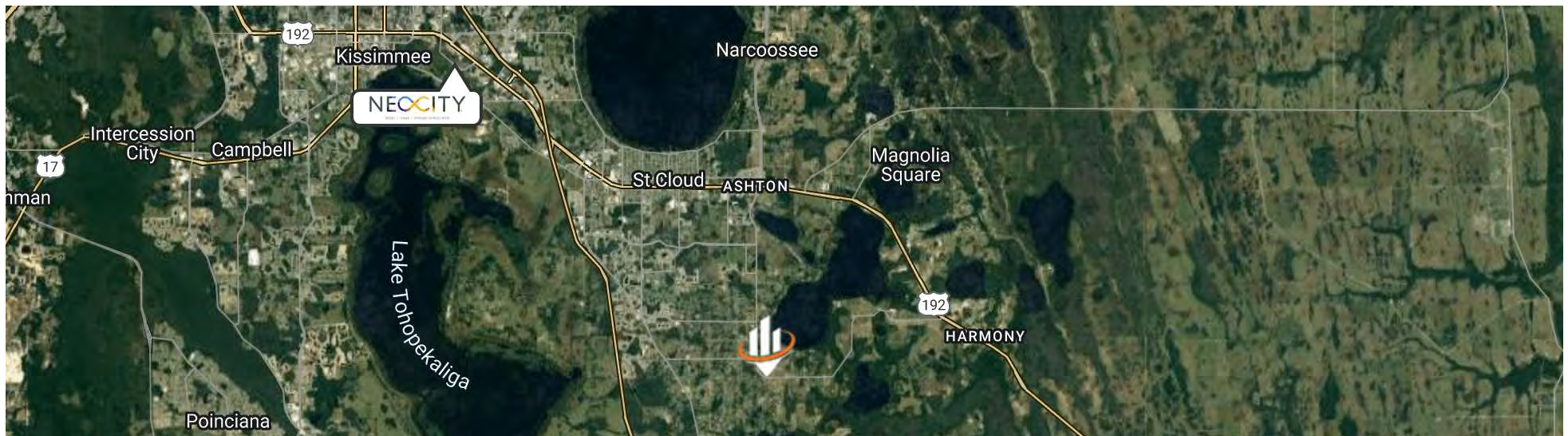
LOCATION & DRIVING DIRECTIONS

Parcel: 05-27-31-2999-0001-0010

GPS: 28.1734719, -81.2389586

Driving Directions: From US 192 turn right [south] onto Hickory Tree Road, in 5 miles the property will be on your right

Showing Instructions: Please contact the Listing Agent, Dusty Calderon.



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos





OSCEOLA COUNTY

FLORIDA

Founded	1887	Density	284.2 [2019]
County Seat	Kissimmee	Population	436,336 [2023]
Area	1,322 sq mi	Website	www.osceola.org

Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.



For more information visit www.SVNsaunders.com

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