



Appraisal in Hand

Hickory Tree Rd

# Hickory Place Industrial Park

2280 Hickory Tree Road, St. Cloud, Florida 34772

Dusty Calderon  
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Irlo Bronson Memorial Hwy



Hickory Tree Rd

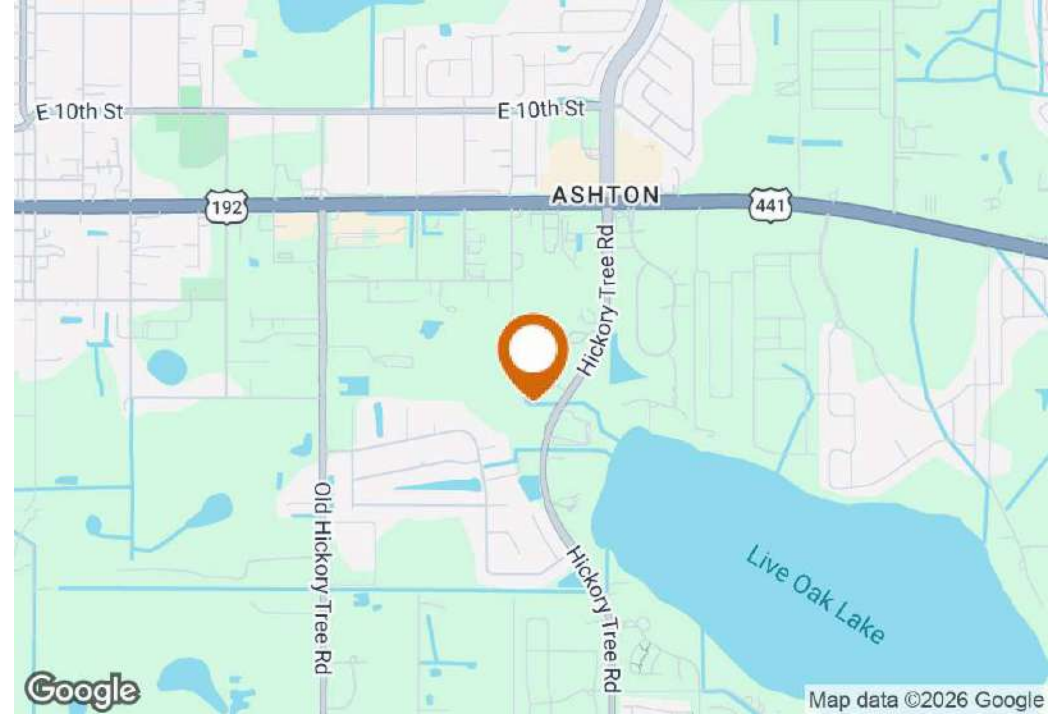
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## PROPERTY SUMMARY



**Sale Price**

**\$11,900,000\***

## Offering Summary

Lot Size	14.78 Acres
Zoning	Agricultural Development & Industrial
Current Use	Pastureland, Vacant Industrial
City	St. Cloud
County:	Osceola

## Property Overview

Prime investment opportunity at this exceptional property located in the thriving St. Cloud area. Boasting a strategically advantageous location, this property provides seamless access to key transportation routes, including the Florida Turnpike and US Highway 192. The property also includes an acceleration and deceleration lane, supporting convenient access to and from the site.

With its close proximity to Kissimmee and Orlando, the property offers unparalleled connectivity for business operations. Industrial zoning is in high demand and short supply in Osceola County and the surrounding Orlando area, further strengthening the property's appeal for land and industrial investors.

Featuring ample space for industrial development and expansion, it presents a distinguished opportunity for Land/Industrial investors seeking a promising investment in the dynamic St. Cloud market. The whole area is fenced, with industrial chain-link fencing around the northern two tracts and barbed wire fencing on the south side. With its strategic positioning and potential for growth, this property is primed to become a cornerstone of the region's industrial landscape.

**\*The property consists of four parcels total, with two parcels comprising the northern tract and two parcels comprising the southern tract. The seller is willing to price each tract separately, with the southern tract parcels (3 ± and 4 ± acres) offered at \$750,000 per acre and the northern tract parcels (2.6 ± and 4.5 ± acres) offered at \$950,000 per acre. Please refer to page 7 for a map illustrating tract pricing.**

## PROPERTY DESCRIPTION



## Location Description

Situated in the heart of Osceola County, 2280 Hickory Tree Road in St. Cloud, Florida, offers convenient access to key Central Florida corridors. Just minutes from U.S. Highway 192 and Florida's Turnpike, the property provides direct connectivity to downtown St. Cloud, Kissimmee, and the greater Orlando metro area., providing efficient transportation connections for businesses.

Orlando is approximately 30 minutes to the north, while Kissimmee is just a short drive west, making it a convenient base for regional and international operations. St. Cloud presents a compelling prospect for Land/Industrial investors seeking a thriving environment.

## Property Highlights

- Ample space for industrial development and expansion
- In the center of a high growth area
- Excellent accessibility to major roadways
- Uplands: 14.04 / Wetlands: 0.51

PROPERTY OUTLINE



**TRACTS MAP**

**Northern Tracts  
(\$950,000/Acre)**

**4.5 ± Acres**

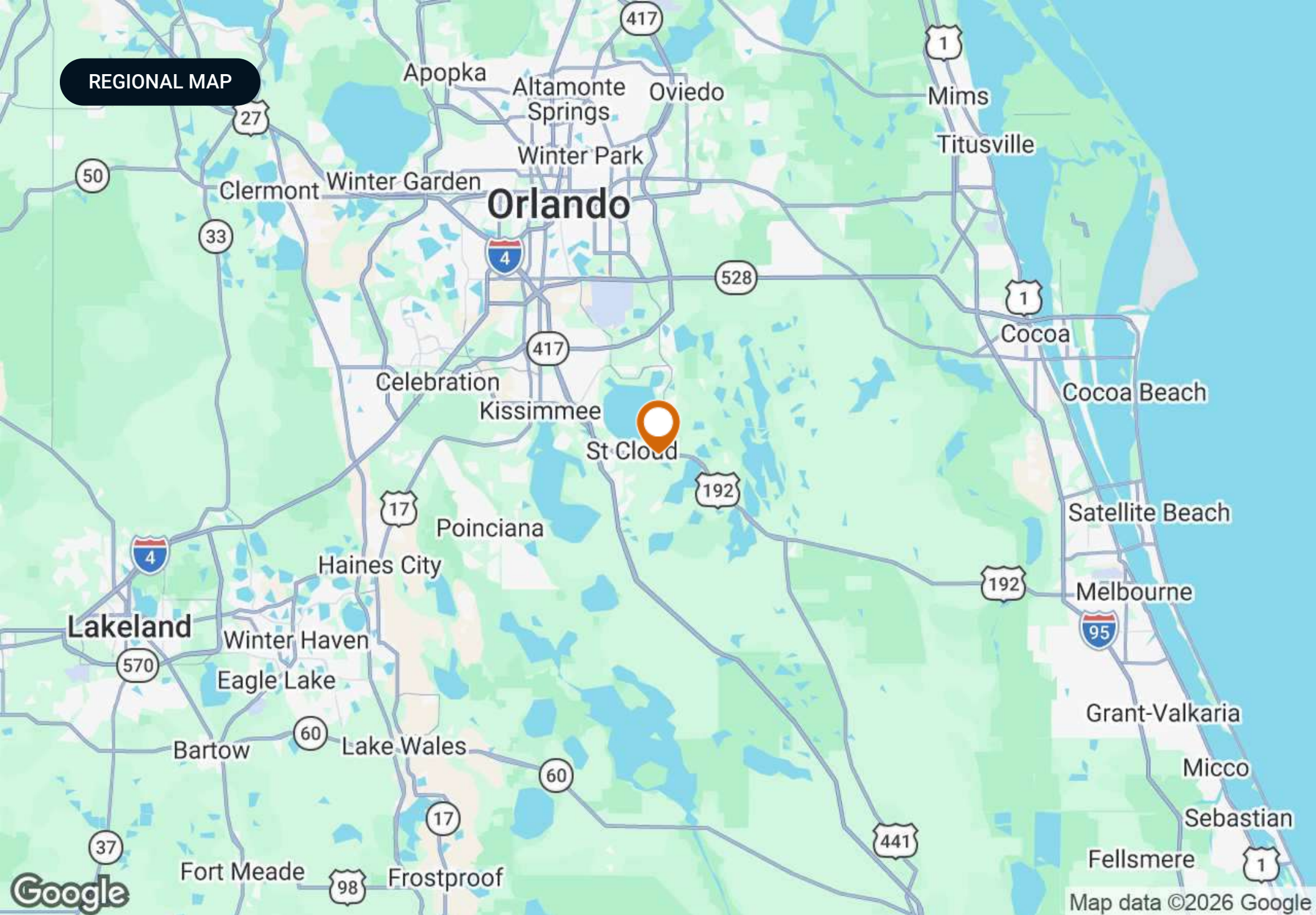
**2.6 ± Acres**

**Southern Tracts  
(\$750,000/Acre)**

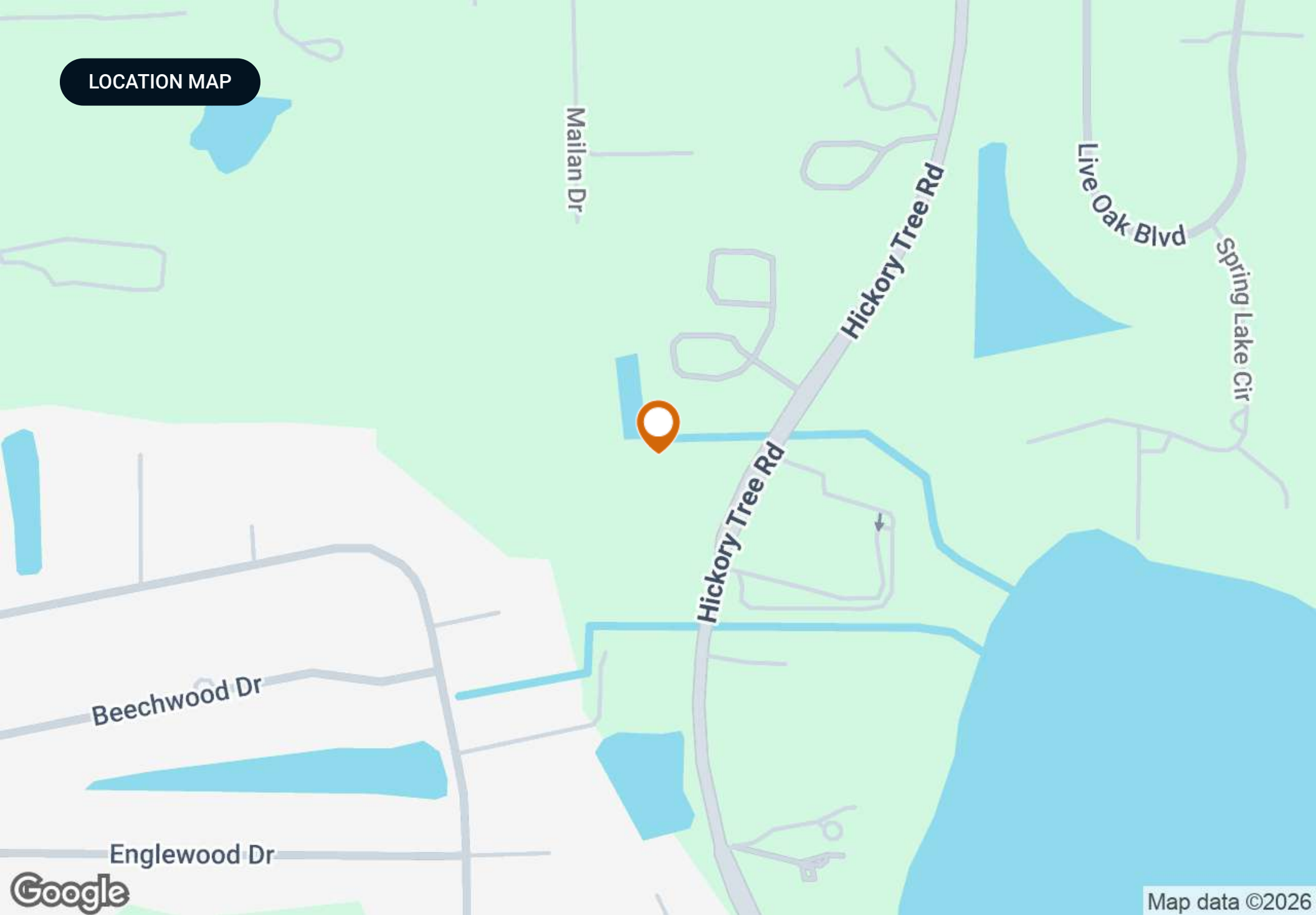
**4 ± Acres**

**3 ± Acres**

REGIONAL MAP



LOCATION MAP



Google

Map data ©2026

HIGHWAY MAP



192

SUBJECT

## DEMOGRAPHICS MAP & REPORT

### Population

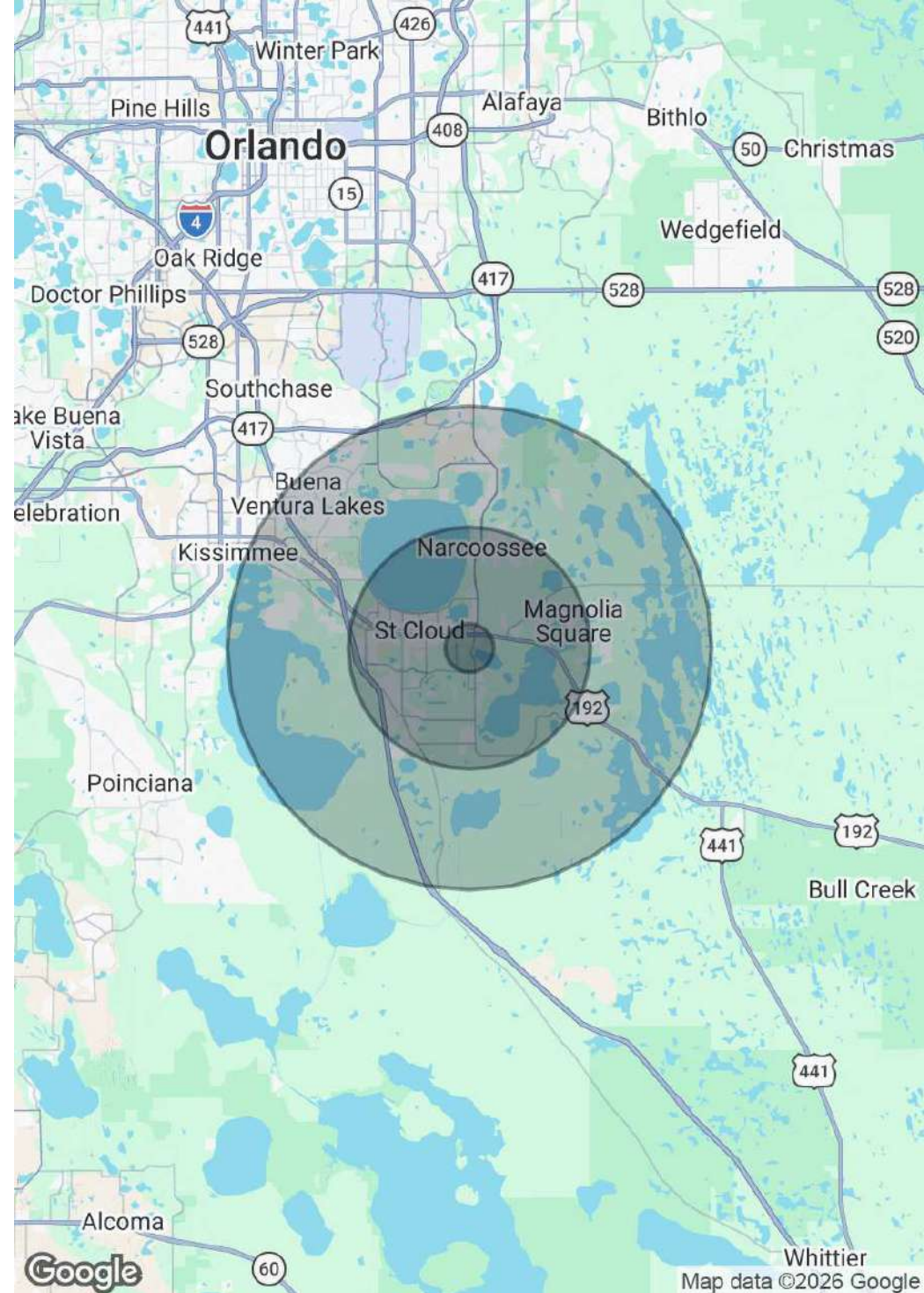
	1 Mile	5 Miles	10 Miles
Total Population	904	52,505	125,053
Average Age	42.2	37.2	35.7
Average Age (Male)	41.2	35.5	34.6
Average Age (Female)	45.2	39	37

### Households & Income

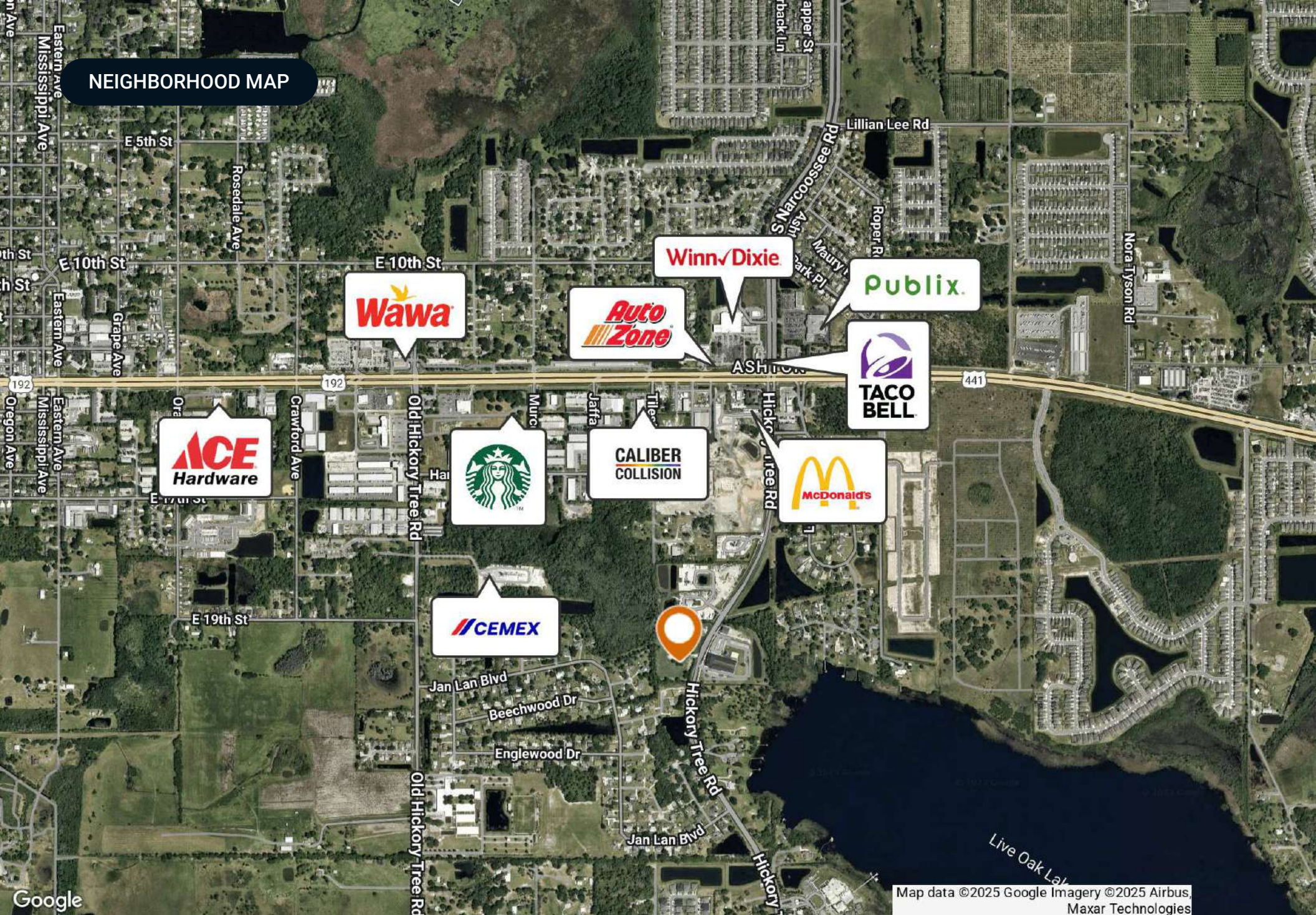
1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	345	19,755	44,511
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$72,554	\$59,110	\$59,770
Average House Value	\$245,406	\$234,499	\$252,952

2020 American Community Survey (ACS)

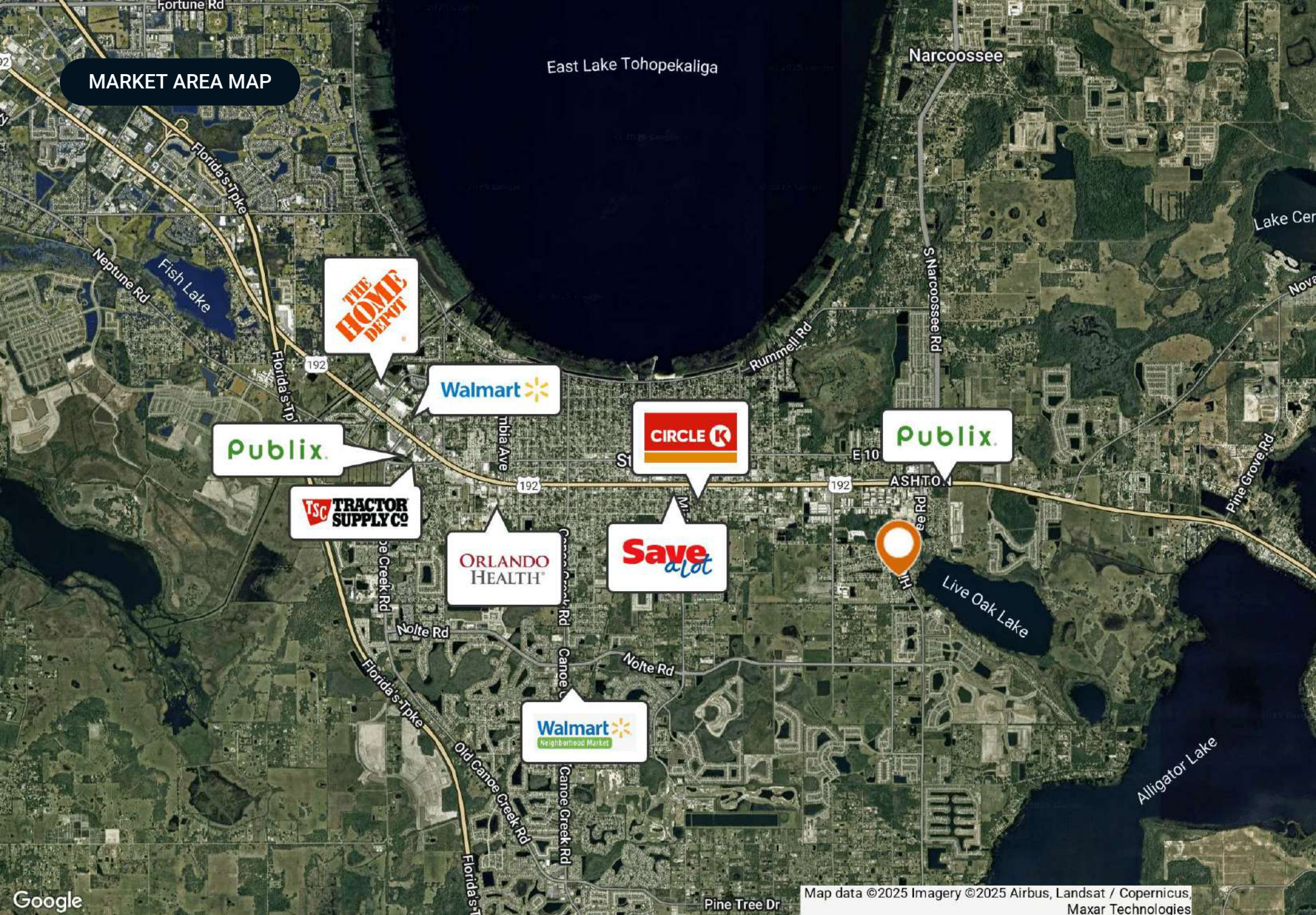


# NEIGHBORHOOD MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Dusty Calderon

Senior Advisor

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## Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

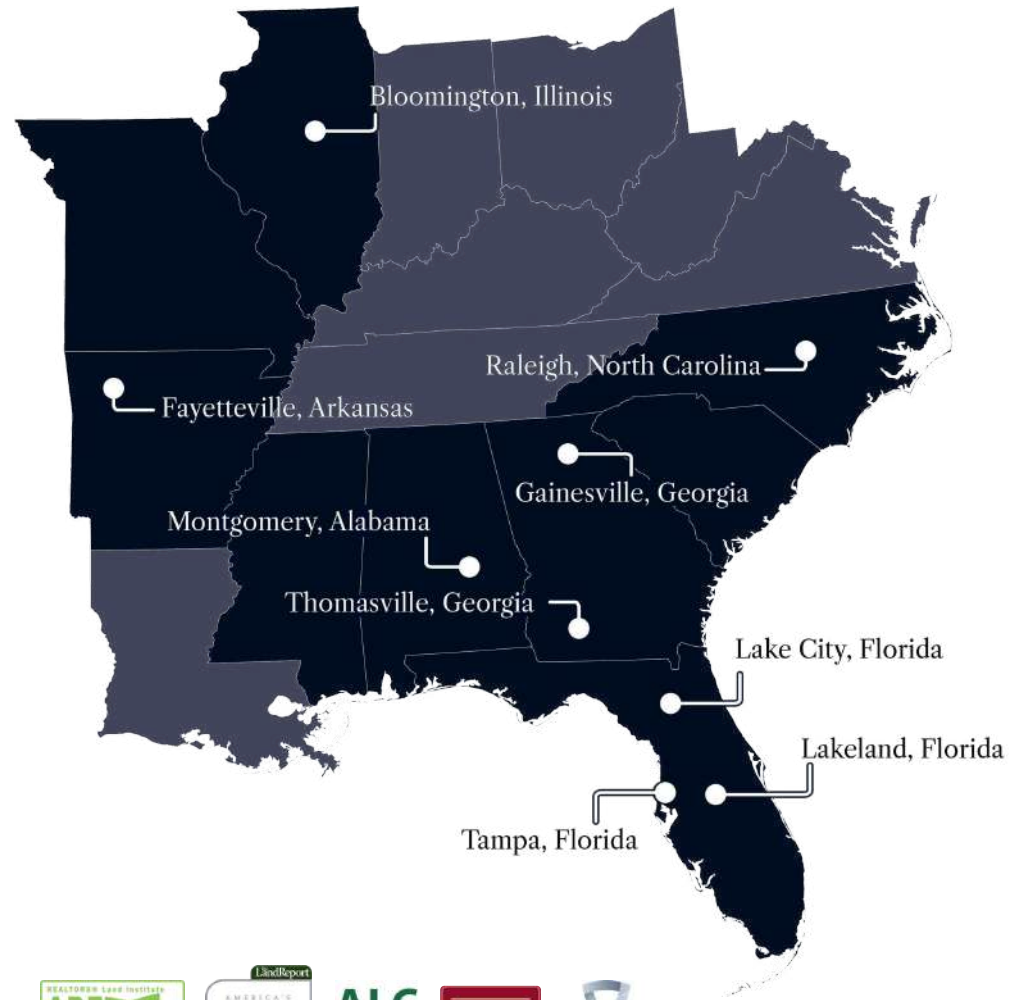
Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

Dusty remains well in tune with most diverse properties and land use types. While his main market is in the Southeast US, Dusty has brokered valuable properties as far west as Oklahoma & New Mexico and has helped ranchers as far away as South America to transact properties and cattle in Brazil and throughout the US.

As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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