

ROAN BRIDGE RESIDENTIAL DEVELOPMENT LAND

ST. CLOUD, FL | OSCEOLA COUNTY

268 ± ACRES TOTAL





Roan Bridge Residential Development Land is a 268 acre approved Planned Unit Development in a developed area of Osceola County. The property is mostly cleared and includes, 625 Single Family Residential, 599 Multi-Family Residential, 70,000 SF of Commercial, 30,000 SF of office, and 1,586,455 SF of Civid.

This residential development land is in the direct path of growth and property is developing all around. Many retail shops and jobs are conveniently located. Other points of interest include, 2.5 miles to Downtown St. Cloud, 3 miles to Walmart, 1.5 miles to Publix, 25 miles Disney World and 30 miles to Orlando and 21 miles to the Orlando airport. This is a great place to live in Florida and is seeing rapid growth in the surrounding areas. A site like this won't last long!





SPECIFICATIONS & FEATURES

Acreage: 268 ± acres

Sale Price: \$22,500,000

Price per Acre: \$83,955.23

Permitted:

- 625 Single Family Residential
- 599 Multi-Family Residential
- 70,000 SF of Commercial
- 30,000 SF of office
- 1,586,455 SF of Civic

Site Address: Old Hickory Tree Road, St. Cloud, FL 34772

County: Osceola

Zoning/FLU: FLU - Mixed Use Zoning - PUD with the City of St. Cloud

Utilities: Water and sewer are at the property on Old Hickory Rd.

Road Frontage: 1,980 FT on Old Hickory Tree Road, 1,292 FT on East 19th Street

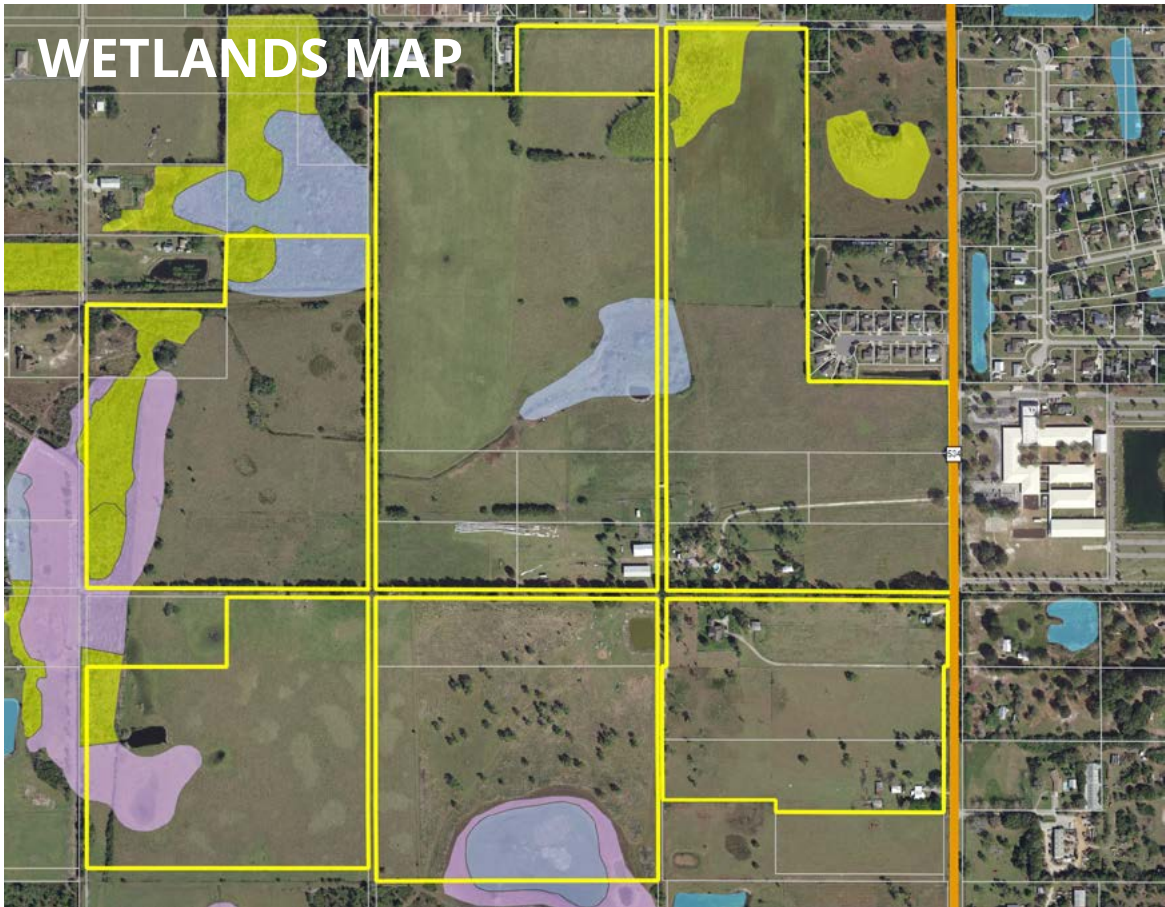
Uplands/Wetlands: 235 acres of uplands

Planning/Permits: Approved PUD - permits (list)

Nearest Intersection: Old Hickory Tree Rd and Nolte Rd is about 1,600 FT, Old Hickory Rd and Hwy 192 is about 3/4 of a mile.

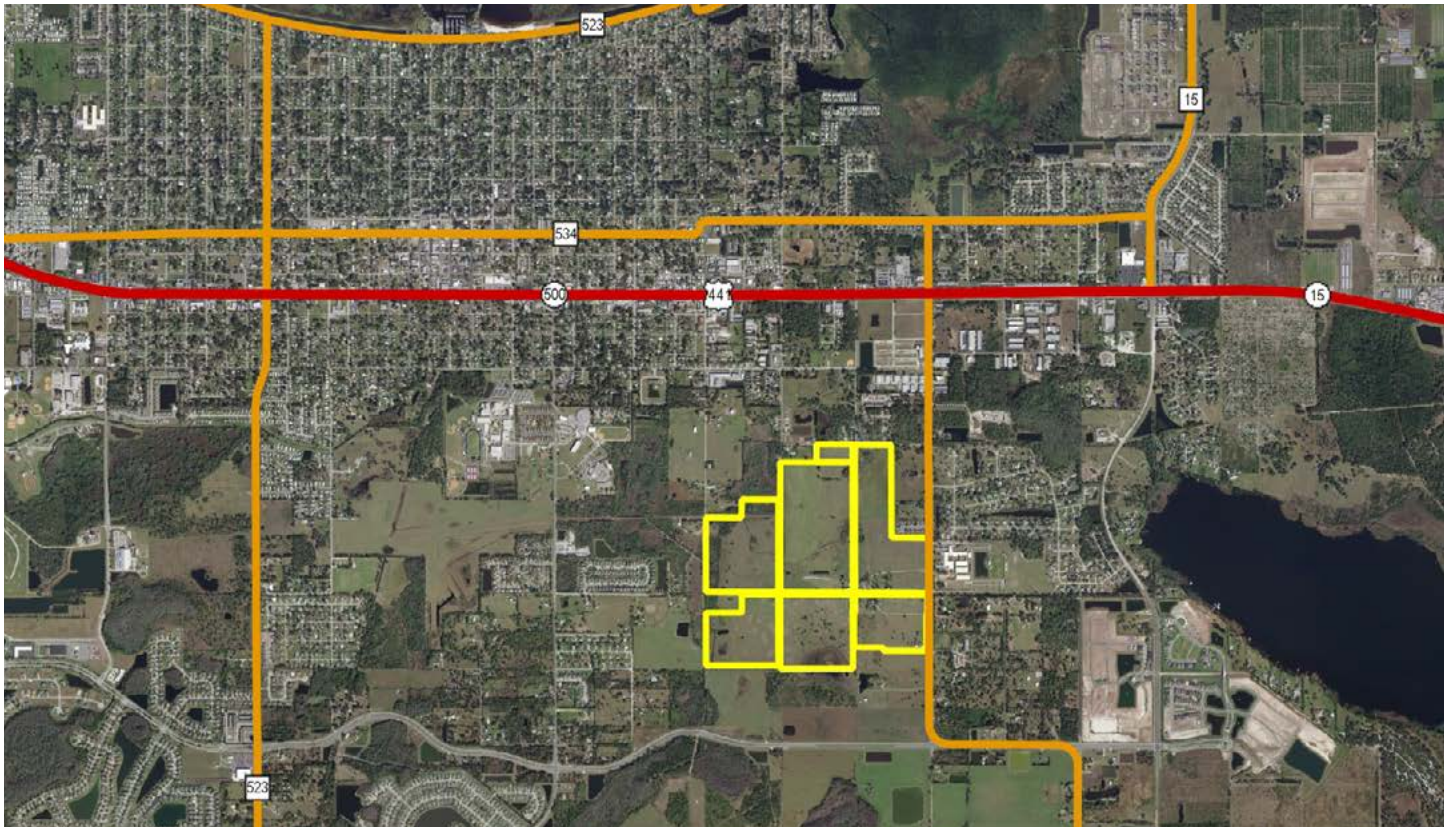
Nearest Points of Interest:

- Downtown St. Cloud 2.5 miles
- Walmart on Nolte Rd 3 miles
- Publix on Narcoossee Rd 1.5 miles
- Disney World 25 miles
- Orlando 30 miles
- Orlando International Airport 21 miles



- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

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LOCATION & DRIVING DIRECTIONS

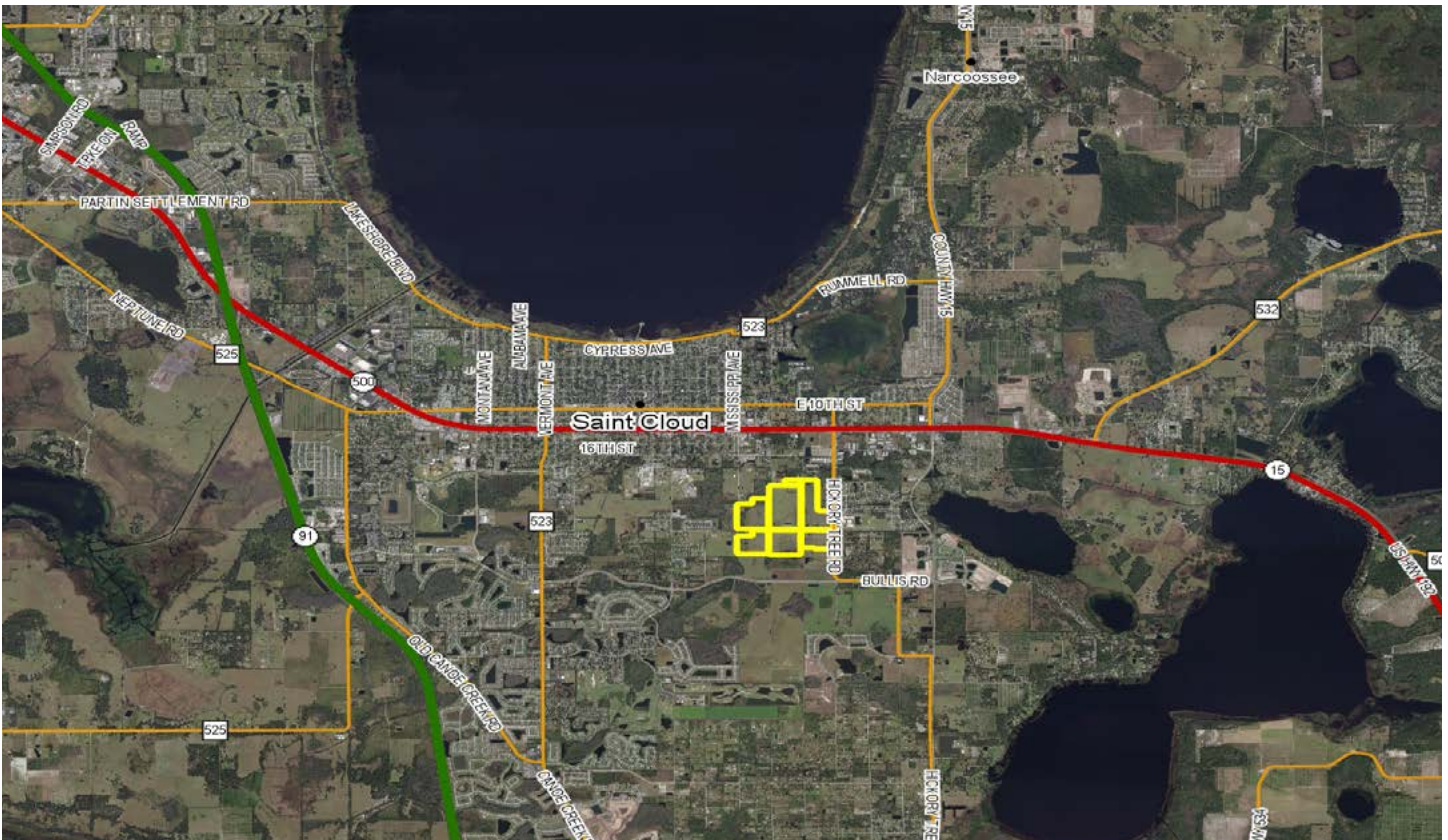
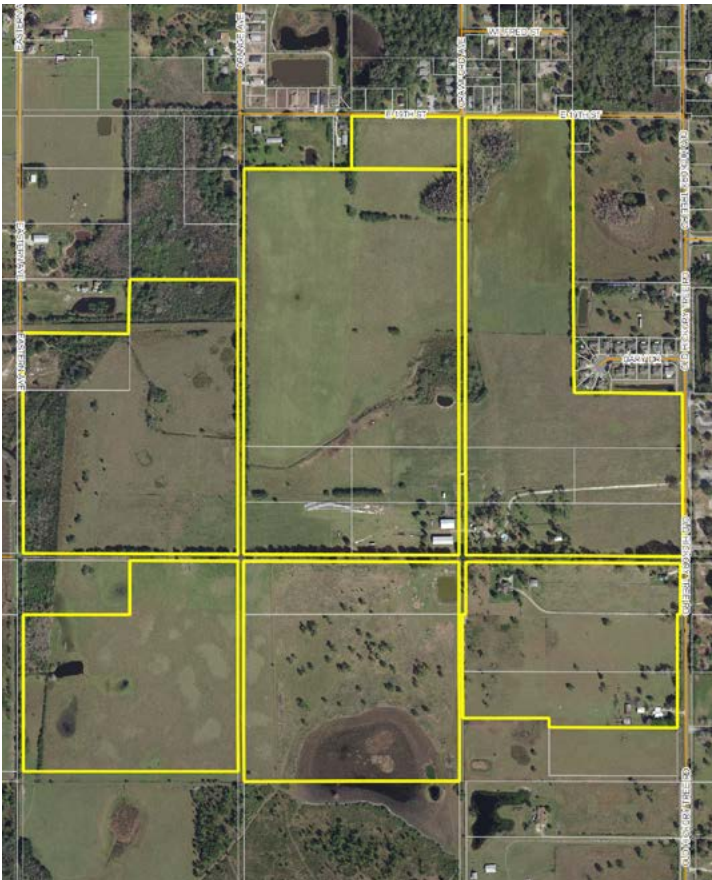
Parcel IDs: 12-26-30-4950-0001-0790, 12-26-30-4950-0001-0030, 12-26-30-4950-0001-0150, 13-26-30-4950-0001-0010, 12-26-30-4950-0001-1130, 07-26-31-4950-0001-0720, 12-26-30-4950-0001-0650, 07-26-31-4950-0001-1210, 07-26-31-4950-0001-1190, 07-26-31-4950-0001-1200, 12-26-30-4950-0001-1280, 12-26-30-4950-0001-1270, 12-26-30-4950-0001-1140, 18-26-31-0000-0020-0000, 18-26-31-3371-0001-0030, 12-26-30-4950-0001-1000

GPS Location: 28.2132876,-81.2466202

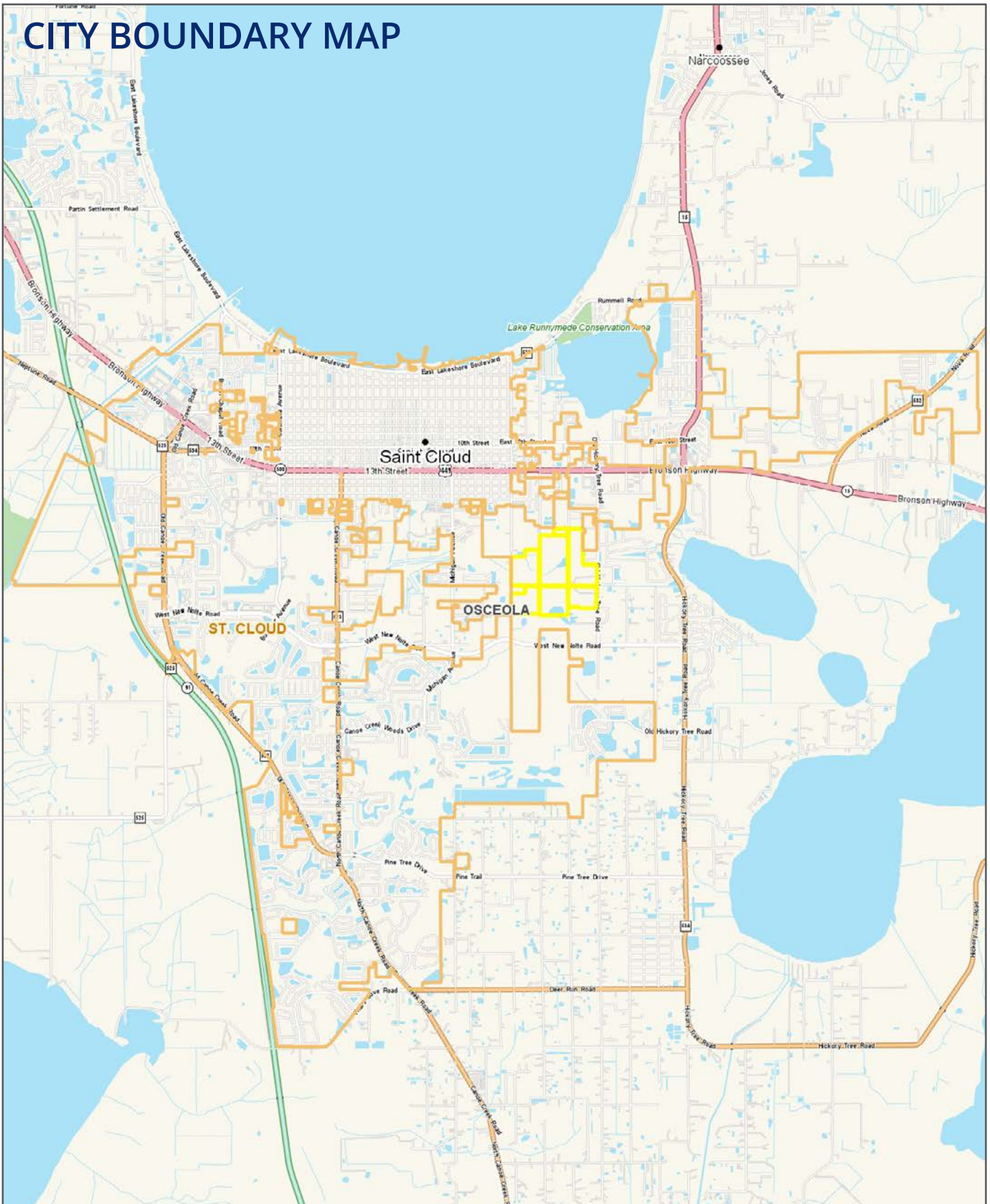
Driving Directions:

- From downtown St. Cloud go south on New York Ave. for about 3/10 mile
- Turn left (east) on 13th St (192/441)
- Go about 1.7 miles to Old Hickory Tree Rd and turn right (south)
- The property is about 8/10's mile down on the right side (west side) of Old Hickory Tree Rd.

Showing Instructions: Contact Clay Taylor, ALC, 863-224-0835 or Dusty Calderon, 407-908-9525.



CITY BOUNDARY MAP







114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

268 ± Acres • 625 Single Family Residential, 599 Multi-Family Residential, 70,000 SF of Commercial, 30,000 SF of office, 1,586,455 SF of Civic
Near Publix, Walmart, and 25 miles from Disney World and 30 miles to Orlando

Visit SVNsaunders.com and search for: **Roan Bridge Residential**

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