

LAND FOR SALE

OSCEOLA DEVELOPMENT ACREAGE

4320 HICKORY TREE ROAD

Saint Cloud, FL 34772

LISTED BY:

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SALE PRICE

\$2,676,000

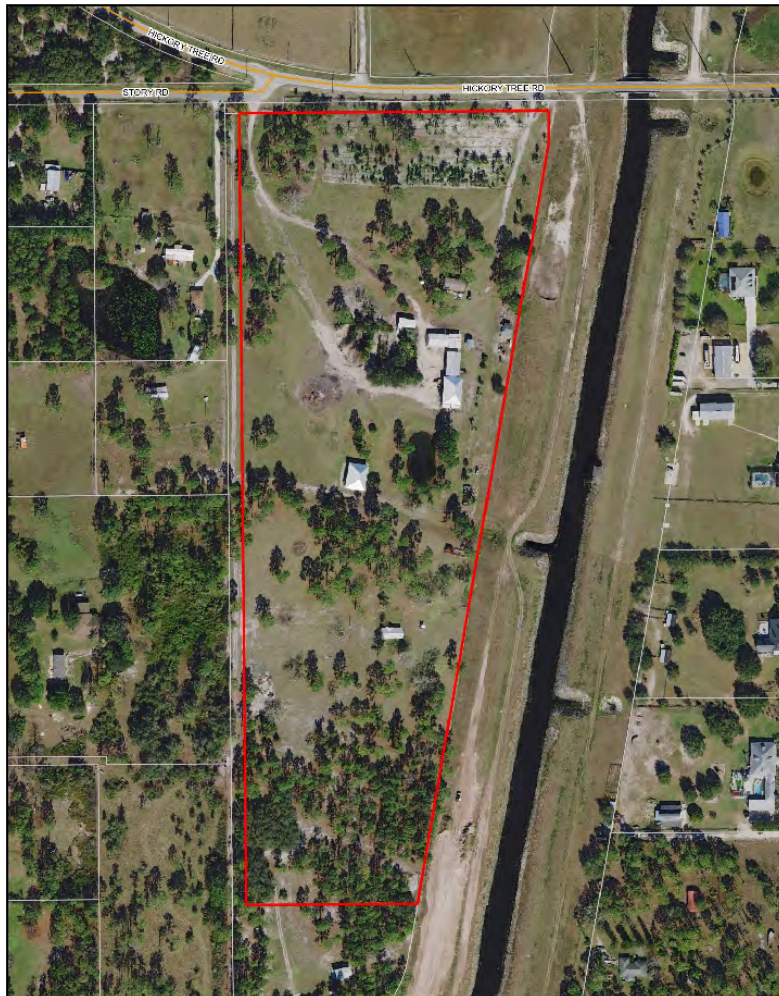
OFFERING SUMMARY

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 nursey 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.



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets Mapwise
-  Parcel Outlines



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SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Single family home • mobile home • and multiple pole barns

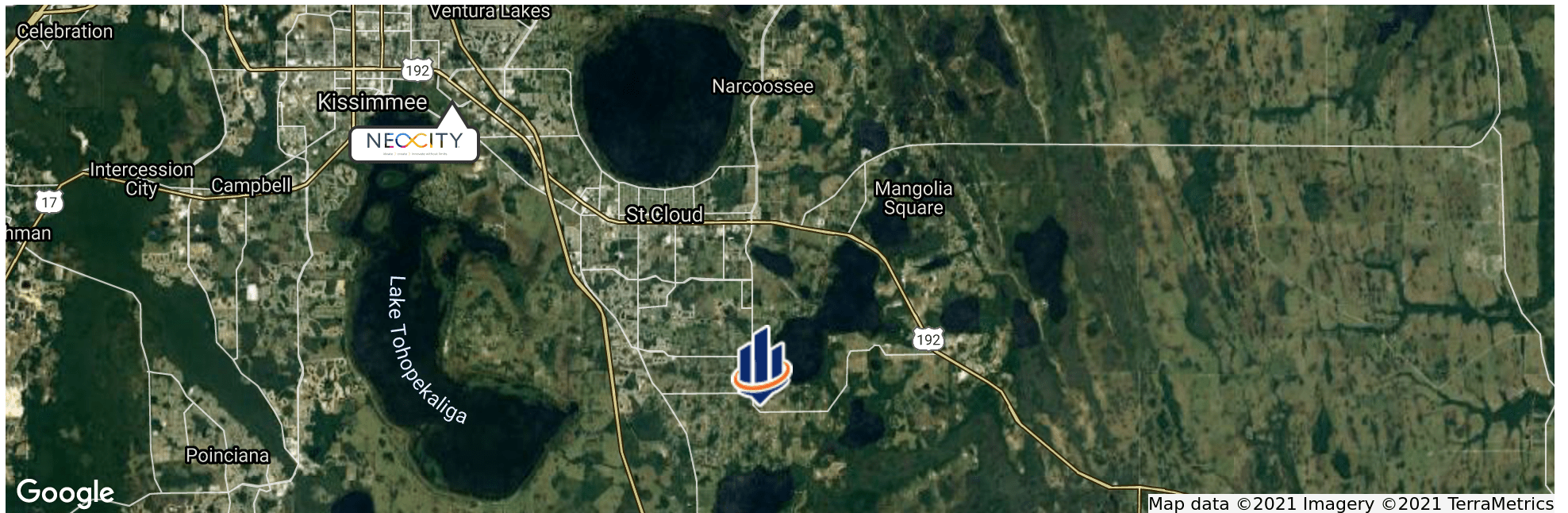


Hickory Tree Road



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.

















OSCEOLA COUNTY

FLORIDA

FOUNDED	1887	DENSITY	284.2 [2019]
COUNTY SEAT	Kissimmee	POPULATION	375,751 [2019]
AREA	1,322 sq mi	WEBSITE	www.osceola.org

Created in 1887, Osceola County is included in the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The county serves as the south/central boundary of the Central Florida greater metropolitan area. Kissimmee, the county seat, is 18 miles south of Orlando and the other large city, St. Cloud, is about 45 miles west of Melbourne on the Atlantic coast.

Historically, the county is home to the cracking sound of cowboys' whips. The “Crackers” drove herds of lean cattle through the scrub brush of Osceola's open ranges. Heartier Brahma cattle introduced in the 1930s improved the beef industry.

One of the fastest-growing counties in Florida, and a hot market for residential development and one of the main tourist corridors in Central Florida. Osceola County is also home to Celebration, a planned community near Disney World.



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