



Irlo Bronson Memorial Hwy

Hickory Tree Rd

PROPERTY FOR SALE

OSCEOLA COUNTY 7.41 ACRES INDUSTRIAL

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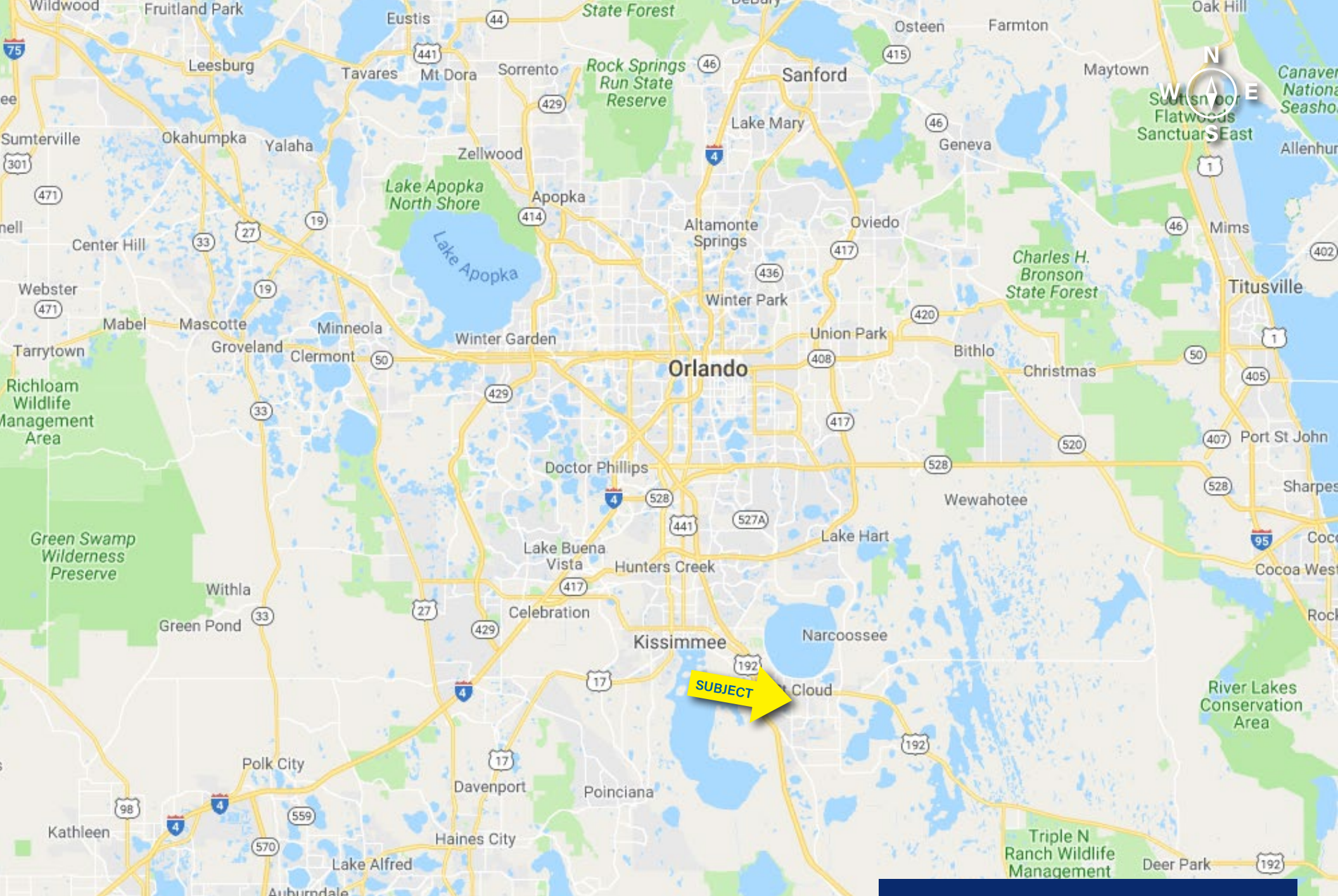
EXECUTIVE SUMMARY

2280 HICKORY TREE ROAD ST.CLOUD, FL 34772

The subject property is a 7.41 ± acre parcel in St. Cloud, FL just south of Irlo Bronson Memorial Highway. The subject benefits greatly from being in the center of a high growth area. There are multiple residential and commercial developments within the immediate market. The property's location benefits from the ease of access to major markets just as Orlando (Less than one hour away from Disney).

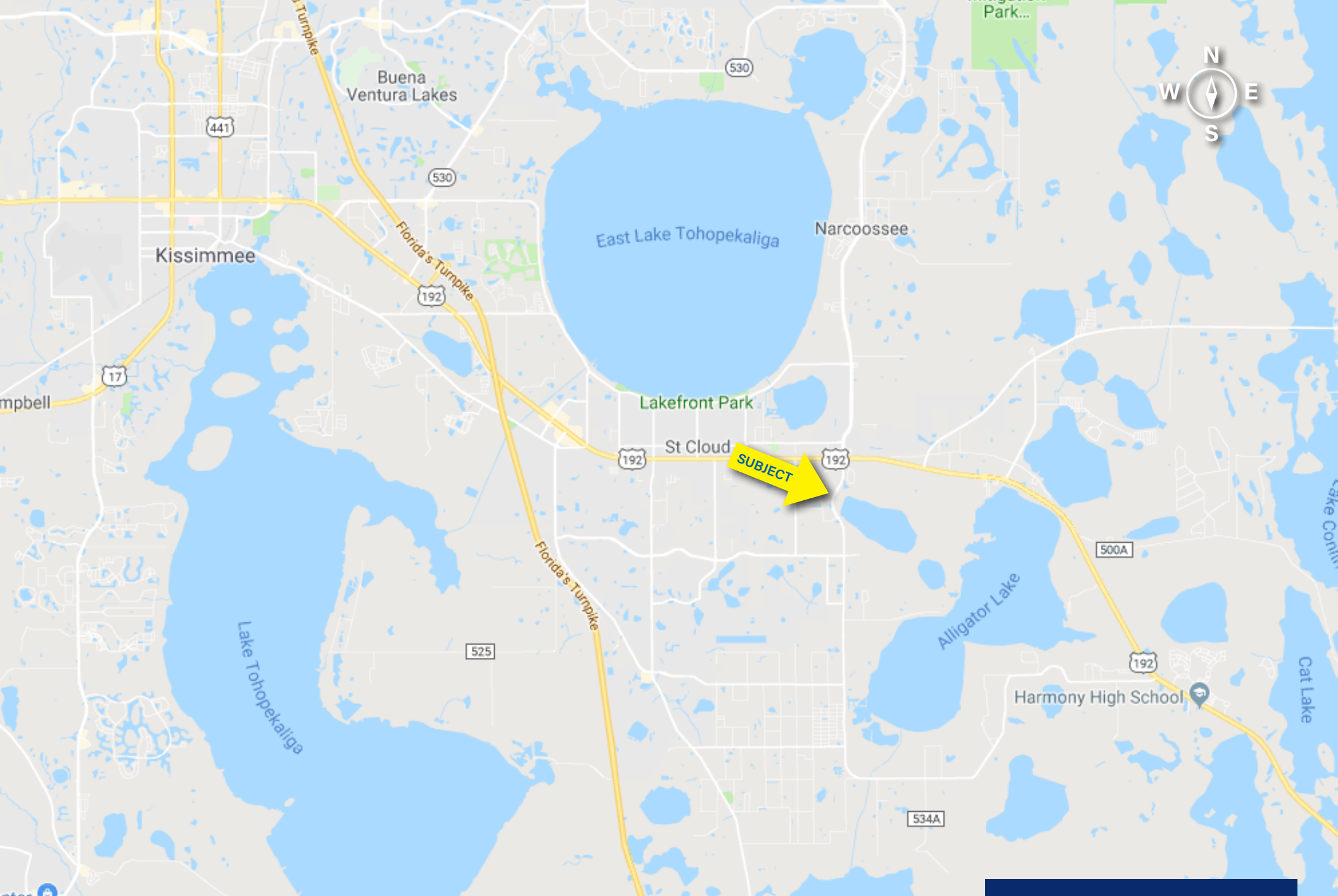
The current zoning on the property is Agricultural Development, but with the recent residential and commercial development, and the property's excellent accessibility to major highways - we believe highest and best use for this site is for industrial.

Site Address:	2280 Hickory Tree Road, St. Cloud, FL 34772
County:	Osceola
PIN (Property Identification Number):	07-26-31-4950-0001-0660
Land Size:	7.41 +/- acres
Property Use:	Grazing Land Soil
Utilities:	Water and Sewer
Zoning:	Agricultural Development (AC)
Future Land Use:	Industrial
Taxes:	\$1,600 (2019 Estimate)
Traffic Count:	30,500 cars/day via Irlo Bronson Hwy
Asking Price:	\$2,500,000



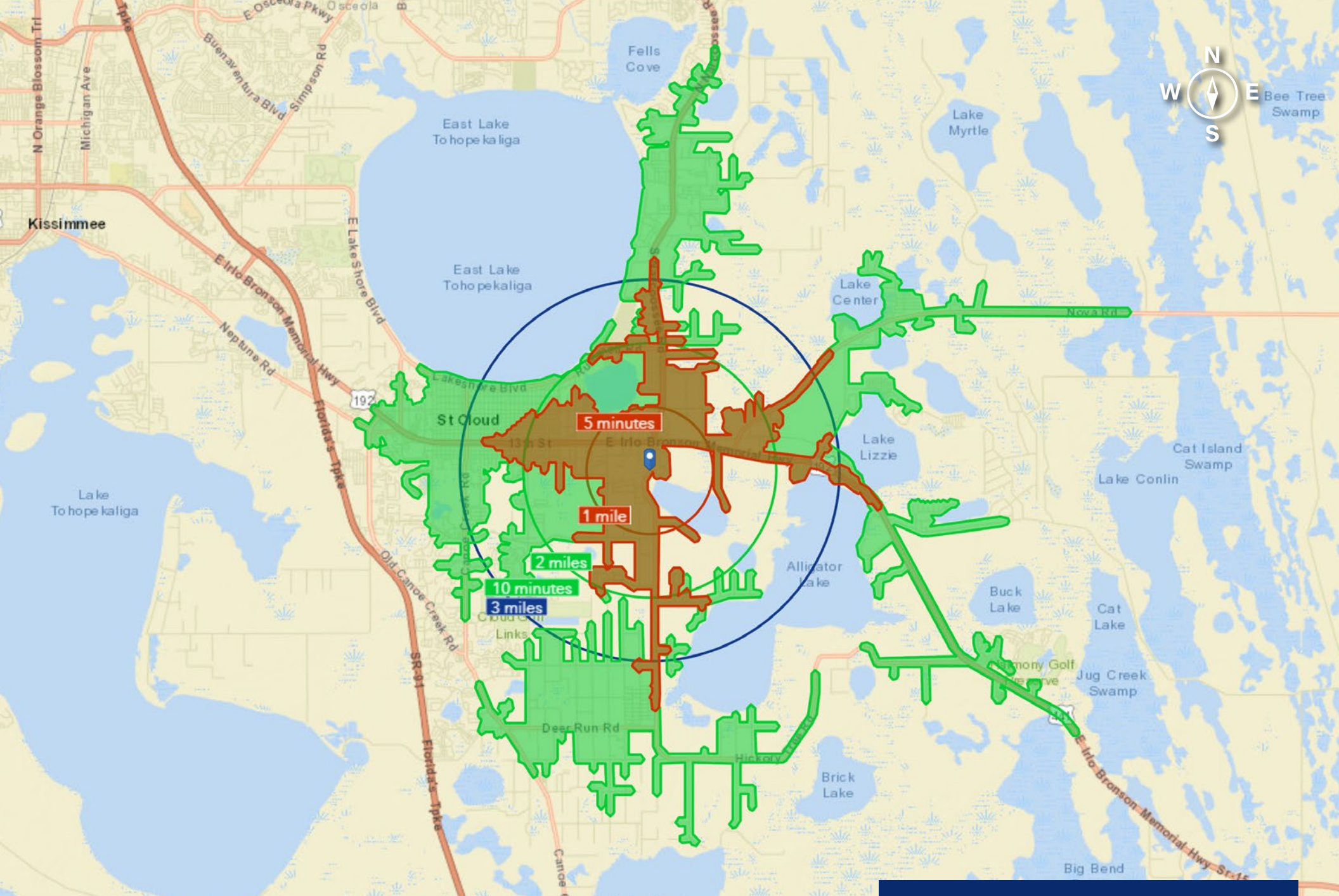
Located in the Orlando-Kissimmee-Sanford MSA, in the center of the I-4 Corridor.

REGIONAL LOCATION



Located southeast of Kissimmee just off of Irlo Bronson Highway.

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Osceola	MSA	FL	US
Population	2,386	10,968	24,469	10,035	38,373	355,959	2,567,010	21,239,528	332,417,793
Households	760	4,082	9,041	3,802	14,207	118,340	947,895	8,299,404	125,168,557
Families	591	3,058	6,592	2,730	10,327	88,972	632,093	5,366,533	82,295,074
Average Household Size	3.14	2.69	2.71	2.64	2.69	2.98	2.66	2.51	2.59
Owner Occupied Housing Units	670	3,393	7,048	2,985	10,922	78,308	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	90	689	1,993	817	3,285	40,032	370,216	2,924,369	45,709,279
Median Age	44.2	41.6	40.2	41.6	40.0	36.4	37.5	42.5	38.5
Income									
Median Household Income	\$63,946	\$58,266	\$55,881	\$54,016	\$55,965	\$51,040	\$55,875	\$54,238	\$60,548
Average Household Income	\$83,149	\$76,329	\$72,964	\$71,799	\$72,231	\$66,058	\$79,437	\$78,335	\$87,398
Per Capita Income	\$29,833	\$27,540	\$26,379	\$26,522	\$26,100	\$21,988	\$29,413	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	3.27%	3.17%	2.79%	3.02%	2.93%	3.09%	2.00%	1.37%	0.77%
Households	3.05%	3.01%	2.58%	2.82%	2.72%	2.95%	1.92%	1.31%	0.75%
Families	3.00%	3.02%	2.61%	2.88%	2.73%	2.90%	1.87%	1.26%	0.68%
Owner HHs	3.19%	3.14%	2.88%	3.04%	2.99%	3.40%	2.23%	1.60%	0.92%
Median Household Income	2.30%	2.99%	2.94%	3.07%	2.68%	1.80%	2.35%	2.37%	2.70%

The subject has a strong population density within a 3 mile radius with almost 25,000 people.

The median household income within a two mile radius is 14% higher than the county median. In addition to this the population growth rate within the same radius is 3.17% which is almost 2.5x the state average and national averages.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Osceola MSA FL US

Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Osceola	MSA	FL	US
<\$15,000	6.80%	8.90%	9.20%	10.00%	9.30%	9.20%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	8.80%	11.60%	10.70%	11.80%	11.00%	12.20%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	6.60%	7.00%	7.60%	7.70%	7.80%	11.30%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	13.30%	14.50%	16.60%	16.60%	15.50%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	22.00%	18.90%	18.70%	17.90%	19.80%	19.80%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	15.30%	13.60%	15.00%	13.10%	15.40%	14.30%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	16.60%	17.00%	14.90%	15.80%	14.30%	12.10%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	5.70%	4.50%	3.90%	3.80%	3.50%	2.30%	5.40%	5.00%	6.50%
\$200,000+	4.90%	4.00%	3.40%	3.30%	3.40%	2.80%	5.80%	5.70%	7.30%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Osceola	MSA	FL	US
0 - 4	4.80%	5.40%	5.80%	5.50%	5.80%	6.30%	5.80%	5.20%	6.00%
5 - 9	5.20%	5.80%	5.90%	5.70%	6.00%	6.30%	5.90%	5.40%	6.10%
10 - 14	5.70%	6.00%	6.10%	5.90%	6.20%	6.40%	6.00%	5.60%	6.30%
15 - 19	5.70%	5.80%	5.70%	5.70%	5.90%	6.40%	6.20%	5.60%	6.30%
20 - 24	5.10%	5.60%	5.80%	5.60%	5.80%	6.90%	7.30%	6.10%	6.70%
25 - 34	13.00%	13.70%	14.30%	13.90%	14.20%	15.90%	15.60%	13.30%	14.00%
35 - 44	11.40%	11.70%	11.90%	11.60%	12.00%	12.50%	12.80%	11.70%	12.60%
45 - 54	14.20%	14.20%	13.90%	14.10%	13.70%	13.00%	12.70%	12.50%	12.50%
55 - 64	16.40%	15.00%	14.50%	14.90%	14.20%	12.30%	12.40%	13.70%	13.10%
65 - 74	11.90%	10.50%	9.90%	10.40%	9.80%	8.70%	9.20%	11.70%	9.70%
75 - 84	5.00%	4.80%	4.50%	5.00%	4.60%	4.00%	4.50%	6.50%	4.70%
85+	1.60%	1.60%	1.60%	1.70%	1.70%	1.30%	1.70%	2.80%	2.00%

Race and Ethnicity

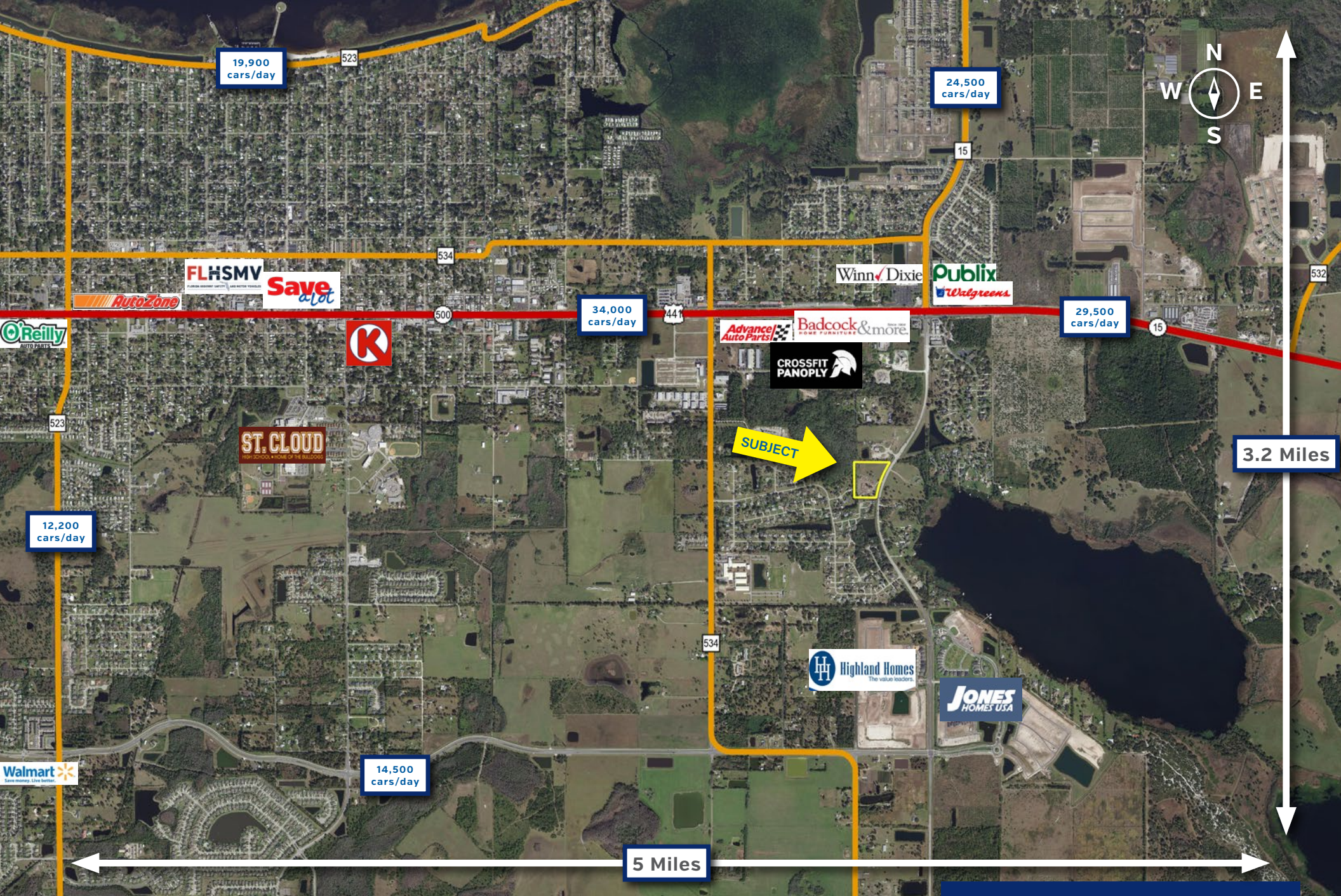
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Osceola	MSA	FL	US
White Alone	83.70%	82.10%	81.50%	82.00%	81.10%	67.20%	66.10%	72.70%	69.60%
Black Alone	4.60%	5.40%	5.70%	5.40%	5.80%	12.20%	17.30%	16.50%	12.90%
American Indian Alone	0.70%	0.50%	0.60%	0.40%	0.50%	0.60%	0.40%	0.40%	1.00%
Asian Alone	2.10%	1.70%	1.60%	1.50%	1.60%	2.70%	4.50%	2.90%	5.80%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.60%	6.40%	6.80%	6.60%	7.00%	12.60%	7.70%	4.50%	7.00%
Two or More Races	3.20%	3.70%	3.80%	3.90%	3.90%	4.70%	3.90%	3.10%	3.50%
Hispanic Origin (Any Race)	25.30%	27.90%	30.40%	28.20%	30.90%	56.10%	32.00%	26.60%	18.60%

East Lake Tohopekaliga



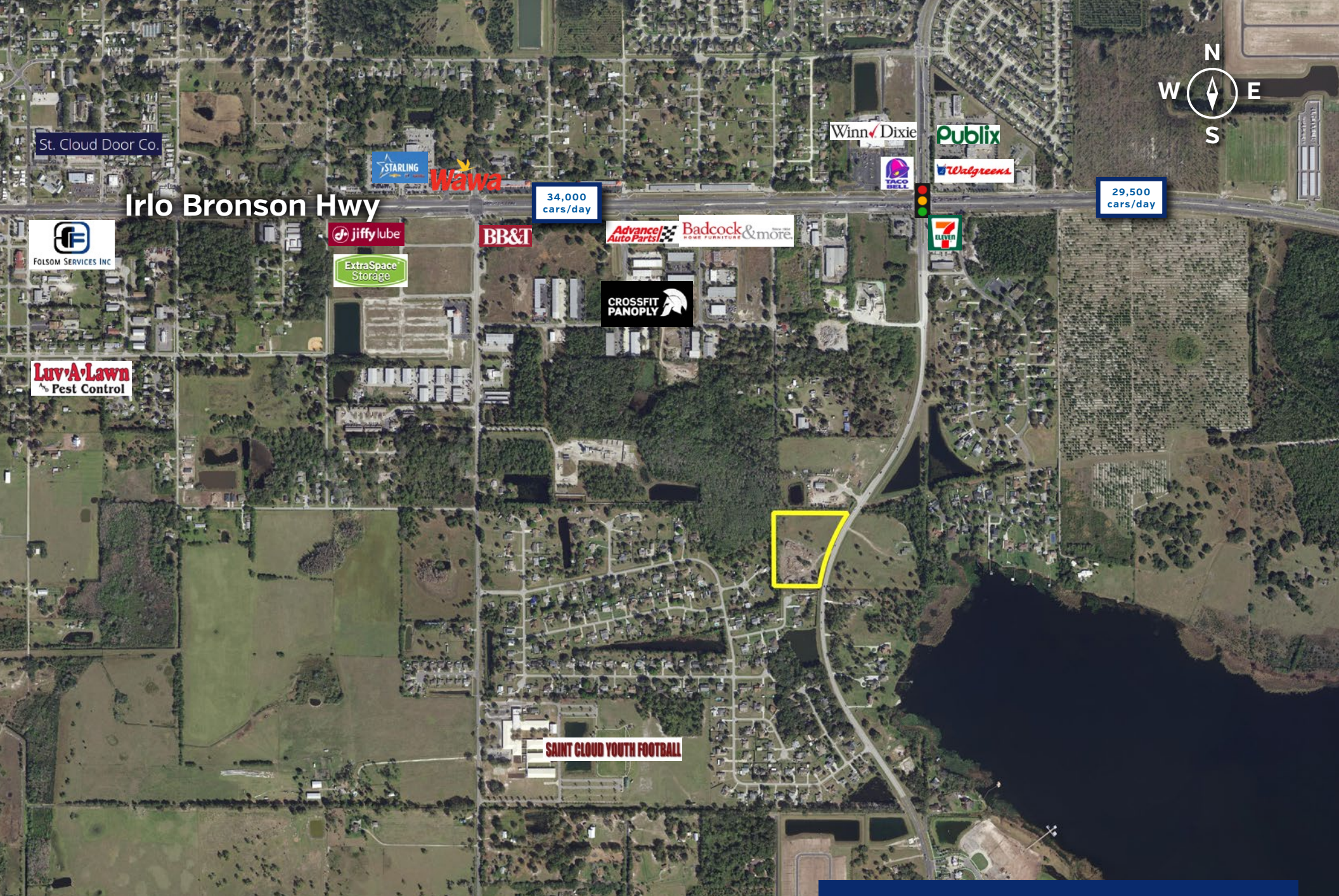
The market area incorporates St. Cloud and some parts of Kissimmee.

MARKET AREA MAP



TRADE AREA MAP

The trade area encompasses the city of St. Cloud. There are two major residential developments being built to the south of the property.



The neighborhood comprised mostly of the heavy retail that is on Irlo Bronson Highway.

NEIGHBORHOOD AERIAL



The subject has one entry point via Hickory Tree Road.

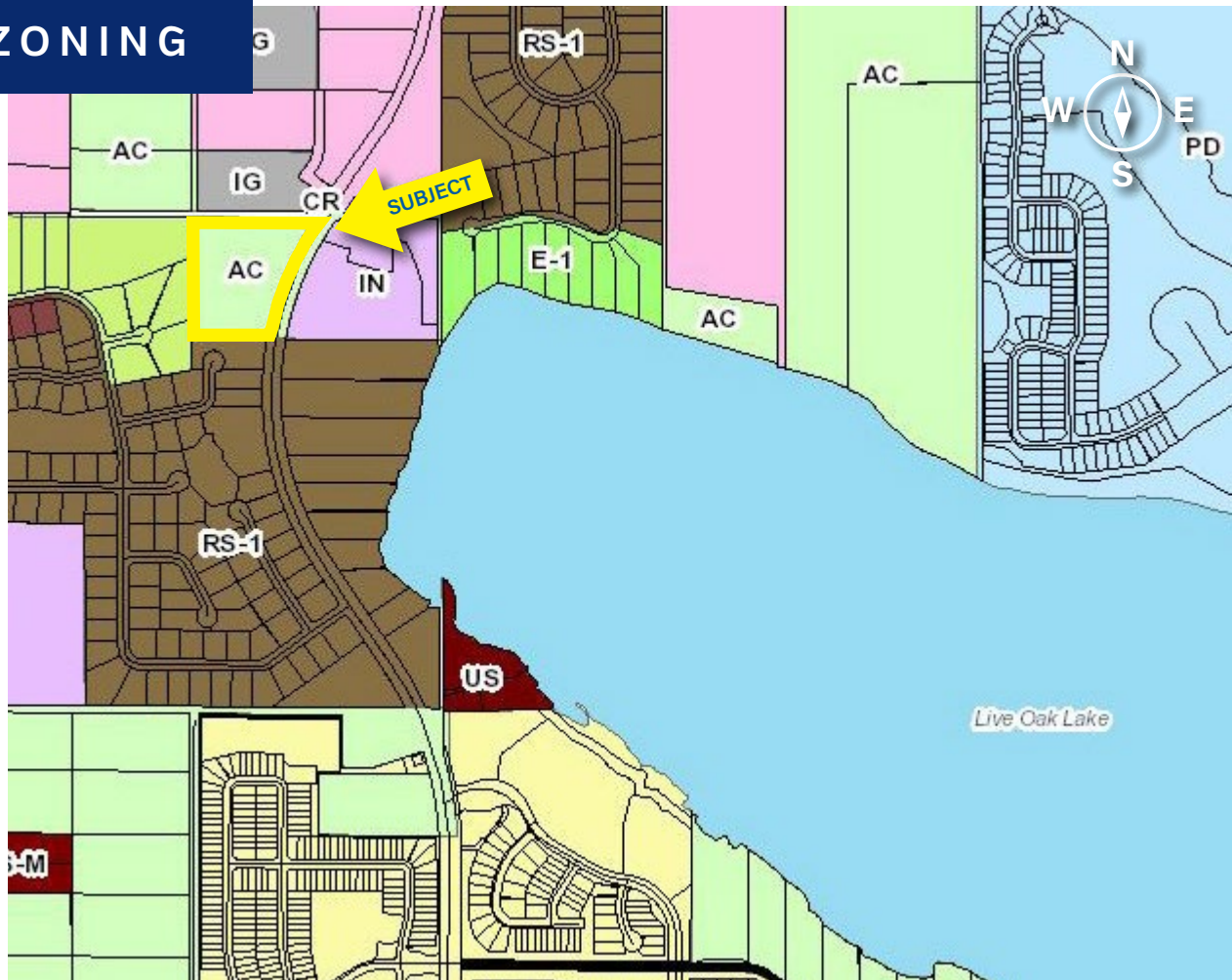
SITE AERIAL

Aerial view looking west





ZONING



Agricultural Development and Conservation (AC)

The AC District implements the Rural/Agricultural policies of the Osceola County Comprehensive Plan to allow agricultural areas to be developed in a manner consistent with the retention of agriculture, open space and rural character, and typically supports those land uses outside the Urban Growth Boundary. All properties within the AC district shall have a legal access to the property prior to any development activity or use request.



AC



PD



CR



RS-1



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