

EAST HICKORY TREE DEVELOPMENT

SAINT CLOUD, FL | OSCEOLA COUNTY

49.44 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 49.44 ± acres

Sale Price: \$3,708,000

Price per Acre: \$75,000

Site Address: 6458 Hickory Tree Road, Saint Cloud, FL 34772

County: Osceola

Uplands/Wetlands: 100% uplands

Irrigation/Wells: 10" well

Zoning/FLU: Mixed Use - Osceola County; allows 5-25 residential units per acre & also allows some non-residential uses

Utilities: Water & sewer 600 ± feet away at Hwy 192

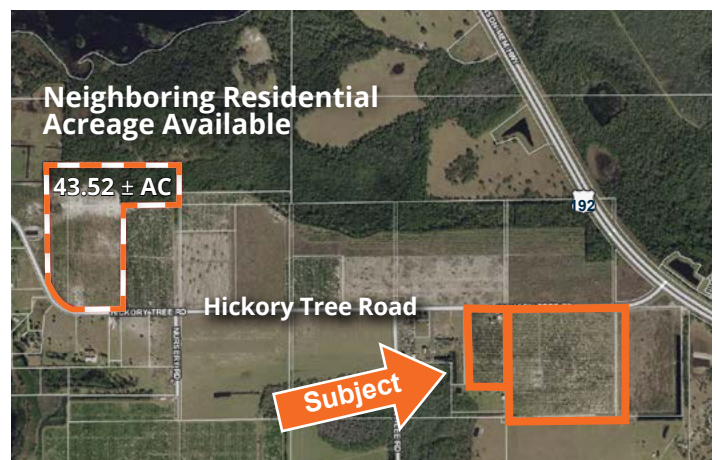
Nearest Intersection: Hwy 192 (aka E Irlo Bronson Memorial Hwy) & Hickory Tree Road

Road Frontage: 1,825 ± feet on Hickory Tree Road

Nearest Intersection: 192 E Irlo Bronson Memorial Hwy

Nearest Points of Interest: Across the street from the town of Harmony which has shops, restaurants, local businesses & doctors offices

East Hickory Tree Development is high and dry — suitable to build a residential development. Located across the street from the town of Harmony which has shops, restaurants, local businesses, and doctors offices. This is a great property in a growing area only 40 minutes to Orlando, 45 minutes to Disney World, 10 minutes to Downtown St. Cloud, 30 minutes to Orlando International Airport, and the entrance to Harmony is about 1 mile away. This location would be perfect for a neighborhood development.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 25-26-31-4950-0001-0695, 25-26-31-0000-0050-0000

GPS Location: 28.245399,-81.2437728

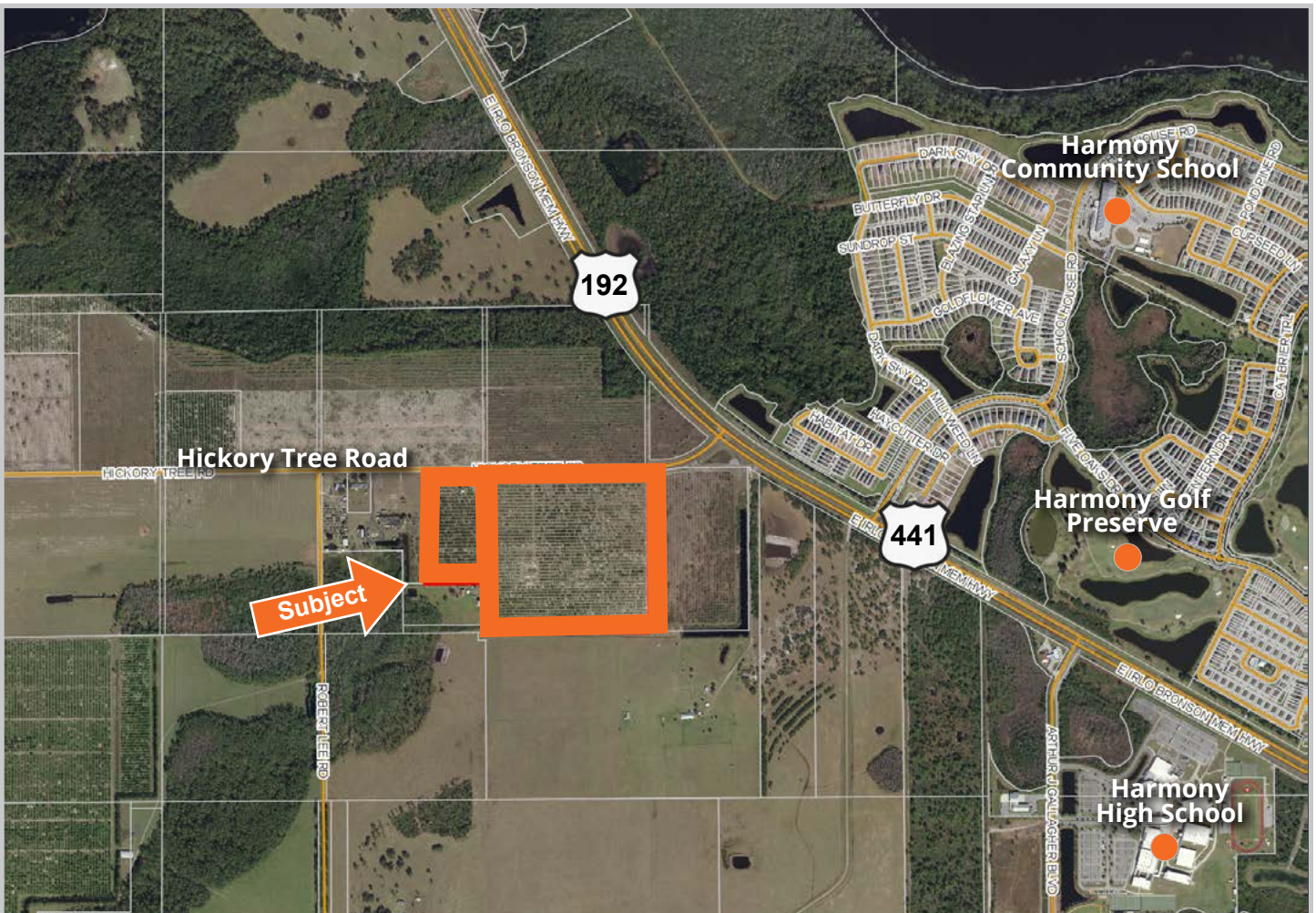
Driving Directions:

- Head east on Hwy192 out of St. Cloud towards Harmony.
- Turn right at Hickory Tree Road.
- The property is down 500 ft on the left.

Showing Instructions: Contact the listing agent, Dusty Calderon (407.908.9525), to learn more or schedule a showing time.



Perfect residential development area with neighboring acreage available!





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

49.44 ± Acres • Very Suitable for Residential Development
Perfect Location Next to Highway 192

Visit SVNsaunders.com & Search For: East Hickory

Dusty Calderon 407.908.9525 | dustyc@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
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