

CANOE CREEK ROAD RESIDENTIAL DEVELOPMENT TRACT

ST. CLOUD, FL | OSCEOLA COUNTY

9.48 ± ACRES TOTAL WITH 3-8 UNITS PER ACRE



27 ± Acre Adjacent
Development



SPECIFICATIONS & FEATURES

Acreage: 9.48 ± acres

Sale Price: \$800,000

Price per Acre: \$84,388.19

Site Address: Saint Cloud, FL 34772

County: Osceola

Permitted Lots: 3-8 units per acre

Zoning/FLU: Low Density Residential (LDR)

Uplands/Wetlands: 100% uplands

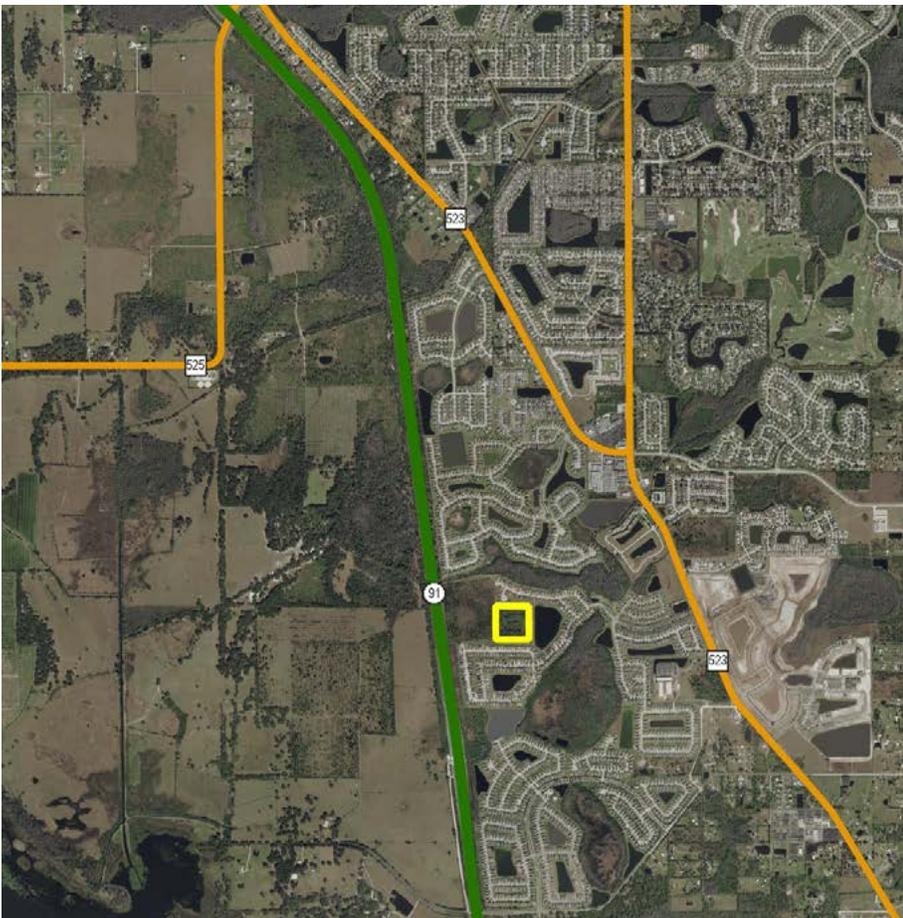
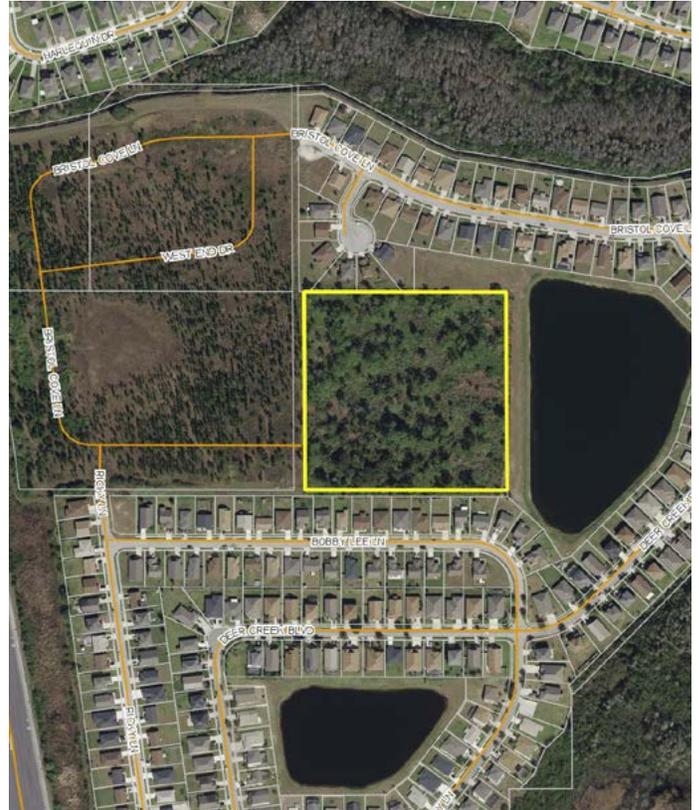
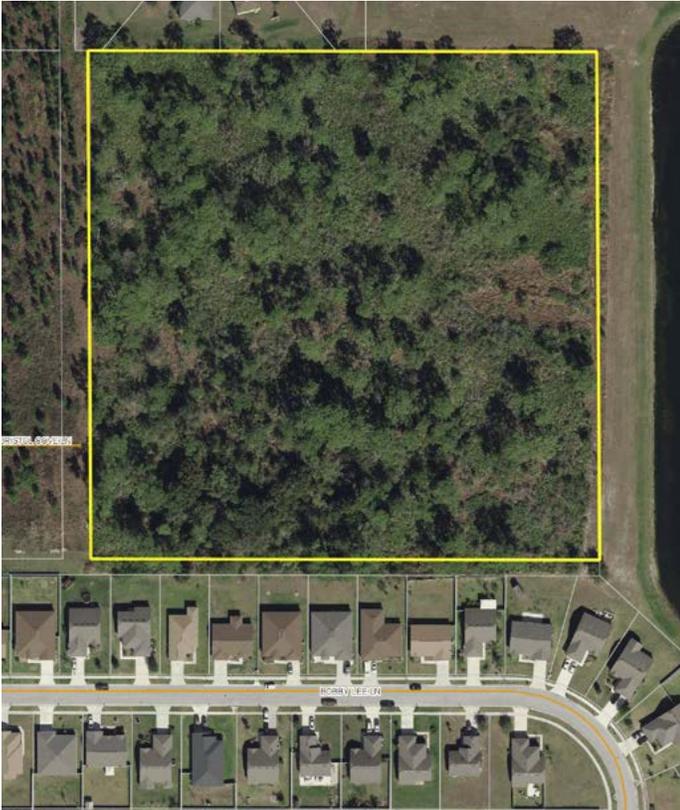
Utilities: Water and sewer are in the immediate area

Nearest Intersection: Canoe Creek Road and Old Canoe Creek Road

Water Frontage: About 640 feet of shoreline on a pond

Canoe Creek Road Residential Development Tract is the next phase of a single family development that is adjacent to the west of the property. In a rapidly-growing area, this is a prime development piece. There's a Publix® a half mile away as well as shopping and restaurants nearby. This tract is 30 minutes outside of Orlando, 28 miles from Orlando International Airport, and 40 minutes from Walt Disney World®.

High and dry!
8 minutes from
the Florida turnpike!



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

27-26-30-4950-0001-1160

Driving Directions:

- From the intersection of Old Canoe Creek Road and Canoe Creek Road, go south on Canoe Creek Road for $\frac{6}{10}$ of a mile then turn right into the Deer Creek subdivision on Deer Creek Boulevard.
- Take that for $\frac{4}{10}$ of a mile to Bristol Cove Lane.
- Take that for $\frac{3}{10}$ of a mile until the road ends and the property is to the south (left).

Showing Instructions: Contact the listing agents, Clay Taylor (863.774.3532) or David Hitchcock (863.272.7155), for showing instructions.



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

9.48 ± Acres • Residential Development
Rapidly-Growing Area of St. Cloud
Close To Orlando's World-Class Amenities

Visit SVNsaunders.com & Search For: Canoe Creek

Clay Taylor, ALC 863.774.3532 | clay.taylor@svn.com
David Hitchcock, ALC, CCIM 863.272.7155 | david.hitchcock@svn.com



**Adjacent
Finished
Development**



Deer Creek

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

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
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