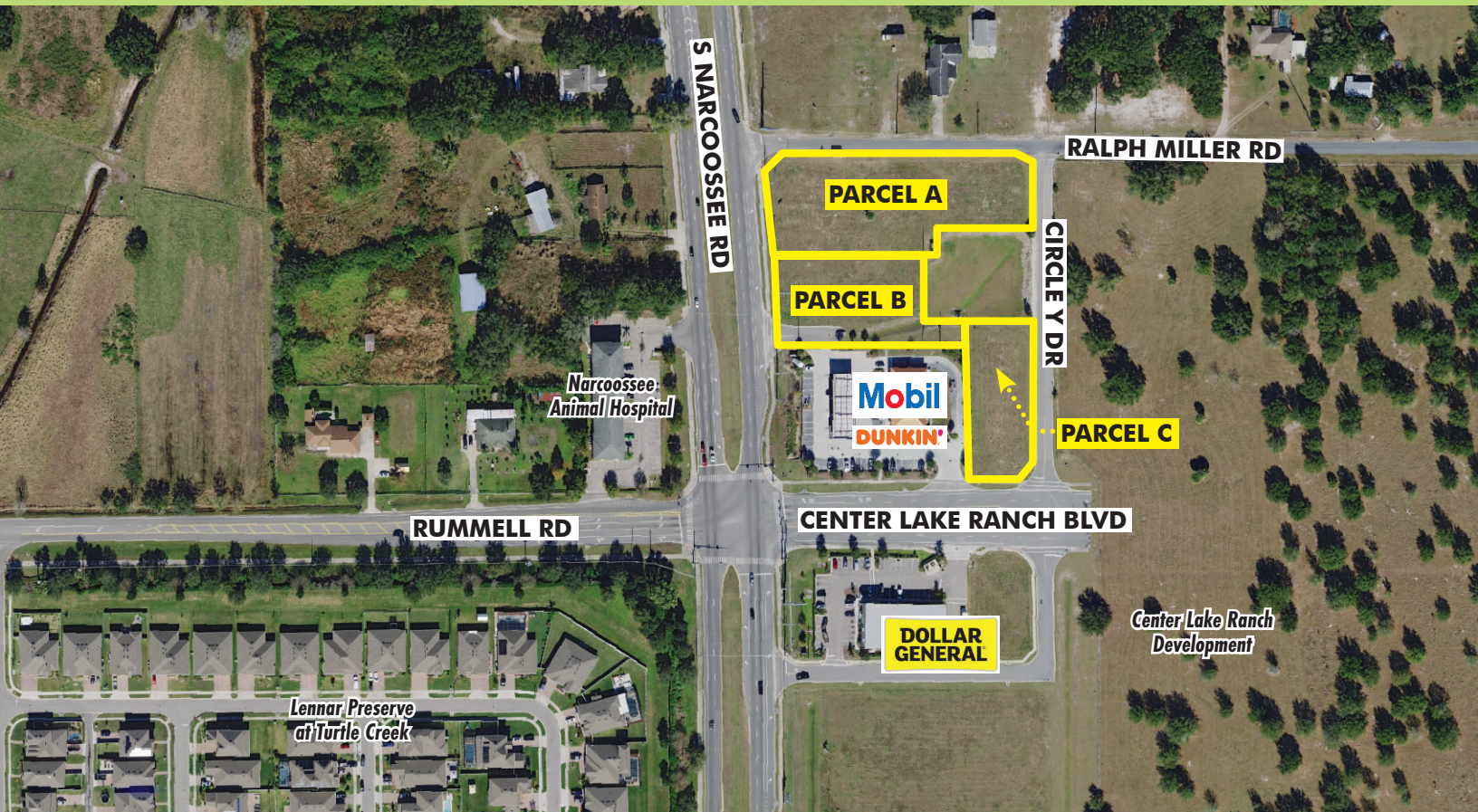


**FOR
SALE**

3 AC NARCOOSSEE ROAD COMMERCIAL

St. Cloud, Florida 34771 | \$550,000-\$1,500,000



PROPERTY HIGHLIGHTS

Zoned OPD & PUD | Future Land Use COM | 300' Frontage on S Narcoossee Rd

DESCRIPTION

Excellent Development Potential! Located at the gateway of growth in one of the hottest markets in Florida, this property is located on the fast-growing Narcoossee Road corridor with frontage on four roads. This property is zoned commercial and incorporated into the City of St. Cloud. This is your chance to own prime land located at the entrance of Center Lake Ranch, a DRI approved for 3,160 single family attached and detached units, 800 multi-family units, 170,000 sq.ft. of retail, 70,000 sq. ft. of office use and more. *For more information on Center Lake Ranch, please see attached article.*

PARCEL BREAKDOWN

Parcel A (1.36 ac): \$1,500,000 **SOLD!**

Parcel B (0.87 ac): \$650,000 **UNDER CONTRACT**

Parcel C (0.59 ac): \$550,000 **SOLD!**



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AVERAGE DAILY TRAFFIC COUNTS (2019)

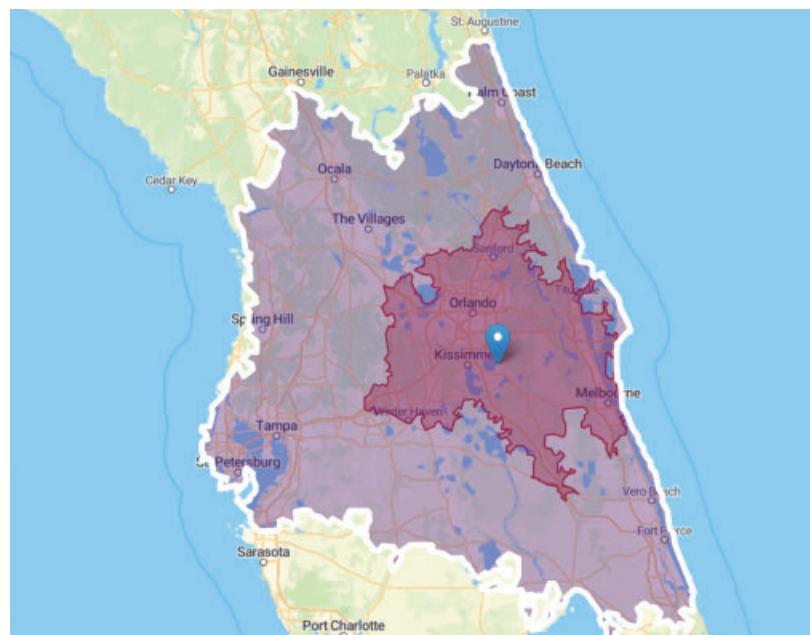
1 23,500 (S on S Narcoossee Rd) **2** 20,500 (W on Rummell Rd) **3** 36,000 (E-W on US Hwy 192)

DRIVE TIMES

Downtown St. Cloud: 10 minutes (4 miles)
Lake Nona/Medical City: 14 minutes (10 miles)
Florida's Turnpike: 21 minutes (10 miles)
Orlando Int'l Airport: 27 minutes (19 miles)
Downtown Orlando: 40 minutes (29 miles)

Daytona Beach: 1.5 hours (80 miles)
Tampa: 1.5 hours (95 miles)

Jacksonville: 2.5 hours (165 miles)
Miami: 3.5 hours (215 miles)



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RALPH MILLER RD

S NARCOOSSEE RD



CIRCLE Y DR



CIRCLE Y DR



S NARCOOSSEE RD

CENTER LAKE RANCH BLVD

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The Caruso family has owned the ranch for over 70 years. They revised the Conceptual Master Plan after the first public hearing in March. At that time, the council placed a condition on the annexation vote that would prohibit development of apartments in most of the project, even though it would be zoned as a Mixed Use district.

The new plan caps the number of multifamily units at 800 -- down from 1,000 -- while slightly increasing the number of single family homes to 3,160. The Carusos also agreed to restrict development of multifamily housing to the locations within the commercial center just off Narcoossee Road (500 units) and in a separate neighborhood directly on Nova Road (300 units).

The development program also calls for 170,000 square feet of retail uses, 70,000 square feet of offices and 10,000 square feet of civic space. A future K-8 school, new fire station and regional park on Center Lake are also included in the master plan.

Caruso said Pineloch would develop the commercial center to serve the rapidly growing Narcoossee corridor. "We believe there's demand now. We're going to take it to market immediately and test that."

Realistically, it will be at least a year before horizontal construction starts on Phase 1. Pineloch is in discussions now with several developers and homebuilders for the residential portions of the community.

Poulos & Bennett Planning Director Kathy Hattaway said the plan preserves over 1,000 acres for conservation or parks, including a major park on Lake Center and a 10-acre central park, as well as 7 miles of trails.

Hattaway said the Mixed Use zoning sets a minimum density of 5 dwelling units per acre, and it would be impossible to meet that redquirements without multifamily development. She also noted that the average new home value within the community would be \$325,000.

Article can be found on GrowthSpotter:

<https://www.growthspotter.com/news/osceola-county-developments/gs-center-lake-ranch-annexation-20190425-story.html>