



PROPERTY FOR SALE

OSCEOLA COUNTY HIGHWAY BUSINESS 2.61 ACRES

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EXECUTIVE SUMMARY

OSCEOLA COUNTY HIGHWAY BUSINESS 2.61 ACRES

This 2.61 +/- acre vacant commercial property is located in Saint Cloud, FL in a rapidly growing market area. Just south of US 441, there is a rapid wave of both residential and commercial development within the market area anchored by retailers such as Winn-Dixie and Publix. The property already has some existing infrastructure in place: a through road planned & started, drainage pipes from the through road gutters, and pipes into retention pond are also in place.

The growth rate within a 2 mile radius is more than double when compared to the State of Florida.

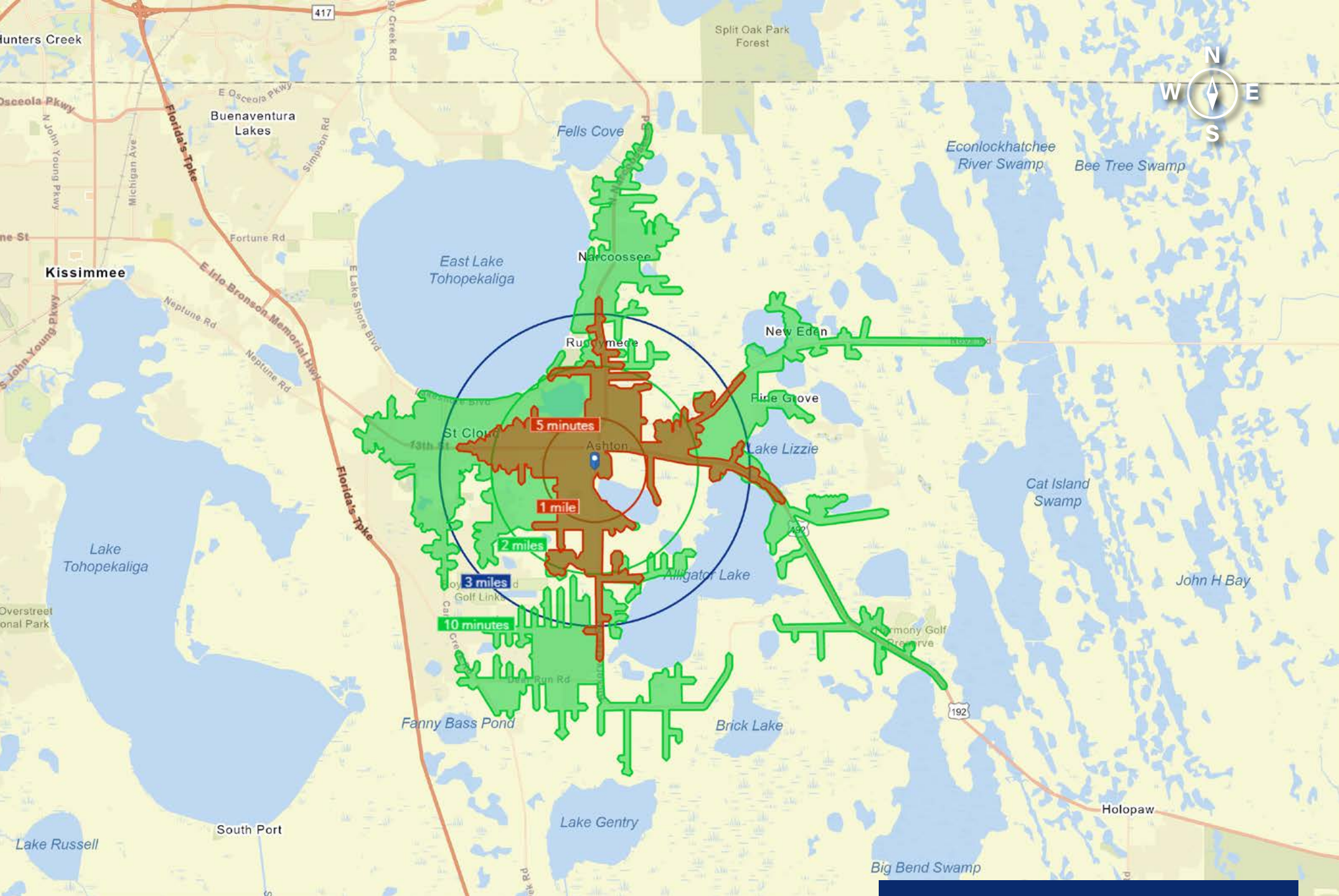
Site Address:	Hickory Tree Rd, Saint Cloud, FL 34771
County:	Osceola
PIN (Property Identification Number):	072631023500010010
Land Size:	2.61 +/- Acres
Property Use:	Grazing land
Utilities:	Available - Osceola County
Zoning	HB (City of Saint Cloud)
Taxes:	\$11.29 (2019)
Traffic Count:	1,000 cars/day on Hickory Tree Rd
Asking Price:	\$717,750



REGIONAL LOCATION



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	2,389	11,000	24,843	9,612	32,669	355,959	2,567,010	21,239,528	332,417,793
Households	761	4,101	9,173	3,596	12,324	118,340	947,895	8,299,404	125,168,557
Families	592	3,069	6,691	2,596	8,863	88,972	632,093	5,366,533	82,295,074
Average Household Size	3.14	2.68	2.71	2.67	2.64	2.98	2.66	2.51	2.59
Owner Occupied Housing Units	671	3,404	7,153	2,841	9,344	78,308	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	90	697	2,020	755	2,980	40,032	370,216	2,924,369	45,709,279
Median Age	44.2	41.6	40.2	41.5	40.3	36.4	37.5	42.5	38.5
<i>Income</i>									
Median Household Income	\$64,031	\$58,137	\$55,948	\$54,444	\$55,188	\$51,040	\$55,875	\$54,238	\$60,548
Average Household Income	\$83,148	\$76,185	\$73,003	\$72,359	\$71,029	\$66,058	\$79,437	\$78,335	\$87,398
Per Capita Income	\$29,829	\$27,515	\$26,391	\$26,644	\$25,861	\$21,988	\$29,413	\$30,703	\$33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	3.26%	3.17%	2.80%	3.07%	2.83%	3.09%	2.00%	1.37%	0.77%
Households	3.04%	3.00%	2.59%	2.87%	2.61%	2.95%	1.92%	1.31%	0.75%
Families	2.99%	3.01%	2.62%	2.92%	2.63%	2.90%	1.87%	1.26%	0.68%
Owner HHs	3.19%	3.13%	2.88%	3.08%	2.93%	3.40%	2.23%	1.60%	0.92%
Median Household Income	2.27%	2.99%	2.93%	3.05%	2.63%	1.80%	2.35%	2.37%	2.70%

The Median Household Income levels within a 2 mile radius of \$58,137 is slightly higher than Osceola County at \$51,188. The growth rate within the same radius is 3.17% which is more than double the State of Florida at 1.37%.

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	6.80%	8.90%	9.20%	9.70%	9.60%	9.20%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	8.80%	11.60%	10.70%	11.80%	11.10%	12.20%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	6.60%	7.00%	7.60%	7.70%	8.00%	11.30%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	13.30%	14.60%	16.50%	16.40%	15.70%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	21.90%	18.90%	18.80%	18.00%	19.70%	19.80%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	15.20%	13.60%	15.00%	13.20%	15.30%	14.30%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	16.70%	17.00%	14.80%	15.80%	14.20%	12.10%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	5.70%	4.50%	4.00%	3.90%	3.30%	2.30%	5.40%	5.00%	6.50%
\$200,000+	4.90%	4.00%	3.40%	3.40%	3.20%	2.80%	5.80%	5.70%	7.30%

Population by Age

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%	5.90%	6.30%	5.90%	5.40%	6.10%
10 - 14	5.70%	6.00%	6.10%	5.90%	6.10%	6.40%	6.00%	5.60%	6.30%
15 - 19	5.70%	5.80%	5.70%	5.70%	5.80%	6.40%	6.20%	5.60%	6.30%
20 - 24	5.10%	5.60%	5.80%	5.60%	5.70%	6.90%	7.30%	6.10%	6.70%
25 - 34	13.10%	13.70%	14.30%	13.90%	14.20%	15.90%	15.60%	13.30%	14.00%
35 - 44	11.40%	11.70%	11.90%	11.50%	12.00%	12.50%	12.80%	11.70%	12.60%
45 - 54	14.20%	14.20%	13.90%	14.10%	13.60%	13.00%	12.70%	12.50%	12.50%
55 - 64	16.40%	15.00%	14.50%	14.90%	14.40%	12.30%	12.40%	13.70%	13.10%
65 - 74	11.90%	10.50%	9.90%	10.40%	10.00%	8.70%	9.20%	11.70%	9.70%
75 - 84	5.00%	4.80%	4.50%	4.90%	4.80%	4.00%	4.50%	6.50%	4.70%
85+	1.60%	1.60%	1.60%	1.70%	1.80%	1.30%	1.70%	2.80%	2.00%

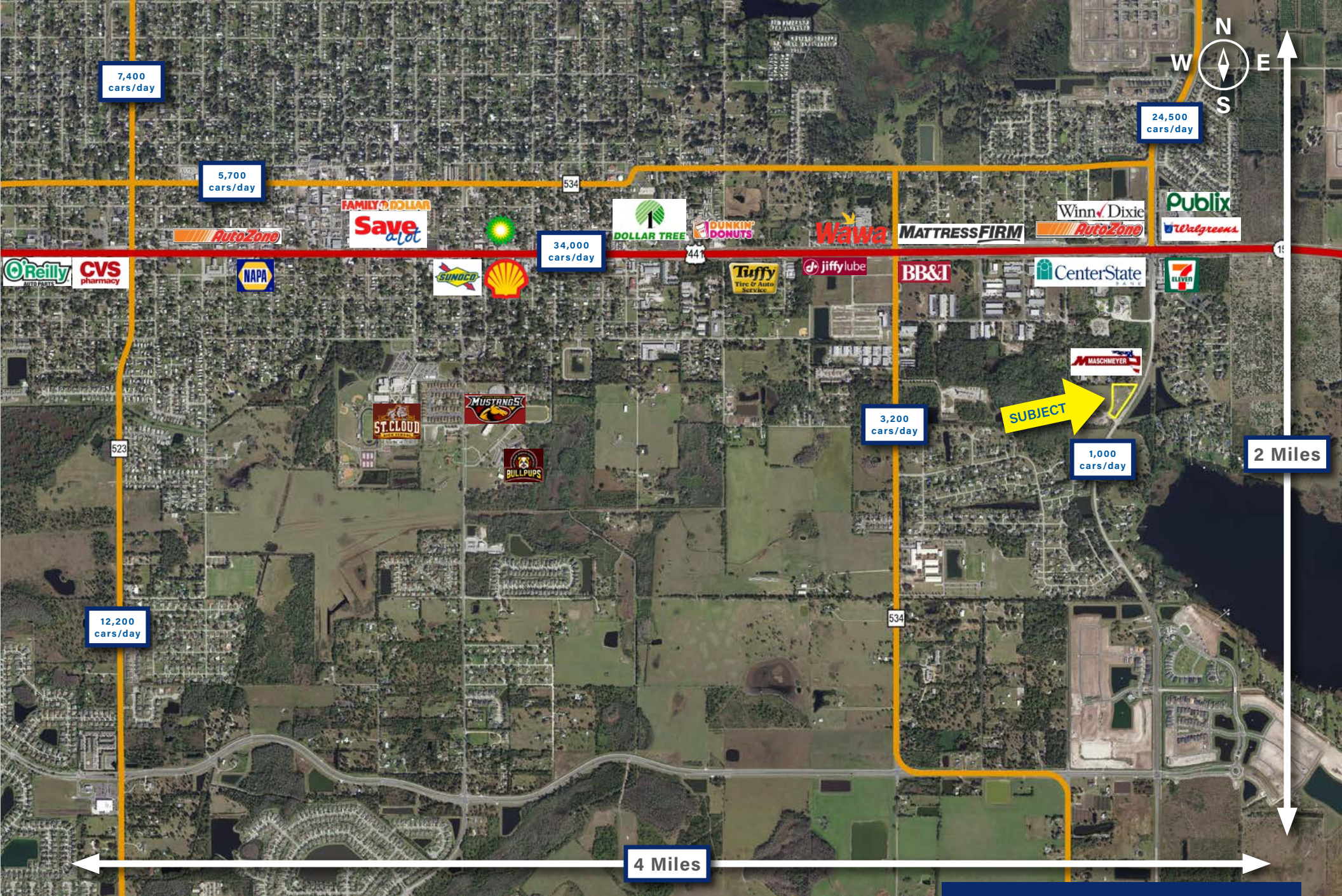
Race and Ethnicity

White Alone	83.70%	82.10%	81.50%	81.90%	81.40%	67.20%	66.10%	72.70%	69.60%
Black Alone	4.60%	5.40%	5.70%	5.50%	5.50%	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%	1.60%	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%	28.50%	30.30%	56.10%		26.60%	18.60%



The subject is in close proximity to US 441, a major commercial corridor in Saint Cloud.

MARKET AREA MAP



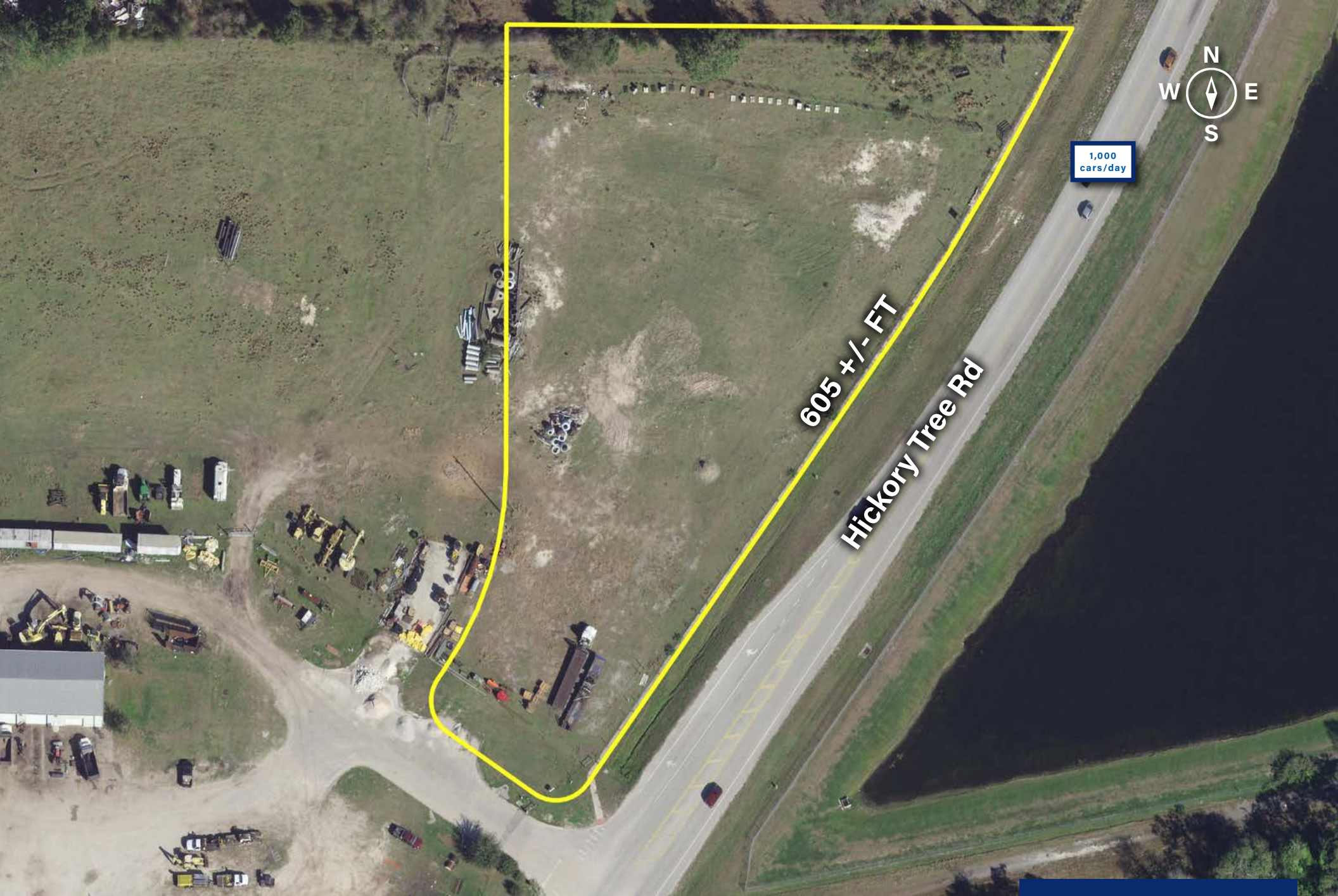
The location provides easy access to US 441.

TRADE AREA MAP



Located within an industrial neighborhood, west of Alligator Lake. Maschmeyer Concrete adjoins the subject property on the North side.

NEIGHBORHOOD AERIAL

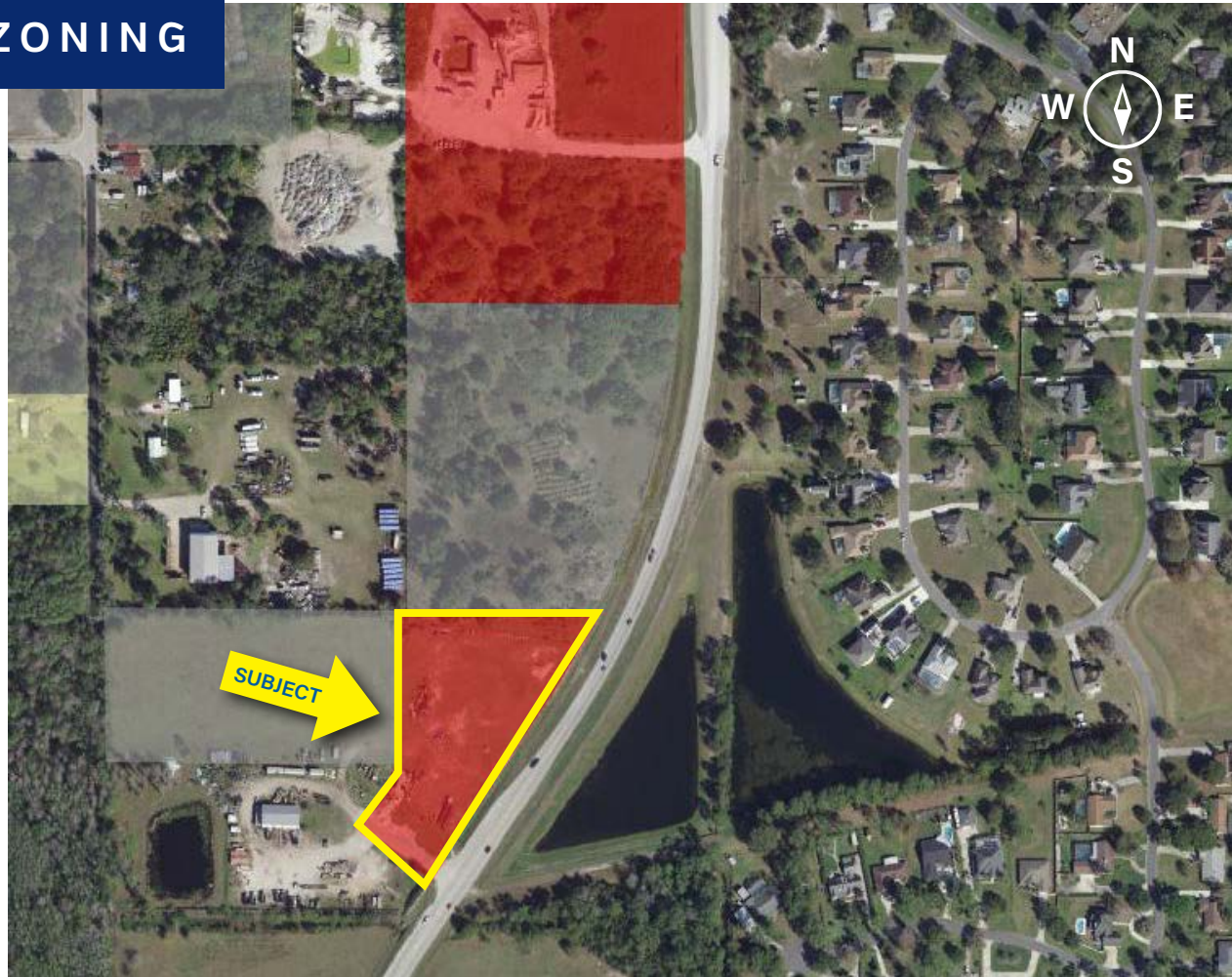


Full access via Hickory Tree Rd with 605 +/- FT of frontage. The property also benefits from a deceleration lane that is in place.

SITE AERIAL



ZONING



Highway Business District (HB)

The highway business district is composed of lands and structures used primarily to provide for the retailing of commodities and furnishing selected services. The regulations for the highway business district also intend to permit and encourage a full development of essential retail uses; at the same time, however, protecting nearby residential properties from any possible adverse effects of commercial activity and maintaining an attractive arterial corridor.



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