

MICHIGAN AVE RESIDENTIAL - ST. CLOUD

ST. CLOUD, FL | OSCEOLA COUNTY

10.3 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 10.3 ± acres

Sale Price: \$1,250,000

Price per Acre: \$121.359.23

Site Address: 601 Fertic Road, St. Cloud, FL 34769

County: Osceola

Road Frontage: 1,325 ± FT on Fertic Rd. and 700 ± FT on Michigan Ave

Zoning/FLU: LDR Low Density Residential (allows 3-8 units per acre)

Uplands/Wetlands: 10 acres of upland

Utilities & Water Source: Adjacent to property

Nearest Intersection: Fertic Road and Michigan Ave.

Nearest Points of Interest:

- Downtown St. Cloud 2.5 miles
- Walmart on Nolte Rd 3 miles
- Publix on Narcoossee Rd 1.5 miles
- Disney World 25 miles
- Orlando 30 miles
- Orlando International Airport 21 miles

Structures: House built in 1979. 2,663 SF total, 1,635 SF of living space

Michigan Ave Residential is a nice development tract in Osceola County, which is the fastest-growing county in the state of Florida. This tract is conveniently located in the middle of existing developments and neighborhoods. This development site is 2.5 miles from Downtown St. Cloud, 3 miles from the Walmart on Nolte Rd and 1.5 miles from the Publix on Narcoossee Rd. The local elementary school, Middle School and High School are also located down the street from the property. Other nearby attractions like Disney World is 25 miles, Orlando International Airport is 21 miles and Downtown Orlando is 30 miles away.

The property has good land use, lots of road frontage, and all utilities at the property. Close to all St. Cloud amenities, this property is a good investment to any small or large residential land developer.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 13-26-30-4950-0001-0070, 13-26-30-4950-0001-0080

GPS Location: 28.2314966,-81.2913084

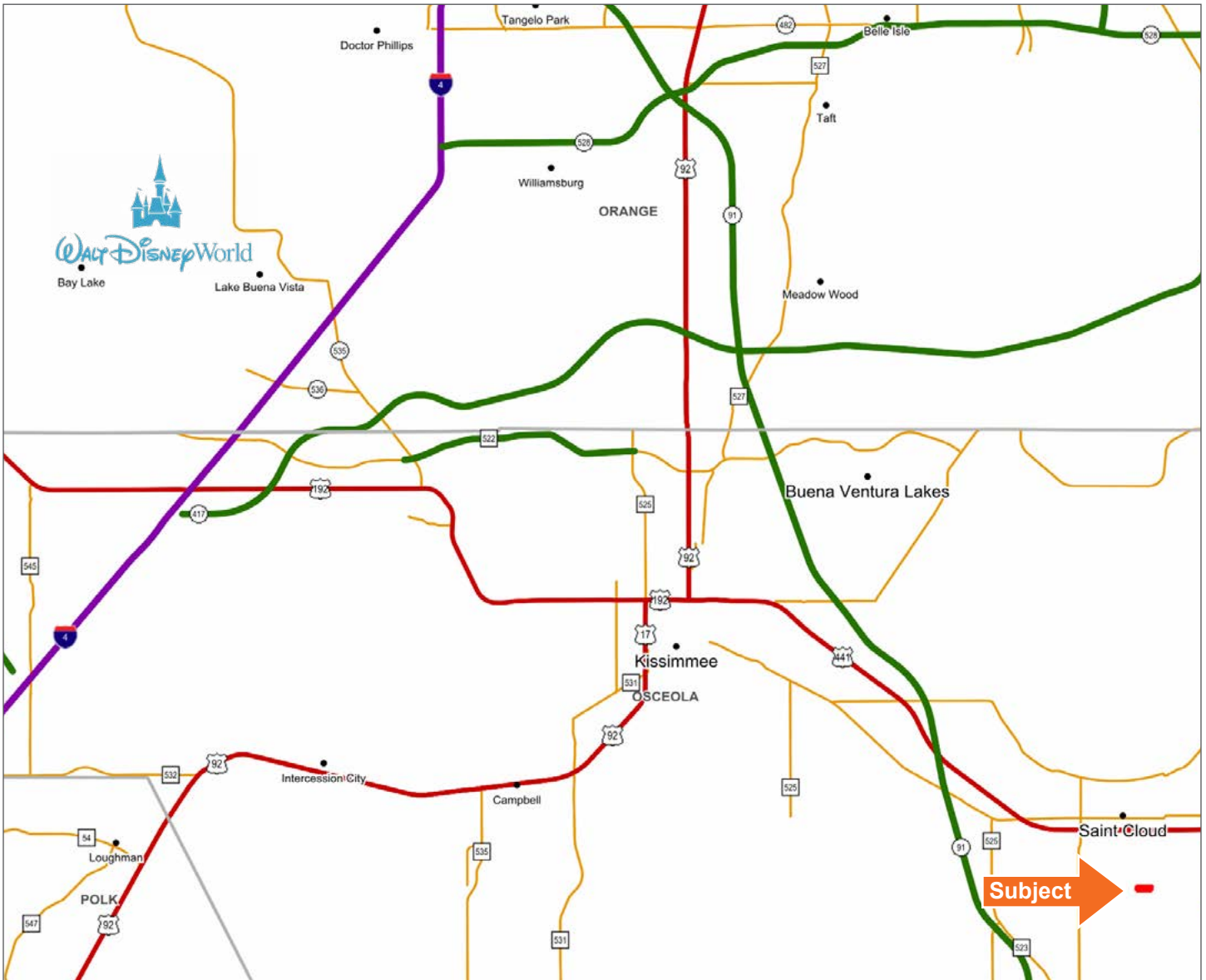
Driving Directions:

- From St. Cloud go south on New York Ave to Hwy 192
- Go left (east) about 4/10 mile to Michigan Ave
- Go south for about 1 mile and the property is on the left.

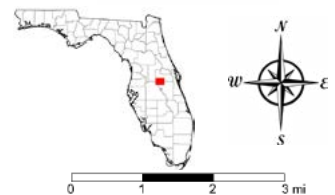
Showing Instructions: Contact the listing agents for more information.



LOCATION MAP

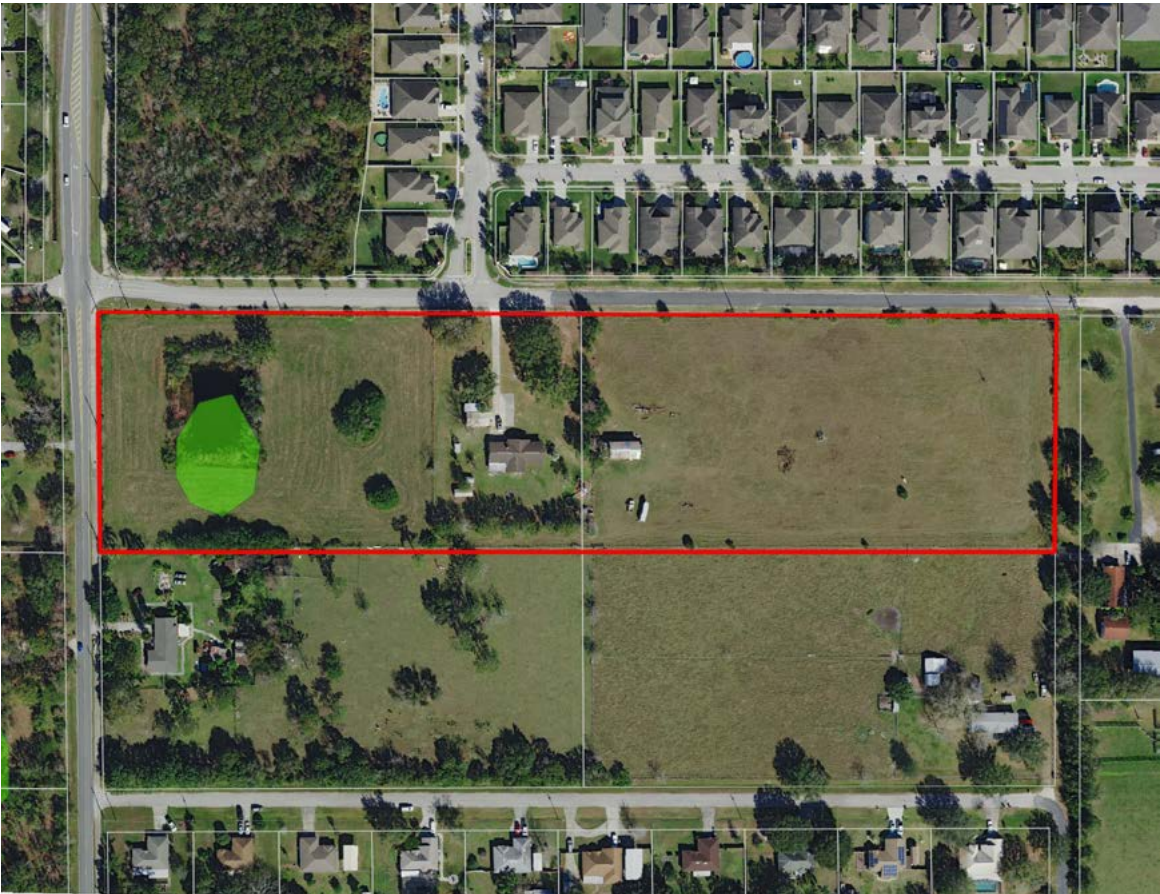


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads





WETLANDS MAP



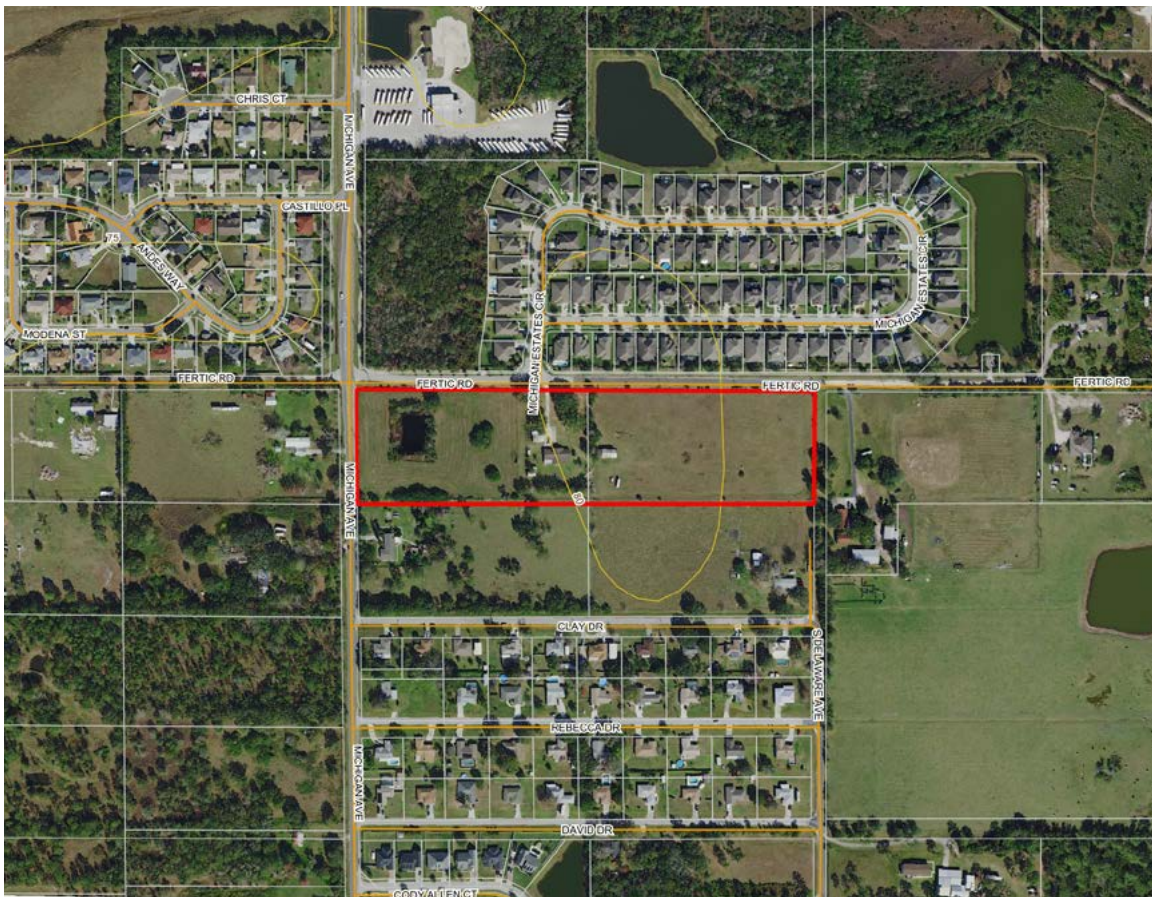
County Boundaries		
Polygons Drawing		
Lines Drawing		
Labels Drawing		
Points Drawing		
Parcel Outlines		
Estuarine		
Lacustrine		
Marine		
Palustrine		
Riverine		

CODE	DESC	ACRES
PUBHx	Freshwater Pond	.3
	TOTAL WETLANDS	0.3
	TOTAL UPLANDS	10.0
	TOTAL ACRES	10.3



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ELEVATIONS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Five Foot Contours
- Five Foot Contours2



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

10.3 ± Acres • Residential Development located in fastest-growing county in the state of Florida
2.5 miles from Downtown St. Cloud, 3 miles from the Walmart and 1.5 miles from Publix

Visit SVNsaunders.com and search for: Michigan Ave

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LAKELAND OFFICE:
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LAKE CITY OFFICE:
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