

**FOR
SALE**

OSCEOLA C2 COMMERCIAL

US Hwy 192/E Irlo Bronson Mem Hwy, St. Cloud, Florida 34771



ABOUT THE PROPERTY

- SIZE** 12± acres
- AREA** St. Cloud/US Hwy 192 Corridor
- ZONING** C2 Commercial
- UTILITIES** Available to site
- ROAD FRONTAGE** 1,000'± on US Hwy192 / E Irlo Bronson Mem Hwy
- PRICE** Please call for pricing

DESCRIPTION

12± acres of commercial land located in the heart of Osceola County, one of the fastest growing regions in the Country. This property is surrounded by newly built, or imminently forthcoming residential and commercial developments. The residential units in the immediate area that have either been built, or will be built soon, are in the thousands. This 12± acres can attain multifamily zoning with a special waiver (that needs to be applied for). Pulte Homes just completed a major subdivision to the east, DR Horton has begun construction on a SF project on the western boundary, and Pulte Homes just purchased 74± acres south of this site to begin a development of 260 SF homes.

This property is just minutes away from Publix, Walgreens & other retail opportunities!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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Live Oak Lake

PARCEL MAP

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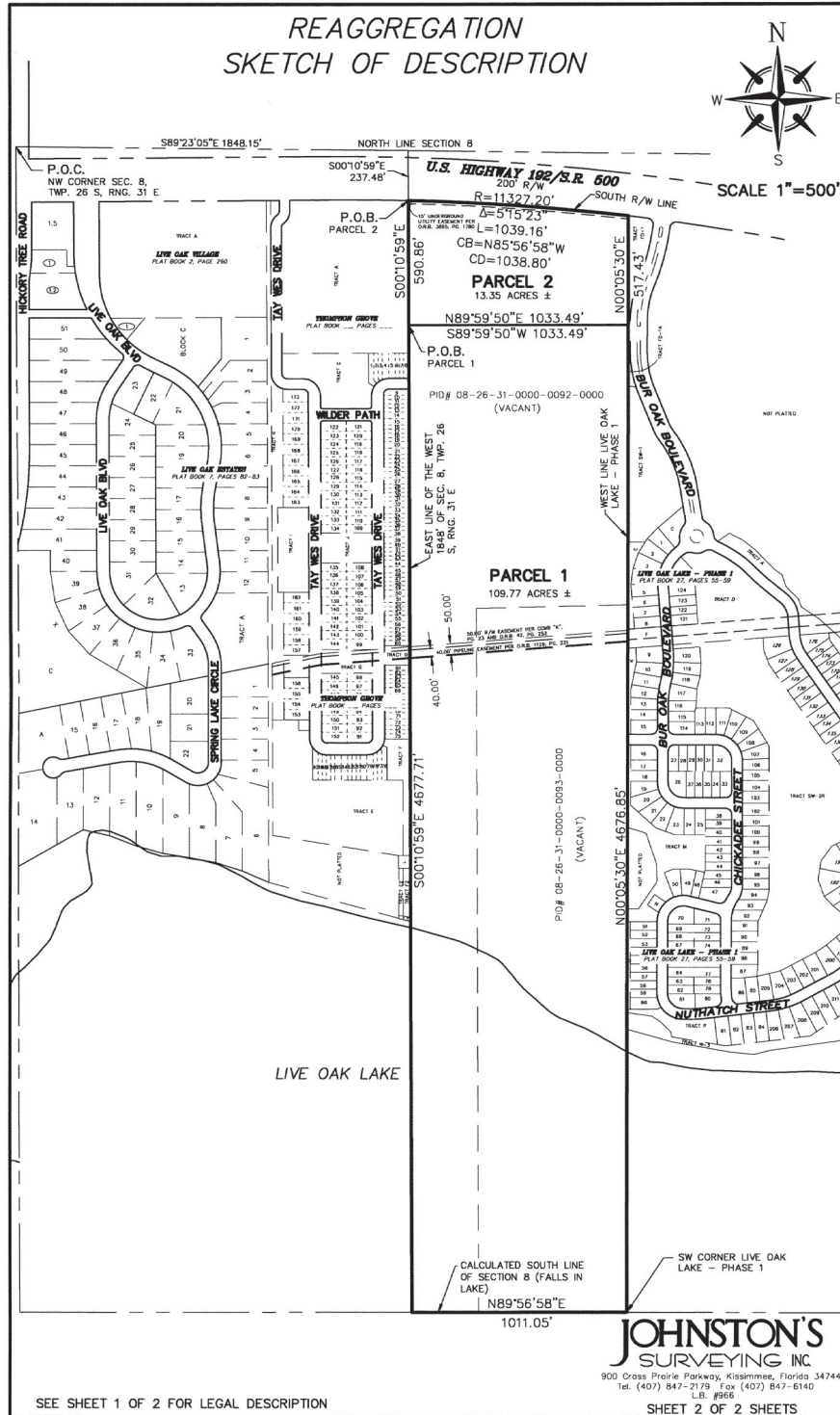
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PARCEL SURVEY

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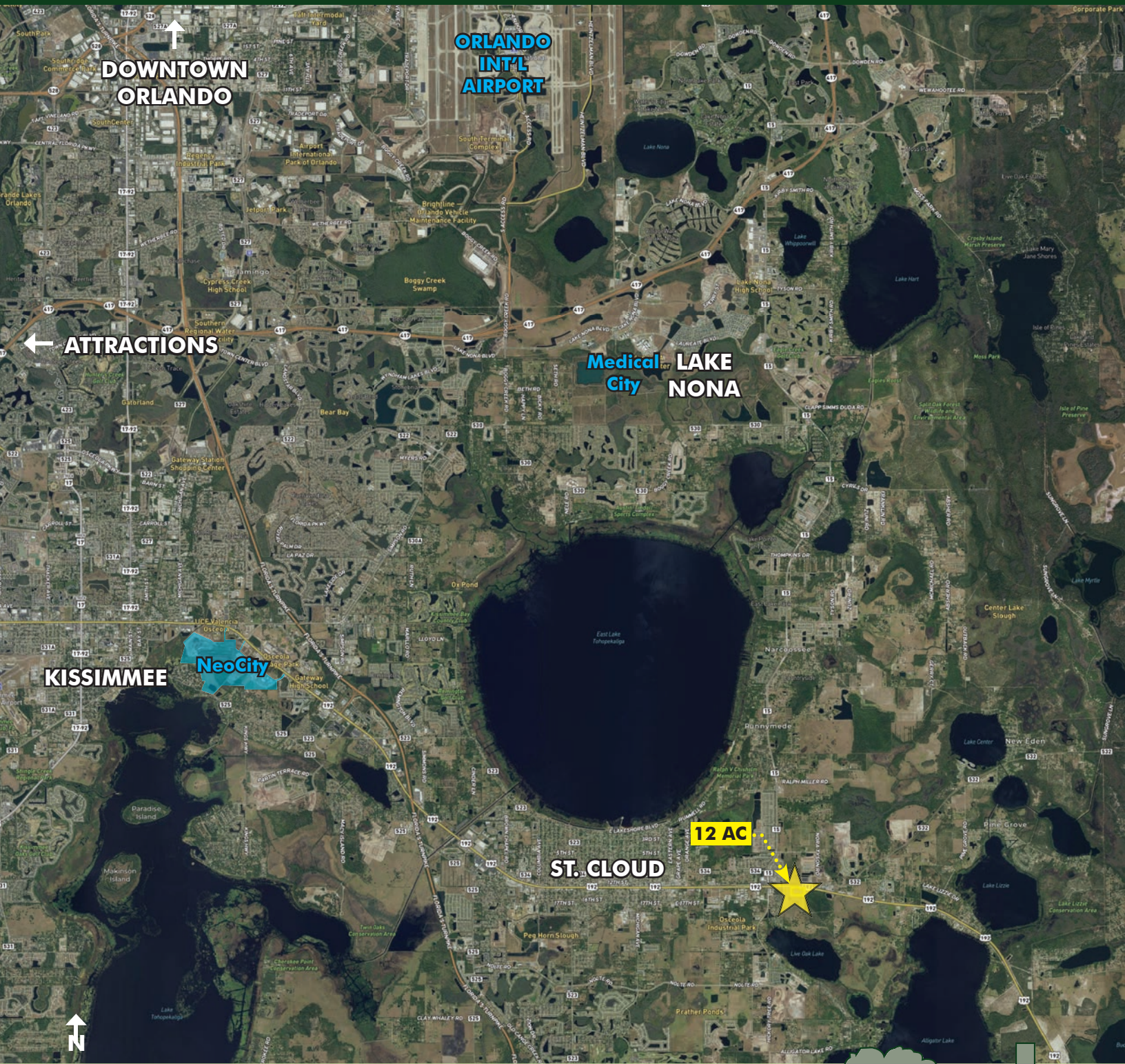
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REGIONAL MAP

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CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

JOB CENTERS

Central Florida Research Park:

145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

Orlando Int'l Airport (OIA):

15,783 employees, 50 million annual passengers

UCF: 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

The job market in Central Florida is stunning. **Orlando is the 12th fastest growing metro in the U.S.** (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

UCF & Central Florida Research Park (CFRP) In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

The **Space Coast** is the epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

Downtown Orlando is home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

Lake Nona, the 11-000 acre planned community, offers top-rated technology, business and research clusters and sports complexes. It was recently announced that Walt Disney Company is relocating 2,000 jobs from California to Florida in 2022.

Prominent businesses can be found in the well planned **Lake Mary** community. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

Orlando is home to the state's busiest airport, **Orlando International Airport (OIA)**, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA employs 15,783 full-time employees.

Just south of Downtown Orlando you will find yourself in the midst of world-class theme parks along the I-4 corridor. **Walt Disney World** continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members. **Universal Orlando Resort** employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019. **SeaWorld Orlando** employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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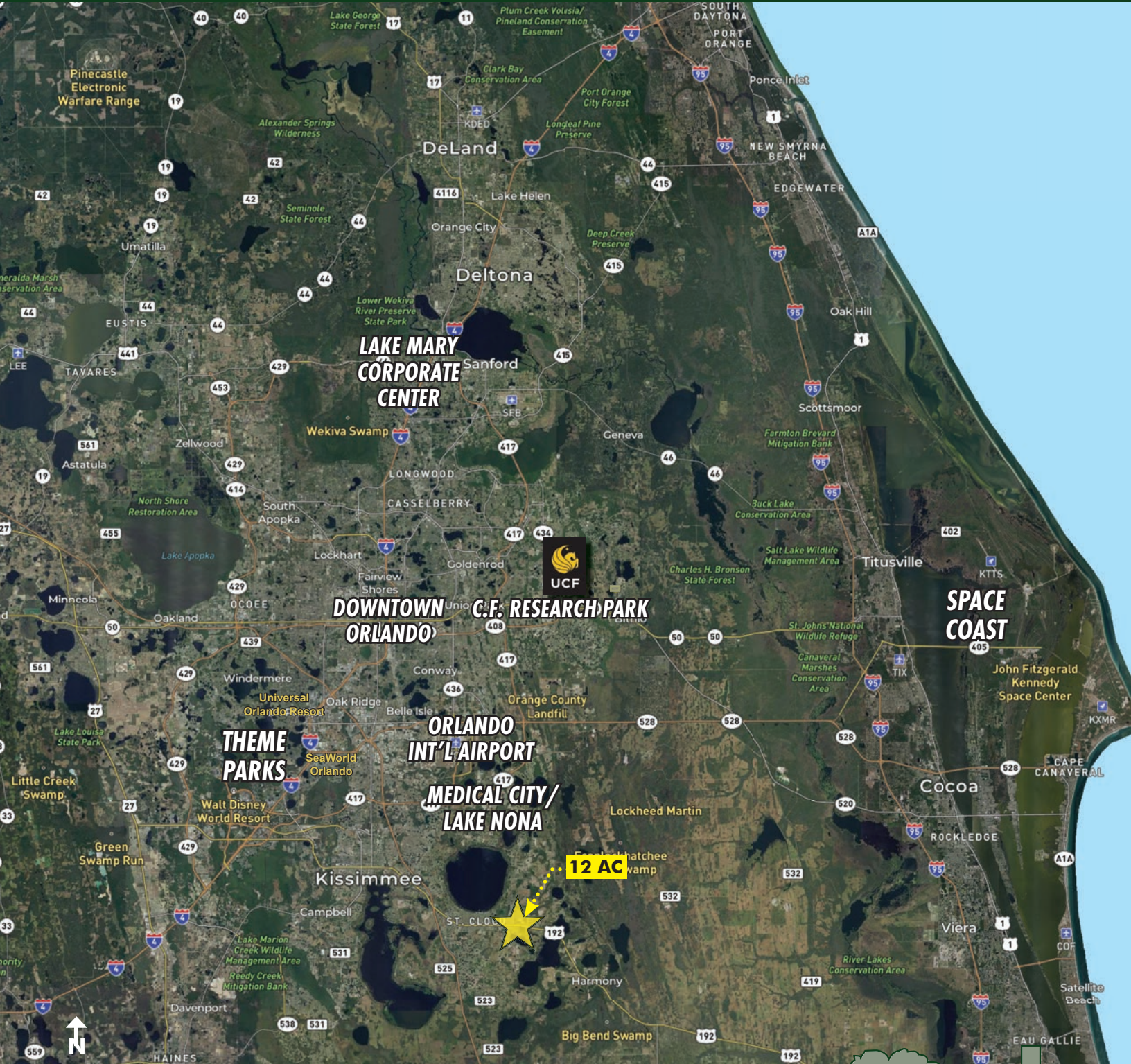
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LOCATION MAP

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