



Osceola Transitional Ranchette & Nursery

4320 Hickory Tree Road, Saint Cloud, Florida 34772

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Hickory Tree Road

PROPERTY OVERVIEW



Sale Price	\$6,690,000
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Offering Summary

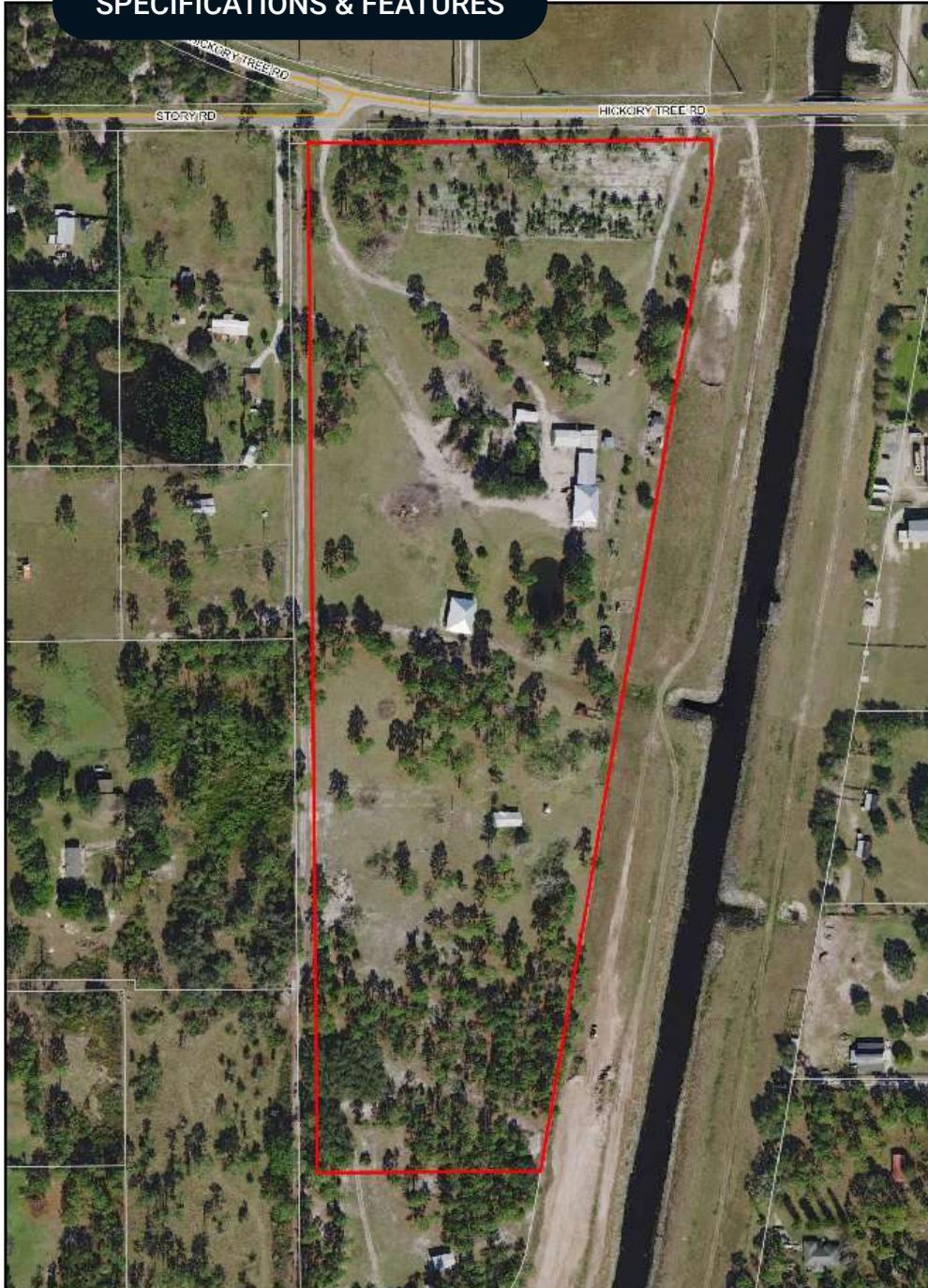
Acreage:	26.76 Acres
Price / Acre:	\$250,000
City:	Saint Cloud
County:	Osceola
Property Type:	Development Land, Acreage and Estates, Nurseries and Greenhouses, Ranches and Pastureland

Property Overview

Currently an active nursery with facilities in place, this nearly 27-acre tract of land is directly in the path of progress with DR Hortons's brand new "Buena Lago" community being developed directly across the street on Alligator Lake. This new community is coming in the Summer of 2022. Alligator Lake is a stone throw away, with a public boat ramp less than a mile from the property along canal C-33, which provides access to the 3,406-acre lake. Home to numerous species of native fish, including but not limited to largemouth bass, bluegill, crappie, and sunfish - the fishing on this lake is spectacular.

The property itself has nearly 800 feet of paved road frontage on both Hickory Tree Road and Story Road. Due to incoming residential development, water and sewer will be available in the near future. Facilities on-site include a single-family home, a mobile home, and numerous barns and pole barns that support the current nursery operation. The surrounding land use is a combination of mixed-use and low-density residential, allowing a multitude of options for a future developer, or someone looking to land bank a property that is in the path of progress. The parcel identified is within West NH11, which is part of the transition area and subject to the 50-acre aggregation requirement. Additionally, the parcel is identified as a Neighborhood 1 (NH1) place type which requires a predominance of detached products and a minimum density of 5 units/acre to a maximum density of 10 units/acre.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Taxes & Tax Year:	\$3293.35 - [2020]
Zoning / FLU:	Zoning is Agricultural and the FLU is Mixed Use
Lake Frontage / Water Features:	One small pond located on the premises.
Water Source & Utilities:	Several wells on site.
Road Frontage:	800 combined feet of frontage on Hickory Tree Road and Story Road
Current Use:	Nursery Operation
Structures & Year Built:	<ul style="list-style-type: none">• Single family home• mobile home• and multiple pole barns

AERIAL PHOTO



LOCATION



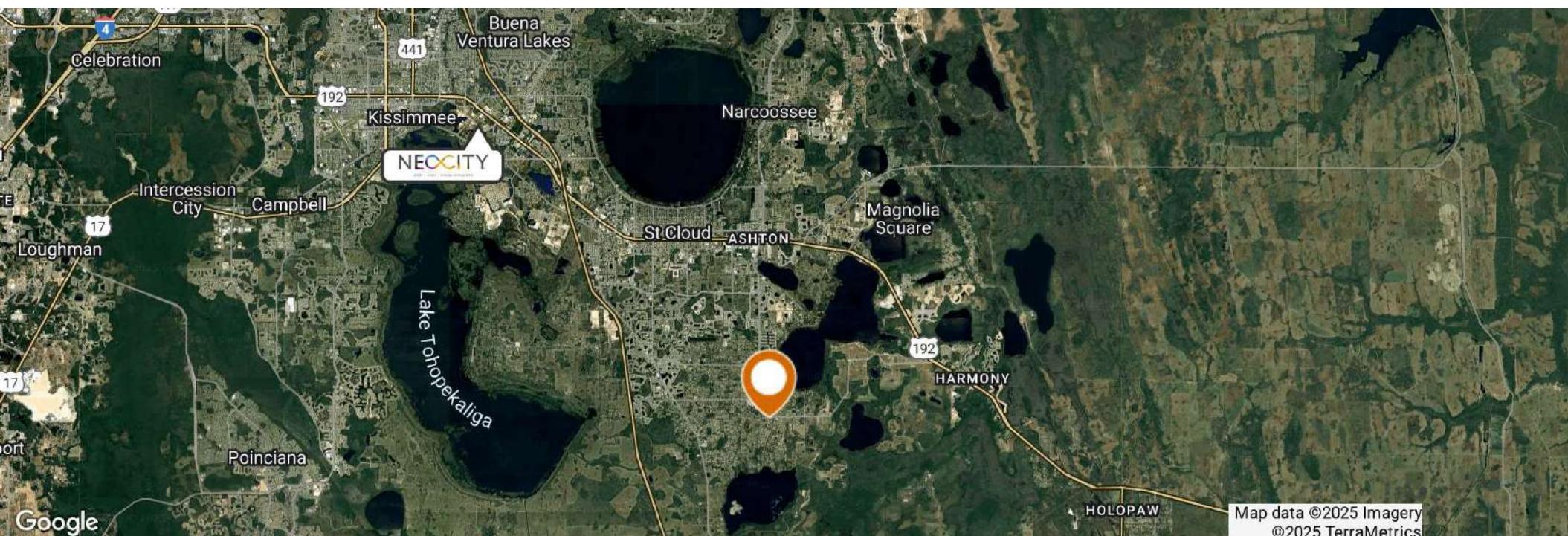
Location & Driving Directions

Parcel: 05-27-31-2999-0001-0010

GPS: 28.1734719, -81.2389586

Driving Directions: From US 192 turn right (south) onto Hickory Tree Road, in 5 miles the property will be on your right

Showing Instructions: Please contact the Listing Agent, Dusty Calderon.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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