

A scenic view of a dirt road lined with large, moss-covered trees at sunset. The trees are heavily draped in Spanish moss, and the sky is a mix of orange, yellow, and blue. The road curves to the left, and a fence is visible in the background.

REAL ESTATE INVESTMENT PROJECT
OLD HICKORY ESTATES

1900 Old Hickory Tree Rd | Saint Cloud | Florida



PROJECT OVERVIEW

This new housing project on 1900 Old Hickory Road is located within the constantly growing city of Saint Cloud, Florida, an area booming with new residential constructions.

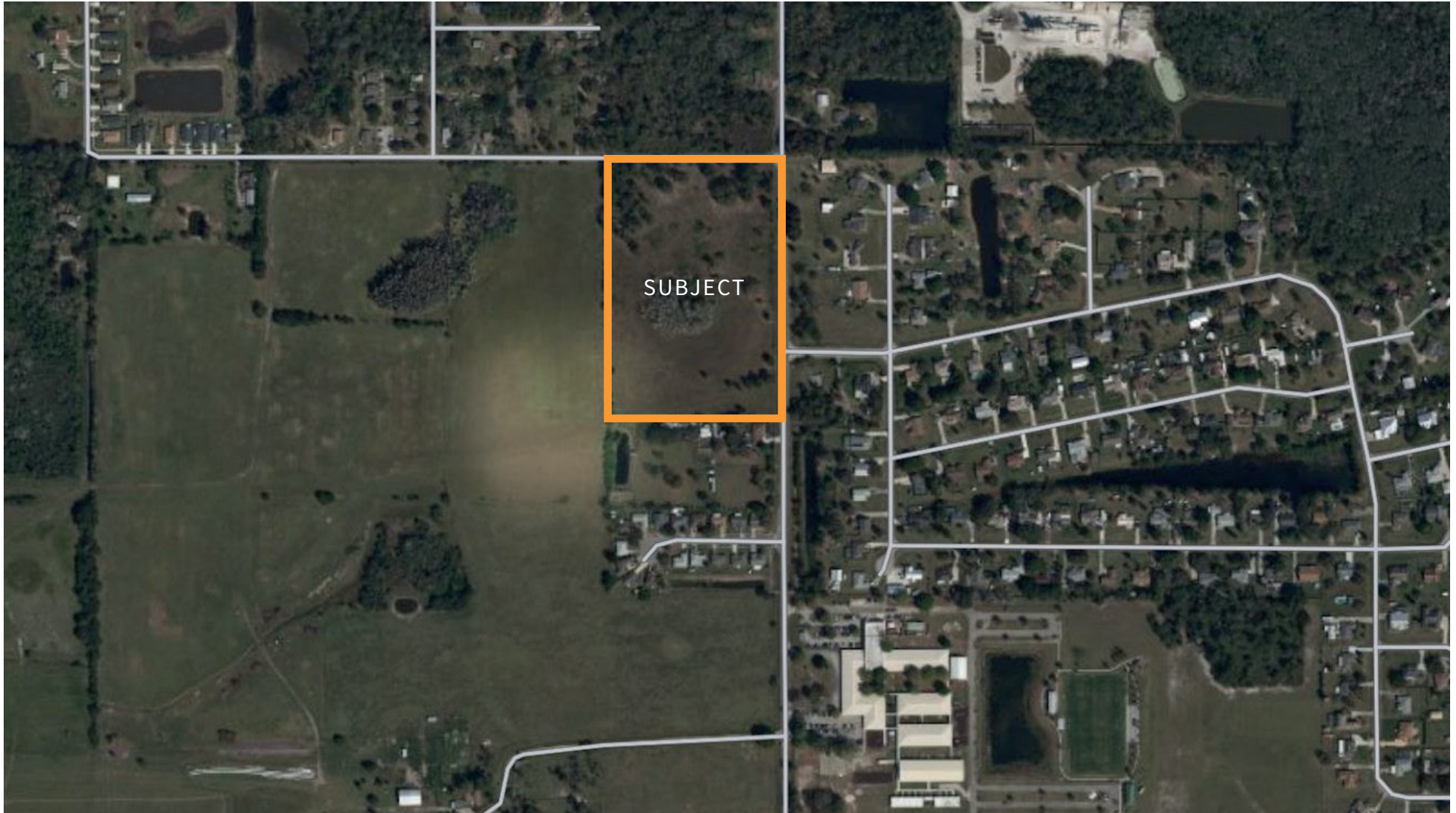
The project aims to develop 37 magnificent houses measuring on average 2,200 sq. ft., with lots measuring on average 8,000 sq. ft.

The time of completion of the project is 24 months.

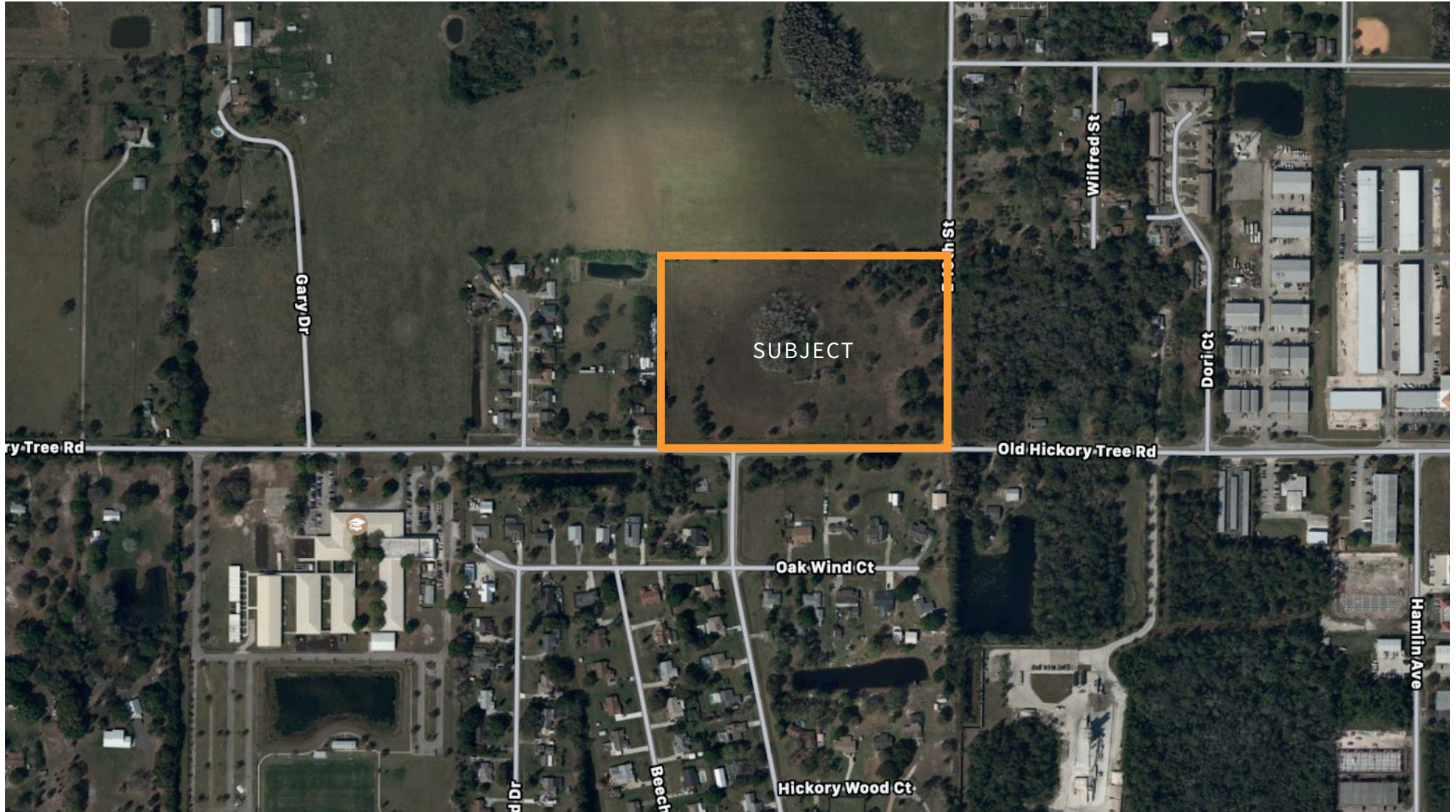
Saint Cloud is currently being targeted by multiple developers working hard to satisfy the increasing demand for housing. This city is undergoing a transformational change, with significant new developments and rapid population growth.



LAND AND LOCATION OVERVIEW



ADDRESS 1900 Old Hickory Tree Rd, Saint Cloud, FL 34772



ACREAGE 14 acres



ABOUT SAINT CLOUD

Saint Cloud is on the southern shore of East Lake Tohopekaliga in Central Florida. It offers a historic downtown area and the Saint Cloud Heritage Museum for residents to enjoy and is home to plenty of attractions, many which are focused on the water. In addition, the lake is home to a marina and there are plenty of other local dining, shopping, and entertainment options.





POINTS OF INTEREST

- 📍 2.5 miles from Downtown Saint Cloud.
- 📍 3 miles from Walmart and 1.5 from Publix.
- 📍 25 miles from Disney World.
- 📍 30 miles from Orlando.
- 📍 21 miles from Orlando airport.
- 📍 0.7 miles away from Hickory Elementary School.
- 📍 A few miles from U.S. Route 192 and Florida's Turnpike.

ROAN BRIDGE

OLD HICKORY ESTATES



DEVELOPMENTS IN THE AREA

The city already approved a massive development project called **Roan Bridge Residential Development** Land on Old Hickory Tree Road surrounding the land in question.

The company developing the site, DIX Developments, had to outbid several others for the land, which had three solid offers on the table in the three months it was on the market.

Financial and legal advisers are working with DIX Development to bring forward an ordinance to establish a community development district in this area, which includes the site in question.



BOOMING AREA

Roan Bridge Residential Development Land, the project previously mentioned, is a development of 268 acres that has already been approved by the city and will consist of the following:

625 single family residential.

599 multi-family residential.

70,000 sq. ft. of commercial.

30,000 sq. ft. of offices.

1,586,455 sq. ft. of civic.

Elementary school and fire station.

For more information:

<https://dixdevelopments.com/roan-bridge-town-center/>

Civil Engineers
 Development Specialists
 Land Planners
 Site Designers

Address:
 Askey Hughey, Inc
 25 E. 13th Street, Suite 9
 St. Cloud, Florida 34769
 Telephone: (407) 957-3308
 Facsimile: (407) 957-1109

Type of Submittal

Conceptual Plan

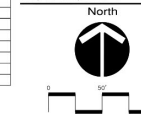
Project:
Hickory Creek

Developer:
Old Hickory Subdivision LLC

Drawing:
CONCEPTUAL LAYOUT

A/H Job #: 21014
 Drawing Name: 21014-BASE_CONCEPT_7

Location:
 City of St. Cloud, Florida
 Section, Township, Range
 S 7, T 26 S, R 31 E



Scale: 1"=50'
 Date: March 2, 2023

Revisions
 Date Comment Name

Sheet Number
CONCEPT 7

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SITE DATA

TAX PARCEL ID NUMBERS: 07-26-31-4950-0001-0710
 FUTURE LANDUSE: LDR-Low Density Residential
 ZONING: R-18
 TOTAL SITE AREA: 13.97 AC.
 DEVELOPABLE AREA:
 Site Area: 13.97
 Tract 1 (ROW Dedication): 0.10
 Tract 2 (ROW Dedication): 0.31
 Total Developable Area: 13.56
 TOTAL PROPOSED LOTS: 37
 DENSITY: D.U./AC.
 37 D.U. / 13.56 A.C. 2.73

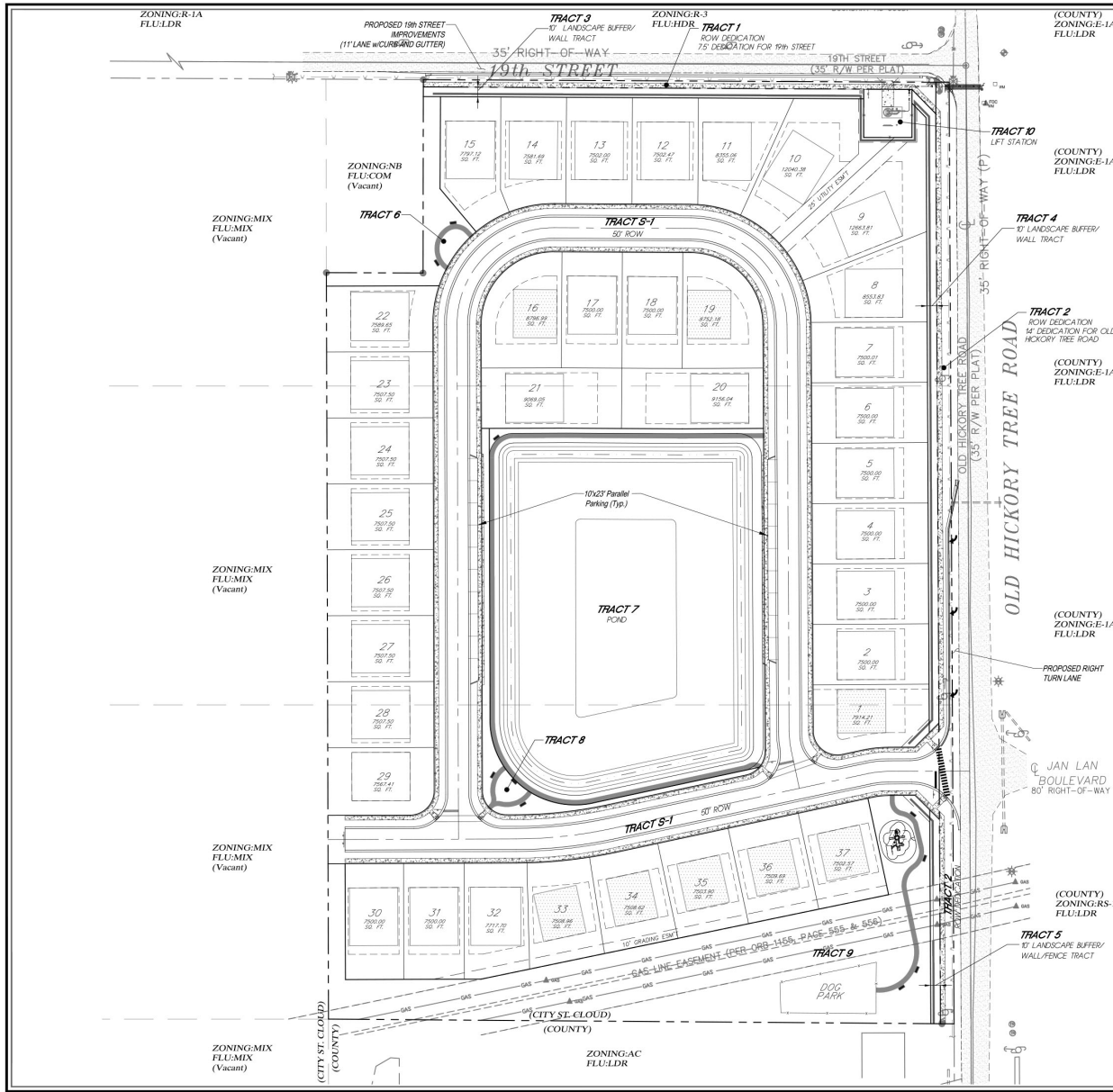
DEVELOPMENT STANDARDS		
CITY LAND DEVELOPMENT CODE (TABLE III-4)	REQUIRED: ZONING-R-18	PROVIDED: ZONING-R-18
MINIMUM LOT AREA (sq. Ft.)	7,500	7,500
MINIMUM LOT WIDTH (ft)	62.5	62.5
DWELLING SIZE MINIMUM GROSS FLOOR AREA (sq. ft.)	1,000	1,000 min.
MAXIMUM LOT COVERAGE PRIMARY STRUCTURE	50%	50% Max
MINIMUM OPEN SPACE AREA	20% DEVELOPABLE	22%
MAXIMUM DENSITY (Units per Acre)	4	2.73
FRONT SETBACK (Primary Street)	25 ft.	25 ft.
SIDE SETBACK	5 ft.	5 ft.
REAR SETBACK	15 ft.	15 ft.
MAXIMUM BUILDING HEIGHT (ft.)	35	35 ft. MAX

TRACT TABLE				
TRACT	AREA (AC.)	OWNER	MAINTENANCE/RESPONSIBILITY	TRACT USE
TRACT 1	0.10	City of St. Cloud		RIGHT-OF-WAY DEDICATION
TRACT 2	0.31	Osceola County		RIGHT-OF-WAY DEDICATION
TRACT 3	0.11	HOA	HOA	LANDSCAPE/WALL/FENCE/OPEN SPACE
TRACT 4	0.16	HOA	HOA	LANDSCAPE/WALL/FENCE/OPEN SPACE
TRACT 5	0.05	HOA	HOA	LANDSCAPE/WALL/FENCE/OPEN SPACE
TRACT 6	0.15	HOA	HOA	OPEN SPACE
TRACT 7	2.42	HOA	HOA	OPEN SPACE / WATER MANAGEMENT / RECREATION
TRACT 8	0.15	HOA	HOA	OPEN SPACE
TRACT 9	1.31	HOA	HOA	OPEN SPACE
TRACT 10	0.06	TWA		LIFT STATION
TRACT S-1	2.38	City of St. Cloud		PUBLIC RIGHT-OF-WAY

Open Space						
Project Limits	Developable Acres	Tract ID	Required 20%	Active Area Provided (ac)	Pond Tract 50% See Note 1	Total Open Space Provided (ac)
	13.56	Tract 6	2.71	0.15		0.15
		Tract 7		2.42	1.36	1.36
		Tract 8		0.15		0.15
		Tract 9		1.31		1.31
SUBTOTAL			2.71	1.41	1.34	3.97
					DIFFERENCE	0.28
					TOTAL OPEN SPACE PROVIDED	3.97

NOTES:
 1 Benches required along pond, recommend adjacent to rec tracts
 *omit the open space requirement
 *omit in no case comprise more than 10% (10) percent of the required open space coverage

HOUSE PAD SIZES:
 45'x50' Bldg Pad = 8
 50'x60' Bldg Pad = 29



SUBDIVISION & PRINTS
 Preliminary Conceptual Plan

P:\2023\21014 Hickory Creek - Plan\040\Concept\Concept\21014-Base_Concept_7.dwg, 3/2/2023 4:12:33 PM, T.L. Askey Hughey, Inc.



FUTURE HICKORY ESTATES





COMMUNITY SINGULARITIES

The Project consists in the construction of 37 Single Family Homes of 2,200 sq. ft. on average in an average 8,000 sq. ft. lot, all around a 4 acres lake with amenities in a gated community.

Price per Unit is based on a total cost per unit: estimated 399,629,00 dollars.

Developer

Old Hickory Estates LLC / Maria Odri

Manager

TRISTAR Partners LLC / Sunia Piermont

Engineering

Don Hughey

THANK YOU!