

**FOR  
SALE**

# S. LAKE NONA / NARCOOSSEE ROAD LAKEFRONT LAND

2951 N Narcoossee Rd, St. Cloud, FL 34771



## ABOUT THE PROPERTY

- SIZE** 4.84± acres
- PRICE** Subject to offers
- ZONING** AC: Agricultural
- FLU** LDR: Low Density Residential
- UTILITIES** Available to site
- ROAD FRONTAGE** 250'± on Narcoossee Rd
- PARCEL ID** 04-2-5-31-4-260-0001

## DESCRIPTION

**Lakefront property in the highly sought-after Narcoossee Road corridor!** Located on Highway 15/Narcoossee Rd. between Lake Nona and St. Cloud. This property is adjacent to future retail development and across the street from a Publix shopping center currently under construction.

The property is in close proximity to Lake Nona, Medical City, Orlando International Airport, Walt Disney World, and the City of St. Cloud. **The Narcoossee Road Corridor is one of the most active areas of Osceola County.** With the expansion of Sunbridge over the next 30 years, this area is rapidly growing with a new road network coming soon at Sunbridge and interconnectivity via Cyrils, Jack Brack, and Jones Roads (see p. 3).

Osceola County is experiencing rapid population growth, increasing 44 percent since 2010, and is currently the 10th fastest-growing county in America. Osceola County is near railroads, a space base, a seaport, and an airport, making the county readily accessible by travel. It is also strategically placed in terms of its workforce opportunities. Prominent educational institutions such as the University of Central Florida, the University of South Florida, and the University of Florida are all within a two-hour drive from Osceola County. In addition, travel and tourism in Orange, Osceola, and Seminole Counties generated a new all-time high total economic impact of \$87.6 billion in 2022, a 31% increase over 2021.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

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## DEMOGRAPHICS

US Census (2023)

	St. Cloud	Osceola County
Total Population	66,448	437,784
Median HH Income	\$69,366	\$64,312
Median House Value	\$289,500	\$285,200

## AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 44,500 E Irlo Bronson Mem Hwy
- 2 27,00 S Narcoossee Rd



## REGIONAL MAP

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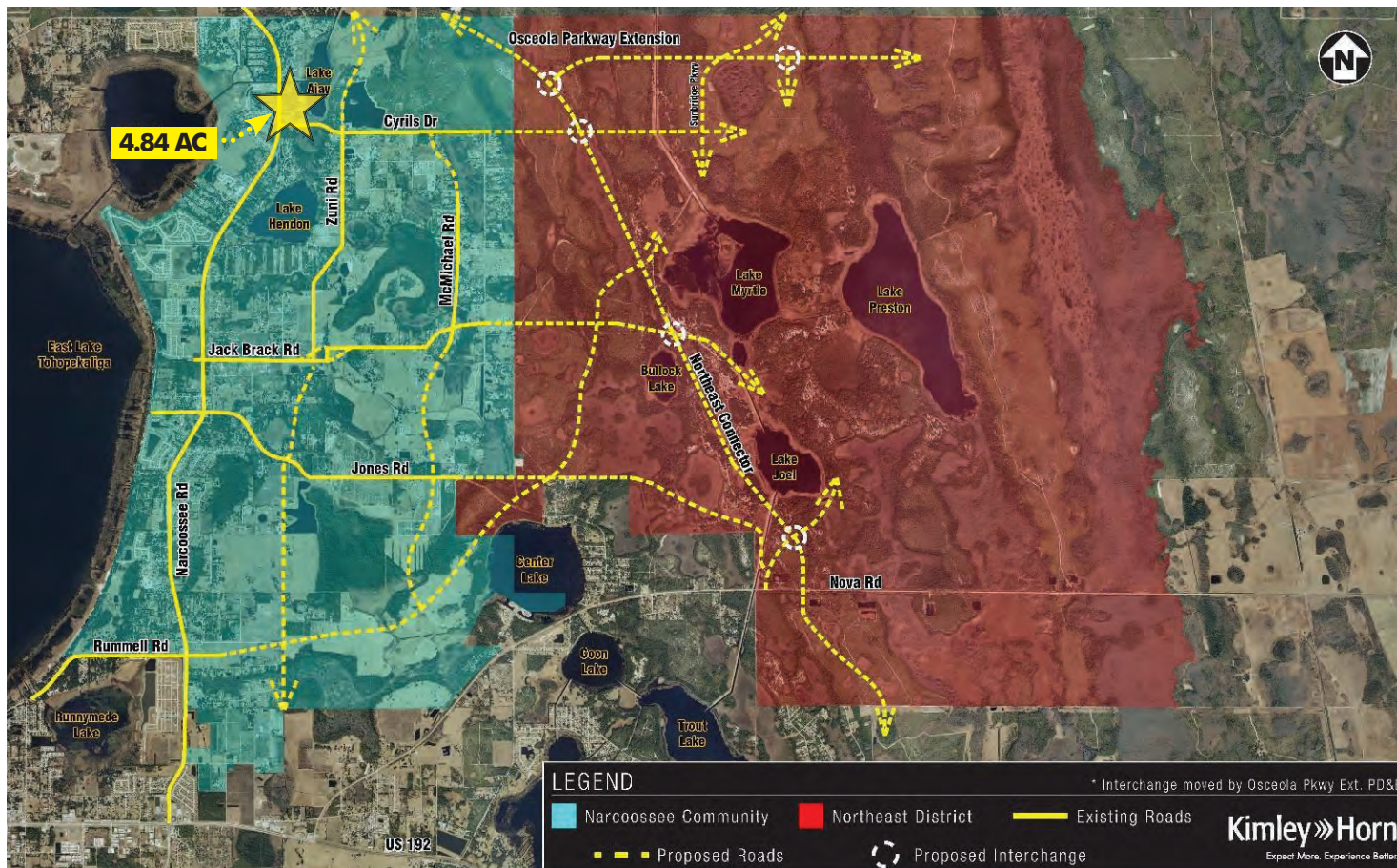
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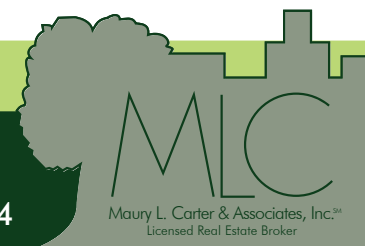


## NARCOOSSEE AREA ROADWAY CONCEPTUAL STUDY

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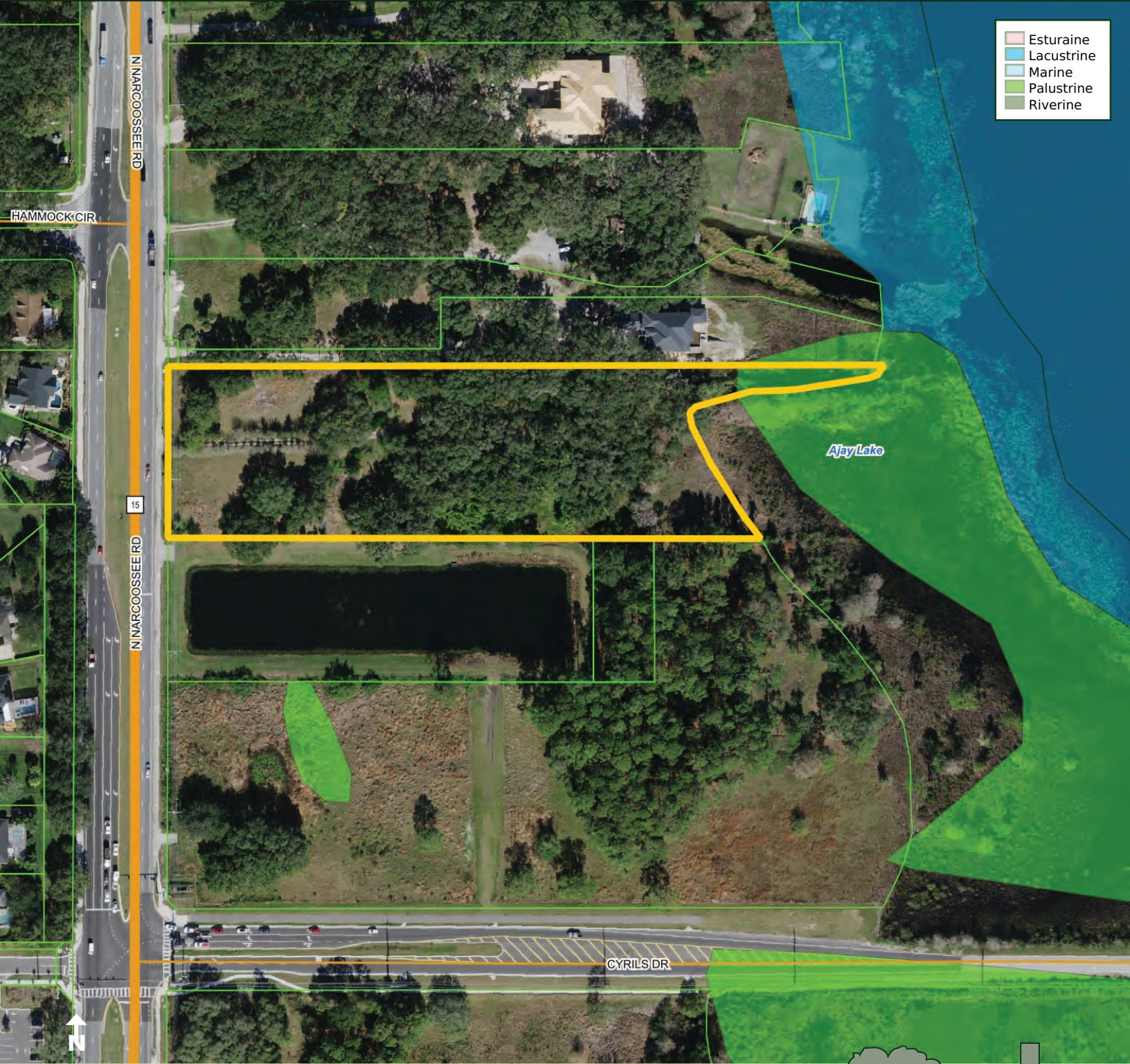
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- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

**WETLAND MAP**

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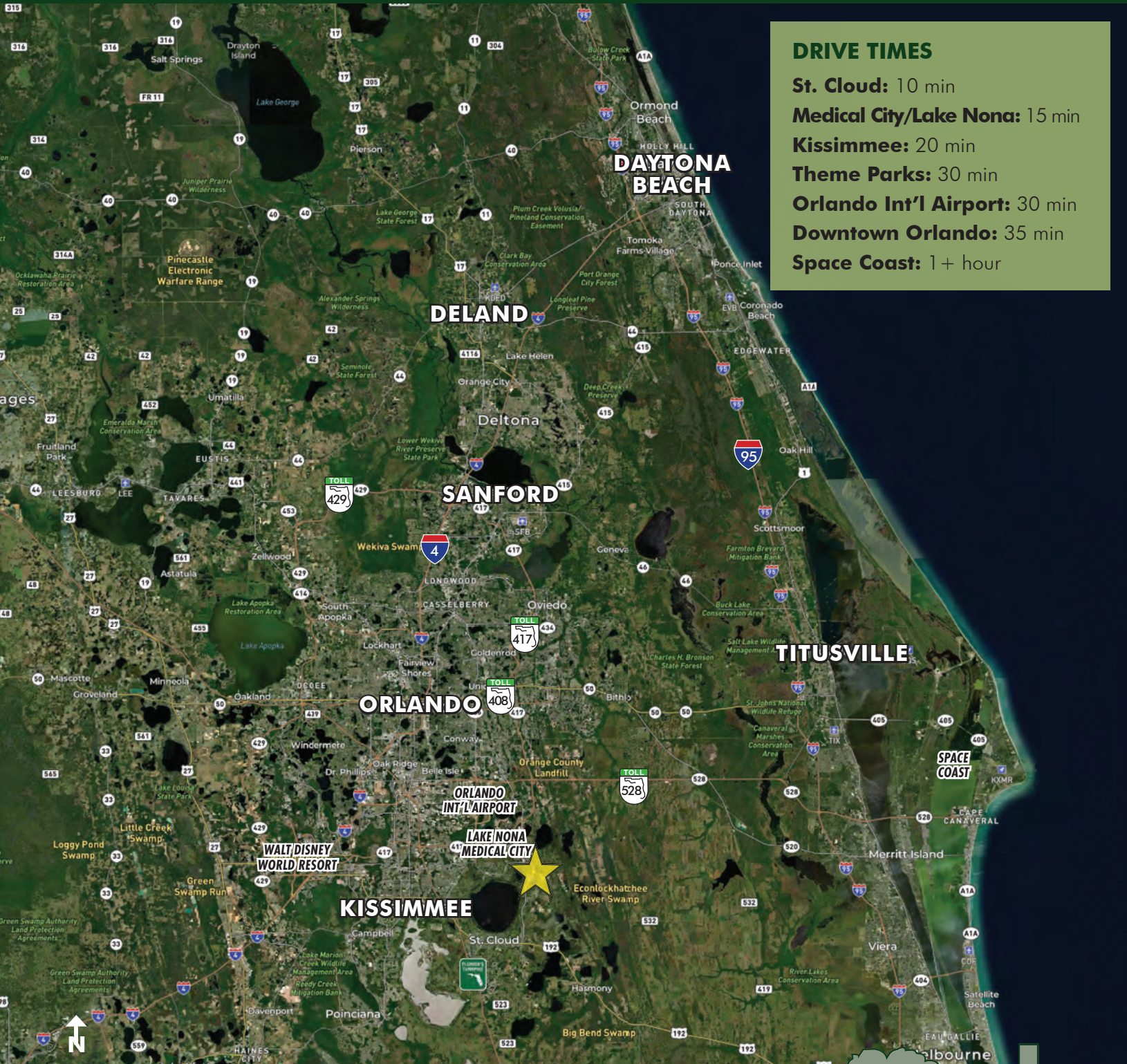


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## DRIVE TIMES

**St. Cloud:** 10 min

**Medical City/Lake Nona:** 15 min

**Kissimmee:** 20 min

**Theme Parks:** 30 min

**Orlando Int'l Airport:** 30 min

**Downtown Orlando:** 35 min

**Space Coast:** 1+ hour

## LOCATION MAP

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