

# OFFERING MEMORANDUM

I-95 (Melbourne) 28 miles →

192

← Harmony 2.2 miles

## OPPORTUNITY IN OSCEOLA COUNTY, FL

12.95 AC | COMMERCIAL/RESIDENTIAL DEVELOPMENT POTENTIAL | +/- 200' FRONTAGE





# OFFERING SUMMARY

**Location:** 7740 E Irlo Bronson Memorial Highway  
St. Cloud, FL 34771

2.5 miles West of Harmony High School

**County:** Osceola County

**Property Size:** 12.95 acres

**Zoning:** Agricultural

**Future Land Use:** Rural Agricultural

**Frontage:** +/- 200' (post of flag lot)

**Parcel ID:** 05-27-32-0000-0200-0000

**Tax Information:** \$3,805.68 (2025) (Tax ID: 1026445 )

**Other:** 25 minutes to I-95 (Melbourne)

**OFFERED AT:**

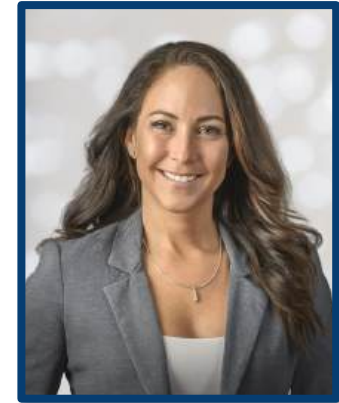
**\$1,450,000**



## EXECUTIVE TEAM



**John Curri**  
*Owner & CEO*



**Karen D'Alberto**  
*VP/Principal*



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**John Curri** - john@curriproperties.com | 321-961-4487

**Karen D'Alberto** - karen@curriproperties.com | 321-622-3196

**WWW.CURRICOMMERCIAL.COM**



# EXECUTIVE SUMMARY



Curri Commercial LLC is pleased to present 12.95 acres of vacant land located just 2.2 miles from the main entrance of Harmony, Florida—an unincorporated, master-planned, green-certified community near St. Cloud in northern Osceola County. Harmony is recognized for its small-town character, family-focused lifestyle, and strong commitment to environmental stewardship.

This private flag lot offers approximately 200 feet of frontage on E. Irlo Bronson Memorial Highway (US-192), a major east-west corridor connecting US-27 to SR A1A and serving as a key route through Central Florida's tourism and commercial districts.

Situated just outside Osceola County's Urban Growth Boundary, the property has Agricultural zoning with a range of potential uses, including RV campgrounds and self-storage/warehouse development. This site presents a unique opportunity to be centrally located, surrounded by natural beauty, and positioned near one of the nation's top 50 master-planned communities.



# SUBJECT ZONING

Zoning: AC (Agricultural)

FLU: Rural Agricultural

*\*Outside the Urban Growth  
Boundry (UGB) \**

## AC (Agricultural) Permitted Uses:

Ag Stands | Agri-tourism Activities | Ag product display  
Aviaries | Kennels or Stables | Community Gardens  
Conservation Subdiv | Dair Farms | Forestry Ops  
Greenhouse or Nursery | Groves and Farms | Hunt Camps  
Livestock/Grazing | Packing Houses | Prop of Insects | Sawmills  
Ag Equipment Storage | Prop of marine foods | Group Home  
Modular/Mobil home | model home | Nursing/Assisted Living  
Seasonal Sales Lot | Single Fam Attached Dwelling/Duplex | Single  
Fam Detached Dwelling | Aircraft Landing | Bus/Train Station  
Cemeteries | Comm Towers | Crematorium | Education - Public, Charter,  
Private | Gov Facilities | Hospital/Health Institute | House of Worship/Civic  
Orgs | Parks, Playgrounds | Pet Rescue | Utility Plants and support stations  
Wind Farms Amusement or Theme Park | B&B | **Campgrounds** | Convenience/  
Gas Retail Daycare/Adult Daycare | Gun Range (indoor/outdoor) | Marina  
Offices and Professional services/Vet Clinic | Public Fairground | Self Serve Ice House  
Special Event | **Self-storage/Warehouse** | Fertilizer or Feed Plants | Renewable Energy  
Creation/Manf/Research | Other Uses with Conditional Use | Other Accessory Uses



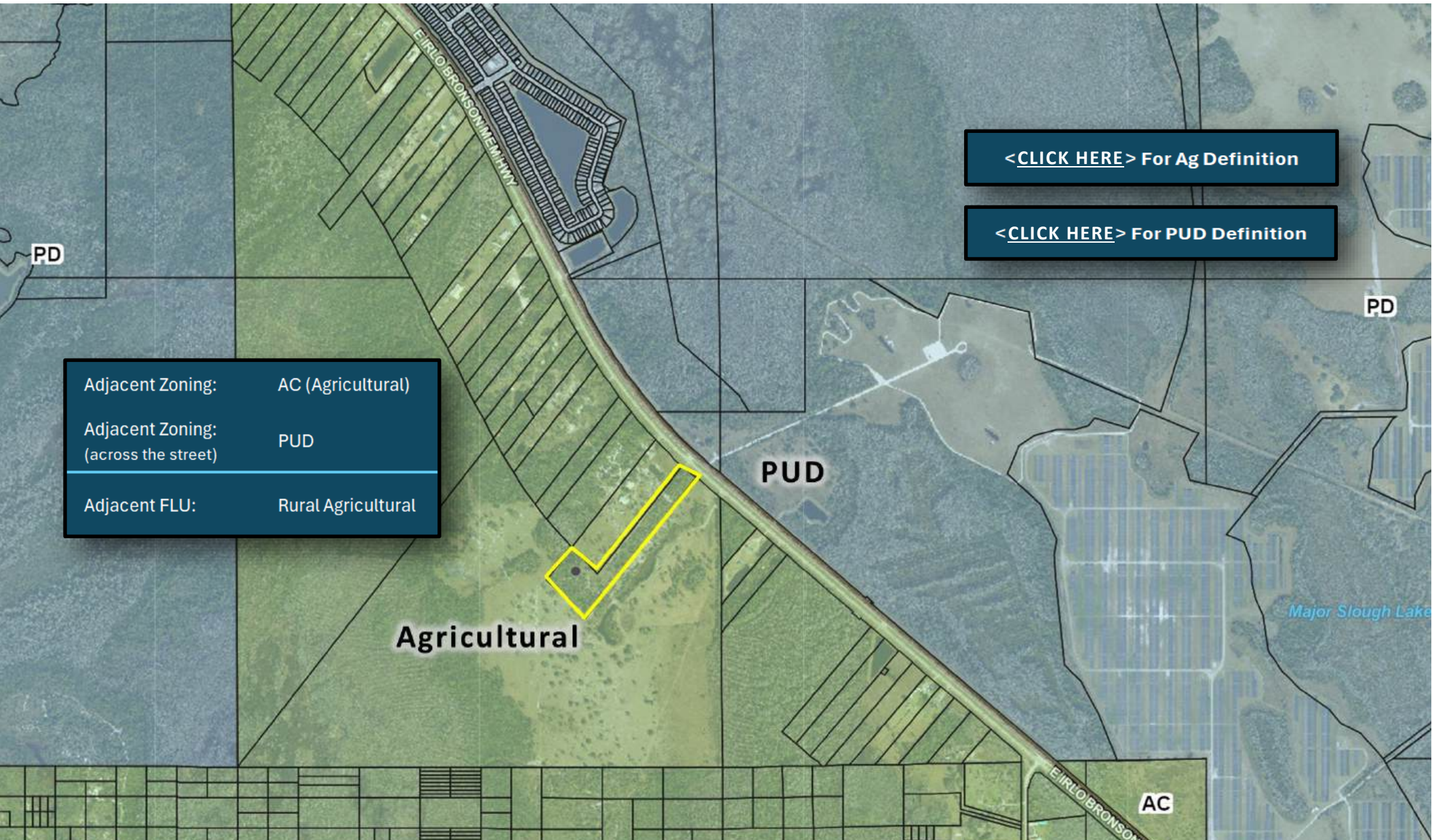
< [CLICK HERE](#) > For Zoning Definition



Opportunity in Osceola County, FL | 4



# ADJACENT ZONING





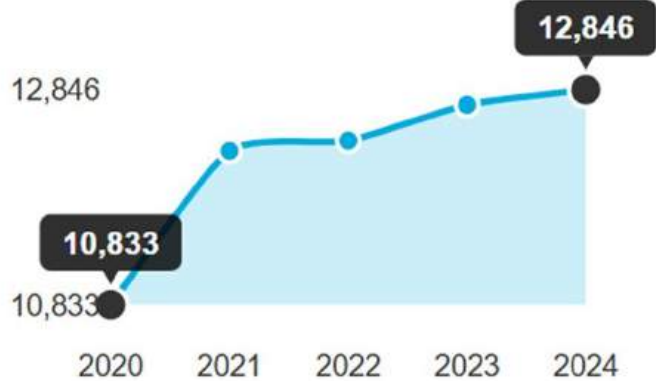
# GROWING DAILY TRAFFIC



**AADT: 12,846**

*(15.7% growth since 2020)*

Historical AADT



**E Irlo Bronson Memorial Highway**









## OUTSTANDING CONNECTIVITY & COMMUNITY

Harmony, Florida, is a master-planned, green-certified community in Osceola County near St. Cloud, designed around peaceful coexistence with nature. About 70% of Harmony is preserved as open space, including two natural lakes—Buck Lake and Cat Lake—and the 260-acre Harmony Golf Preserve. The community partners with the University of Florida for wild-life education and conservation.

Residents enjoy extensive amenities such as a town center, golf course, community pools, parks, sports courts, dog parks, an equestrian center, and complimentary use of kayaks, canoes, and pontoon boats. Harmony is highly walkable, with miles of trails and an active social calendar featuring clubs, farmers' markets, and year-round events.

The area includes A-rated elementary, middle, and high schools, offering specialized academies in Agriscience and Veterinary Science. Housing options range from single-family homes and townhomes to condos and the 55+ neighborhood, The Lakes.

Several new developments are underway, including a Publix-anchored shopping center, a 350,000-square-foot industrial park, and major residential expansions. Projects include the 377-unit Harmony Cove apartments and two additional planned complexes totaling over 1,200 units, along with continued construction in the 55+ community.



# THE CENTRAL FL FRONTIER

The right place. The Right time.



Opportunity in Osceola County, FL | 8



# THE CENTRAL FL FRONTIER

The right place. The Right time.



Harmony High School 2.5 miles  
42 Acres Campus site | 2,795 Enrollment



Harmony Central Subdivision 1.1 miles  
522 Home Sites | 3 Phase Residential



Opportunity in Osceola County, FL | 9









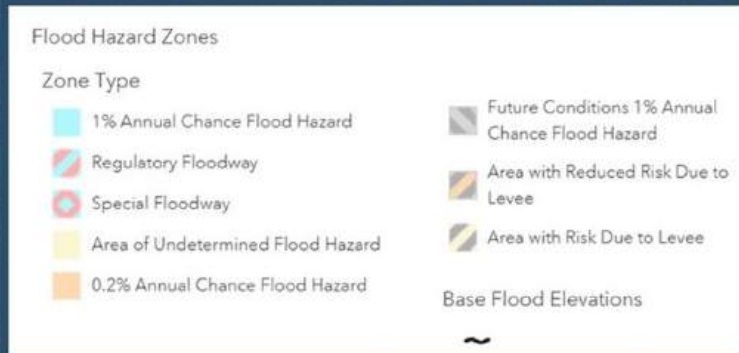


*\*Environmental Assessment has NOT been performed.*

## County Natural Resources: Map

### Flood Zone: X

Only small portion of SW corner is Flood Zone A



### National Wetlands Inventory





# PROPERTY IMAGES



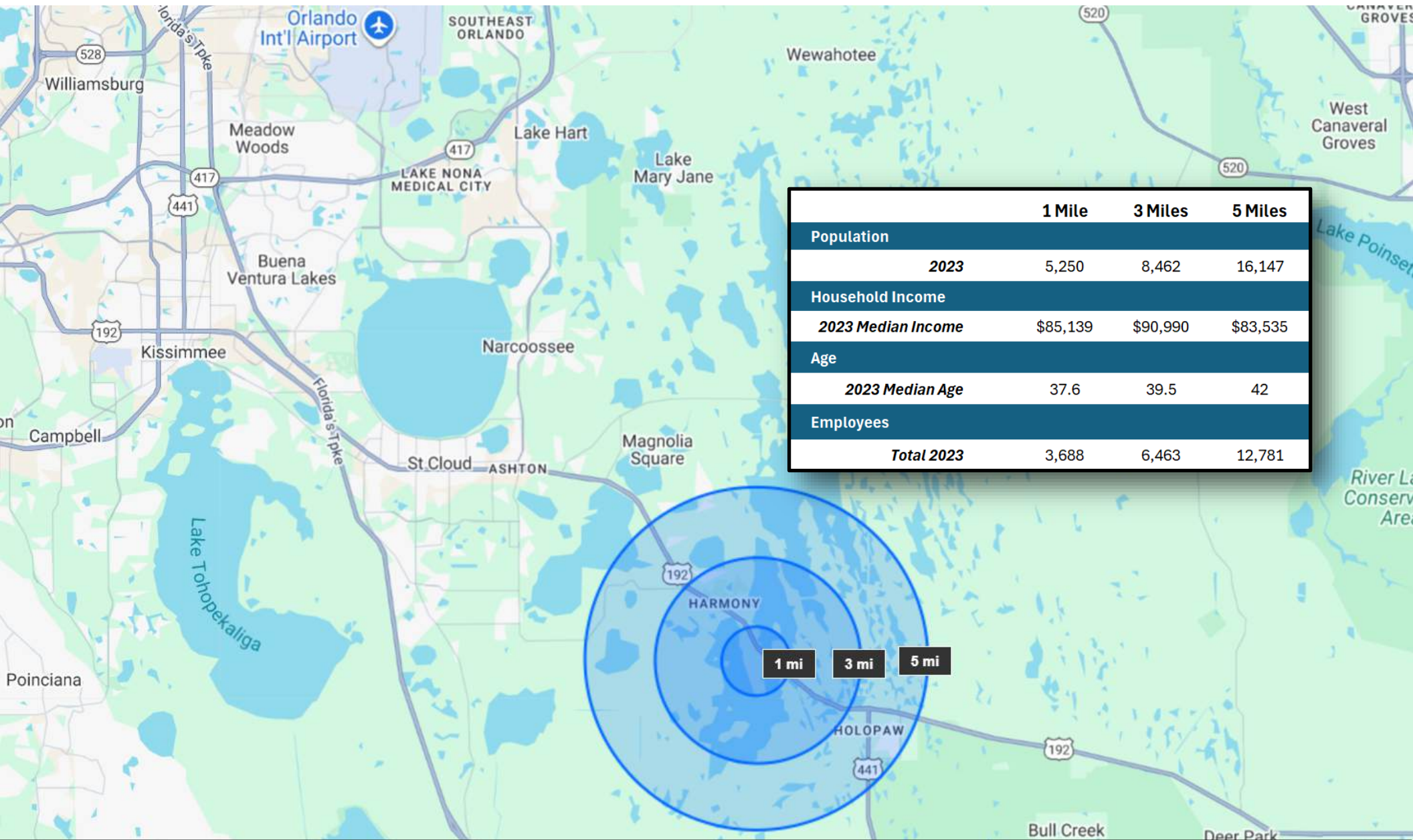


## PROPERTY IMAGES (cont.)





# DEMOGRAPHICS





Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.





Curri Commercial LLC

1097 S. Patrick Dr, Satellite Beach, FL 32937

[www.CurriCommercial.com](http://www.CurriCommercial.com)

John Curri: (321) 961-4487 • Karen D'Alberto: (239) 699-8879



## ***OPPORTUNITY IN OSCEOLA COUNTY, FL***

**12.95 AC | COMMERCIAL/RESIDENTIAL DEVELOPMENT POTENTIAL | +/- 200' FRONTAGE**