

# 1.36 - Acre Commercial Site

Southeast Corner Hickory Tree Rd & Nolte Rd  
In Rapidly Growing Area of St. Cloud, Florida



- Cleared and rough-graded with utilities stubbed at property
- Off-site master retention, dry pre-treatment required
- Property surrounded by Twin Lakes and other planned communities with thousands of new and upcoming homes
- Zoned CCP, Community Center Perimeter, Osceola County
- Potential uses include daycare, gas/convenience, professional/medical office, vet clinic, restaurant (incl. drive-thru), retail, storage, ALF, religious facility, membership club, etc.
- Up to 0.7 FAR allowable
- 10,300 AADT Nolte Rd, 6,800 AADT Hickory Tree Rd
- Limited commercial sites available as area rapidly develops with vast residential developments
- Less than 1.5 miles from US HWY 192 in growing St. Cloud area of Osceola County

**FOR SALE: \$1,350,000**

Demographic Summary			
	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Estimate	3,724	33,091	82,253
2020 Census	2,148	26,122	73,144
2024-2029 Growth	5.2%	4.5%	4.1%
<b>Households</b>			
2024 Estimate	1,396	11,551	28,056
2029 Projection	1,762	14,119	33,802
2024-2029 Growth	5.2%	4.4%	4.1%
2024 Med. Home Value	\$336,639	\$315,210	\$309,467
2024 Avg. HH Income	\$94,686	\$86,778	\$84,760

**Tommy Pinel, MAI**

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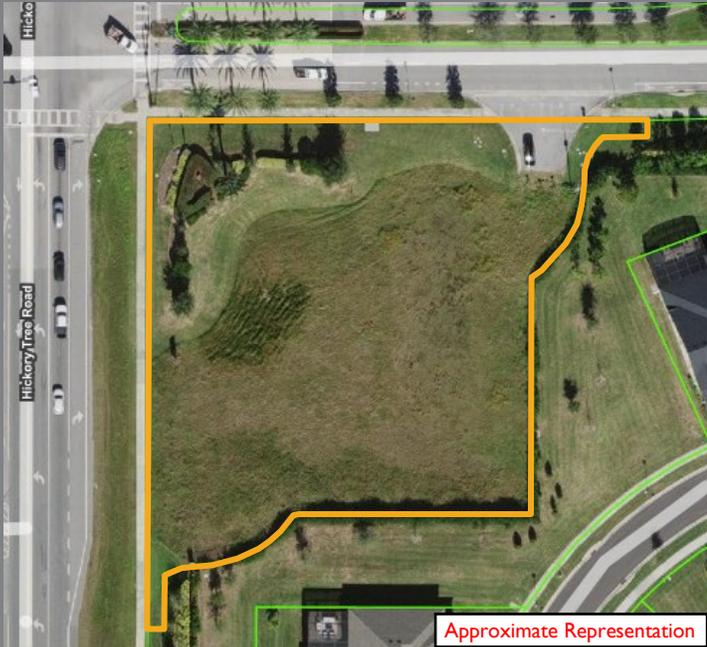


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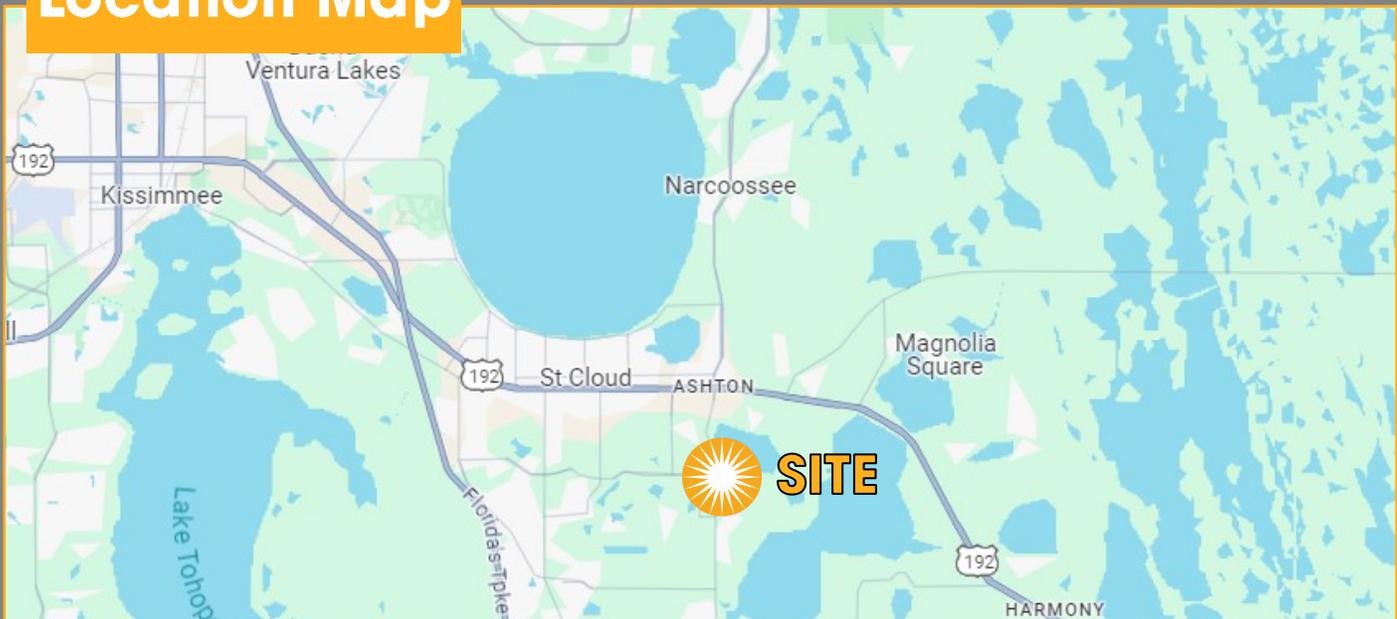
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## Property Summary

Address	SE Corner of Hickory Tree Rd & Nolte Rd
County	Osceola
Municipality	Unincorporated
Parcel ID	18-26-31-4950-0001-0640
Location	SE Corner of Hickory Tree Rd & Nolte Rd
Site Size	1.36 Acres
Frontage	300 ft Nolte Road 305 ft Hickory Tree Road
Zoning	CCP, Osceola County
Flood Zone	NA
Topography	Level, Graded

## Location Map



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