

# FUSILIER COMMERCIAL

## MIXED-USE DEVELOPMENT SITE

4985 DAN SMITH RD. SAINT CLOUD, FL 34771



### HIGHLIGHTS

- 4.8 +/- Acres
- Located at the corner of Narcoossee Rd and Dan Smith Rd w/ Median Break
- Future Land Use is LDR allowing 14 Units/Acre for ASL and 8 Units/Acre for SFR
- Utilities located in front of site
- Minutes from Nona area, Medical City, MCO and HWY 417



### THE PROPERTY

4.8 +/- Acres located just minutes from the booming Nona Area, Medical City, Orlando International Airport and Hwy 417. This property is currently zoned AC with a future land use of LDR allowing 14 Units/Acre for Senior Living and 8 Units/Acre for Single Family Use. The property is located on the corner of Narcoossee Rd and Dan Smith Rd just south of the Narcoossee Community School (A+). Potential additional acreage available for purchase as well. Call for additional information.

**CHRIS PIXLEY**  
352.267.4244

christopher.pixley@gmail.com

**FUSILIER**  
REALTY GROUP

**STEVE FUSILIER**  
407.448.2733

steve@realtygroupfl.com

