



## 177 Acres +/-

9096 E Irlo Bronson Memorial Hwy, Saint Cloud, FL 34773



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# 177 Acres +/-

\$24,000,000

An exceptional opportunity to acquire one of the most valuable and strategically positioned parcels in the region, this expansive ±177-acre corner site offers unmatched visibility with approximately 1,800 feet of frontage on E. Irlo Bronson Memorial Highway (US-192) and an additional 3,092 feet along the most prominent intersection in unincorporated Saint Cloud (Halopaw), Florida. With nearly 5,000 feet of total frontage,...

This property was sold in April 2025; it had neither an environmental assessment nor a survey at that time. The value of the property has increased significantly since that time. The seller has been inundated with offers, but none of them were acceptable....

- Population growing at 22%-24%
- Largest corner lot with frontage on two main highways
- Current household income at \$80,000 and growing
- Corner of a four lane, and two lane highway offering visibility with ease of ingress and egress.



Price:	\$24,000,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	176.76 AC
No. Lots:	1
Zoning Description:	PD
APN / Parcel ID:	13-27-32-0000-0030-0000





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## Property Photos





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