

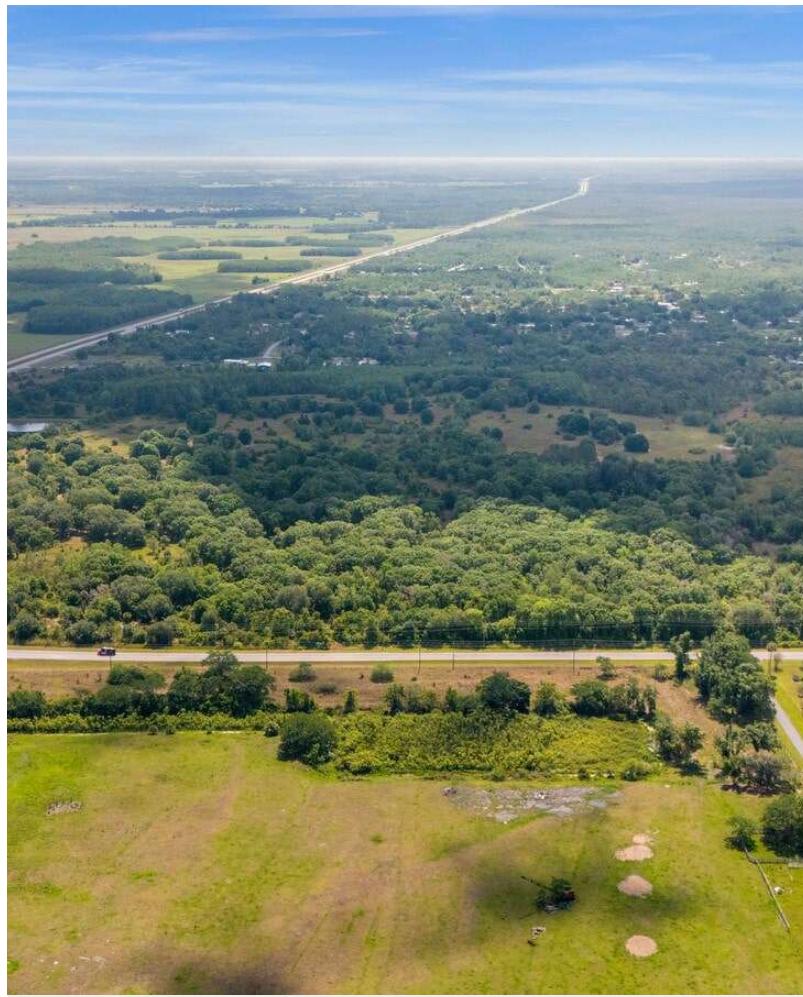
177 Acres =/-

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



Tab Bish

The Agency Orlando
1007 Lewis Dr, Suite 100, Winter Park, FL 32789
tab.bish@theagencyre.com
(407) 427-0743



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

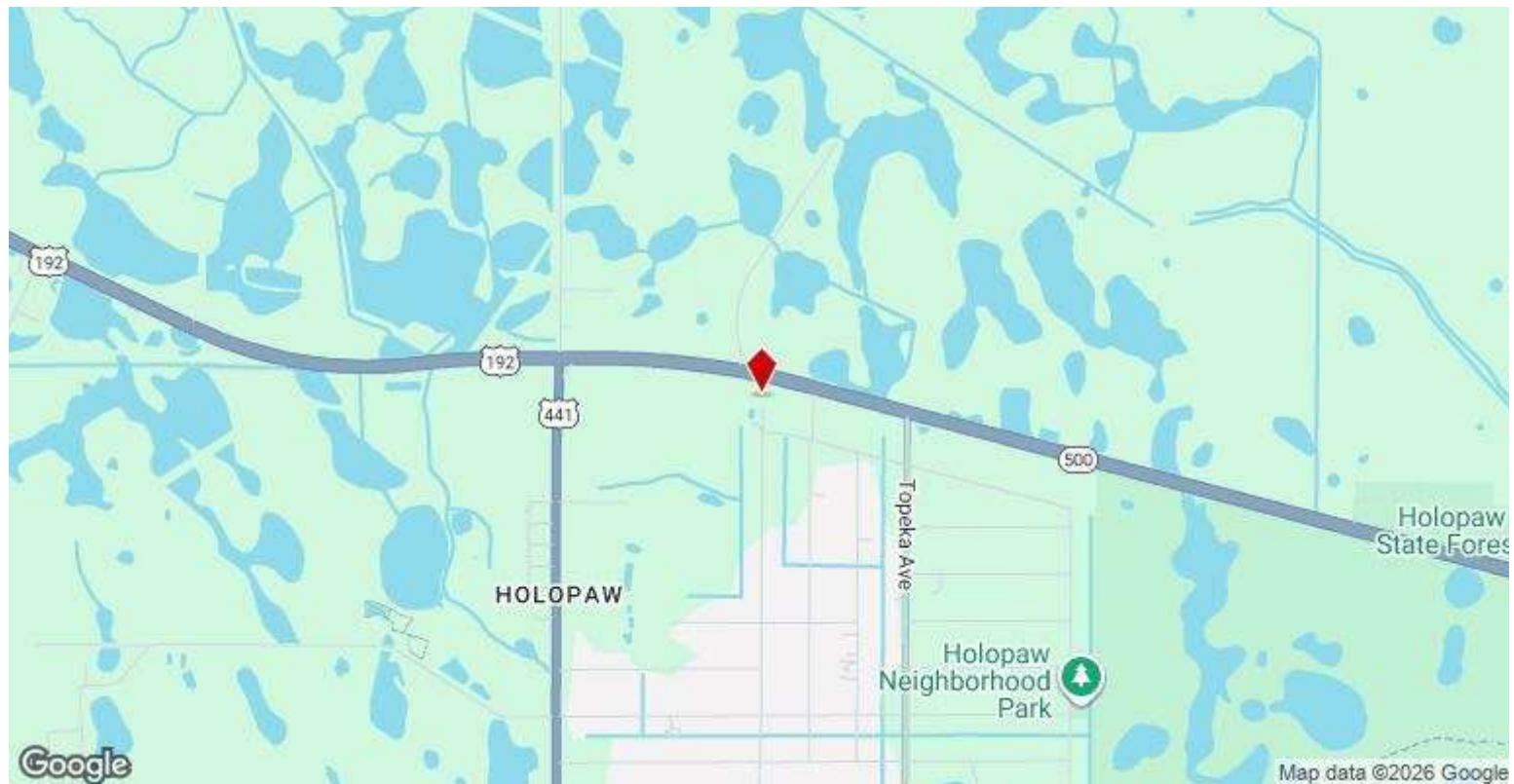
Sale Type: Investment

Total Lot Size: 176.76 AC

No. Lots: 1

Zoning Description: PD

APN / Parcel ID: 13-27-32-0000-0030-0000



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

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 (Holopaw), Florida. With nearly 5,000 feet of total frontage, the property is ideal for maximum out-parcel development and supports a wide range of future uses, including retail shopping centers, multifamily communities, self-storage, mixed-use projects, data centers, or long-term land banking in a rapidly expanding market. The surrounding area has experienced sustained population growth between 22% and 24% for three consecutive years, with median household income approaching \$80,000 and rising. As the only major four-way intersection within a five-mile radius and positioned along the primary corridor connecting Saint Cloud to Melbourne, this site offers unparalleled exposure and serves as the central axis of visibility for the entire region—an extraordinary development opportunity in one of Central Florida's fastest-growing corridors.

Property Photos



Building Photo



Building Photo



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo