



PROPOSAL

**4.8ac Multifamily
St.Cloud Site**

3450 CLARK ROAD

St. Cloud, FL 34772

PRESENTED BY:

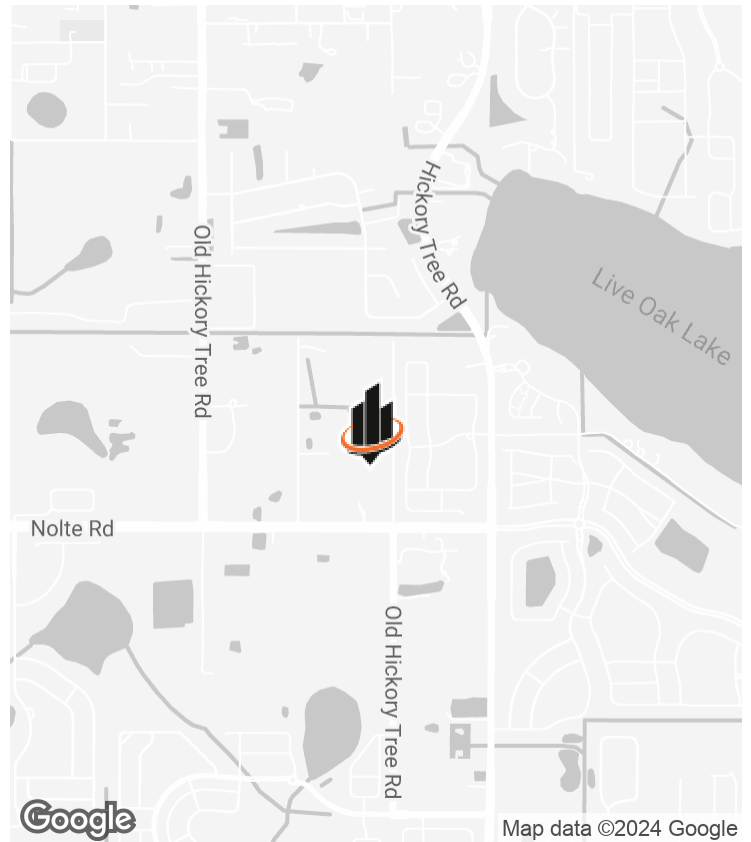
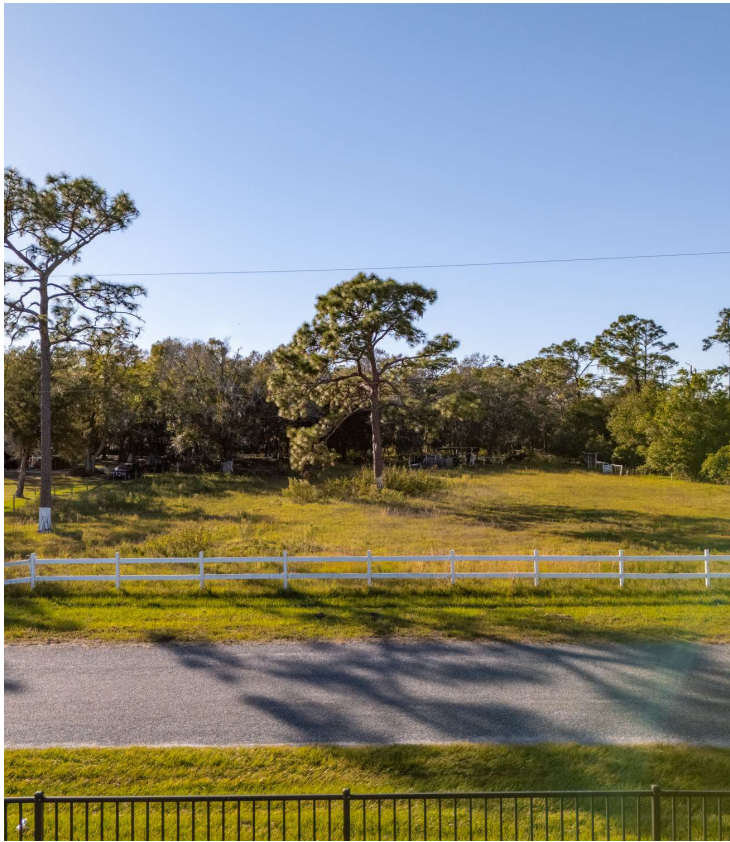
LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,750,000
LOT SIZE:	4.8 Acres

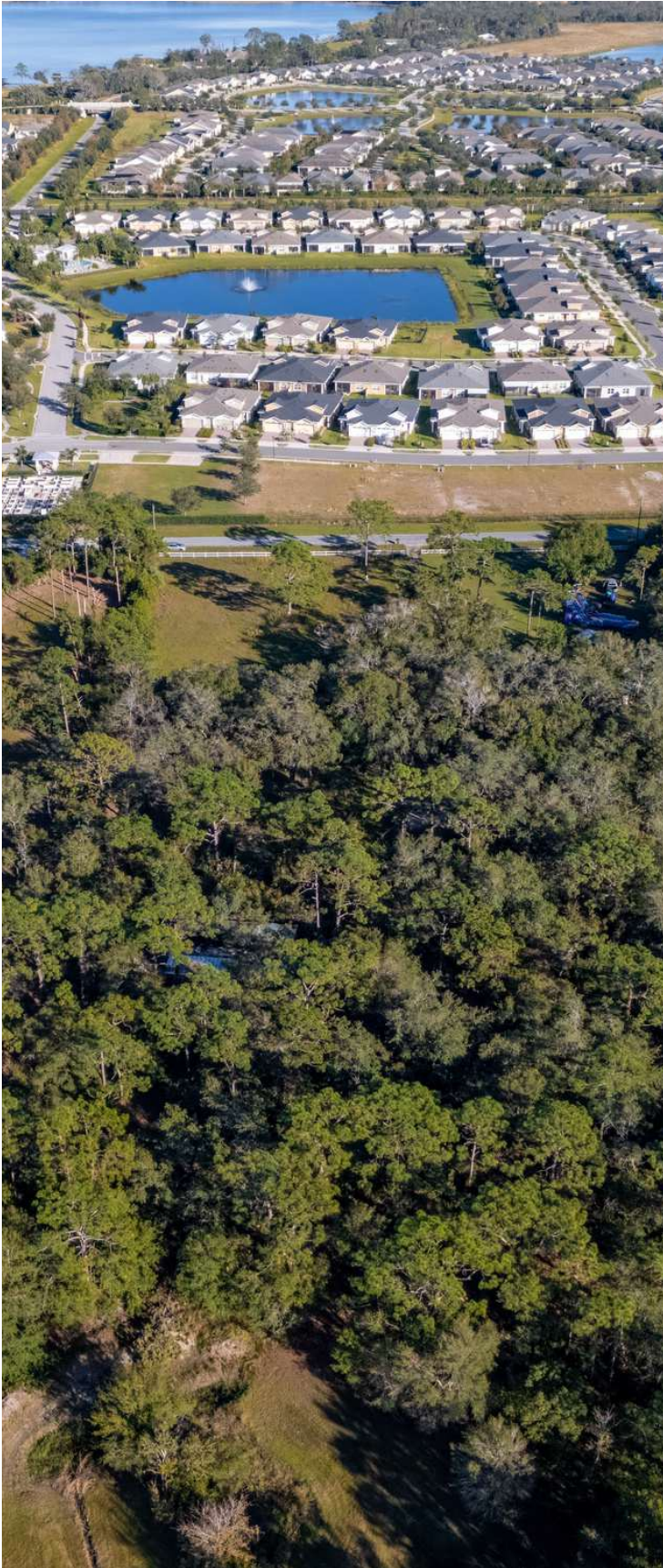
PROPERTY DESCRIPTION

This prime property located in the coveted St. Cloud area. Spanning across 4.8 beautiful acres, this versatile parcel presents an excellent opportunity for multifamily development. Its strategic location offers easy access to key amenities and transportation routes, setting the stage for a thriving residential community. With the potential to fulfill a range of development possibilities, from townhomes to apartment complexes, this property is ideal for investors seeking to capitalize on the growing demand for multifamily housing in the vibrant St. Cloud market. Don't miss the chance to make your mark with this exceptional investment opportunity.

PROPERTY HIGHLIGHTS

- Prime location in sought-after St. Cloud area.
- Versatile zoning options for flexible development up to 40 units per acre.
- Combine with O Bullis Rd (4.01ac) makes total of 8.81 acre development site.
- Potential for high-demand 300+ multifamily housing.
- Suitable for townhome or apartment complex

PROPERTY DESCRIPTION



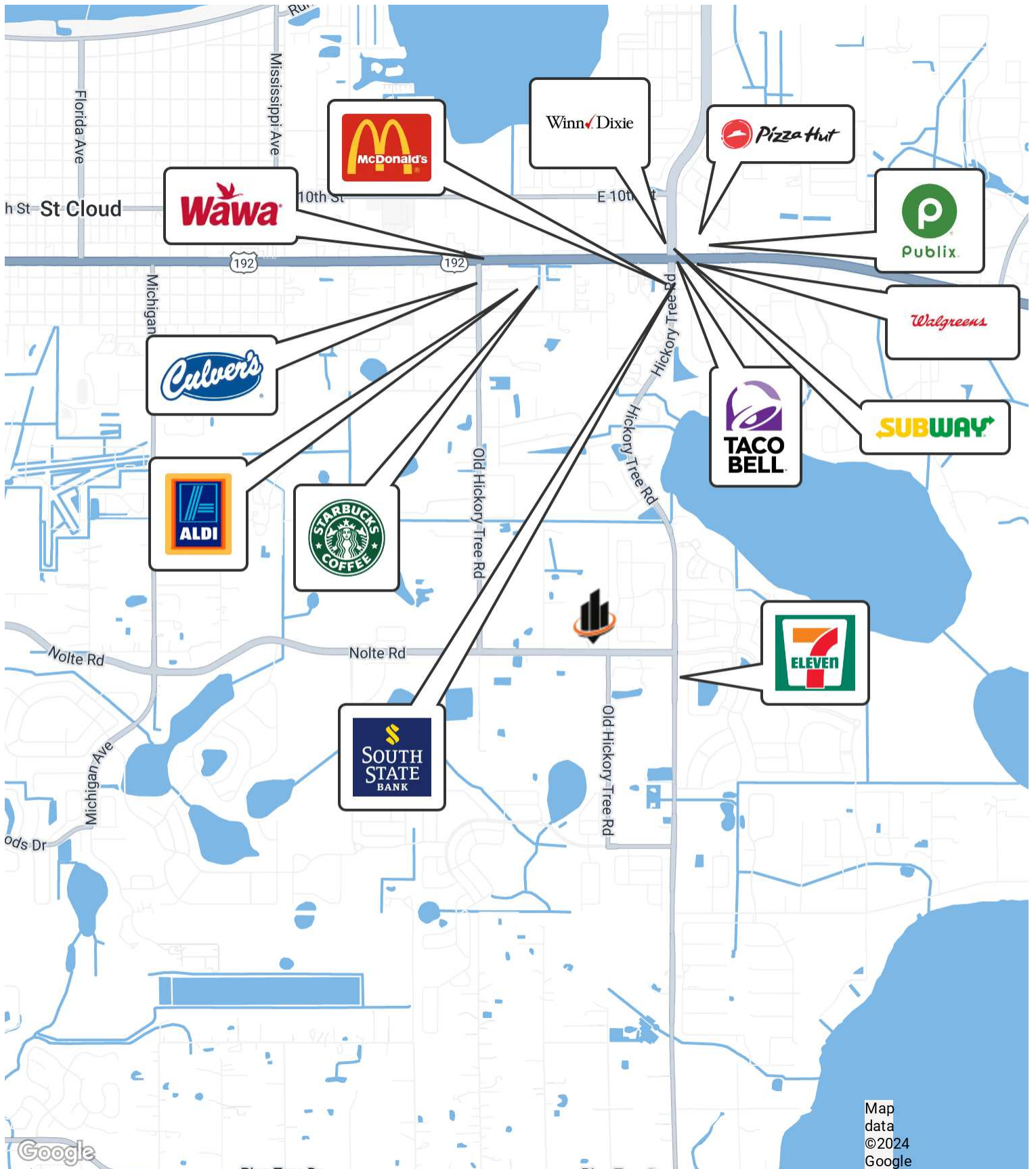
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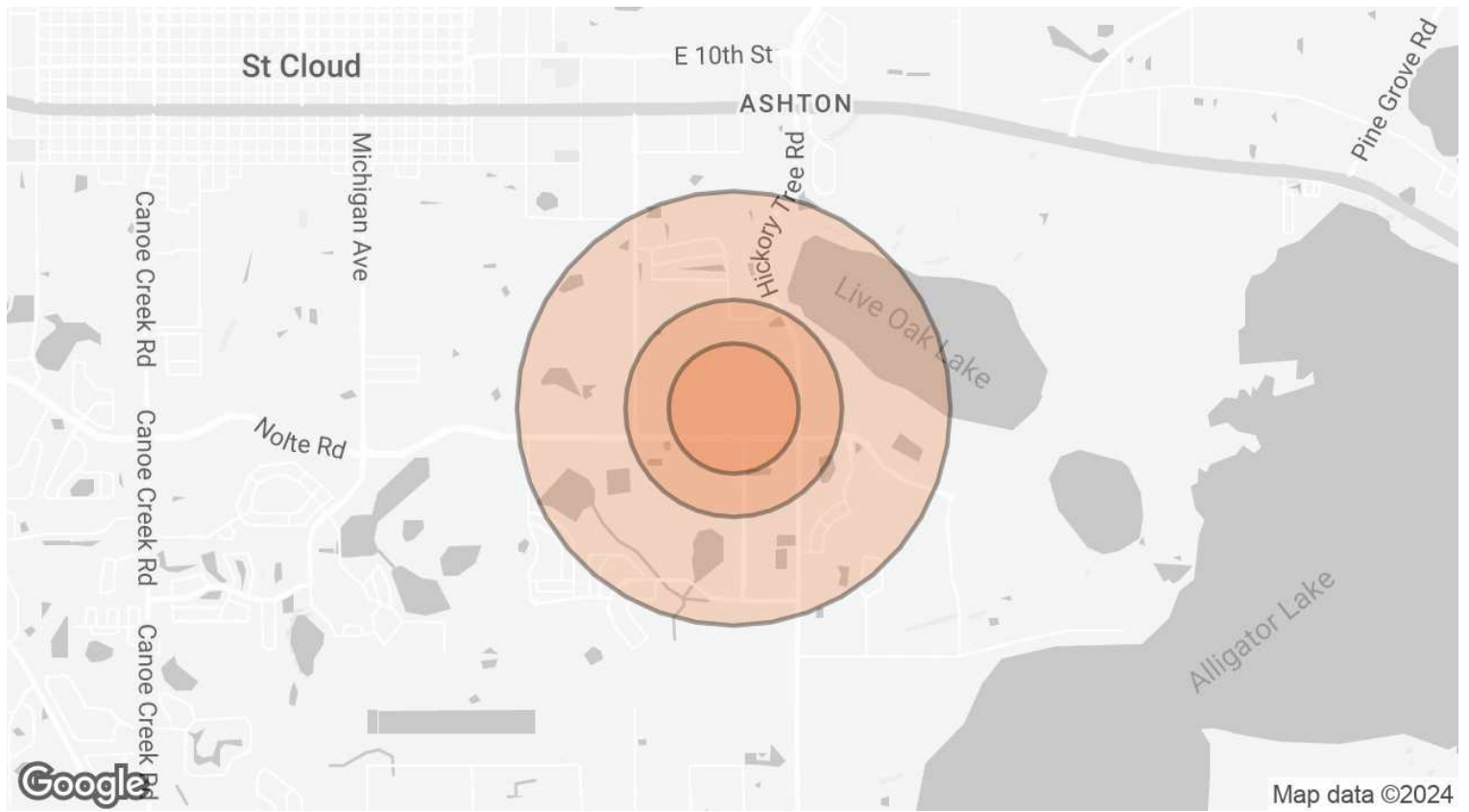
LOCATION DESCRIPTION

Experience the potential of this expansive 4.8-acre property nestled in the heart of St. Cloud, FL. Boasting a fenced 2,236 square foot home, this prime site holds promising opportunities for multifamily development. With the option to rezone to CCC or CCP, developers can envision up to 40 units per acre, making it an appealing prospect for creating a vibrant residential community. The surrounding area offers a delightful blend of suburban tranquility and urban convenience, with nearby attractions such as the picturesque Lakefront Park, downtown area of St. Cloud, and East Lake Tohopekaliga. Its proximity to schools, shopping centers, and dining establishments further enhances its appeal to potential residents. Combine this site with the adjacent 4.01 acre property to build a 300+ units on a total of 8.81 acres. Embrace this chance to shape the future of St. Cloud with a thoughtfully designed multifamily development on this remarkable property.

RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	283	790	2,856
AVERAGE AGE	49	49	44
AVERAGE AGE (MALE)	49	49	43
AVERAGE AGE (FEMALE)	50	50	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	121	339	1,109
# OF PERSONS PER HH	2.3	2.3	2.6
AVERAGE HH INCOME	\$103,931	\$103,834	\$100,649
AVERAGE HOUSE VALUE	\$445,874	\$444,758	\$400,347

Demographics data derived from AlphaMap

ADVISOR BIO



LANCE COBB

Advisor

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Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

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