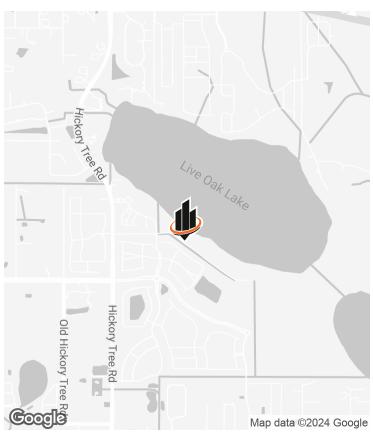


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,000,000
LOT SIZE:	4.01 Acres



PROPERTY DESCRIPTION

Located at O Bullis Rd, this exceptional 4.01-acre parcel is zoned for commercial use and offers endless development potential. Approved for up to 100 apartment units, this site is also perfect for mixed-use development, with the possibility of adding retail spaces to maximize revenue.

Fronting Nolte Rd, which as an Annual Average Daily Traffic (AADT) of 10,300 the property provides excellent visibility and easy access to major roads and highways. Situated in the rapidly growing St. Cloud area, this site is ideal for developers looking to invest in a high-demand location with strong growth potential.

PROPERTY HIGHLIGHTS

- Approved for up to 100 multifamily units
- Prime location in Saint Cloud
- Zoned for multifamily development
- Proximity to major transportation routes
- Surrounded by growing residential and commercial areas
- Favorable demographic trends for rental market
- Potential for strong rental demand in the area

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LOCATION DESCRIPTION

Discover the thriving community surrounding the St. Cloud Multifamily Site in Saint Cloud, FL. Nestled in a rapidly growing area, this location offers access to top-rated schools and a wide array of recreational activities including Lakefront Park and Alligator Lake. Investors will appreciate the proximity to major employers and convenient access to transportation corridors, fostering a strong rental market. With a charming downtown area and a variety of local dining and shopping options, this area provides a desirable living experience for prospective tenants. The dynamic growth and development in Saint Cloud make this an attractive opportunity for multifamily investors.

COMPLETE HIGHLIGHTS





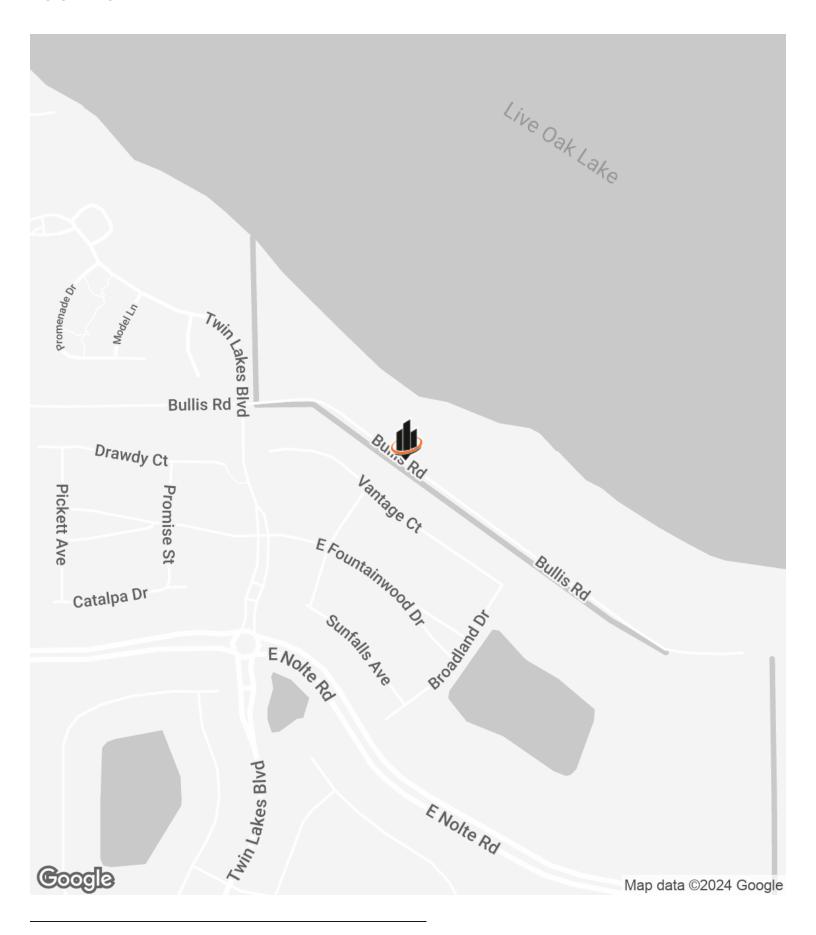


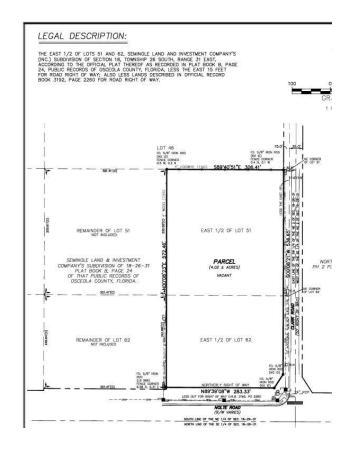
PROPERTY HIGHLIGHTS

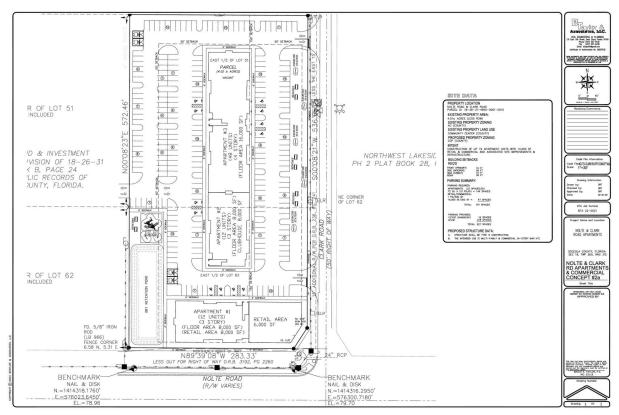
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LOCATION MAP









SALE COMPS



It turns out, you don't have any Comps Selected!

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SALE COMPS MAP & SUMMARY



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	339	579	1,503
AVERAGE AGE	49	50	49
AVERAGE AGE (MALE)	49	49	49
AVERAGE AGE (FEMALE)	50	50	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0.3 MILES 146	0.5 MILES 249	1 MILE 644
TOTAL HOUSEHOLDS	146	249	644

Demographics data derived from AlphaMap



ADVISOR BIO 1



LANCE COBB

Advisor

lance.cobb@svn.com

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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