



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

Pine Tree Drive
St. Cloud, Florida 34772

RESIDENTIAL LAND IN ST. CLOUD



**RESIDENTIAL OPPORTUNITY
UP TO 175 UNITS**



AVAILABLE

- + Land Size: 18.748 Acres
- + FLU: MDR
- + Zoning: MH2
- + Dimensions: Parcel 1 - 600' x 930'
Parcel 2 - 270' x 660'
Parcel 3 - 418' x 333'

Highlights

- Well-Located within a New Growth Area of St. Cloud Proper
- Site is Ideal for Fee Simple or BTR Residential Use
- Single Family and Townhome
- 2nd Story Height Limit
- Surrounded by Existing Developments of Single & Multiple Family Dwelling Units
- Bi-furcated into 3 Separate Lots - Bulk Purchase Only
- In Close Proximity to Community Services and Resources Including Grocery Stores, Churches & Schools
- Easy Access from U.S. Highway 192 and the Florida Turnpike



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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	3,465	\$65,821	18	129
3-Mile	31,900	\$66,950	326	2,352
5-Mile	62,754	\$60,960	1,818	13,726



NeoCity

NeoCity, under 9-miles from the site, is a 500-acre technology district inspired by an ethos of collaboration and designed to transform the way we ideate, create, and innovate.

- + 500 Acre Technology Park
- + \$28 Billion in Economic Output
- + 11 Million Total Square Feet at Build Out
- + 34,000 Jobs at Build Out
- + 109,000 SF BRIDG Sensor Facility
- + 700 Student STEM High School

