



Melissa Rodriguez
Legacy Plus Realty
407-925-3075
Mel@Rockmelinvestments.com
www.rockmelinvestments.com



\$1,295,000.00

We are pleased to offer Old Hickory Tree Crossroads prime ±1.67 commercial acres in one of the fastest growing sector of Osceola County known as Saint Cloud. Prime corner lot presents excellent visibility with 327' of frontage on Old Hickory Tree and 253' on Hickory Tree Road. Subject property is surrounded by National Track home builders such as Taylor Morrison, KB Homes, Pulte, Hanover, Park Square, Jones Homes who all are acquiring and developing land throughout this most sought after corridor of St. Cloud. New Developments are on the Rise as land is becoming scarce as the demand for homes in Florida continue to outpace developer's inventory. St. Cloud has seen a great intensity of track home builders take down land in the last couple of years as St. Cloud, is one of Fastest-Growing Towns in the Nation, Ranked #9 Safest Cities in Florida (2019). Property fronts the development of Taylor Morrison Hickory Grove & Twin Lake community developed by Jones Homes with over 2000+ roof tops to be built. within that particular community. Commercial site will benefit from all the rooftops within the corridor. Old Hickory Tree Rd & Hwy 192 is about 3/4 miles. The commercial land is in the direct path of growth and current developments surrounding the site. Site is 2 miles from Downtown St. Cloud, Walmart on Nolte Road is 3 miles, OIA is 21 Miles.

Information provided is for consumer's personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but not guaranteed.