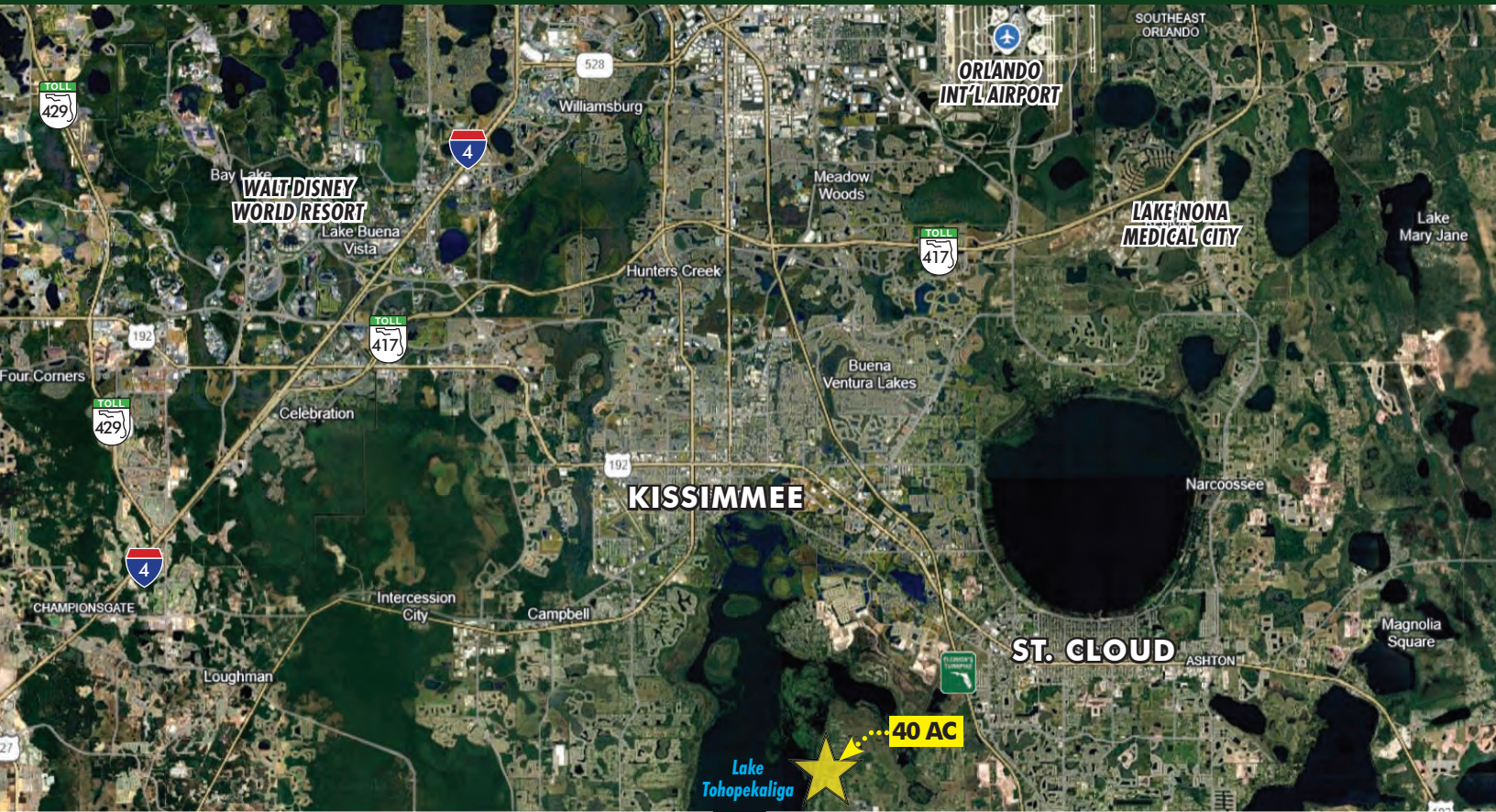


**FOR
SALE**

PRIME 40 ACRES ON LAKE TOHO

Cherokee Rd, St. Cloud, FL 32772



ABOUT THE PROPERTY

SIZE 40.17± acres

PRICE \$10,000,000

ZONING E-1

FLU LDR/Low Density Residential
Allows for 3-8 units/acre

UTILITIES Electric - OUC

ROAD FRONTAGE 1,310'± on Cherokee Rd

PARCEL ID 24-26-29-3670-0014-0050
24-26-29-3670-0014-0010

DESCRIPTION

40 acres with 1,300 feet of frontage on Lake Tohopekaliga. **One of the last properties this size available on the Kissimmee River Chain.**

- » Permitted 2 story dock
- » Property is cleared and is currently used for cattle
- » Adjacent to Edgewater West and in close proximity to Hawk Platt, Bella Tera, Fontana and Green Island master planned developments
- » 1/2 mile to Cherokee Point Conservation Area
- » 5 mile to the Florida Turnpike interchange

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

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Offering subject to errors, omission, prior sale or withdrawal without notice.



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REGIONAL MAP

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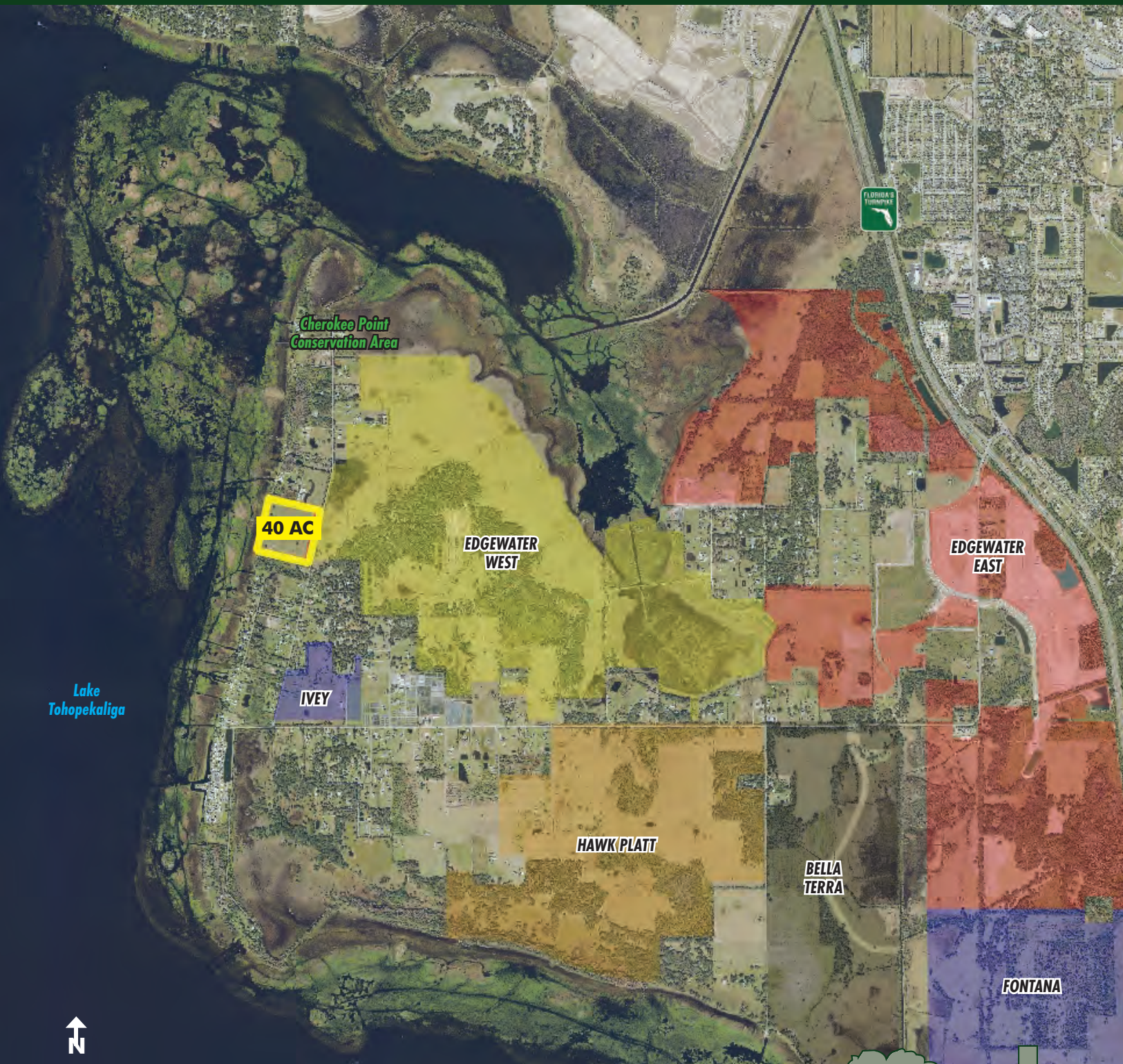
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AREA DEVELOPMENT MAP

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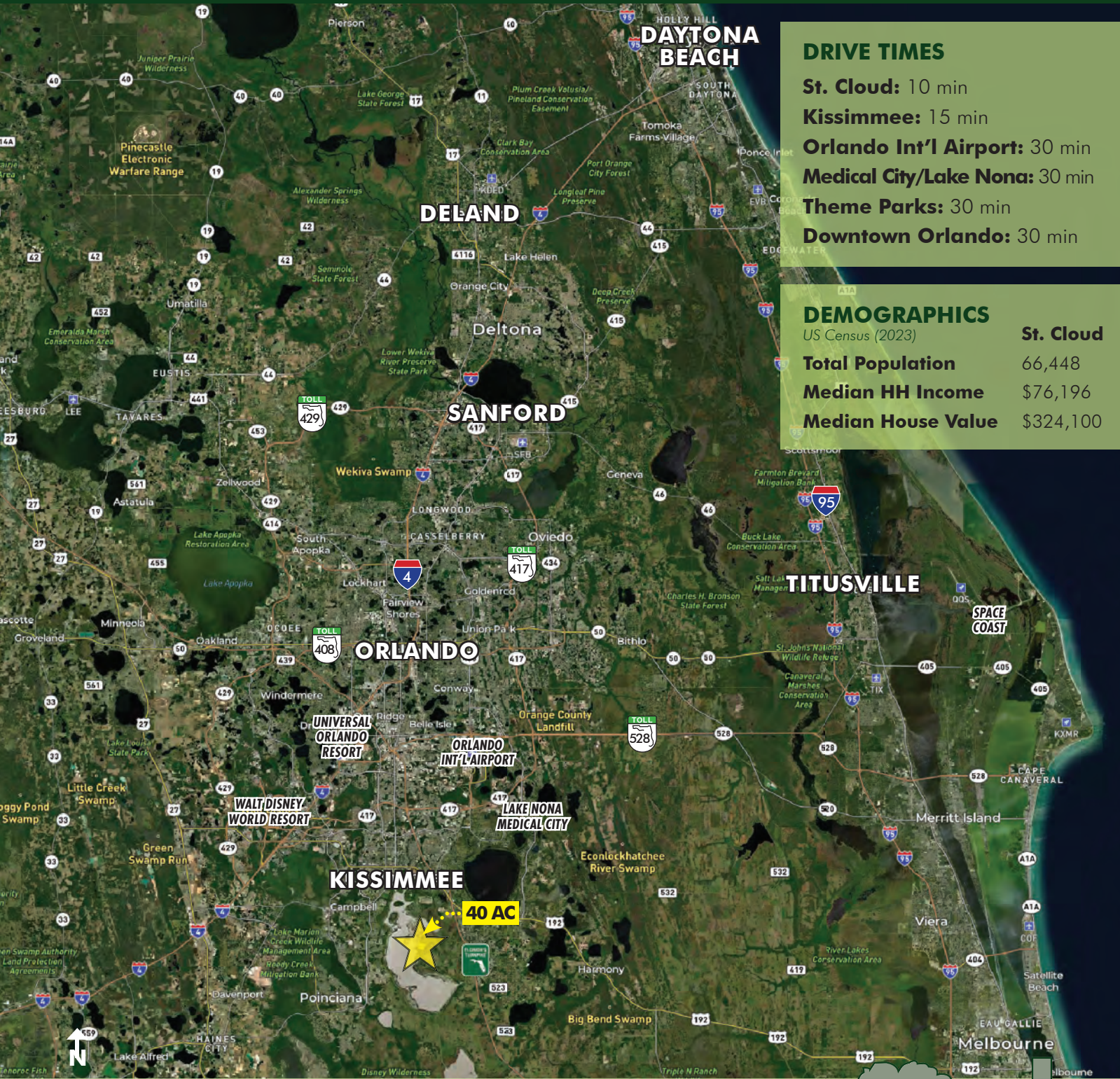
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DRIVE TIMES

- St. Cloud: 10 min
- Kissimmee: 15 min
- Orlando Int'l Airport: 30 min
- Medical City/Lake Nona: 30 min
- Theme Parks: 30 min
- Downtown Orlando: 30 min

DEMOGRAPHICS

US Census (2023)

	St. Cloud
Total Population	66,448
Median HH Income	\$76,196
Median House Value	\$324,100

LOCATION MAP

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