

Ground Lease or BTS

St Cloud, FL

REAL PROPERTY SPECIALISTS, INC.
Appraisers • Brokers • Consultants



US -192 & Orange Ave, Saint Cloud FL

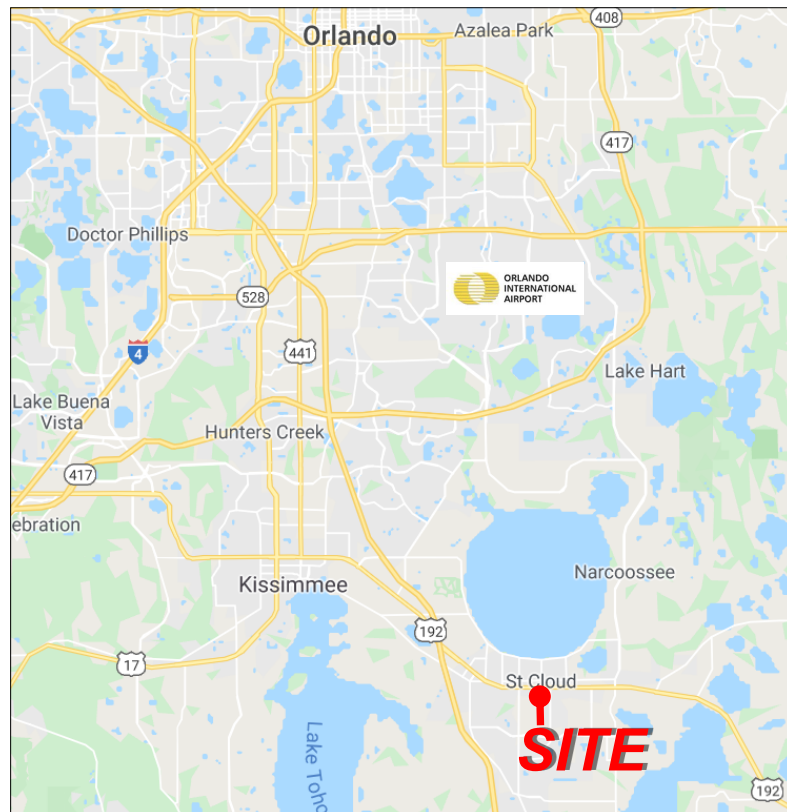
Property Highlights

- Buildable pad site with off site retention
- Easy access from US-192
- Close proximity to brand new Ace Hardware, Jiffy Lube, & Extra Space Storage
- Over 10,000 home sites under construction or planned within a 5 mile radius of the site

Zoning: GC (Osceola County)

Buildable SF: 9,072 sf

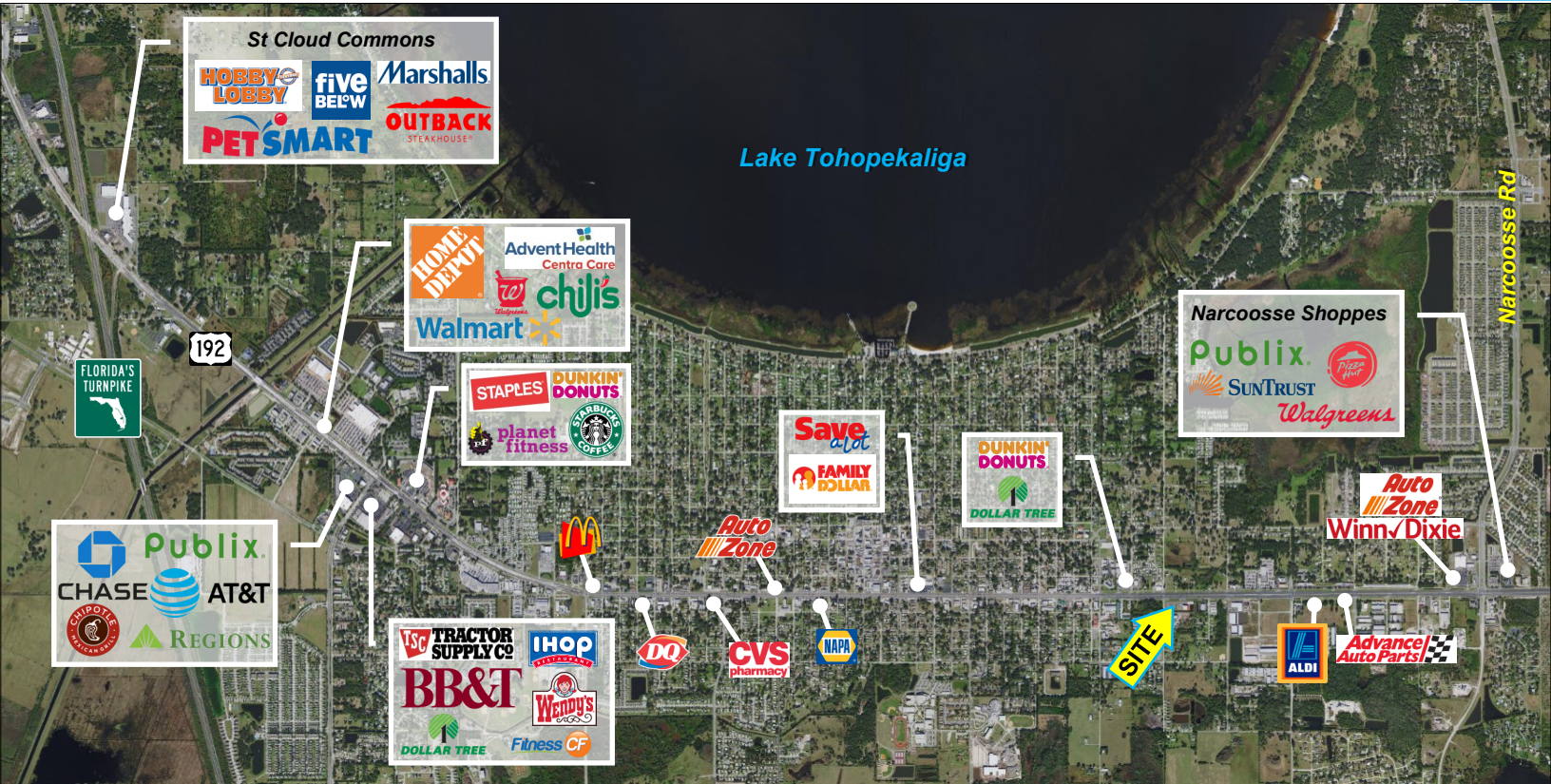
Demographics	1mile	3mile	5mile
Population (2019)	7,489	37,549	79,593
Population (2024)	8,718	44,279	93,645
Average HH Income	\$61,937	\$63,502	\$66,543



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