

CANOE CREEK ROAD COMMERCIAL LOT

CANOE CREEK RD
SAINT CLOUD, FL 34772

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Friars Cove Rd

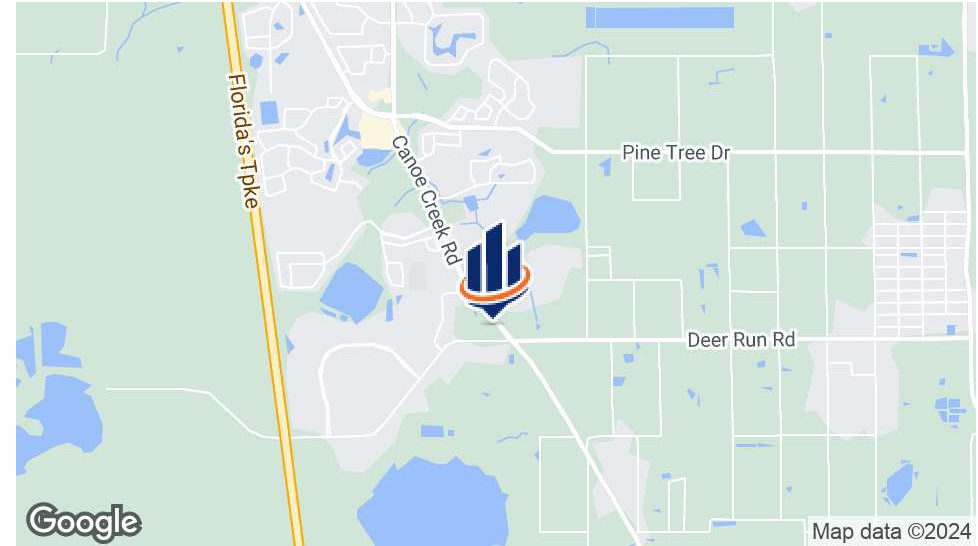
Canoe Creek Rd





Canoe Creek Rd

Property Summary



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.43 Acres
Price / Acre:	\$314,685
Zoning:	HB/Vacant Commercial
APN:	35-26-30-4950-0001-0520
Road Frontage:	500 ± FT
Property Taxes:	\$3,271.74 [2023]

PROPERTY OVERVIEW

Situated on Canoe Creek Road, a prominent thoroughfare in Osceola County with high traffic visibility and accessibility for potential commercial endeavors. This site also features proximity to Florida's Turnpike which has a traffic count of 36,000 cars per day. South of the site is a Dollar General and other nearby businesses include Circle K, Compass Storage, and Publix.

The property has a commercial zoning which allows for a variety of commercial uses, allowing for an array of business development options, from retail to service-based establishments. Highway Business zoning is described as follows: The highway business district is composed of lands and structures used primarily to provide for the retailing of commodities and furnishing selected services. The regulations for the highway business district also intend to permit and encourage a full development of essential retail uses; at the same time, however, protecting nearby residential properties from any possible adverse effects of commercial activity and maintaining an attractive arterial corridor.

Property Description



KEY HIGHLIGHTS

Growth Potential: Positioned within a region experiencing notable economic growth and development, offering potential for future appreciation.

Advantages:

Flexibility: Ample space allows for tailored development to suit specific business needs or investment strategies.

Infrastructure: Access to essential utilities and proximity to established amenities and services within the surrounding area.

Opportunity Summary:

Rare Opportunity: A sizable parcel of commercially zoned land on Canoe Creek Road presents a unique investment opportunity in a growing area.

Potential Uses: Ideal for entrepreneurs or investors seeking to capitalize on the county's growth through strategic commercial development.

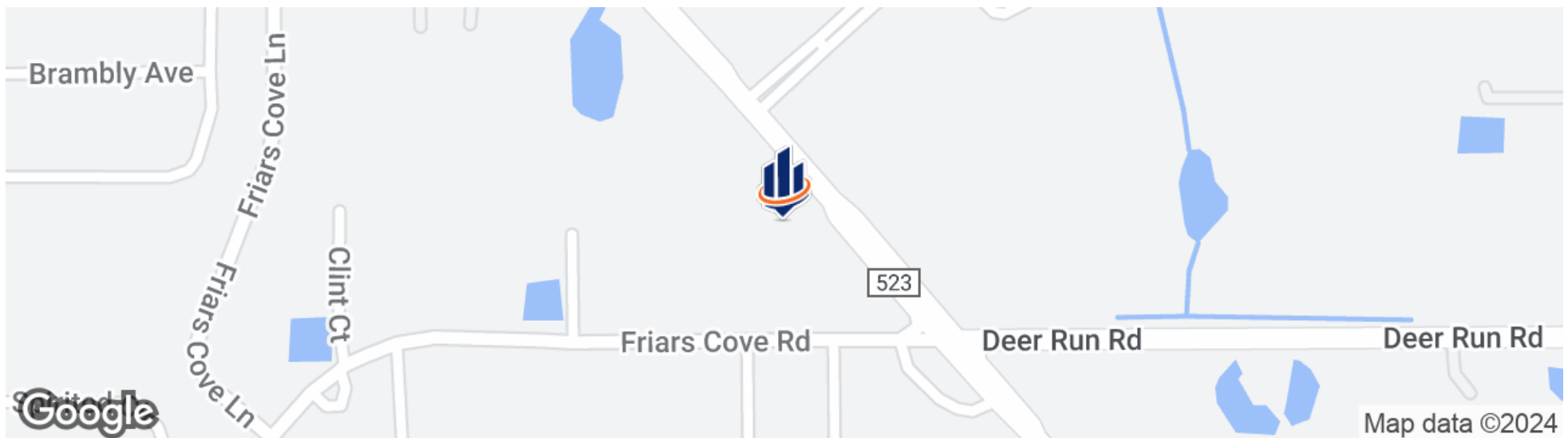
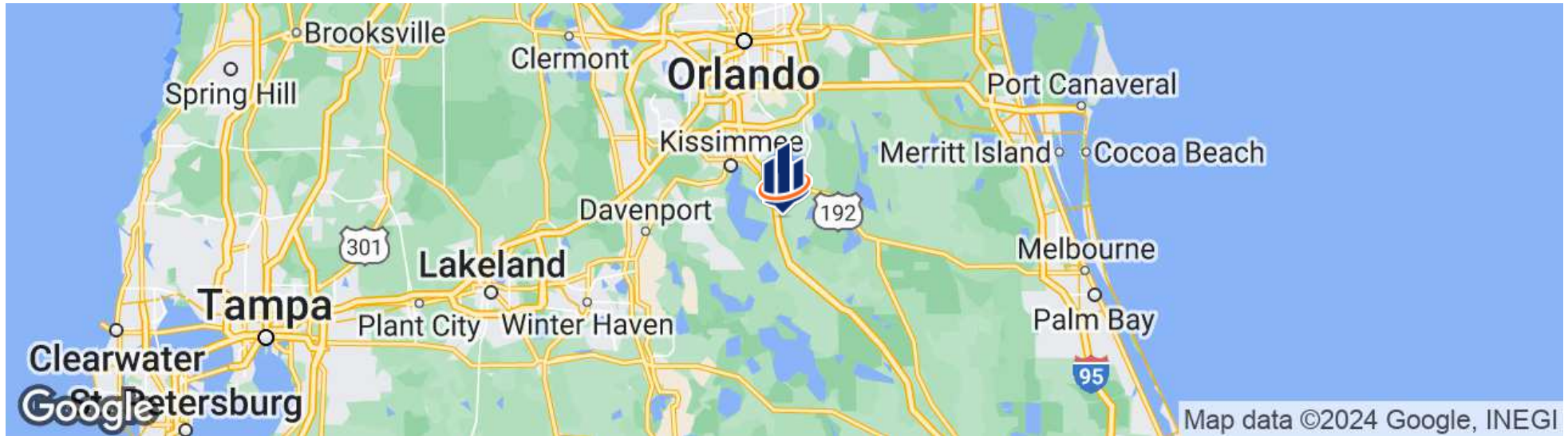
LOCATION DESCRIPTION

The intersection of Canoe Creek Road and Friars Cove Road in Osceola County offers a blend of commercial and residential prospects. The property is only 5 ± minutes east of Florida's Turnpike and only 30 ± minutes south of Downtown Orlando.

Downtown Orlando
30 ± Minutes



Regional & Location Map

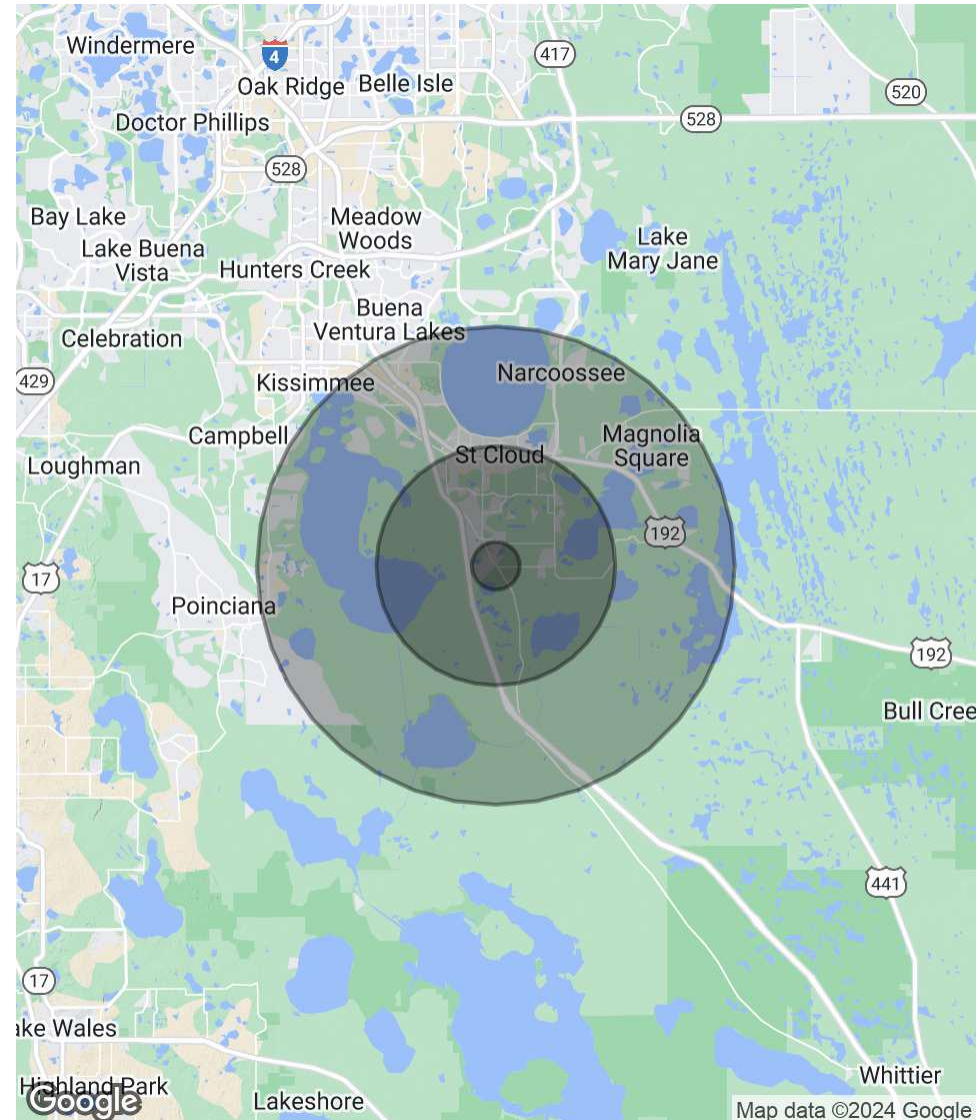


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,343	62,796	202,707
Average Age	35.8	37.2	37.8
Average Age (Male)	35.6	37.1	37.5
Average Age (Female)	36.4	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,548	23,683	72,690
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$59,840	\$59,779	\$61,329
Average House Value	\$232,975	\$222,961	\$226,648

* Demographic data derived from 2020 ACS - US Census





OSCEOLA COUNTY

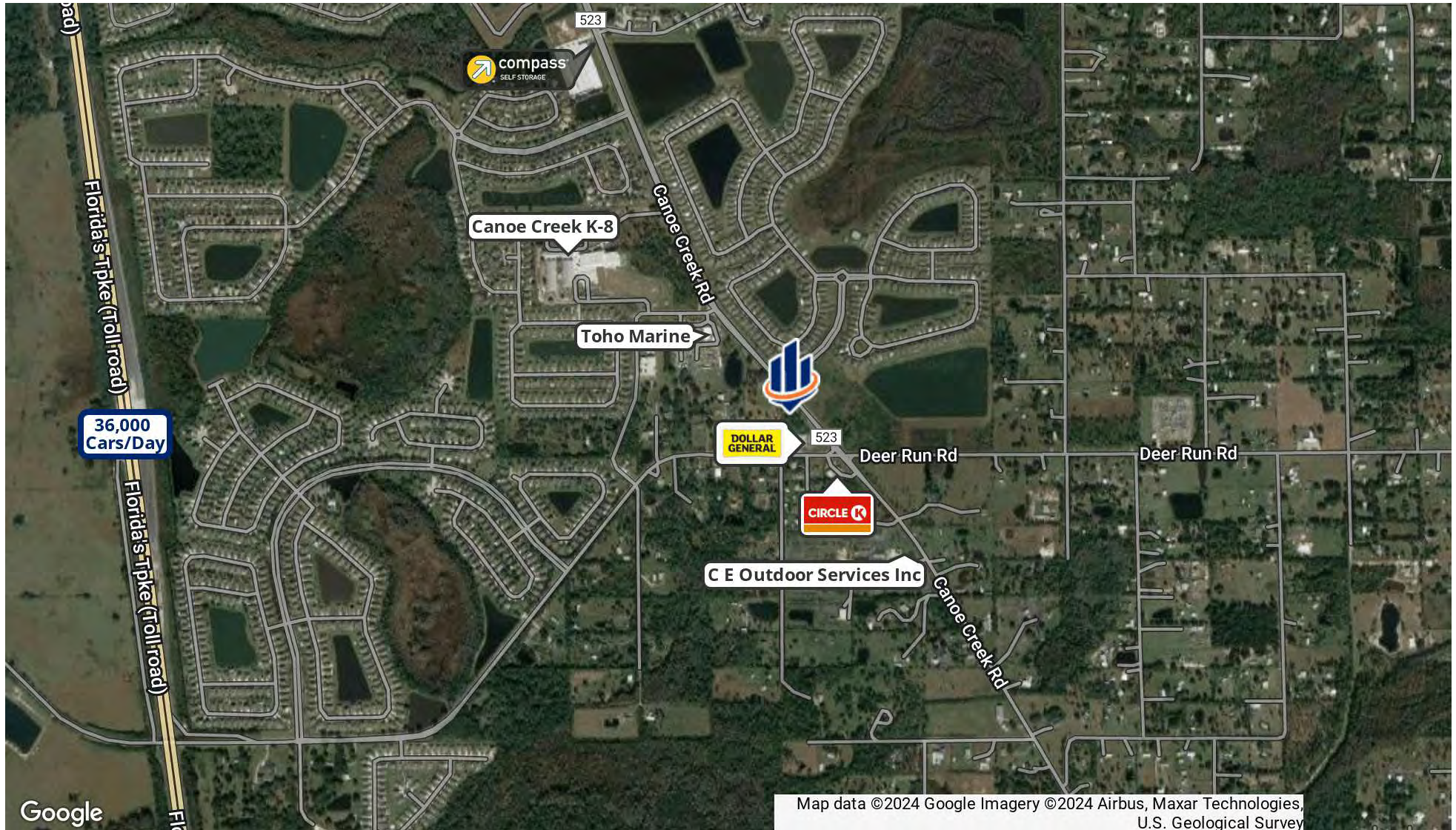
FLORIDA

Founded	1887	Density	284.2 [2019]
County Seat	Kissimmee	Population	422,545 [2022]
Area	1,322 sq mi	Website	www.osceola.org

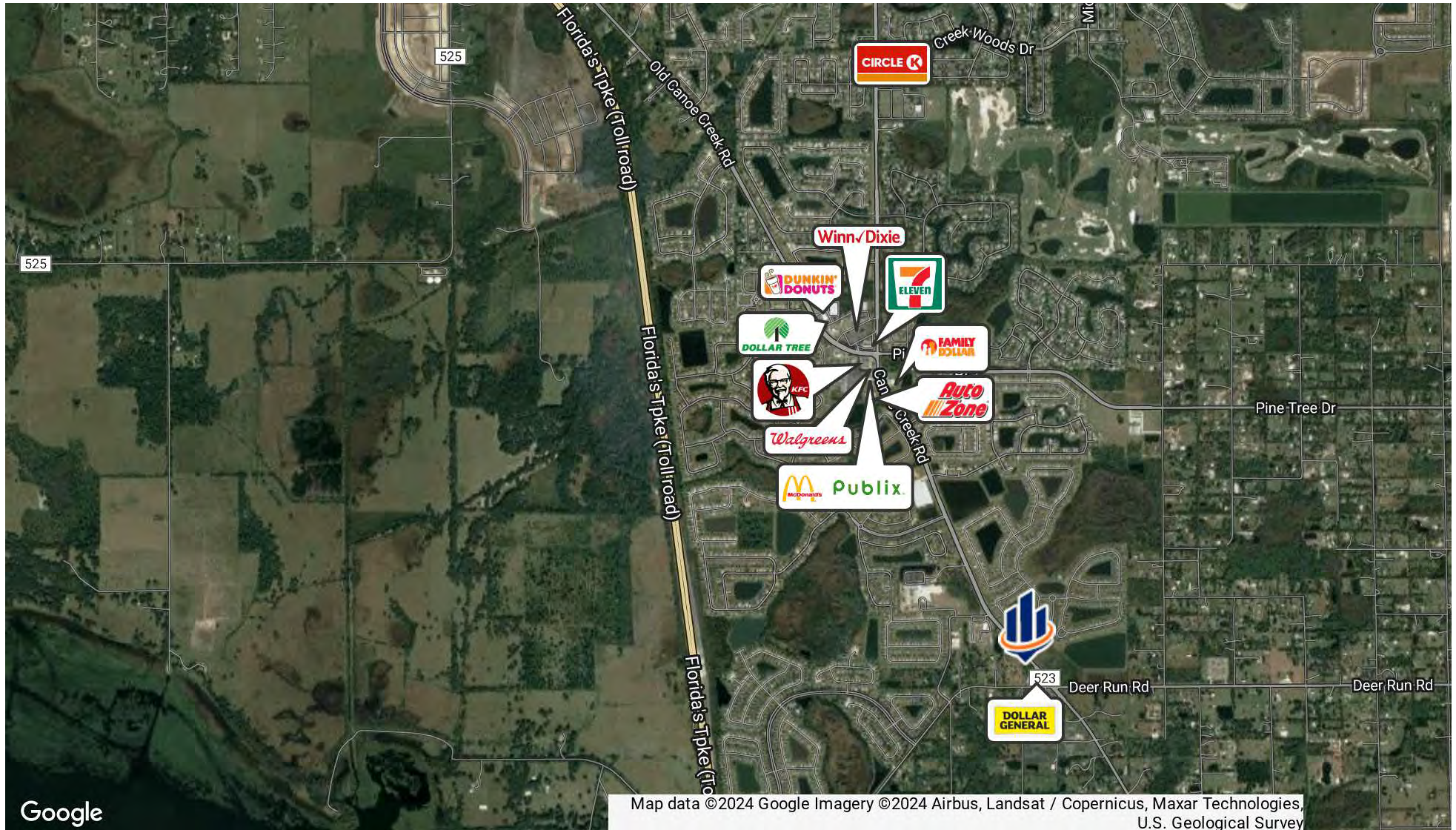
Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.

Neighborhood Area Map



Market Area Map



Florida Turnpike
5 ± Minutes





DUSTY CALDERON

Senior Advisor

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PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit on the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at McNeese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,098-acre ranch and recreational property in Levy County, a 3,707-acre ranch and timberland tract in Tennille, as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, South America, and continues to expand his client base beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family, and friends to sell or acquire land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and then buy and sell real estate here in America.

He is a member of the Florida Cattlemen's Association, Silver Spurs Riding Club, Professional Rodeo Cowboys Association [PRCA] and National Audubon Society. He is a lifetime member of American Bucking Bull, Inc. [ABBI] and a Professional Bull Riders [PBR] stock contractor. Additionally, Dusty is a founding board member for the Harmony Pop Warner Youth Football and Cheer League, and a past member of Osceola County Lakes Advisory Committee.

Dusty enjoys spending time with his family like his Cowboy ancestors. It's in his blood to be working cows & breaking colts, rodeoing, hunting, and fishing. Dusty and his wife, Lucrecia, have been married since 1994 and have three children and a granddaughter. They attend City of Life church in Kissimmee, Florida. Dusty enjoys seeing new lands on horseback and helping people realize their dreams in real estate like he has been able to.



TRENT SAUNDERS, ALC

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PROFESSIONAL BACKGROUND

Trent Saunders is a Senior Advisor & Content Curator at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trent Saunders is a licensed real estate associate specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination.

He obtained a Bachelor of Science degree in citrus with a minor in business from Florida Southern College in Lakeland, FL. Florida Southern College is the only college nationwide that offers a full degree in citrus. He is a member of the Lakeland Association of Realtors®.

Trent specializes in:

- Agricultural Land
- Citrus Groves
- Farmland
- Ranchland
- Recreational Land

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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