

JOHNSON RIDGE DEVELOPMENT

ST. CLOUD, FL | OSCEOLA COUNTY

43.52 ± ACRES TOTAL

ADDITIONAL LAND AVAILABLE





SPECIFICATIONS & FEATURES

Acreage: 43.52 ± acres

Sale Price: \$2,176,000

Price per Acre: \$50,000

Site Address: 6071 Hickory Tree Road, St. Cloud, FL 34772

County: Osceola

Road Frontage: Hickory Tree Road

Nearest Intersection: Hickory Tree Road & East Irlo Bronson Memorial Highway (192)

Zoning/FLU: Mixed Use - Osceola County; allows 5-25 residential units per acres & also allows non-residential uses

Utilities: Water & sewer are at Highway 192 (Irlo Bronson Memorial Highway)

Nearest Intersection: Hickory Tree Road & East Irlo Bronson Memorial Highway (192)

Road Frontage: 1,125 ± feet on Hickory Tree Road

Uplands/Wetlands: 42 ± acres uplands;
1.5 ± acres wetlands



Johnson Ridge Development is high and dry; suitable to build a residential development. Located down the street from the town of Harmony which has shops, restaurants, local businesses, and doctors offices. This is a great property in a growing area only 40 minutes to Orlando, 45 minutes to Disney World, 10 minutes to Downtown St. Cloud, 30 minutes to Orlando International Airport, and the entrance to Harmony is about 1 mile away. This location would be perfect for a neighborhood development.

LOCATION & DRIVING DIRECTIONS

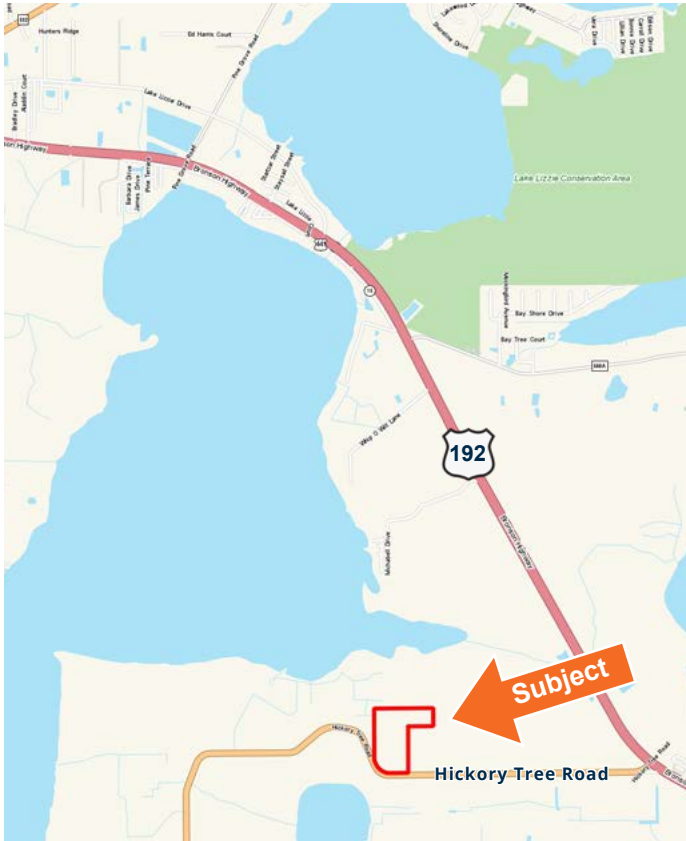
Parcel IDs: 26-26-31-0000-0020-0000
26-26-31-0000-0070-0000

Driving Directions:

- Take 192 East toward St. Cloud, past Narcoossee Road.
- Across from Harmony's new phase, turn right on East Hickory Tree Road.
- Approximately 1,320 feet, property will be on your right.

Showing Instructions: Contact the listing agent, Dusty Calderon (407.908.9525), to learn more or schedule a showing time.

Located Near the
Town of Harmony





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

43.52 ± Acres • Residential Development in a Developing Area
Located Near the Town of Harmony
Neighboring Residential Acreage Available

Visit SVNsaunders.com & Search For: Johnson Ridge

Dusty Calderon 407.908.9525 | dustyc@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
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