

HERITAGE LAND CO.



AVAILABLE

22.41 ACRES IN THE PATH OF GROWTH

CANOE CREEK RD, SAINT CLOUD, FL 34772



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CANOE CREEK RD, SAINT CLOUD, FL 34772 PROPERTY SUMMARY

PROPERTY DESCRIPTION

Rare 22.41-acre development opportunity on Canoe Creek Road in rapidly expanding Saint Cloud, Florida. This vacant parcel sits in one of Osceola County's most active growth corridors, surrounded by recent large-scale acquisitions from national homebuilders. With frontage on Canoe Creek Rd, the property offers a clean slate for future commercial development.

The parcel is directly adjacent to land owned by KB Home Orlando, with neighboring tracts recently acquired by Lennar, M/I Homes, Clayton Properties, and Taylor Morrison, a clear signal of the area's development trajectory. 22.41 total acres with ±7.28 acres of commercial frontage already conceptualized for mixed-use development, includes c-store with fuel, QSR drive-thru, coffee, daycare, and self-storage. Remaining acreage available for residential phase or land bank.

PROPERTY HIGHLIGHTS

- 22.41 acres of vacant residential land
- Traffic signal to be installed at Canoe Creek Rd & Sylewood Blvd
- Over 3,500 new homes under construction in the immediate area
- Adjacent to KB Home Orlando; surrounded by Lennar, M/I Homes, Clayton, and Taylor Morrison
- Close proximity to new Florida Turnpike entrance
- Convenient to Lake Nona and Orlando
- Near top-rated schools
- Frontage on Canoe Creek Rd
- Osceola County – one of Florida's fastest-growing counties



Demographics	1-Mile	3-Mile	5-Mile
Population	9,802	42,251	70,927
Total Households	2,898	13,303	23,260
Average HH Income	\$94,183	\$89,696	\$90,594
Employee Population	4,693	19,750	32,672

TRAFFIC COUNTS

Canoe Creek Rd (2025) **22,120** AADT

Traffic on Canoe Creek Rd is projected to double by 2050, and Osceola County has advanced a 4-lane widening project to the design phase.

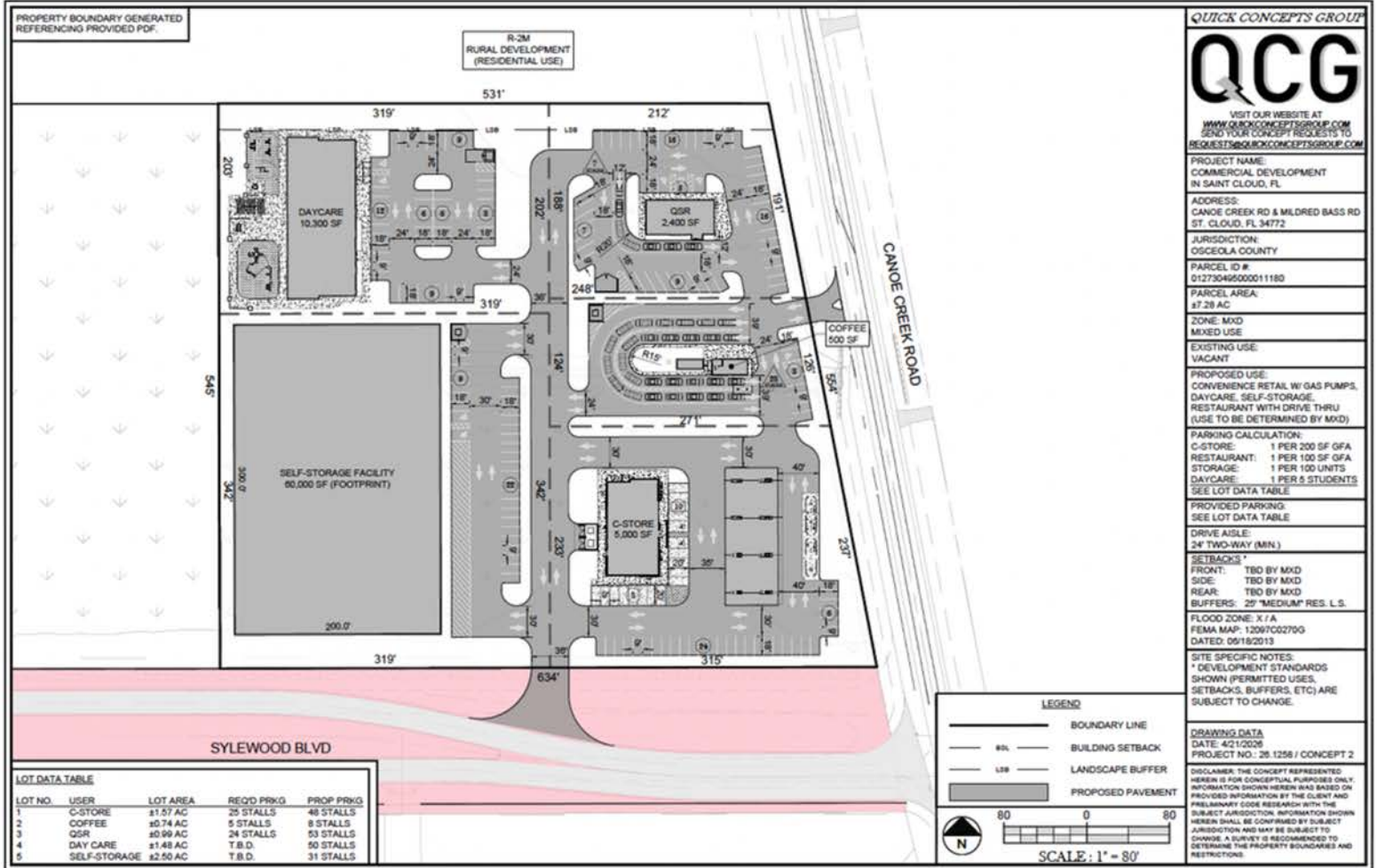
Traffic data sources: Osceola County 2025 Roadway Network Capacity Report; Osceola County Canoe Creek Road Corridor Study, 2025.



CANOE CREEK RD, SAINT CLOUD, FL 34772
PROPERTY AERIALS



CANOE CREEK RD, SAINT CLOUD, FL 34772 CONCEPTUAL COMMERCIAL SITE PLAN



PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED PDF.

R-3M
RURAL DEVELOPMENT
(RESIDENTIAL USE)

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PROJECT NAME:
COMMERCIAL DEVELOPMENT
IN SAINT CLOUD, FL

ADDRESS:
CANOE CREEK RD & MILDRED BASS RD
ST. CLOUD, FL 34772

JURISDICTION:
OSCEOLA COUNTY

PARCEL ID #:
012730495000011180

PARCEL AREA:
±7.28 AC

ZONE: MXD
MIXED USE

EXISTING USE:
VACANT

PROPOSED USE:
CONVENIENCE RETAIL W/ GAS PUMPS,
DAYCARE, SELF-STORAGE,
RESTAURANT WITH DRIVE THRU
(USE TO BE DETERMINED BY MXD)

PARKING CALCULATION:
C-STORE: 1 PER 200 SF GFA
RESTAURANT: 1 PER 100 SF GFA
STORAGE: 1 PER 100 UNITS
DAYCARE: 1 PER 5 STUDENTS
SEE LOT DATA TABLE

PROVIDED PARKING:
SEE LOT DATA TABLE

DRIVE AISLE:
24' TWO-WAY (MIN.)

SETBACKS *
FRONT: TBD BY MXD
SIDE: TBD BY MXD
REAR: TBD BY MXD
BUFFERS: 25' "MEDIUM" RES. L.S.

FLOOD ZONE: X / A
FEMA MAP: 12097C0270G
DATED: 09/18/2013

SITE SPECIFIC NOTES:
* DEVELOPMENT STANDARDS
SHOWN (PERMITTED USES,
SETBACKS, BUFFERS, ETC) ARE
SUBJECT TO CHANGE.

DRAWING DATA
DATE: 4/21/2025
PROJECT NO.: 25.1256 / CONCEPT 2

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

LOT NO.	USER	LOT AREA	REQ'D PRKG	PROP PRKG
1	C-STORE	±1.57 AC	25 STALLS	48 STALLS
2	COFFEE	±0.74 AC	5 STALLS	8 STALLS
3	QSR	±0.99 AC	24 STALLS	53 STALLS
4	DAY CARE	±1.48 AC	T.B.D.	50 STALLS
5	SELF-STORAGE	±2.50 AC	T.B.D.	31 STALLS

LEGEND

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

80 0 80

SCALE: 1" = 80'

Conceptual only. Subject to jurisdiction approval and survey confirmation.

