

ST. CLOUD DEVELOPMENT SITE

Nolte Rd & Michigan Ave, Saint Cloud, FL 34769

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**SIGNALIZED HARD CORNER LOT ON
HIGH-GROWTH SUBMARKET CORRIDOR
TO 6,000 NEW HOMES**

For Sale: Inquire for Price

For Lease: Inquire for Rate

Availability: ± 3.35 Acres

Parcel ID: 132630495000010730
132630495000010880



**IDEAL RETAIL OR
MEDICAL SITE**

Hard Corner Parcel for Ground Lease, Build to Suit, or Purchase

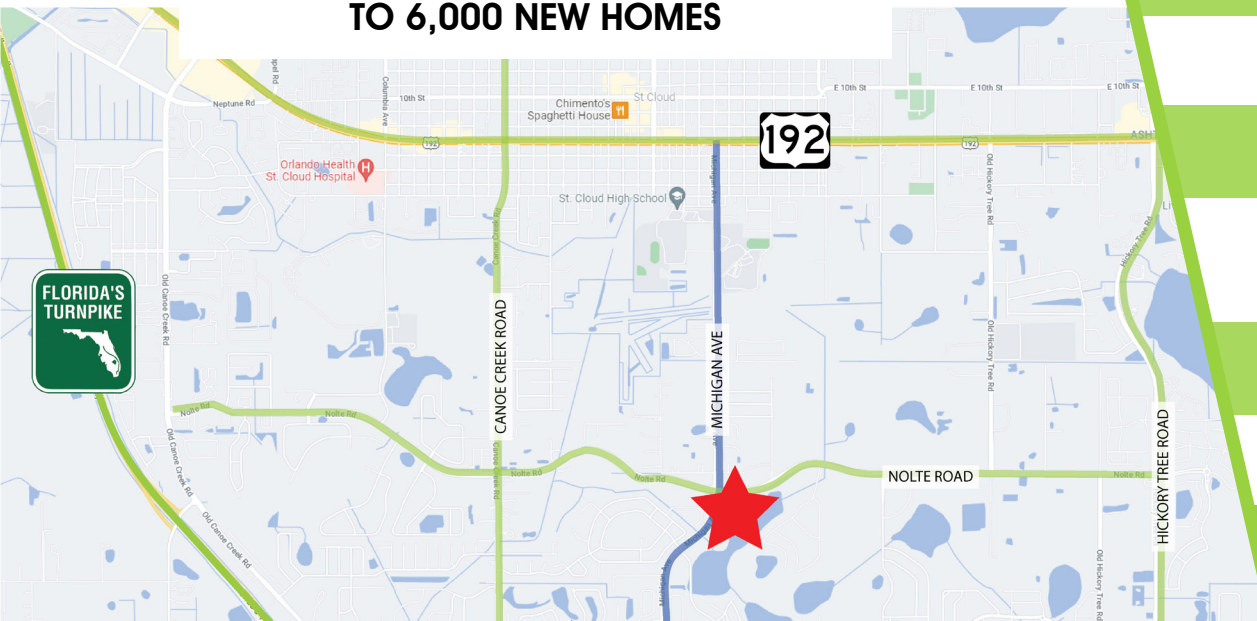
± 3.35 acres located at signalized intersection of Nolte Road and Michigan Avenue

Prime Visibility Along Main Artery – Nolte Rd. serves as the main connector to the Turnpike for 6,000 New Homes

First Mover Advantage – Join Walmart Neighborhood Market and 7-Eleven, servicing one of Central Florida’s fastest growing submarkets

Ideal for Retail, Quick Service Restaurant, Gas Station, Healthcare, or Childcare

Fully rezoned from R-1 to HB (Highway Business zoning), one of St. Cloud’s most inclusive commercial zoning districts



DEMOGRAPHICS

2024

5Mins

10Mins

15Mins

Total Population 3,435 33,732 79,489

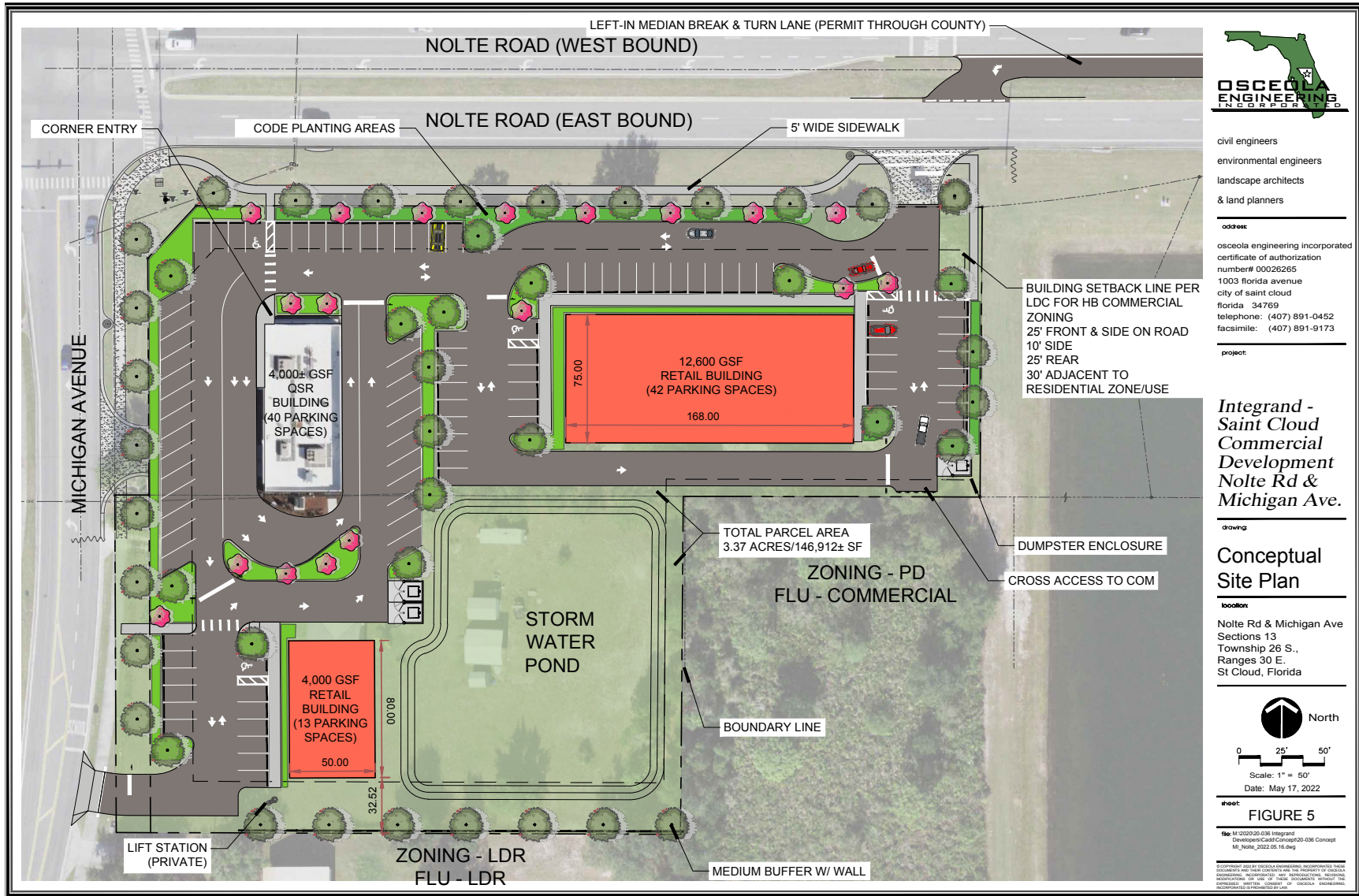
Average HH Income \$95,357 \$93,240 \$93,042

Total Households 1,124 11,553 27,260

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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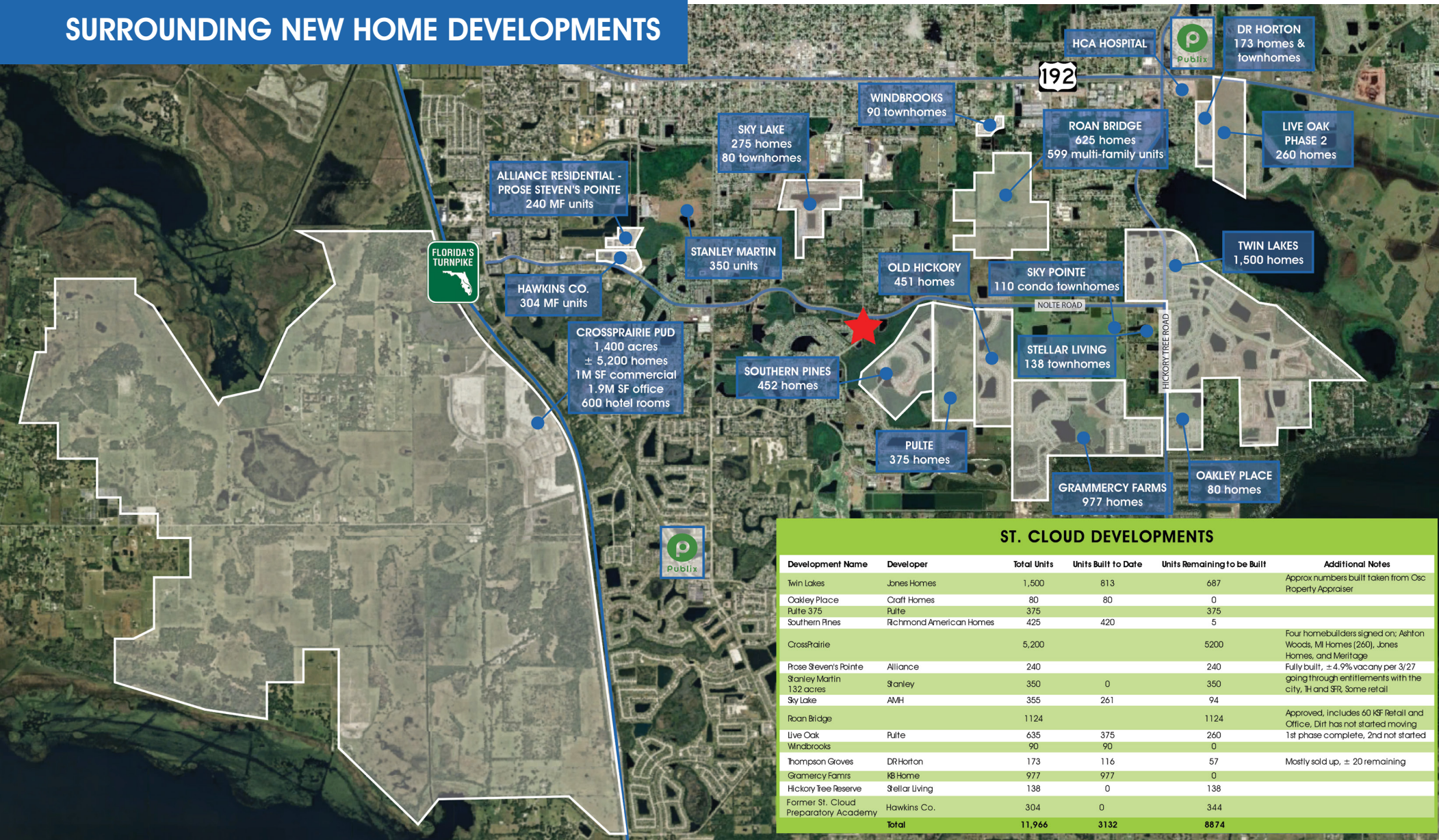
CONCEPTUAL SITE PLAN



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SURROUNDING NEW HOME DEVELOPMENTS



ST. CLOUD DEVELOPMENTS

Development Name	Developer	Total Units	Units Built to Date	Units Remaining to be Built	Additional Notes
Twin Lakes	Jones Homes	1,500	813	687	Approx numbers built taken from Osc Property Appraiser
Oakley Place	Craft Homes	80	80	0	
Pulte 375	Pulte	375	375	0	
Southern Pines	Richmond American Homes	425	420	5	
CrossPrairie		5,200		5200	Four homebuilders signed on; Ashton Woods, MI Homes (260), Jones Homes, and Meritage
Prose Steven's Pointe	Alliance	240		240	Fully built, ± 4.9% vacancy per 3/27 going through entitlements with the city, IH and SR, some retail
Stanley Martin	Stanley	350	0	350	
Sky Lake	AMH	355	261	94	
Roan Bridge		1124		1124	Approved, includes 60 KSF Retail and Office, Dirt has not started moving
Live Oak	Pulte	635	375	260	1st phase complete, 2nd not started
Windbrooks		90	90	0	
Thompson Groves	DR Horton	173	116	57	Mostly sold up, ± 20 remaining
Grammercy Farms	KB Home	977	977	0	
Hickory Tree Reserve	Stellar Living	138	0	138	
Former St. Cloud Preparatory Academy	Hawkins Co.	304	0	344	
Total		11,966	3132	8874	

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