

RESIDENTIAL LAND OPPORTUNITY

Michigan Ave, Saint Cloud, FL 34769

Contact: Austin McWilliams
Senior Sales & Leasing Associate

E: Austin@FCPG.com
P: 407.872.0177 ext.134

Contact: Jesse King
Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext.136



For Sale: Inquire for Price

Availability: ± 27.10 Acres & ± 5.65 Acres

Parcel ID: 132630072500010885
142630072500010970
142630072500011140
2326300667000100M0



AVERAGE HOME
VALUE (3 MILES)
\$324,393



Four total parcels - 3 adjacent and 1 located within 0.5 miles of each other totaling ± 32.75 acres

Future Land Use of Commercial (East of Preserve Blvd) and LDR (West of Preserve Blvd)

City is agreeable to a higher density re-zone on the northern 3 parcels

Within 1 mile of Walmart Neighborhood Market and 2 miles of three Publix-Anchored Shopping Centers

Infill site with 3,600 residential units coming to the area within a 3 mile radius

An access easement gives entry/exit onto Nolte Road, a high-traffic corridor (21,000 AADT)

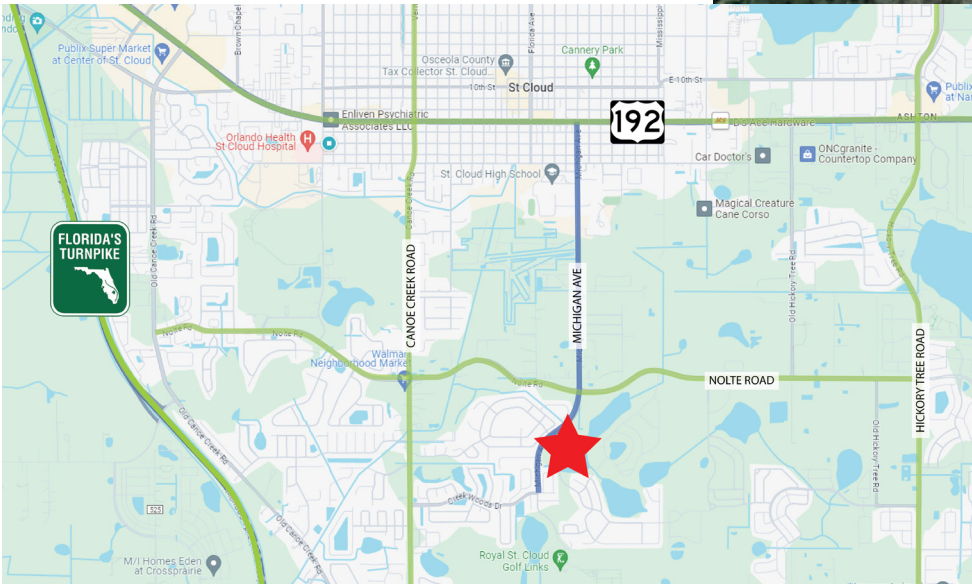
Residential or Commercial Development Opportunity

± 5.65 acres available within 0.2 miles for joint development

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

OVERVIEW



DEMOGRAPHICS

2023 **5 Mins** **10 Mins** **15 Mins**

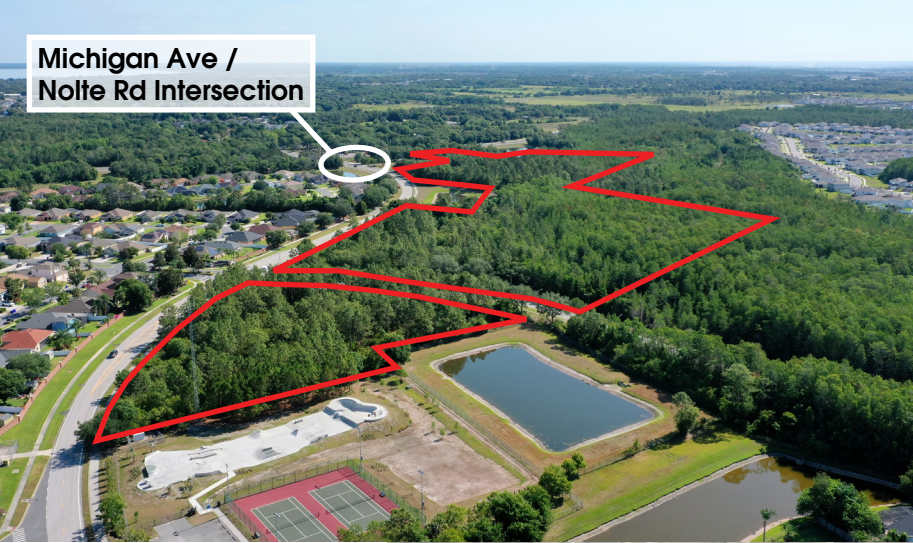
Total Population	10,207	56,228	91,408
Average HH Income	\$90,145	\$83,903	\$85,900
Total Households	3,216	19,599	31,500

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

CONCEPTUAL SITE PLAN

Michigan Ave /
Nolte Rd Intersection



**SIGNALIZED
INTERSECTION OF
MICHIGAN AVE &
NOTLE RD**



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

CONCEPTUAL SITE PLAN



Michigan Ave /
Nolte Rd Intersection



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



NEIGHBORHOOD MAP



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

MAJOR ST. CLOUD 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	
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
Rose Steven's Pointe	Alliance	240		240	Fully built, ± 4.9% vacancy per 3/27 going through entitlements with the city, IH and SFR. 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, Drif 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	

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

