



# RESIDENTIAL LAND OPPORTUNITY

Preserve Blvd, Saint Cloud, FL 34772

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**For Sale: Inquire for Price**

Availability: ± 5.65 Acres

Parcel ID: 2326300667000100M0



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

Zoned R1-B; allows for 4 dus/acre under the Southern Pines PUD

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

± 27.10 acres available within 0.2 miles for joint development

Situated in a high-growth area surrounded by opportunity and strong local demand

## 2024 DEMOGRAPHICS

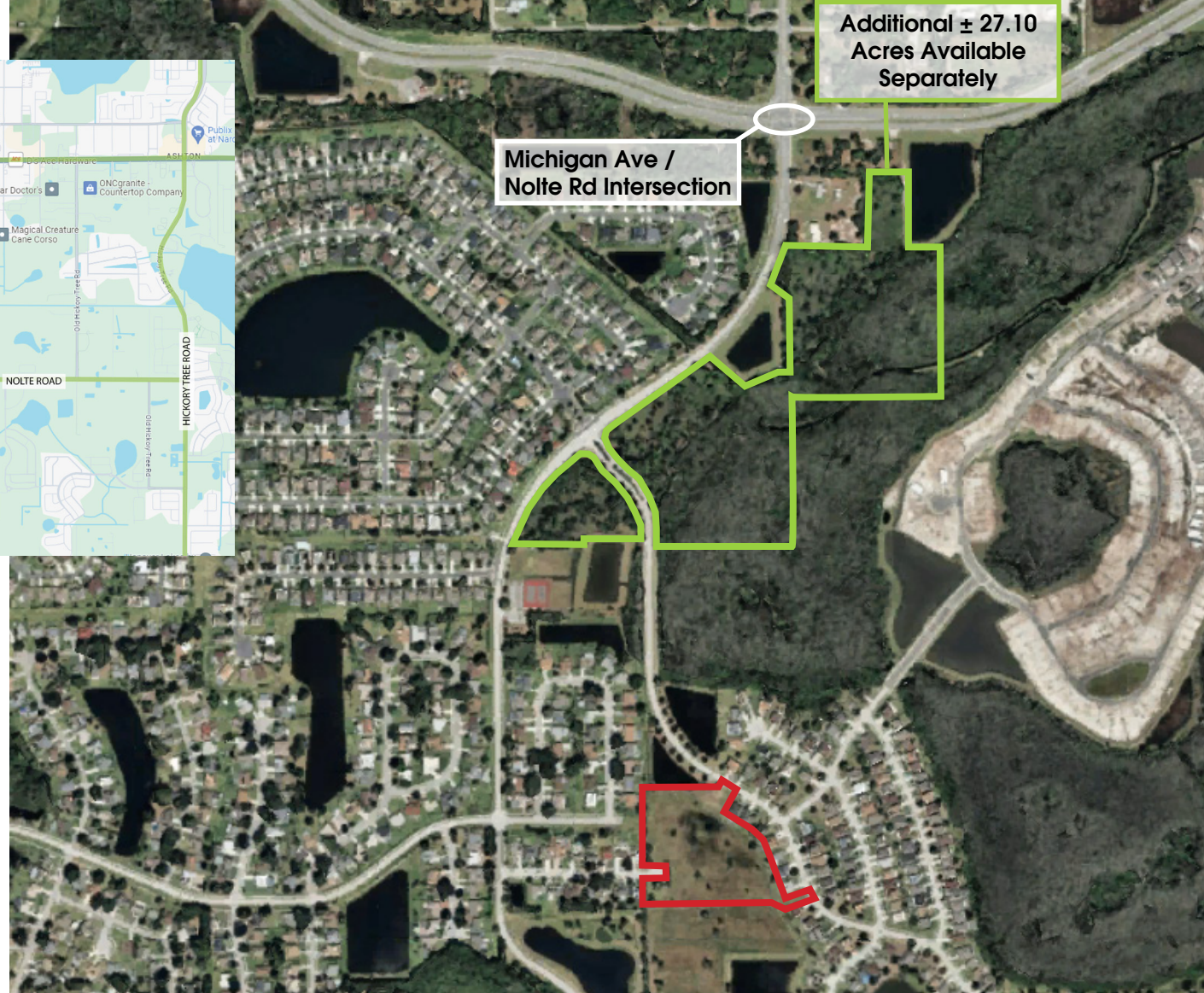
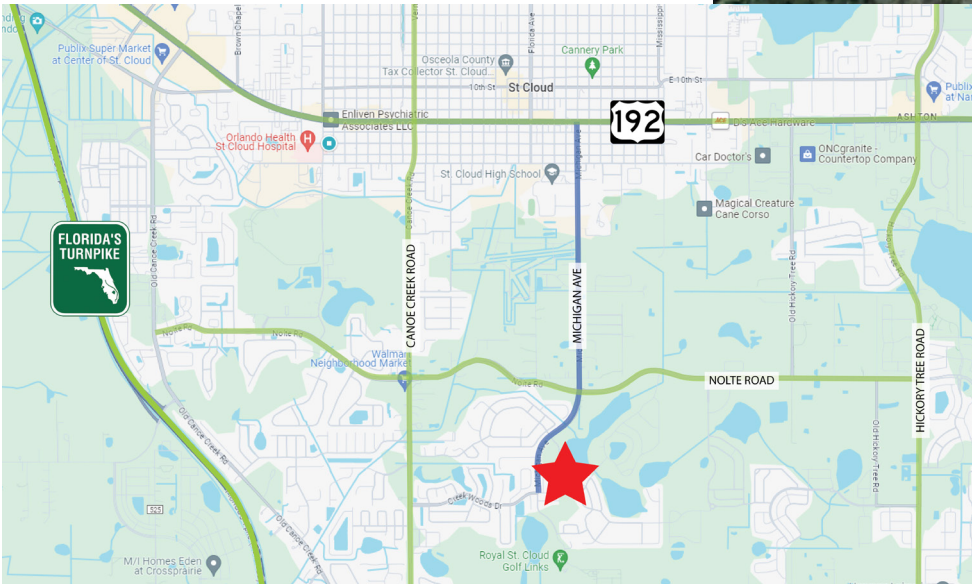
Total Population	Total Households	Average HH Income

<b>5</b> Mins	10,207	3,216	\$90,145
<b>10</b> Mins	56,228	19,599	\$83,903
<b>15</b> Mins	91,408	31,500	\$85,900

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

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# OVERVIEW



## Drive Times & Distance



6 minutes  
(2.5 miles)



8 minutes  
(3.1 miles)

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# CONCEPTUAL SITE PLAN



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# NEIGHBORHOOD MAP



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# 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	
<b>Total</b>		<b>11,966</b>	<b>3132</b>	<b>8874</b>	

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