

RESIDENTIAL LAND OPPORTUNITY

Michigan Ave, Saint Cloud, FL 34769

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For Sale: Inquire for Price

Availability: \pm 27.10 Acres

Parcel ID: 132630072500010885
 142630072500010970
 142630072500011140



AVERAGE HOME
 VALUE (3 MILES)
\$425,324

Three total adjacent totaling \pm 27.10 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 all 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

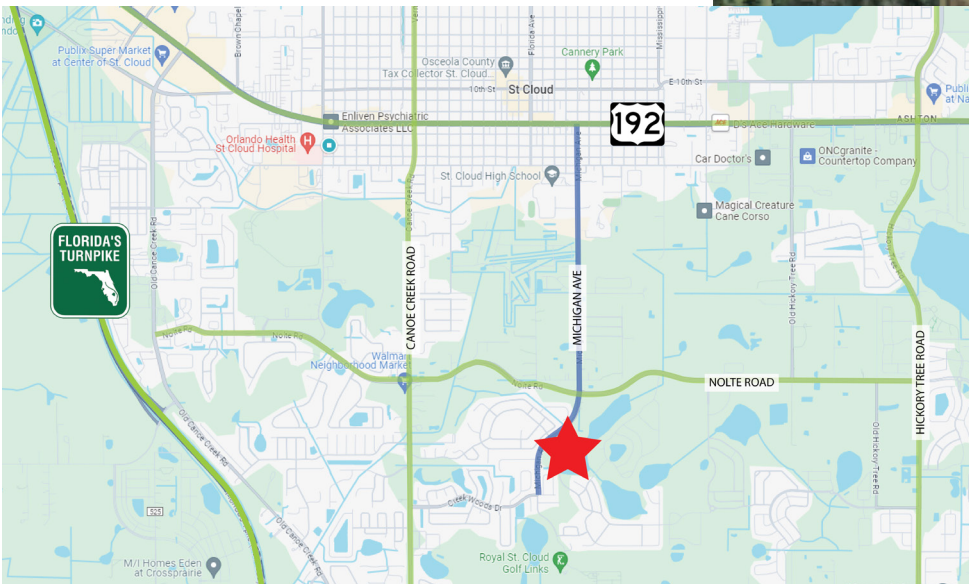
An access easement gives entry/exit onto Nolte Road, a
 high-traffic corridor (21,000 AADT)

Residential or Commercial Development Opportunity

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

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OVERVIEW



DEMOGRAPHICS

2025

1 Mile

3 Miles

5 Mins

Total Population 8,188 63,456 91,737

Average HH Income \$103,257 \$97,849 \$102,105

Total Households 2,526 21,854 31,086

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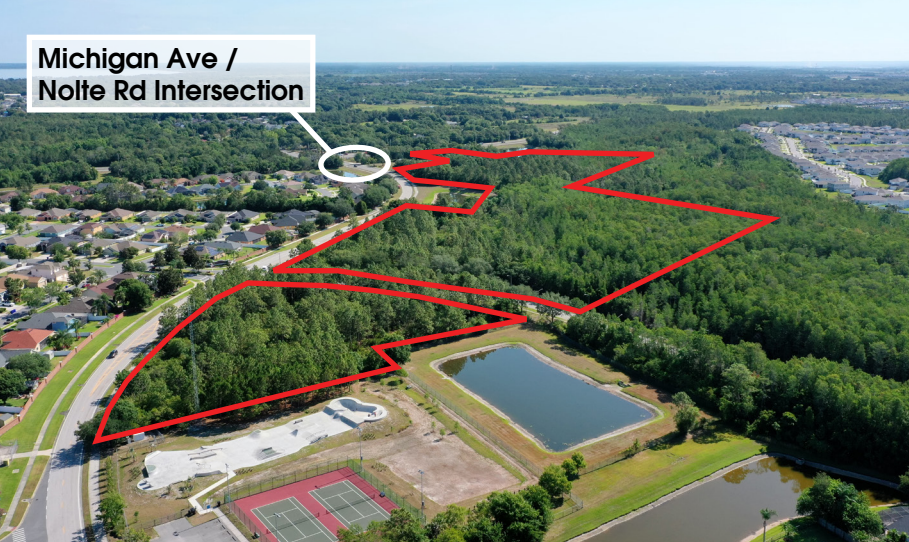


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CONCEPTUAL SITE PLAN

Michigan Ave /
Nolte Rd Intersection



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



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NEIGHBORHOOD MAP



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MAJOR ST. CLOUD DEVELOPMENTS



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