

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)
\$425,324

Michigan Ave /
Nolte Rd Intersection

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

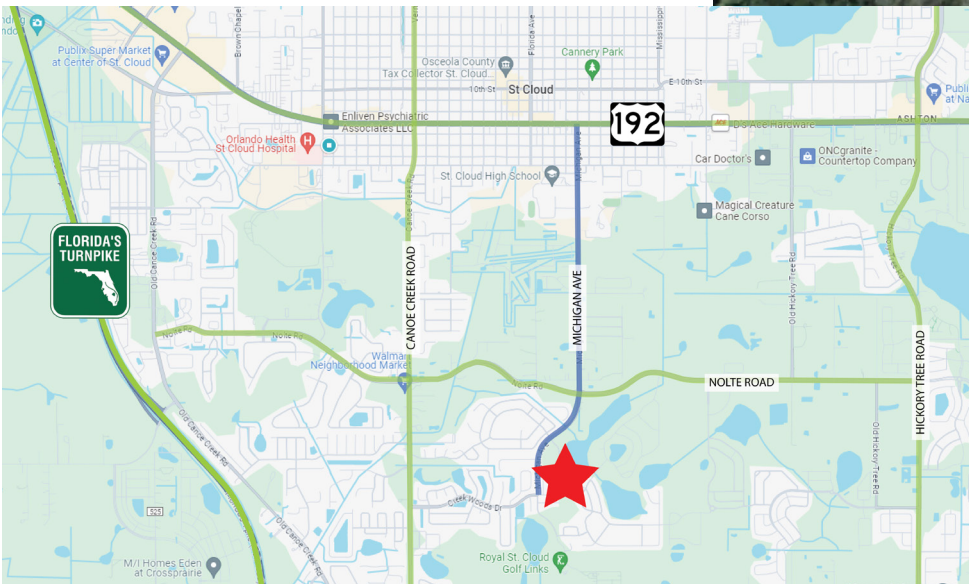
2025 DEMOGRAPHICS

			
	Total Population	Total Households	Average HH Income
1 Mile	8,188	2,526	\$103,257
3 Miles	63,456	21,854	\$97,849
5 Miles	91,737	31,086	\$102,105

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. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

OVERVIEW



Drive Times & Distance



6 minutes
(2.5 miles)



8 minutes
(3.1 miles)

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FIRST CAPITAL
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Commercial Real Estate Services

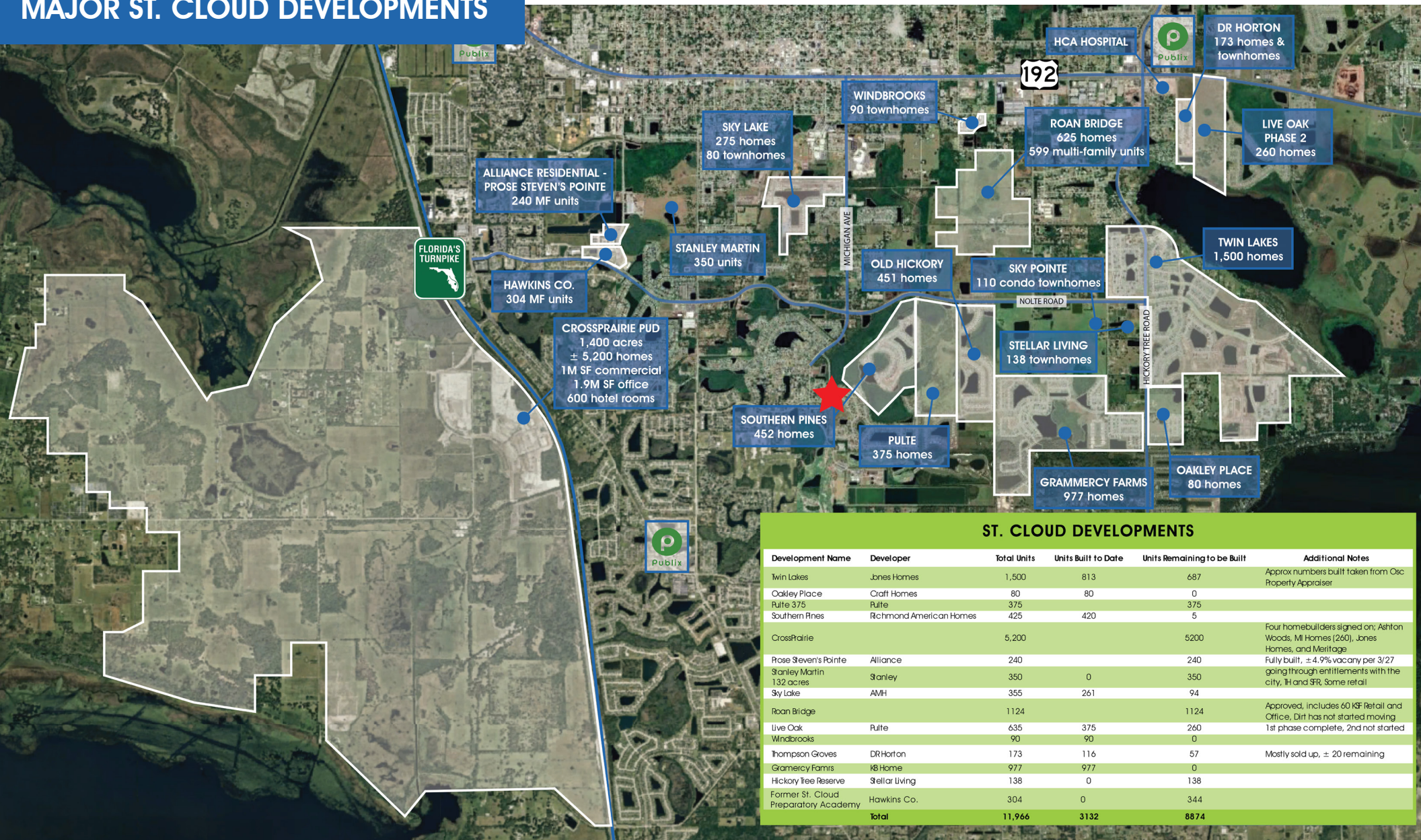
NEIGHBORHOOD MAP



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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
Prose 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	
Live Oak	Pulte	635	375	260	Approved, includes 60 KSF Retail and Office, Drif has not started moving 1st phase complete, 2nd not started
Windbrooks		90	90	0	
Thompson Groves	DR Horton	173	116	57	Mostly sold up, ± 20 remaining
Grammercy Farms	K8 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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