

# NOLTE RD

0 W New Nolte rd, St Cloud, Florida 347693



**"Chichi" Melahat Cigdem Castro, CCPP**

*La Rosa CRE*

*7189248393*

*License: SL 3345995*

*chichi.castro@larosacre.com*

**2**

**Property Info &  
Disclaimer**

**3**

**Property Description**

**4**

**Property Photos**

**7**

**Demographic Analysis**

**18**

**Location Risk Analysis**

**30**

**Aerial & Location Report**

**NOLTE RD**

**3.17 ACRES**  
**TABLE OF  
CONTENTS**

# NOLTE RD

## PROPERTY INFORMATION

### PURCHASE PRICE

**\$3,400,000.00**

### PROPERTY ADDRESS

*0 W New Nolte rd  
St Cloud, Florida 347693*

### PROPERTY SIZE

**138,085 Sq. Ft.**

### LAND SIZE

**3.17 Acres**

0 W New Nolte rd St  
Cloud, Florida 347693



# PROPERTY OVERVIEW

A prime investment opportunity in the fast-growing area of St. Cloud, Florida! Discover Nolte Rd, a sprawling 138,085 sq ft land parcel perfectly positioned for savvy investors. Located in a rapidly developing region, this expansive property offers immense potential for residential or commercial development. With its strategic location close to major highways, shopping centers, and recreational areas, Nolte Rd promises excellent accessibility and visibility. The booming local economy and increasing demand for real estate make this an ideal acquisition for those seeking to capitalize on growth trends. Secure your stake in this promising market and unlock the potential of Nolte Rd today!



0 W New Nolte rd, St Cloud, Florida 347693



# PROPERTY PHOTOS



## NOLTE RD

0 W New Nolte rd, St Cloud, Florida 347693

# PROPERTY PHOTOS



## NOLTE RD

0 W New Nolte rd, St Cloud, Florida 347693

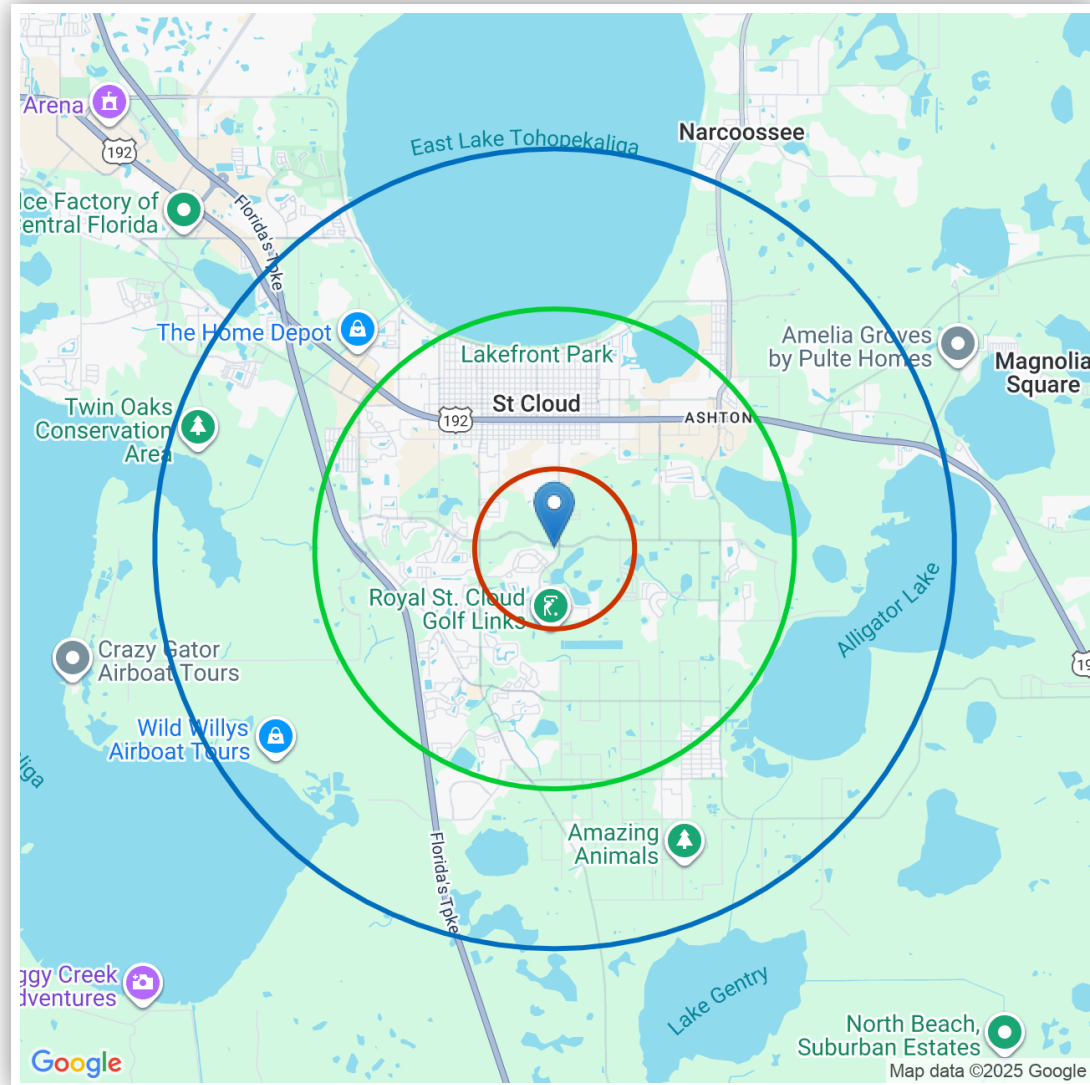
# PROPERTY PHOTOS



# NOLTE RD

0 W New Nolte rd, St Cloud, Florida 347693

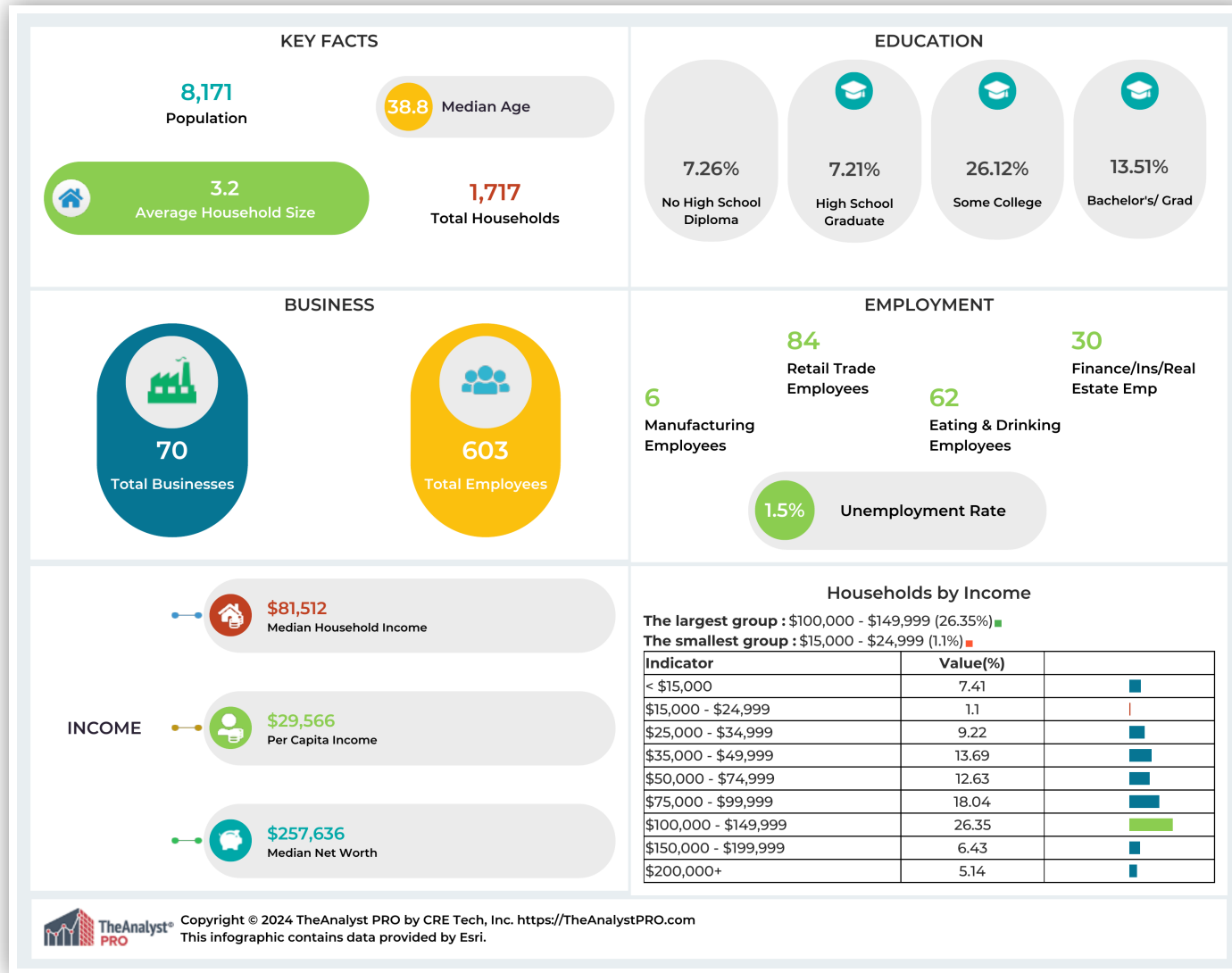
# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



## NOLTE RD

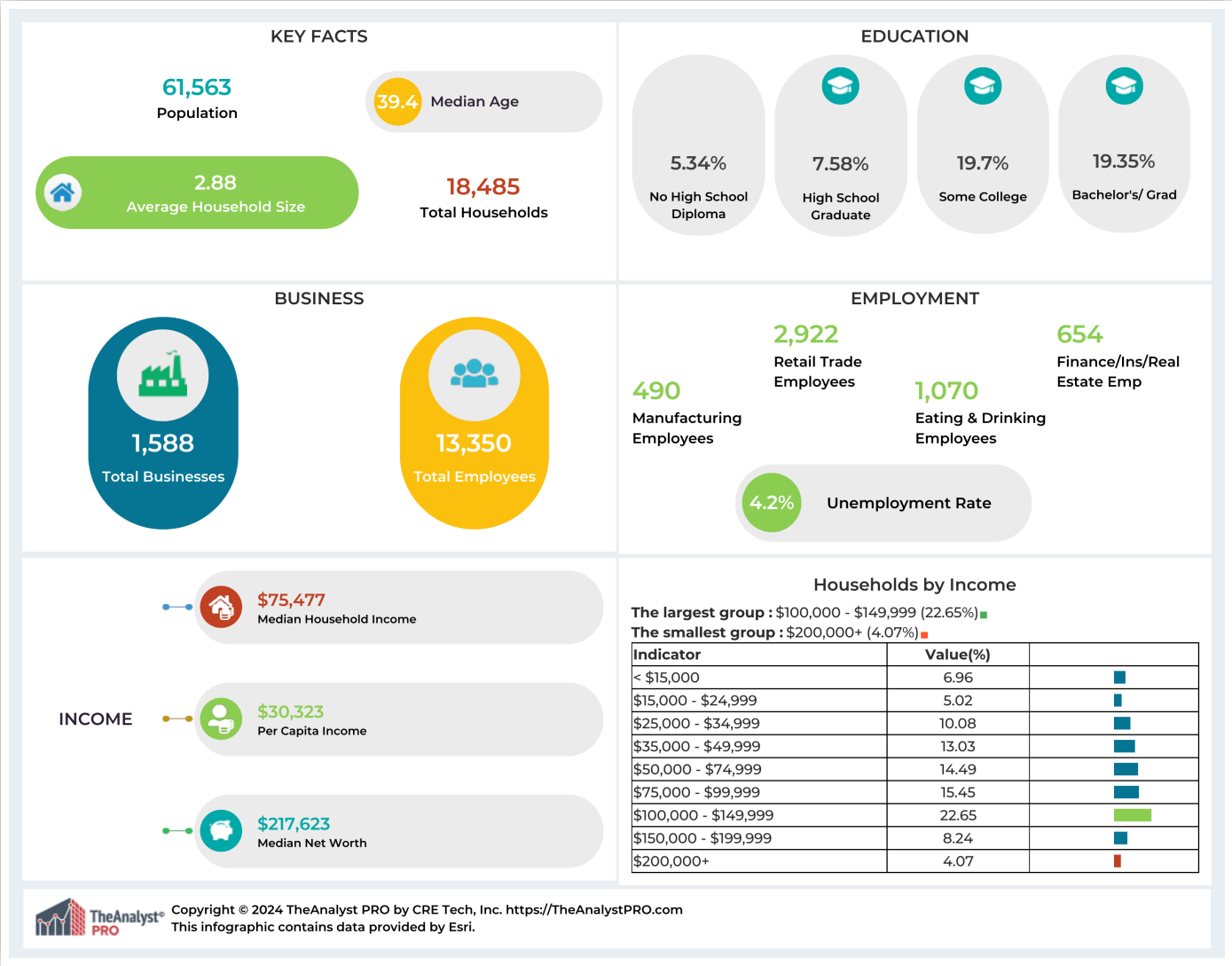
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



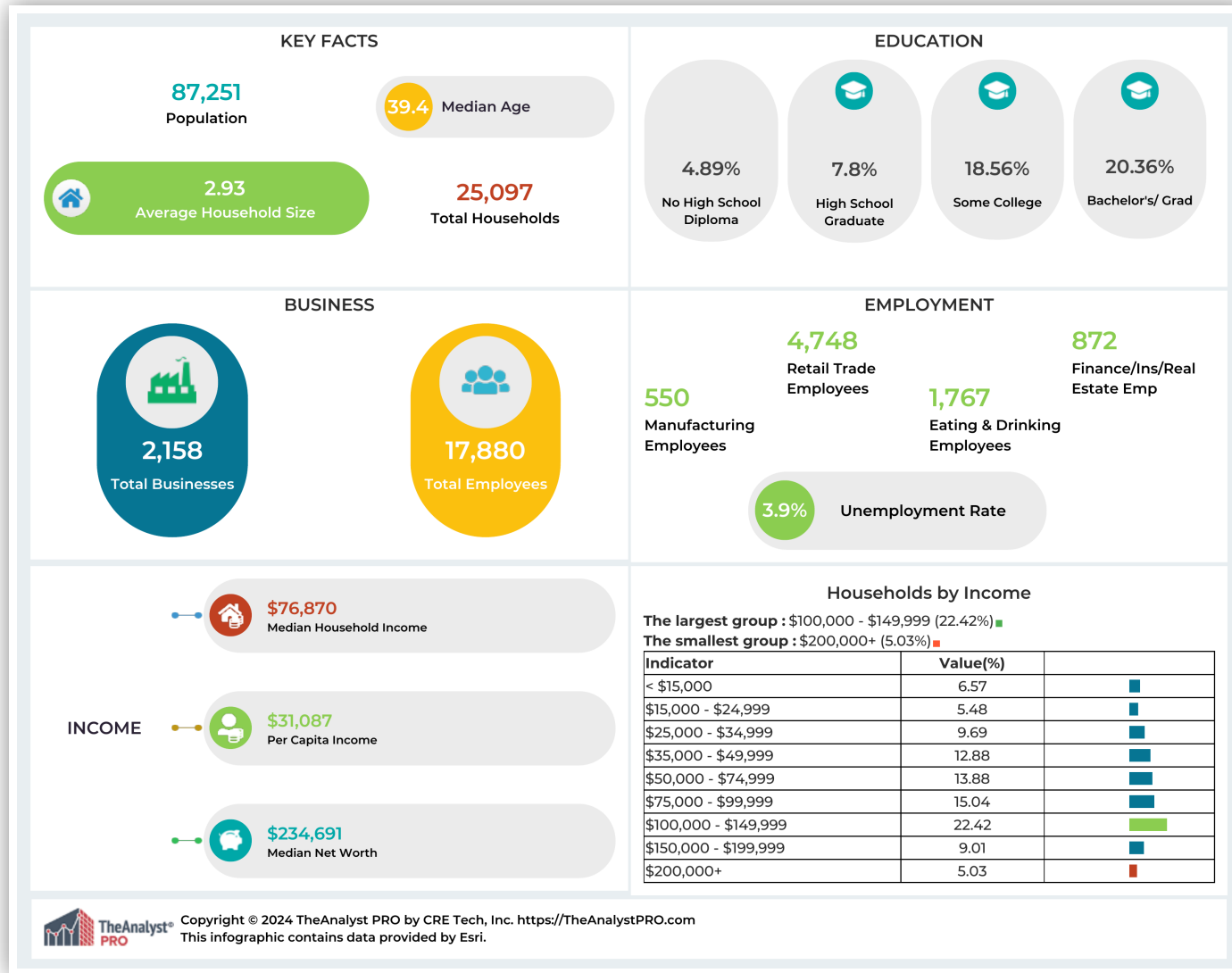
**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



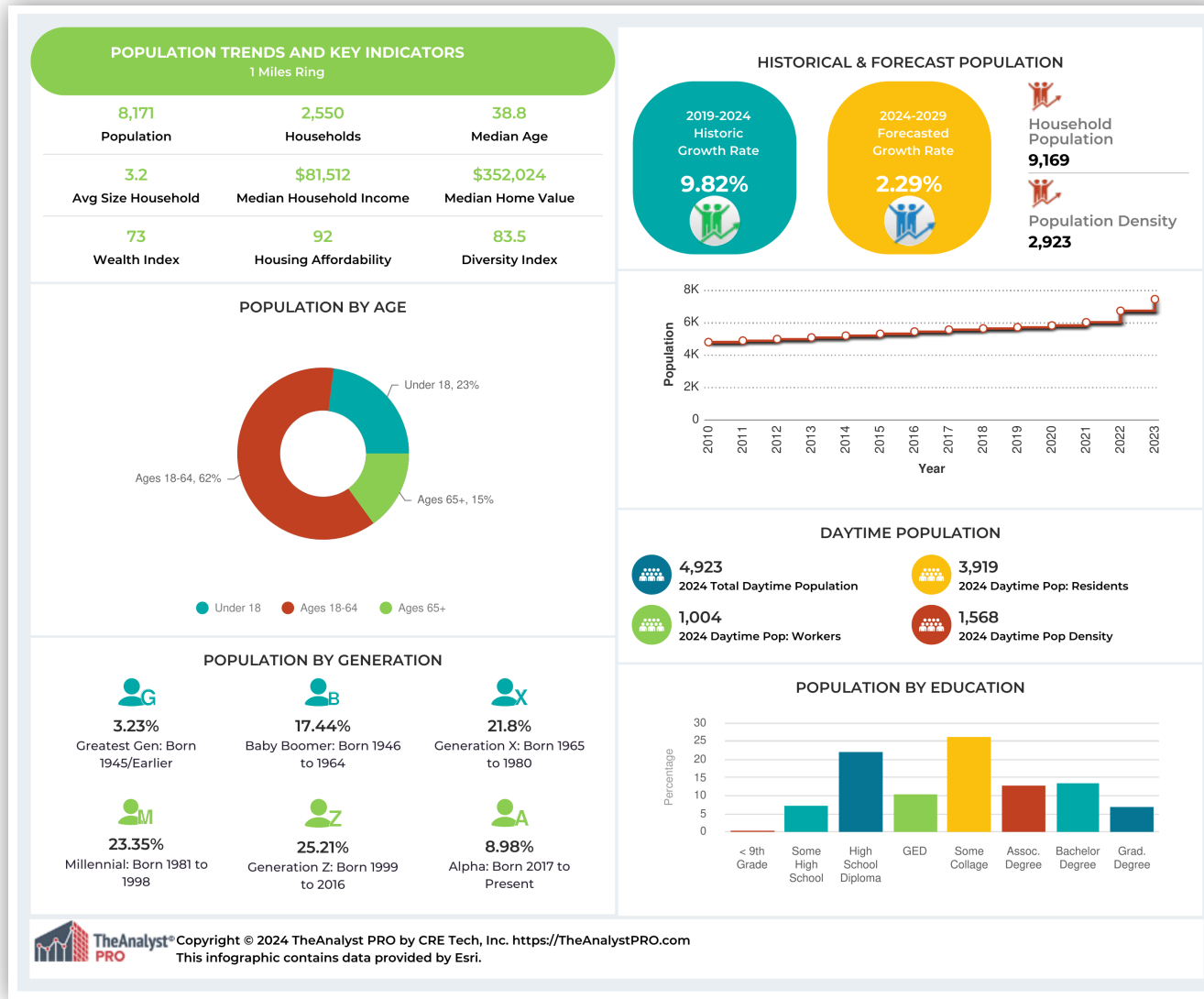
**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



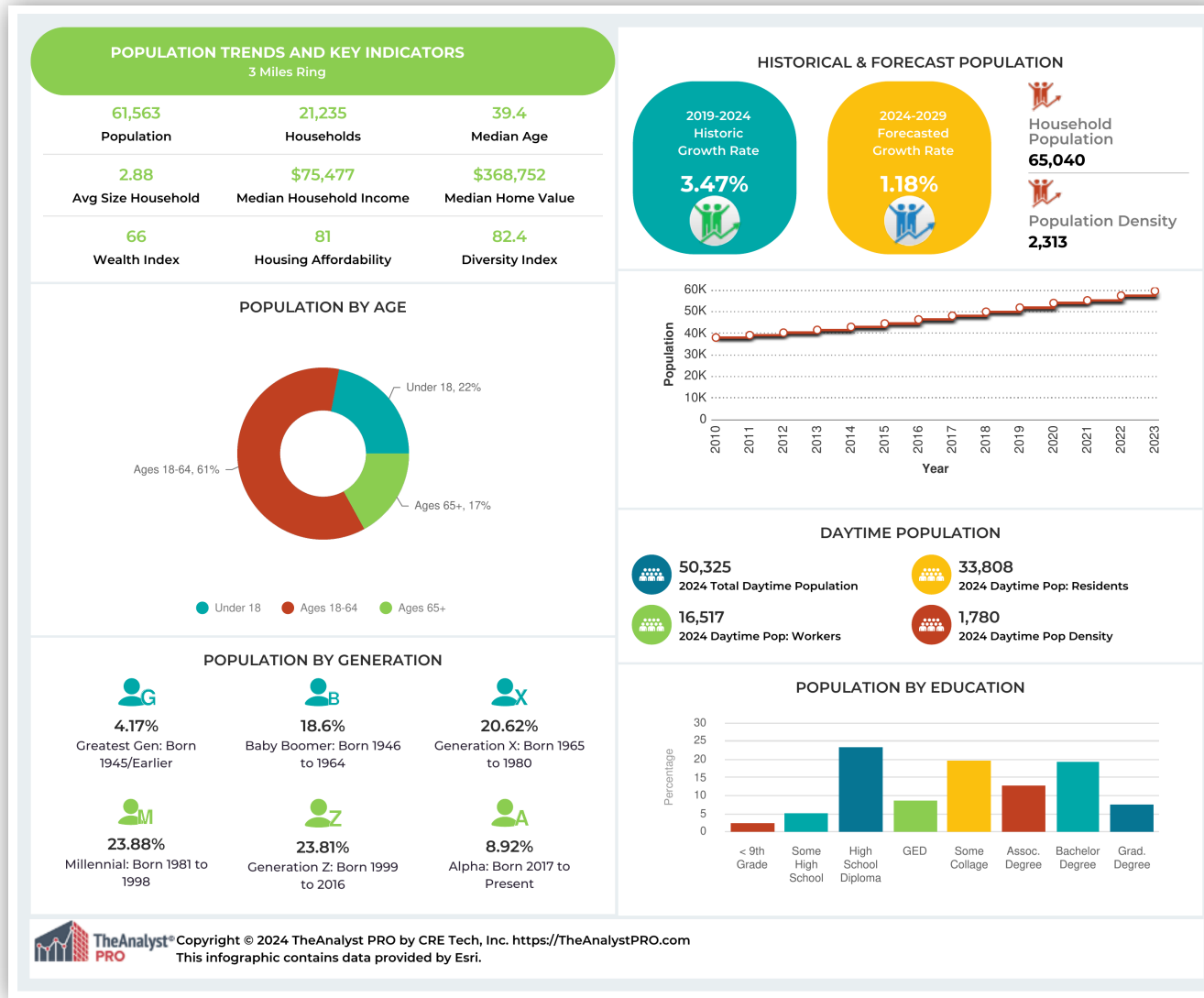
**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



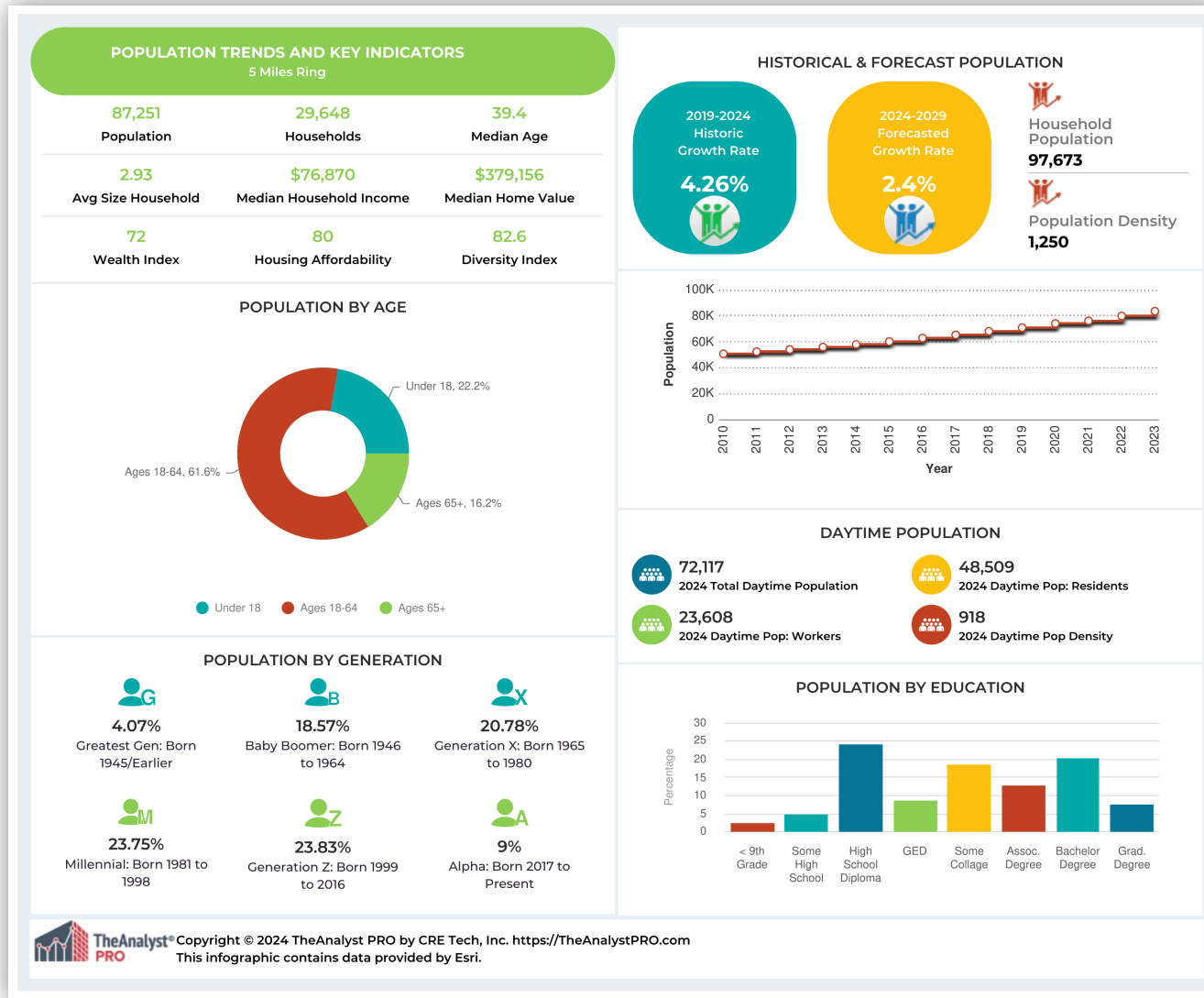
**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



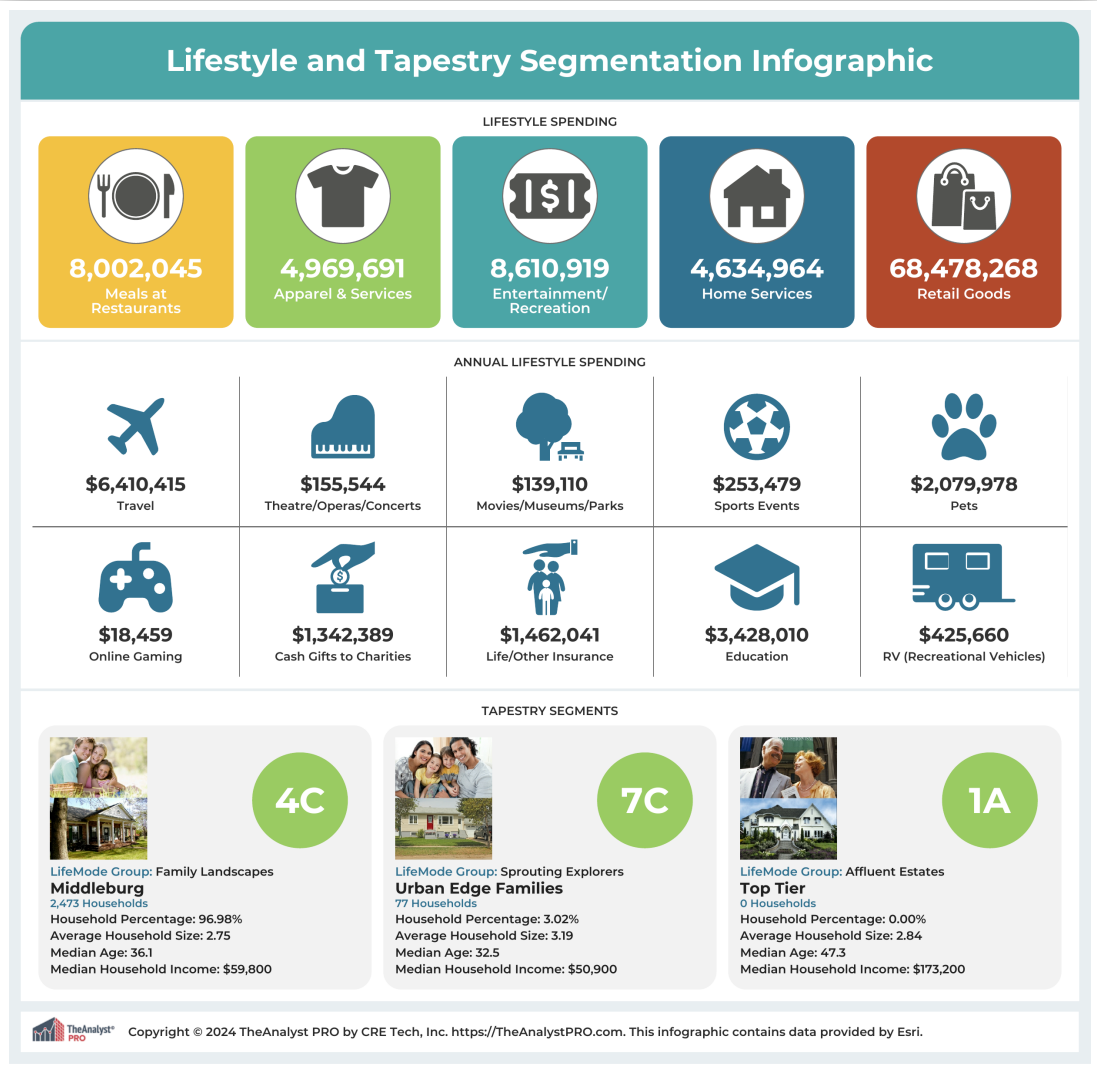
**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

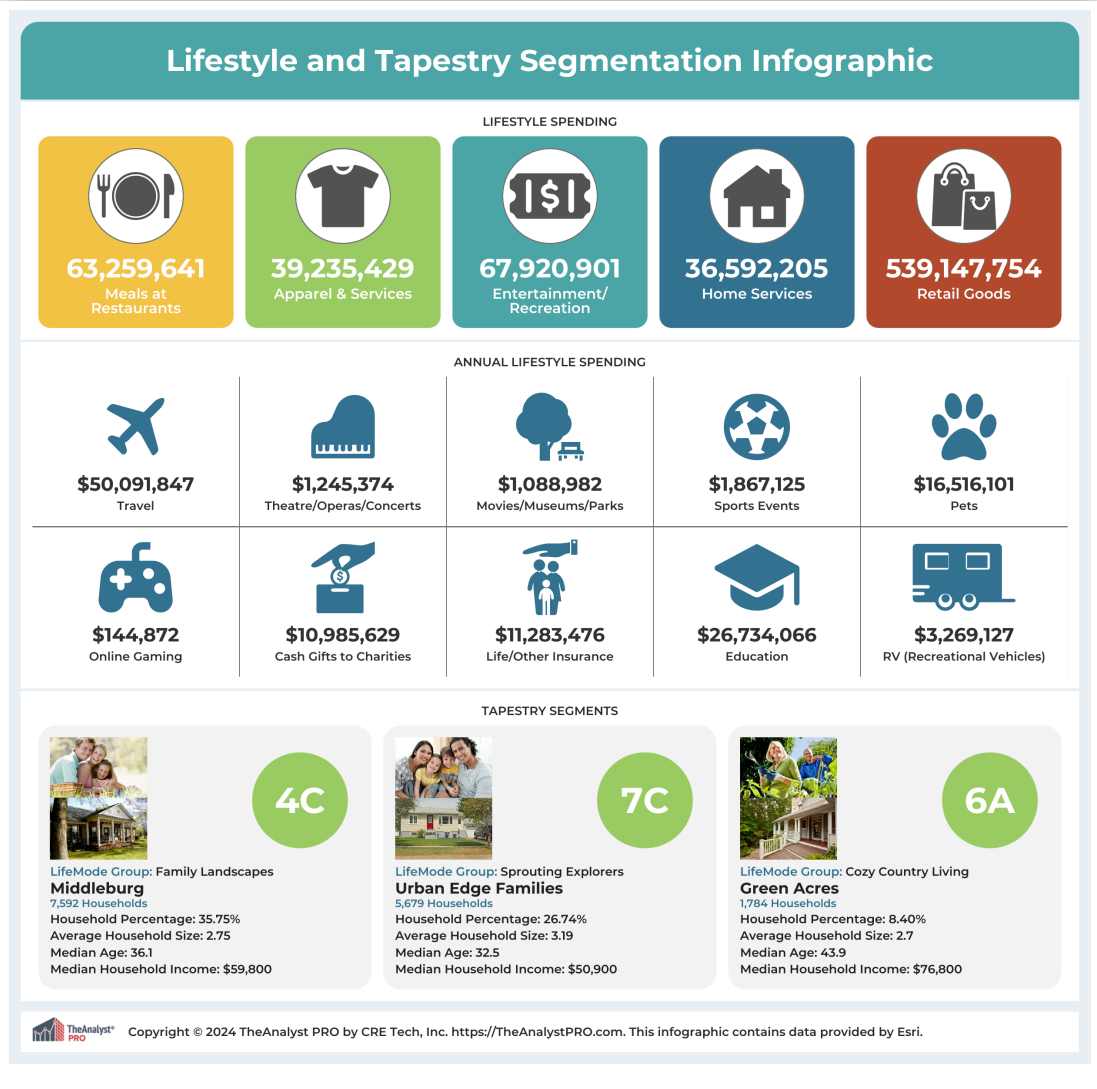


**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

## AI Location Risk Summary

### Flood Risk Analysis

**Risk Assessment:** Flood hazard areas are identified on the FEMA Flood Insurance Rate Map, with the subject property shown on the flood risk map. The map indicates the presence of various FEMA flood zones in the surrounding area, including High Risk Areas (Zone A, AE, AH, AO, AR, A99, V, VE), Moderate Risk Areas (Zone B, X), and Low to Moderate Risk Areas (Zone C, X). The subject property appears to be located outside of the mapped high and moderate risk flood zones, indicating a low risk classification.

**Recommendation:** The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.

**NOLTE RD**

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

## AI Location Risk Summary

### Environmental Risk Analysis

**Database Overview:** This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination.

**Proximity Analysis:** Moderate Risk Interest Types were identified at several facilities within the 0.5-mile radius. No Highest Risk of Contamination Interest Types were identified in the report within 0.5 miles.

## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

## High Risk Contamination Facilities within 0.25 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE
No high risk facilities found		

## Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE
No moderate risk facilities found		

**Important Note::** While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

## High Risk Contamination Facilities within 0.5 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE
No high risk facilities found		

## Moderate Risk Contamination Facilities within 0.5 miles (4 facilities)

FACILITY NAME	ADDRESS	RISK TYPE
HERITAGE PLACE SUBDIVISION	SE CORNER MICHIGAN AVE DAVID D	STORM WATER CONSTRUCTION
SOUTHERN PINES - PHASE 1 LOT 1	NA	STORM WATER CONSTRUCTION
TED BRODA SKATE PARK	4499 MICHIGAN AVE	STORM WATER CONSTRUCTION
CRYSTAL CREEK	OFF OF MICHIGAN AVE., SOUTH OF	STORM WATER CONSTRUCTION

# LOCATION RISK ANALYSIS

**Environmental Recommendation:** Moderate-risk stormwater construction (NPDES-related) records are present within 0.5 miles of the subject. Review by an environmental professional is recommended to determine whether permitted stormwater discharges or construction-related controls could present a potential pathway for contaminants to affect the site. If topography indicates uphill sources, prioritize evaluation of contaminant migration pathways and consider a Phase I Environmental Site Assessment to document actual risk and data gaps.

## Final Risk Assessment Summary

**Executive Summary:** The subject property is situated in a FEMA-designated low-risk flood zone, suggesting minimal exposure to flood hazards. No crime data is provided in the report. Overall, the location presents a low flood risk profile, but standard due diligence and insurance considerations remain advisable. The Environmental section shows no High or Moderate Risk Interest Types within the 0.25-mile radius. Within the 0.5-mile radius, multiple facilities were identified with STORM WATER CONSTRUCTION interest types (NPDES stormwater construction records), which are classified as Moderate Risk in this report. No Highest Risk Interest Types (e.g., TRI, LQG, leaking tanks, corrective actions, Superfund) were identified within the 0.5-mile search results provided. Given the presence of Moderate Risk stormwater construction records nearby, an environmental professional should be engaged to evaluate potential onsite impact pathways (surface runoff, stormwater systems, and subsurface migration) and to determine whether further assessment (Phase I ESA or targeted sampling) is warranted, particularly if any nearby sources are located uphill of the subject property.

*Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.*

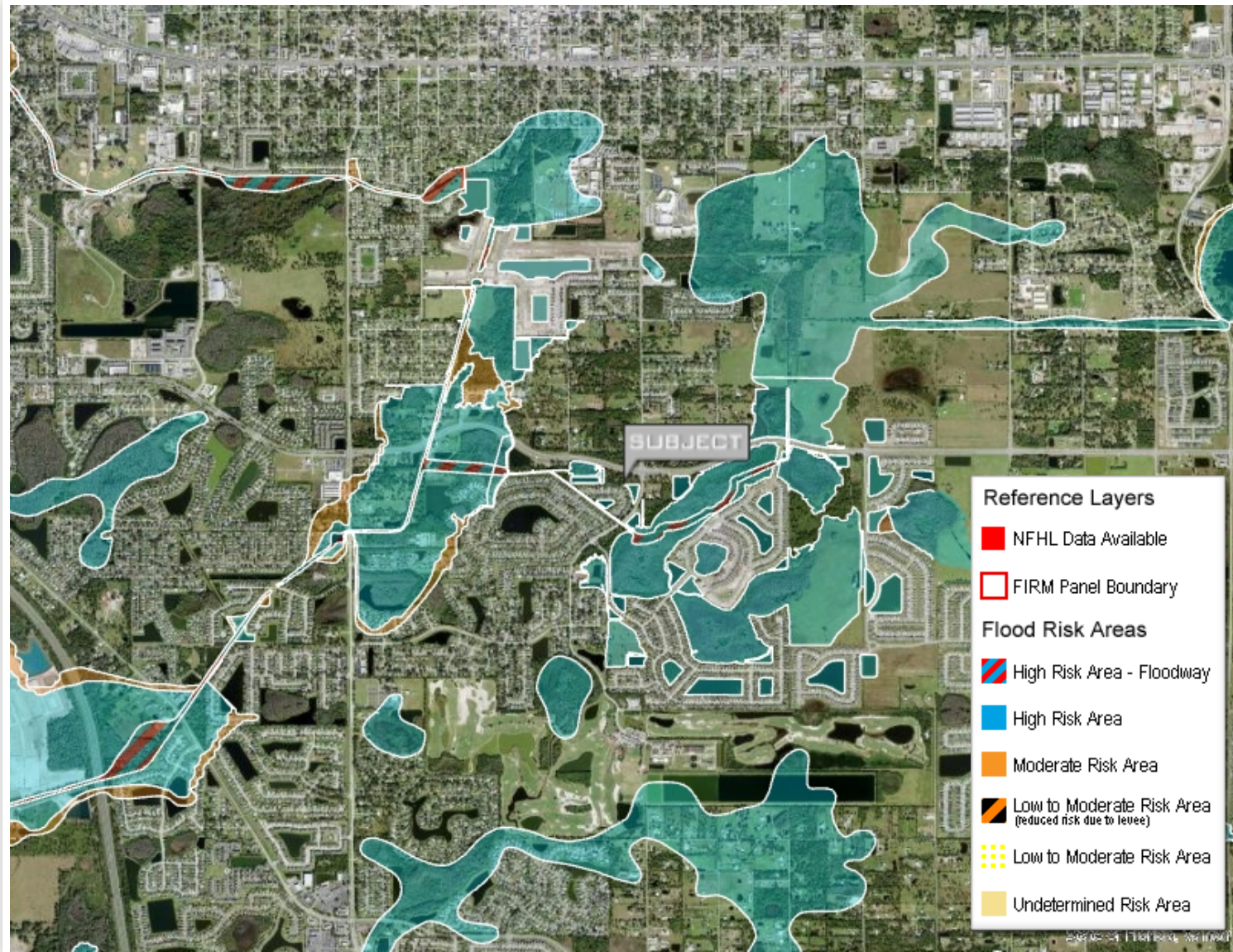
**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS



## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

## FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

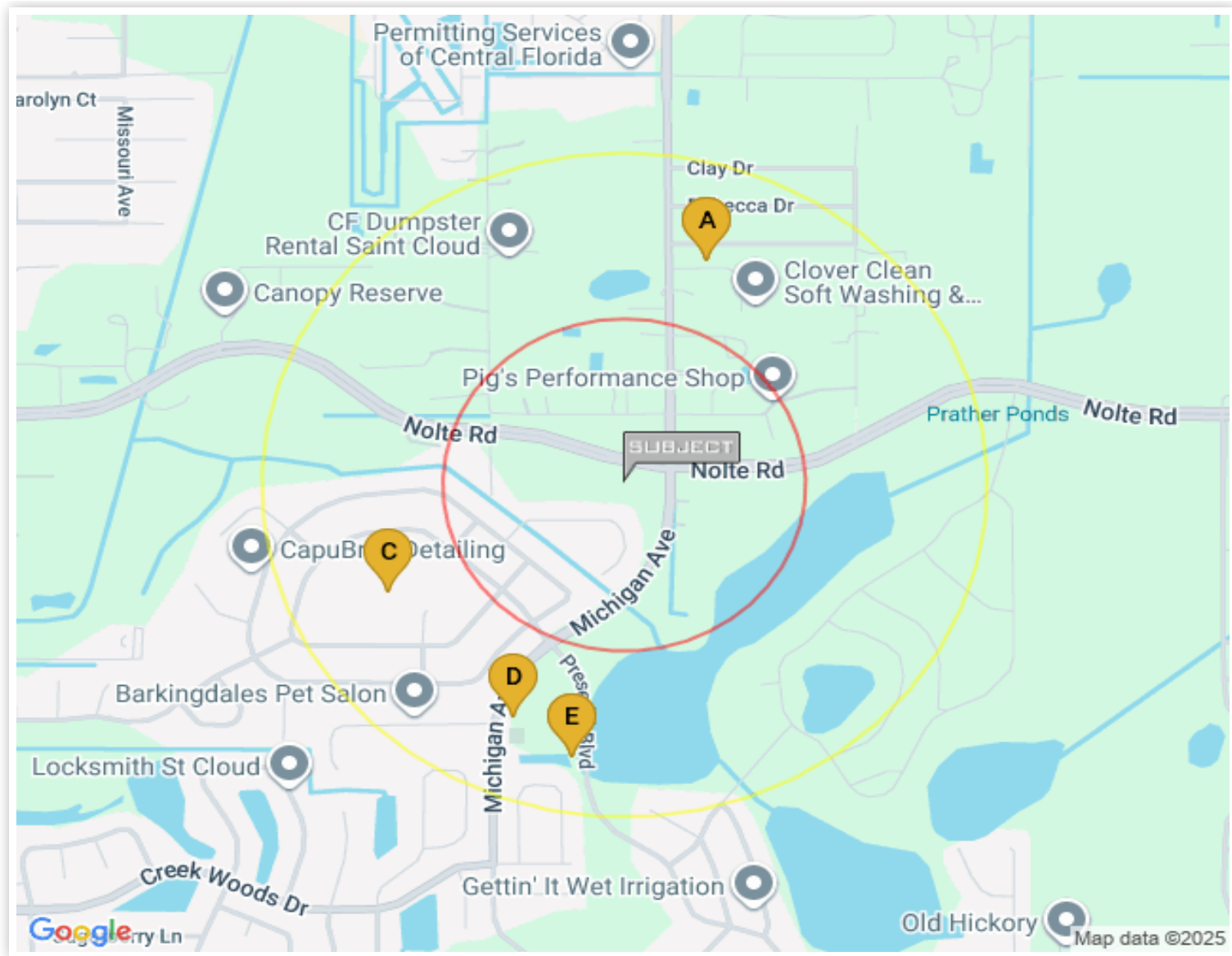
**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

**NOLTE RD**  
0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS



## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

Locations within 0.50 mile of Subject



## HERITAGE PLACE SUBDIVISION

Latest 05-Dec-2016

Update:

**Site Type:** STATIONARY **Address:** SE CORNER MICHIGAN AVEDAVID  
**County:** OSCEOLA **D**  
**Country:** USA **Facility Detail Report:**110020548326

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



## HERITAGE PLACE SUBDIVISION

Latest

Update:

**Site Type:** STATIONARY **Address:** SE CORNER MICHIGAN AVEDAVID  
**County:** OSCEOLA **DR**  
**Country:** UNITED STATES **Facility Detail Report:**110035644470

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM			

## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS



## SOUTHERN PINES - PHASE 1 LOT 1

Latest 05-Mar-2013  
Update:

**Site Type:** STATIONARY  
**County:** OSCEOLA  
**Country:** USA

**Address:**  
**Facility Detail Report:**110040766490

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



## TED BRODA SKATE PARK

Latest  
Update:

**Site Type:** STATIONARY  
**County:** OSCEOLA  
**Country:**

**Address:** 4499 MICHIGAN AVE  
**Facility Detail Report:**110071445851

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			



## CRYSTAL CREEK

Latest 18-Aug-2015  
Update:

**Site Type:** STATIONARY  
**County:** OSCEOLA  
**Country:** USA

**Address:** OFF OF MICHIGAN AVE., SOUTH OF  
**Facility Detail Report:**110020569794

## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



Latest

Update:

Site Type:

County:

Country:

STATIONARY  
OSCEOLA  
UNITED STATES

Address:

Facility Detail Report:

OFF OF MICHIGAN AVE., SOUTH OF  
INDEAN LA  
110035487489

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		BARNEY VEAL	4078463767
STATE MASTER	FDM		BARNEY VEAL	4078463767

NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# LOCATION RISK ANALYSIS

## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. La Rosa CRE makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and La Rosa CRE does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and La Rosa CRE expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., La Rosa CRE, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

**NOLTE RD**

0 W New Nolte rd, St Cloud, Florida, 347693

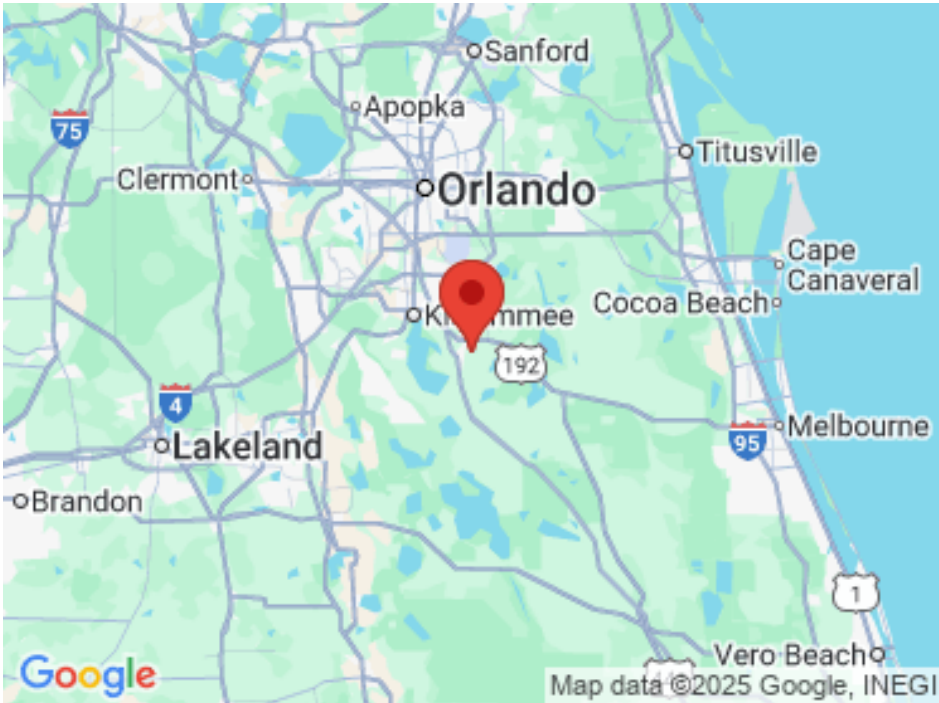
# STREET VIEW MAP



**NOLTE RD**

0 W New Nolte rd, St Cloud, Florida, 347693

# AREA LOCATION MAP



## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# AERIAL ANNOTATION MAP



## NOLTE RD

0 W New Nolte rd, St Cloud, Florida, 347693

# CONTACT



**"Chichi" Melahat Cigdem Castro, CCPP**

Phone: 7189248393

Email: [chichi.castro@larosacre.com](mailto:chichi.castro@larosacre.com)

License: SL 3345995

17 ACRES COMMERCIAL VACANT LAND

## NOLTE RD

0 W New Nolte rd St  
Cloud, Florida 347693



7189248393



[chichi.castro@larosacre.com](mailto:chichi.castro@larosacre.com)



1420 Celebration Blvd  
Celebration, FL 34747 United States