

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

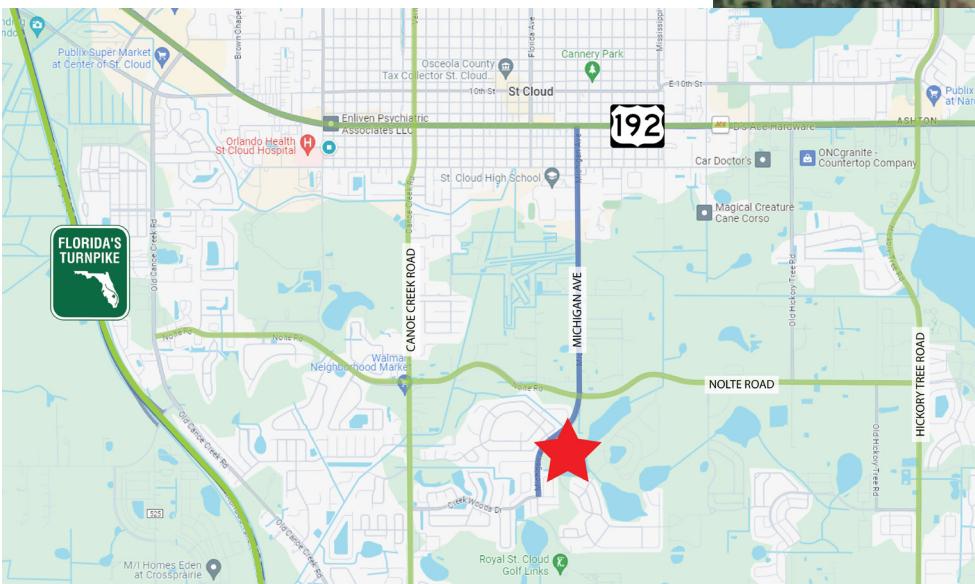
Within 1 mile of Walmart Neighborhood Market and 2 miles of three Publix-Anchored Shopping Centers

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

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

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

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CONCEPTUAL SITE PLAN



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NEIGHBORHOOD MAP



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MAJOR ST. CLOUD DEVELOPMENTS



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