



# RESIDENTIAL LAND OPPORTUNITY

Preserve Blvd, Saint Cloud, FL 34772

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

## For Sale: Inquire for Price

Availability: ± 5.65 Acres

Parcel ID: 2326300667000100MO

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



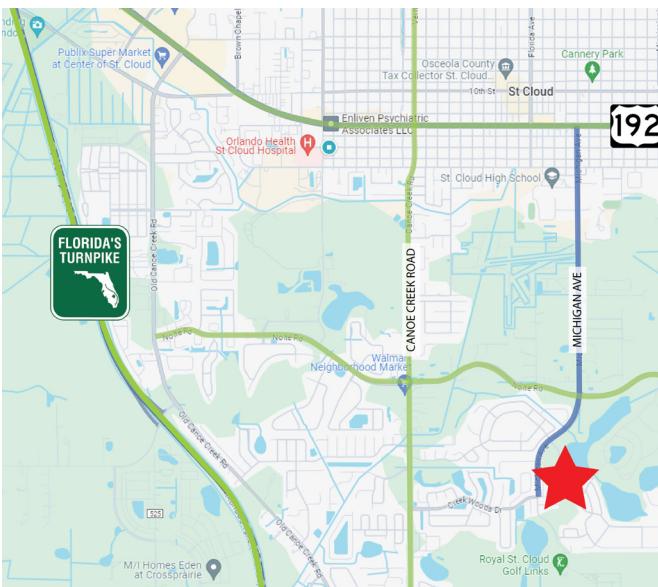
Average HH  
Income

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](http://www.FCPG.com)

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## OVERVIEW



### Drive Times & Distance



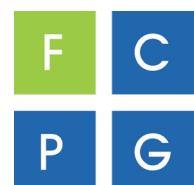
6 minutes  
(2.5 miles)



8 minutes  
(3.1 miles)

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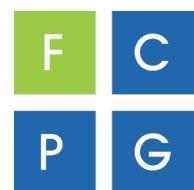
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## CONCEPTUAL SITE PLAN



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## NEIGHBORHOOD MAP



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# MAJOR ST. CLOUD DEVELOPMENTS



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