

# RESIDENTIAL LAND OPPORTUNITY

Preserve Blvd, Saint Cloud, FL 34772

Contact: Jesse King  
 Senior Sales & Leasing Associate

E: [Jesse@FCPG.com](mailto:Jesse@FCPG.com)  
 P: 407.872.0177 ext.136

**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

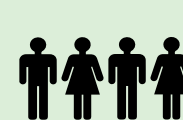
Within 1 mile of Walmart Neighborhood Market and 2 miles of three Publix-Anchored Shopping Centers

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

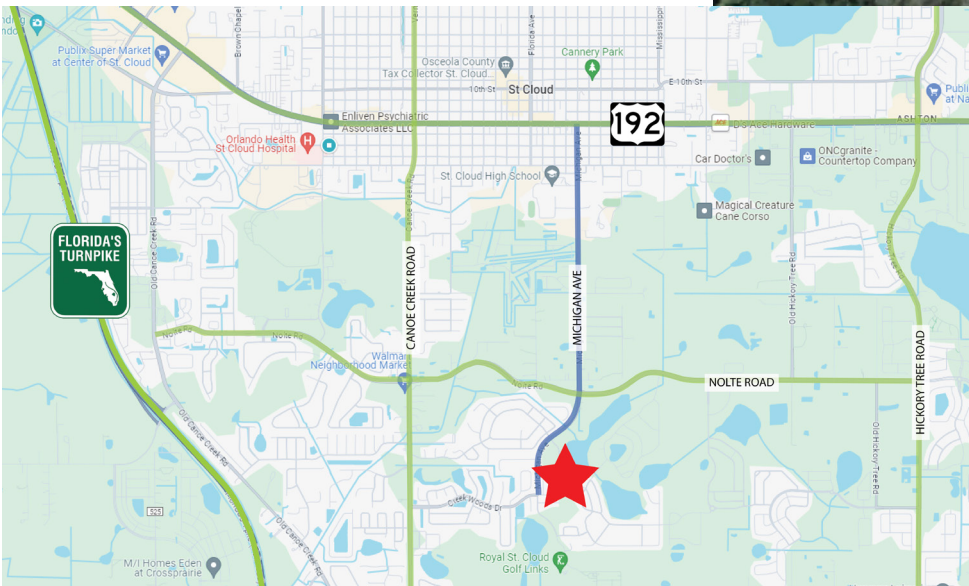
	1 Mile	3 Miles	5 Miles
Total Population	8,188	63,456	91,737
Total Households	2,526	21,854	31,086
Average HH Income	\$103,257	\$97,849	\$102,105

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



# OVERVIEW



## Drive Times & Distance



6 minutes  
(2.5 miles)



8 minutes  
(3.1 miles)

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL  
Property Group**

*Commercial Real Estate Services*



# CONCEPTUAL SITE PLAN



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



# NEIGHBORHOOD MAP

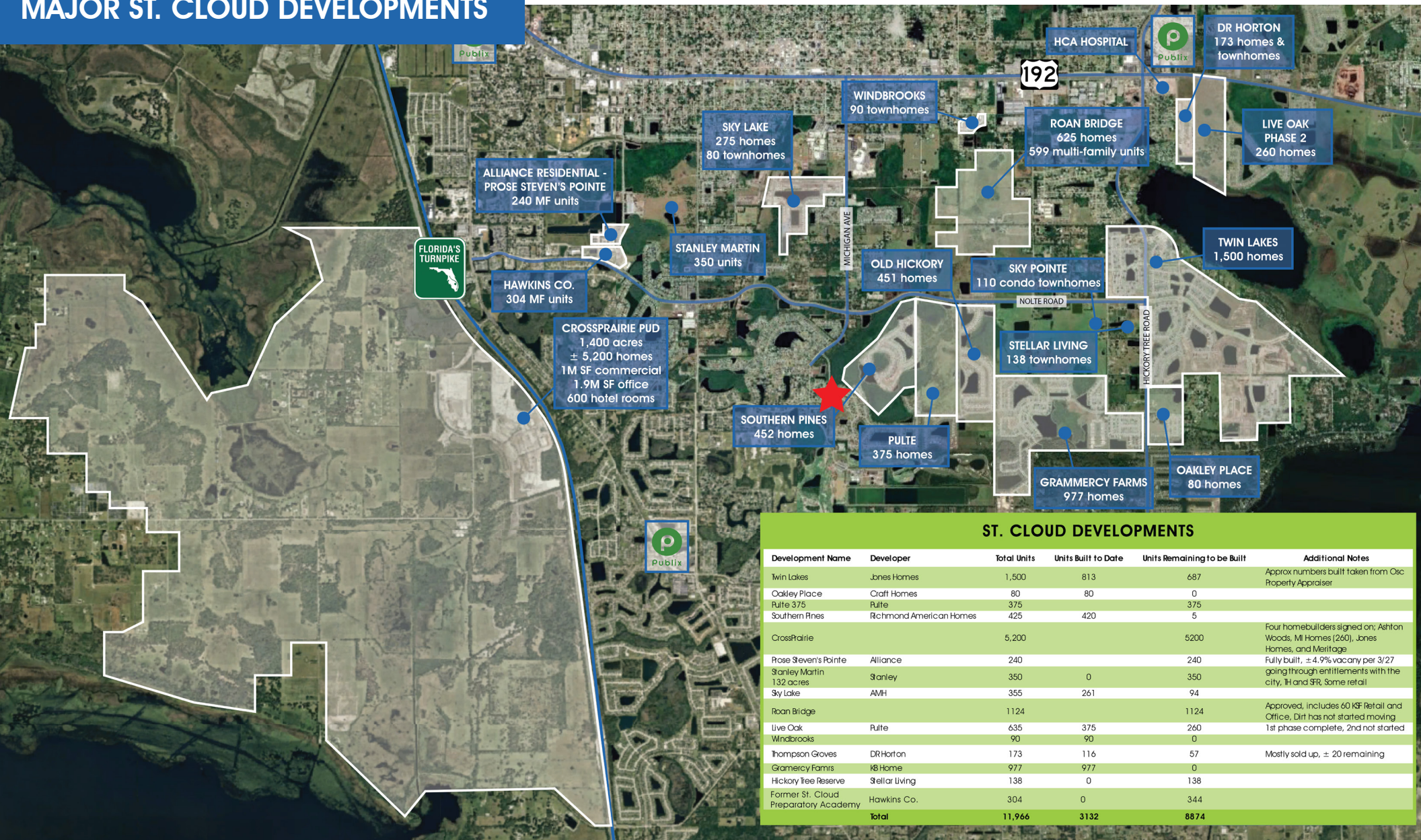


■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



# 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	
Stanley Martin	Stanley	350	0	350	
Sky Lake	AMH	355	261	94	
Roan Bridge		1124		1124	Approved, includes 60 KSF Retail and Office, Drif has not started moving
Live Oak	Pulte	635	375	260	
Windbrooks		90	90	0	1st phase complete, 2nd not started
Thompson Groves	DR Horton	173	116	57	
Grammercy Farms	K8 Home	977	977	0	Mostly sold up, ± 20 remaining
Hickory Tree Reserve	Stellar Living	138	0	138	
Former St. Cloud Preparatory Academy	Hawkins Co.	304	0	344	
Total		11,966	3132	8874	

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

F

C

P

G

FIRST CAPITAL

Property Group

Commercial Real Estate Services