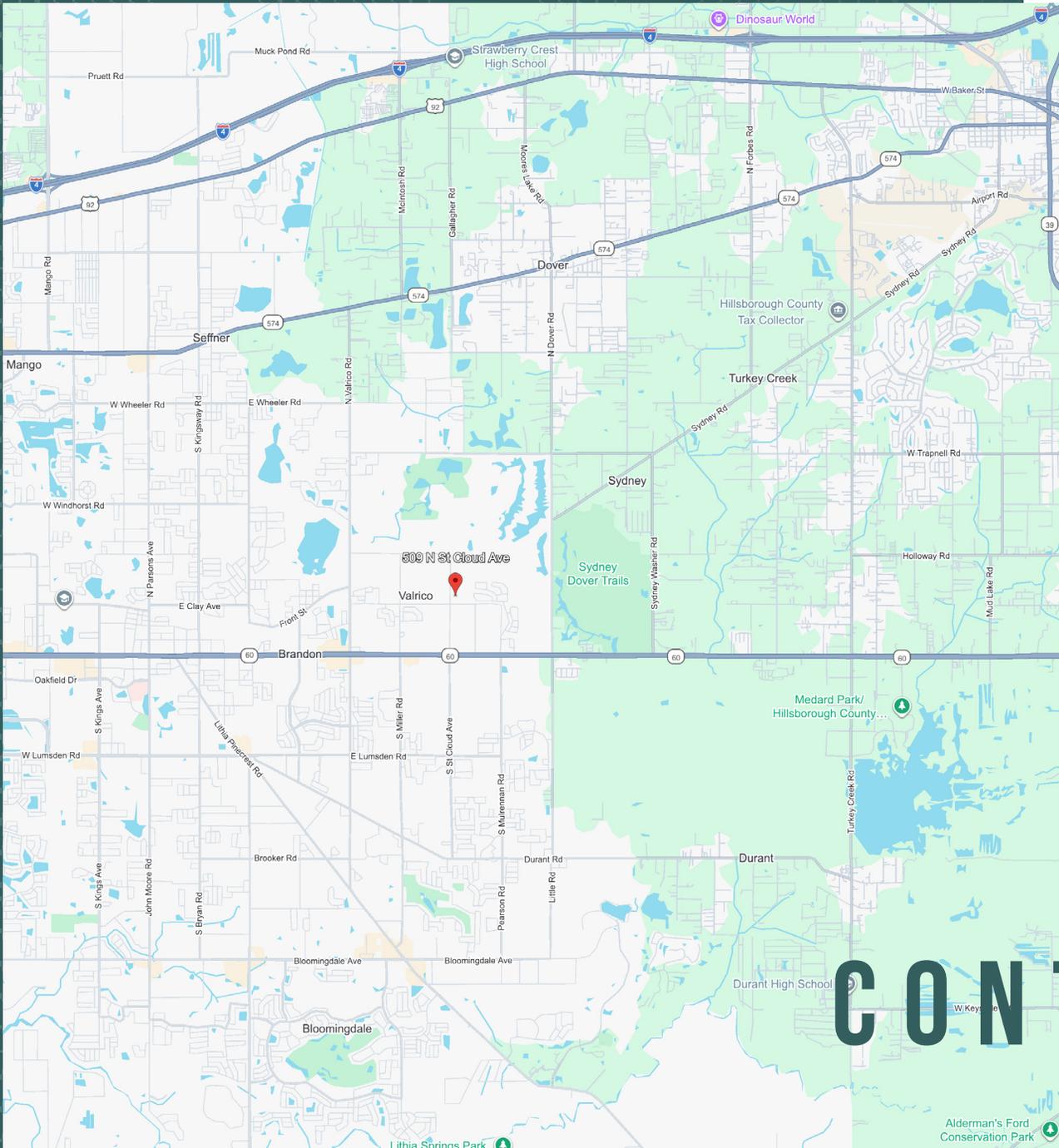


# FLAMINGO LAKE

21 LOT FULLY ENTITLED  
RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY.

509 N Saint Cloud Ave,  
Valrico, FL





# 509 N

SAINT CLOUD AVE, VALRICO, FL

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- 01 Executive Summary
  - 02 Property Overview
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# EXECUTIVE SUMMARY

01



## EXCLUSIVE DEVELOPMENT OPPORTUNITY

Flamingo Lake is pleased to present 509 N Saint Cloud Ave, Valrico, FL, a fully entitled, shovel-ready 21-lot single-family development located in one of Hillsborough County's most established and desirable suburban communities. Positioned within the high-demand Valrico submarket, the project benefits from strong residential absorption, proximity to the Brandon retail corridor, and convenient access to SR-60 and I-75, providing connectivity to Tampa's major employment centers.

This thoughtfully planned community consists of 21 fully entitled 50-foot single-family lots approved under Planned Development (PD) zoning. Civil construction documents are included, significantly reducing entitlement risk and shortening the timeline to vertical development. The site offers builders and investors a streamlined path to mobilization with limited pre-development uncertainty.

Flamingo Lake is ideally suited for both Build-for-Sale (BFS) and Build-for-Rent (BFR) execution strategies. The 50' lot configuration aligns with current buyer demand for attainable single-family product in the \$375,000–\$450,000 range, while the growing single-family rental market in eastern Hillsborough County supports stabilized rents for comparable 3- and 4-bedroom homes ranging approximately from \$2,400 to \$3,000 per month. This dual-exit flexibility enhances capital optionality and mitigates market risk.

**The asking price for the fully entitled project is \$1,500,000.**

Alternatively, the developer is prepared to deliver finished lots for a total sales price of \$2,500,000, offering buyers the ability to acquire a fully improved, construction-ready subdivision with reduced development execution risk. With full entitlements secured, civil plans prepared, and strong underlying submarket fundamentals, Flamingo Lake represents a compelling opportunity to capitalize on continued population growth, housing demand, and suburban migration trends in the greater Tampa Bay region.



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# PROPERTY OVERVIEW

02



**DEVELOPMENT PROGRAM**

Category	Details
Address	509 N Saint Cloud Ave, Valrico, FL
Project Name	Flamingo Lake
Product Type	Single-Family Residential Subdivision
Zoning	Planned Development (PD)
Total Lots	21 Single-Family Lots
Lot Width	50' Lots
Lot Configuration	Detached Single-Family
Entitlements	Fully Entitled
Civil Construction Docs	Included
Development Status	Shovel-Ready
Asking Price (Fully Entitled Project)	\$1,500,000
Finished Lot Delivery Option	Developer can deliver fully improved lots
Total Finished Lot Sales Price (21 Lots)	\$2,500,000
Execution Strategy	Build-for-Sale (BFS) or Build-for-Rent (BFR)
Submarket	Valrico / East Hillsborough County
Access	SR-60, I-75, and Brandon retail corridor proximity



## PERTINENT INFORMATION

Flamingo Lake at 509 N Saint Cloud Ave, Valrico, FL is strategically positioned for immediate vertical development, with all major entitlement milestones completed and civil construction documents prepared. The project consists of 21 fully entitled 50-foot single-family lots, thoughtfully planned to align with prevailing market demand for attainable suburban housing in East Hillsborough County.

The development has secured Planned Development (PD) zoning approval, providing a clearly defined framework for lot configuration, infrastructure design, and residential use. With entitlements finalized and civil plans included, the project offers a streamlined path to permitting and site mobilization, significantly reducing pre-construction risk and timeline uncertainty.

Flamingo Lake is designed to accommodate both Build-for-Sale (BFS) and Build-for-Rent (BFR) strategies. The 50' lot layout supports efficient single-family home designs in the 1,700–2,200 SF range, consistent with current buyer and rental demand within the Valrico and Brandon submarkets.

Key project consultants and development components are structured to support execution efficiency. The entitlement and civil engineering framework provides clarity on:

- **Site layout and lot configuration**
- **Utility planning and infrastructure design**
- **Drainage and stormwater management**
- **Roadway and access improvements**

Alternatively, the developer can deliver fully finished lots for a total sales price of \$2,500,000, providing buyers with a construction-ready subdivision and reduced horizontal development execution risk.

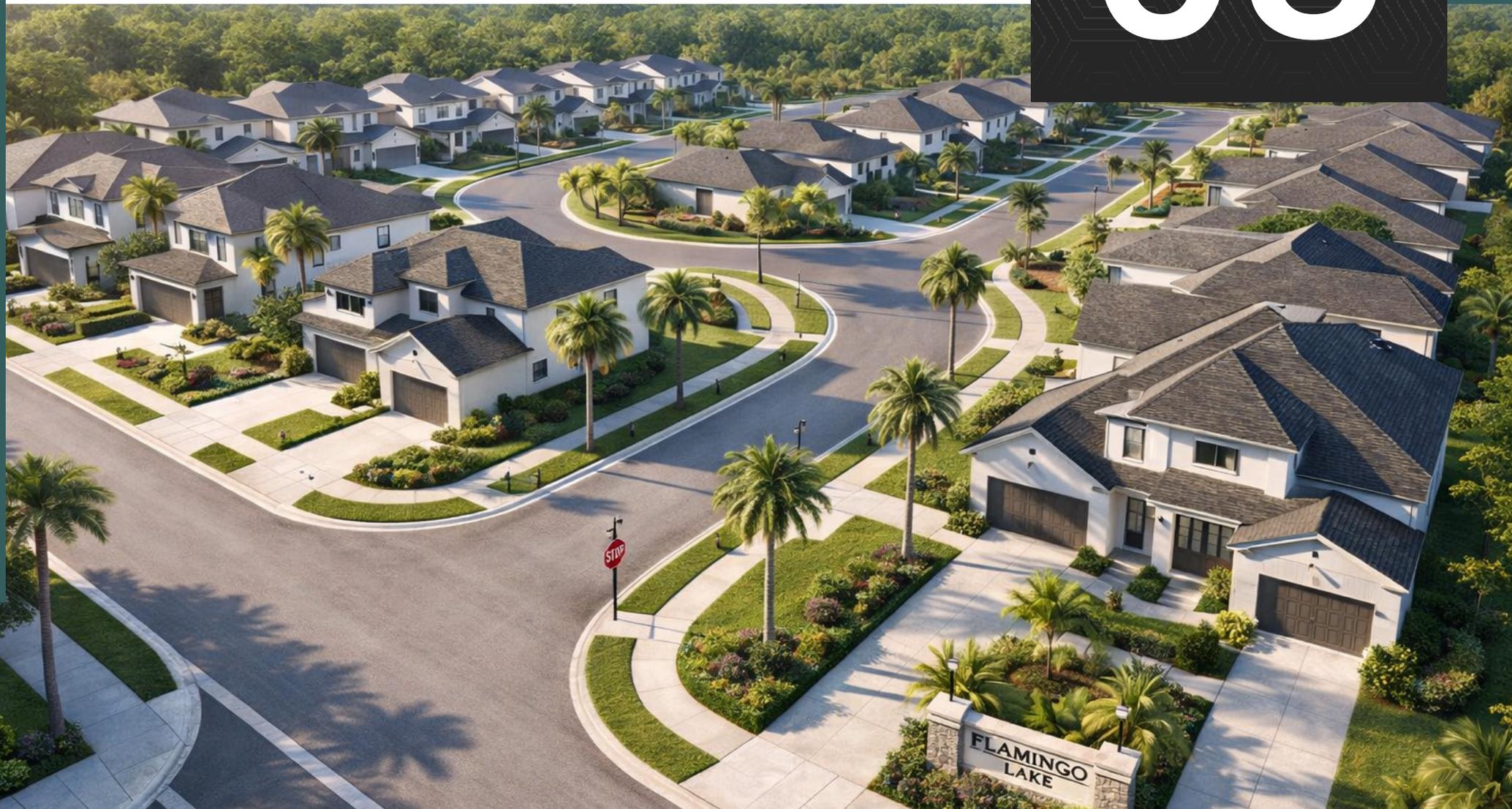




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# PROPERTY SITE PLAN

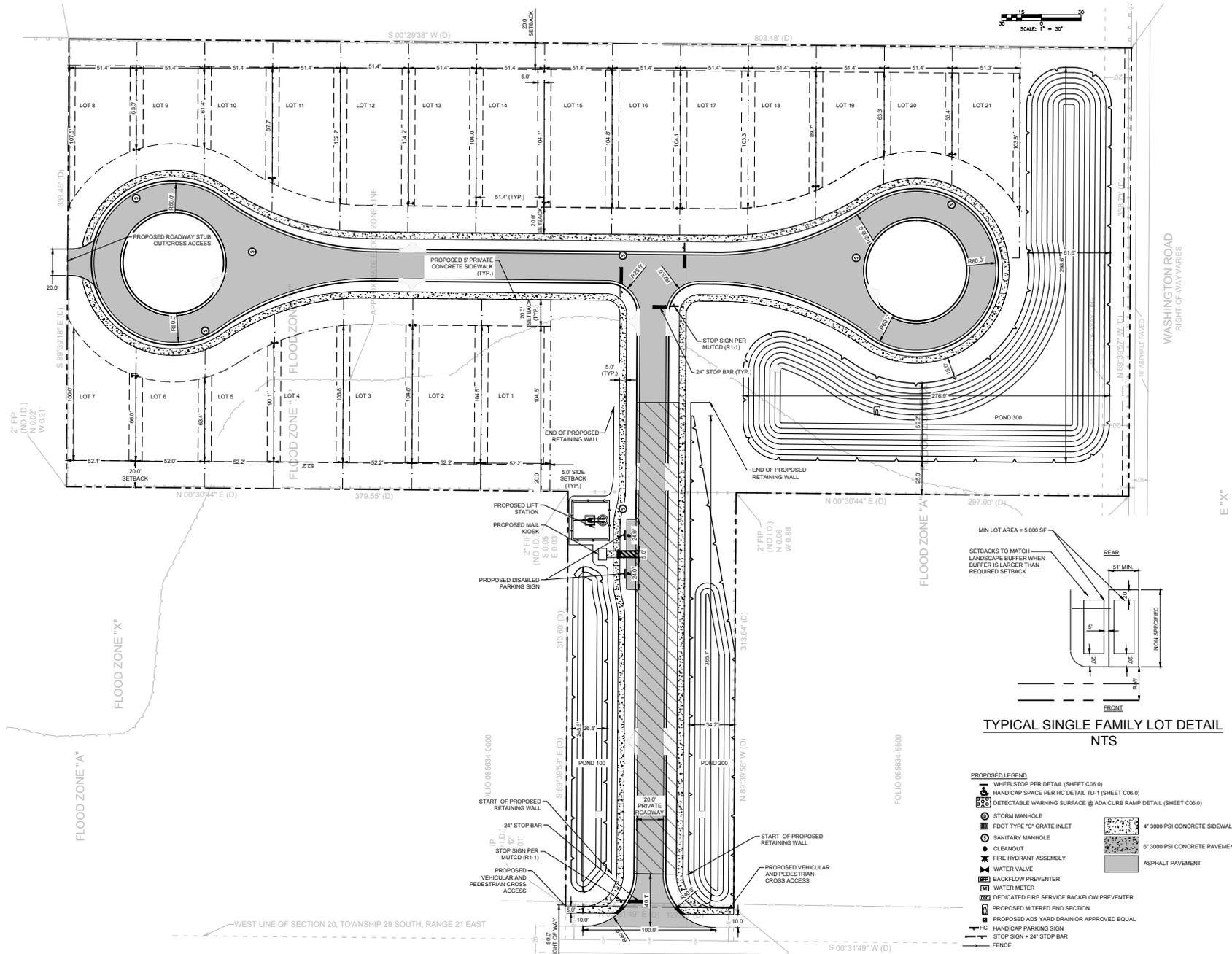
03



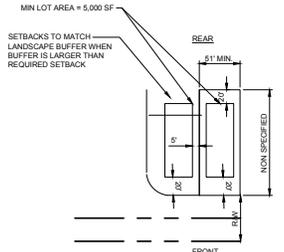
# SITE PLAN



SITE PLAN



- PROPOSED LEGEND**
- WHEELSTOP PER DETAIL (SHEET C06.0)
  - HANDICAP SPACE PER HC DETAIL TD-1 (SHEET C06.0)
  - DETECTABLE WARNING SURFACE @ ADA CURB RAMP DETAIL (SHEET C06.0)
  - STORM MANHOLE
  - FOOT FIRE 12" GRATE INLET
  - SANITARY MANHOLE
  - CLEANOUT
  - FIRE HYDRANT ASSEMBLY
  - WATER VALVE
  - BACKFLOW PREVENTER
  - WATER METER
  - DEDICATED FIRE SERVICE BACKFLOW PREVENTER
  - PROPOSED WITERED END SECTION
  - PROPOSED ADS 1/4\"/>



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# LOCATION OVERVIEW

03



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## VALRICO / EAST HILLSBOROUGH SINGLE FAMILY RESIDENTIAL MARKET OVERVIEW

Driven by sustained job growth, in-migration from high-cost states, and Florida's favorable tax climate, the Tampa Bay region continues to demonstrate strong fundamentals for single-family residential development. The Valrico and greater East Hillsborough submarket has emerged as a preferred suburban growth corridor, offering quality schools, established neighborhoods, and convenient access to major transportation arteries including SR-60 and I-75.

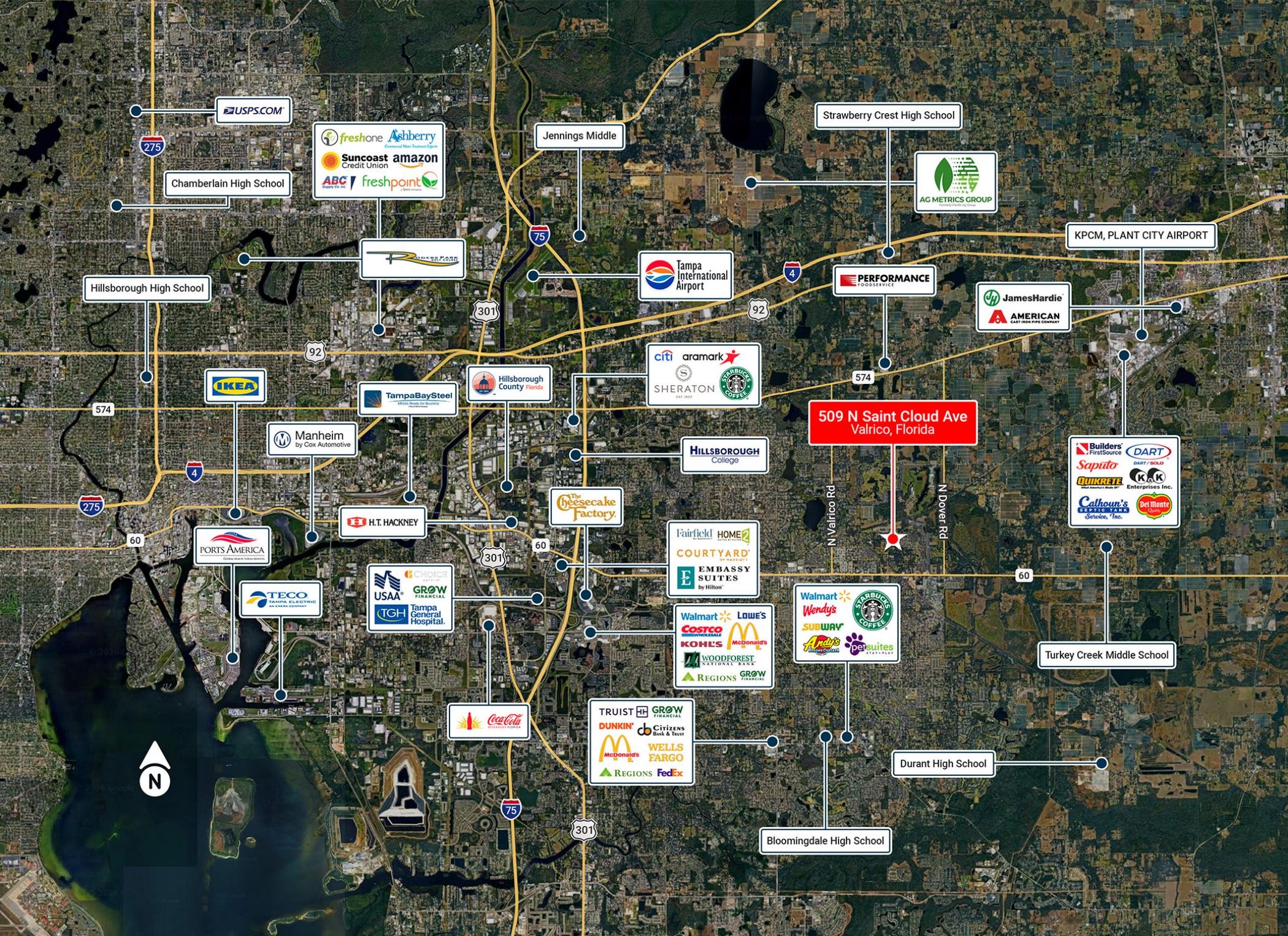
Buyer demand in this corridor remains particularly strong for attainable single-family product on 50-foot lots, consistent with the Flamingo Lake development program. Limited infill lot availability within established Valrico neighborhoods further supports long-term pricing stability and absorption strength.

**Tampa Bay Median Home Value:** \$338,000

**Tampa Bay Average Home Value:** \$397,524

Within the Valrico / Brandon submarket, new construction single-family homes commonly trade in the ~\$375,000–\$450,000 range depending on size, finish level, and lot configuration — aligning well with the proposed Flamingo Lake product positioning.





509 N Saint Cloud Ave  
Valrico, Florida



## DEMOGRAPHICS AND GROWTH

### WHY VALRICO / EAST HILLSBOROUGH?

1. Strong suburban demand driven by Tampa in-migration
2. Proximity to SR-60, I-75, and the Brandon employment corridor
3. Highly rated public and private school systems
4. Established residential character with limited infill supply
5. Access to major retail, healthcare, and lifestyle amenities
6. Consistent population and household growth supporting single-family absorption

## QUICK STATS

**\$83,000+**

Median Household  
Income

**~9–10%**

Population Growth  
(2010–2019)

**3–4%**

Unemployment  
Rate

**20.7%**

Population Age  
18–34

## ECONOMY

The Tampa–St. Petersburg–Clearwater MSA continues to demonstrate economic resilience and diversification. Hillsborough County remains a primary employment hub within the region, supported by healthcare, financial services, logistics, defense, and professional services sectors.

1. Financial Activities growth
2. Professional & Business Services expansion
3. Healthcare and education sector strength
4. Continued logistics and distribution growth due to Tampa’s port and interstate connectivity

Ongoing corporate relocations, favorable tax policies, and infrastructure investment continue to drive population inflows into the region. East Hillsborough County, including Valrico, has directly benefited from this expansion as households seek suburban housing options within commuting distance of Tampa’s core employment centers.

Flamingo Lake is strategically positioned to capitalize on these demographic and economic tailwinds, offering fully entitled 50-foot single-family lots within one of the region’s most stable and desirable suburban markets.

## PRIMARY DEMAND DRIVERS

Valrico's strategic position within East Hillsborough County provides direct access to the broader Tampa–St. Petersburg metropolitan economy while maintaining the suburban character that today's single-family buyers and renters prioritize. The Tampa Bay region continues to rank among Florida's strongest growth markets due to sustained population inflows, employment expansion, and infrastructure investment.

The region benefits from diversified economic drivers including healthcare, financial services, logistics, defense, professional services, and tourism. Port Tampa Bay, Tampa International Airport (TIA), CSX rail connectivity, and major highway networks including I-75 and I-4 support both regional mobility and national distribution access. These infrastructure advantages have positioned Tampa as a preferred location for corporate relocations and large-scale distribution operations.

Tampa Bay's continued in-migration from higher-cost markets has strengthened demand for suburban housing nodes such as Valrico and Brandon. The area offers proximity to employment centers while maintaining access to schools, retail corridors, medical facilities, and recreational amenities. This combination has driven consistent single-family absorption and long-term pricing resilience.

Flamingo Lake is positioned to capitalize on these macroeconomic and demographic trends, offering fully entitled 50-foot single-family lots within a supply-constrained suburban corridor.

### KEY REGIONAL DEMAND DRIVERS INCLUDE:

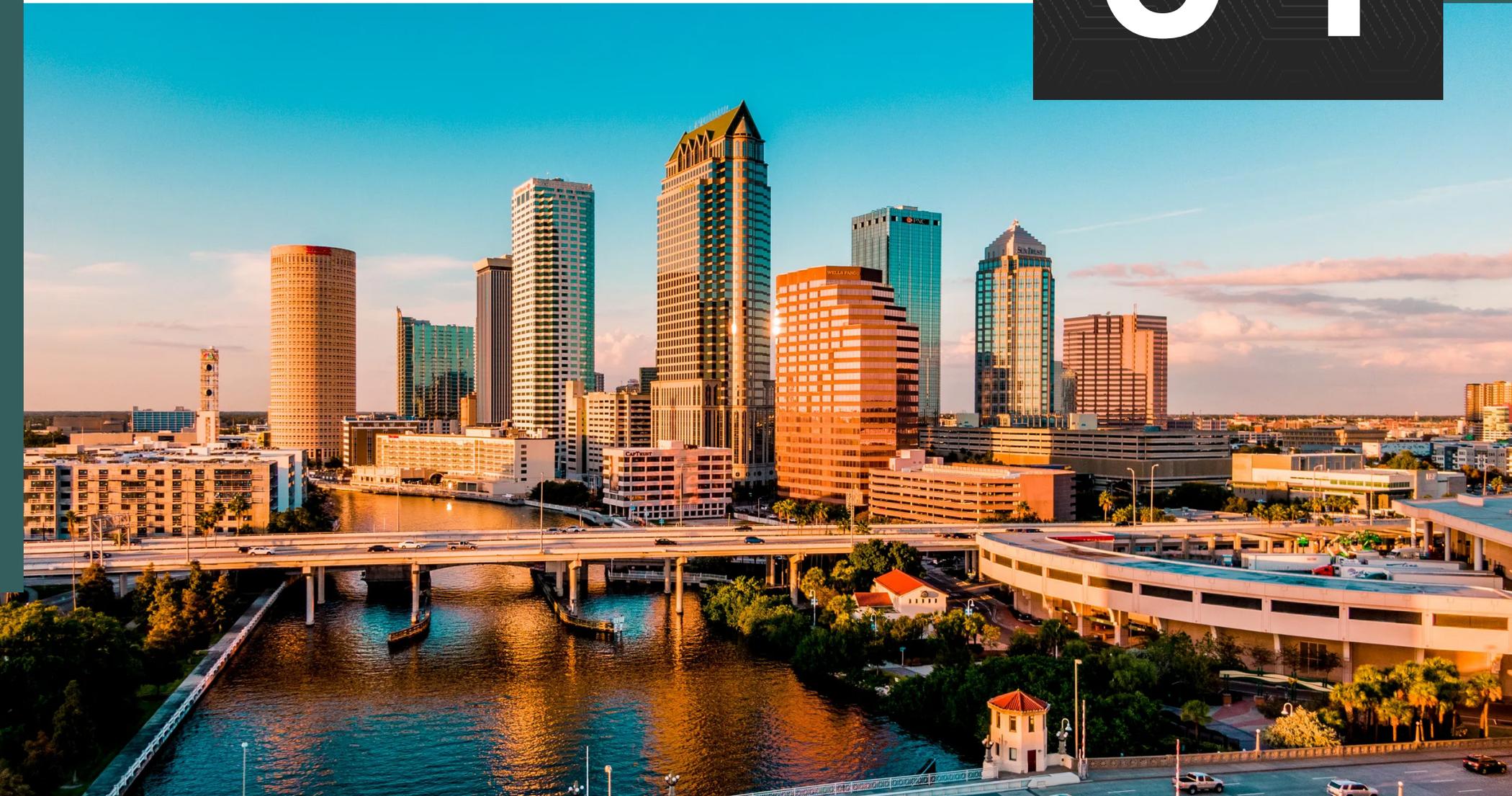
1. Healthcare & Medical Employment Growth
2. Financial & Professional Services Expansion
3. Logistics & Distribution Infrastructure
4. Port Tampa Bay & International Trade
5. Tampa International Airport (TIA) Connectivity
6. Defense Presence (MacDill Air Force Base)
7. Tourism & Hospitality Growth
8. Higher Education Institutions
9. Continued Domestic In-Migration

These factors collectively support sustained housing demand across Hillsborough County and reinforce Valrico's positioning as a stable, high-demand residential submarket for single-family development.

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# MARKET OVERVIEW

04



**MAJOR POINTS OF INTEREST**

Tampa Intl Airport:	22 mi
Suncoast Expressway:	18 mi
University of South Florida:	18 mi
I-75:	6 mi
Tampa Central Business District:	14 mi
Westshore Business District:	22 mi

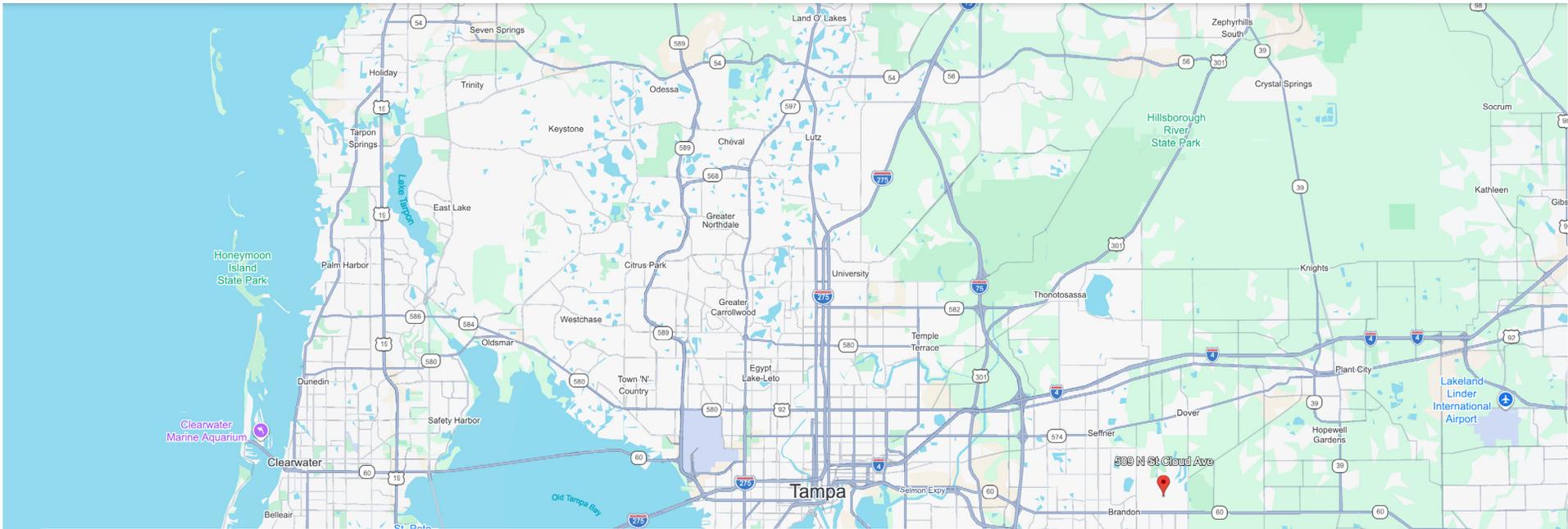
**OTHER POINTS OF INTEREST**

MacDill AFB:	22 mi
Lowrey Park Zoo:	16 mi
Busch Gardens:	17 mi
Raymond James Stadium	18 mi
Amalie Arena (Tampa Bay Lightning):	18 mi
Disney World:	75 mi

**RETAIL POINTS OF INTEREST**

Publix:	3 mi
Tampa Premium Outlets:	28 mi
Shops at Wesley Chapel:	28 mi





DEMOGRAPHICS	3-Mile Radius	5-Mile Radius	7-Mile Radius
Population (2025 Est.)	~32,000	~115,000	~185,000
Population Growth (5-Yr Trend)	Steady Growth	Strong Growth	Strong Growth
Households	~11,500	~41,000	~66,000
Median Household Income	~\$98,000	~\$95,000	~\$92,000
Average Household Income	~\$120,000+	~\$115,000+	~\$110,000+
Owner-Occupied Rate	~78%	~75%+	~73%+
Median Home Value	~\$365,000	~\$350,000	~\$340,000
Median Age	~39	~40	~39
Prime Homebuying Age (30–55)	High Concentration	High Concentration	High Concentration

## LIFESTYLE & RECREATION

### BEACHES

Flamingo Lake residents benefit from convenient access to some of Florida's most renowned Gulf Coast beaches. Within approximately 60–75 minutes, residents can reach Clearwater Beach, St. Pete Beach, Fort De Soto Park, and Caladesi Island – consistently ranked among the top beaches in the United States. With over 240 sunny days annually, the Tampa Bay region offers year-round access to coastal recreation, boating, fishing, and waterfront dining.

### PARKS & OUTDOOR RECREATION

East Hillsborough County provides abundant parks, preserves, and recreational amenities supporting an active suburban lifestyle:

- Alafia River State Park (hiking, biking, kayaking)
- Lithia Springs Conservation Park
- Edward Medard Conservation Park
- Tampa Riverwalk
- Florida Aquarium
- Local golf courses and country clubs

### CRUISE INDUSTRY

Port Tampa Bay remains one of Florida's most active cruise ports, contributing significantly to the regional economy:

- 20+ cruise ships operate annually
- Supports thousands of local jobs
- Generates hundreds of millions in economic impact
- Over 1 million passengers annually

### PROFESSIONAL & COLLEGIATE SPORTS

Tampa Bay is a premier destination for sports enthusiasts, offering year-round professional and collegiate events:

- MLB: Tampa Bay Rays
- NFL: Tampa Bay Buccaneers
- NHL: Tampa Bay Lightning
- NCAA Division I Athletics (University of South Florida)
- PGA: Valspar Championship
- Outback Bowl at Raymond James Stadium
- Spring Training: New York Yankees

The combination of professional sports, collegiate athletics, and major annual events enhances regional vibrancy and supports continued population growth.



## EDUCATION

The Hillsborough County Public School District serves over 220,000 students and is one of the largest school districts in the United States. The district includes more than 140 elementary schools, 45+ middle schools, and 25+ high schools, along with magnet and charter school options. In addition, numerous private and faith-based schools operate throughout Valrico, Brandon, and greater Tampa, providing diverse educational choices for families. Flamingo Lake benefits from its location within a strong suburban school network, which remains a key driver of single-family housing demand in East Hillsborough County.

### THERE ARE SEVERAL STRONG INSTITUTIONS OF HIGHER LEARNING IN THE TAMPA BAY AREA INCLUDING:

#### University of South Florida (USF)

A nationally recognized public research university offering undergraduate, graduate, specialist, and doctoral programs. The USF System includes campuses in Tampa, St. Petersburg, and Sarasota-Manatee and serves over 45,000 students. USF is a major economic and research engine for the region and is classified among top-tier research institutions nationally.

#### Hillsborough Community College (HCC)

Serving the Tampa Bay region with multiple campuses, HCC offers more than 160 academic programs, workforce certifications, and university transfer pathways. The institution plays a key role in regional workforce development and continuing education.

#### University of Tampa

A private university located in downtown Tampa offering more than 200 programs of study across business, liberal arts, sciences, and health professions. The university contributes significantly to Tampa's professional and entrepreneurial workforce.

#### Eckerd College (St. Petersburg)

A private liberal arts institution offering Bachelor of Arts and Bachelor of Science degrees across 40+ disciplines, including marine science, environmental studies, business, and international programs.



## EMPLOYMENT & ECONOMIC DRIVERS

Tampa Bay’s economy continues to expand with strong performance across key sectors including healthcare, professional services, financial services, logistics, and construction. Hillsborough County serves as the primary employment engine of the region, benefiting from sustained in-migration and corporate investment. The Tampa Bay Metropolitan Statistical Area (MSA) consistently reports unemployment rates at or below national averages, reflecting a healthy and diversified labor market. Continued job growth and a favorable business climate have supported long-term housing demand across suburban markets such as Valrico and East Hillsborough County.

## QUALITY OF LIFE

Tampa Bay offers an exceptional quality of life that balances economic opportunity with natural beauty and vibrant cultural amenities. The region’s year-round warm climate, coastal access, and strong suburban communities continue to attract families and professionals alike.

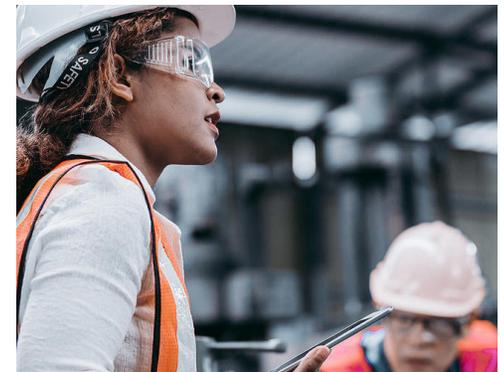
### Natural Environment

The Tampa Bay region is home to a diverse ecosystem including preserved parks, rivers, estuaries, and Gulf Coast beaches. Residents enjoy access to conservation areas such as Alafia River State Park, Lithia Springs Conservation Park, and regional nature preserves throughout Hillsborough County. Ongoing conservation and sustainability initiatives support long-term livability and environmental protection.

### Cultural & Recreational Amenities

Florida’s year-round climate and vibrant metro setting make Tampa Bay a premier destination for arts, entertainment, and professional sports, including NFL, MLB, and NHL franchises. Residents enjoy access to cultural landmarks such as the Straz Center, Tampa Riverwalk, and major annual festivals, along with extensive golf and recreational amenities. This strong lifestyle appeal, combined with employment growth, continues to drive residential demand in suburban communities like Flamingo Lake.

TOP EMPLOYERS IN THE TAMPA BAY AREA	
Employer	Local Employees
Publix Super Markets Stores	37,254
Hillsborough County School District	26,016
BayCare Health System, Inc.	26,900
HCA West Florida Division	18,911
MacDill Air Force Base	18,000
Pinellas County School Board	15,905
University of South Florida System	15,243
Hillsborough County Government	10,148
Pasco County School District	9,908
United States Postal Service (USPS)	7,802



## NEARBYRETAIL/SHOPPING

Flamingo Lake is ideally positioned near Brandon's established retail corridor and the greater Tampa Bay shopping market. Residents enjoy convenient access to Brandon Exchange (formerly Westfield Brandon), anchored by major national retailers, along with grocery options including Publix, Sprouts Farmers Market, and Walmart Supercenter. Additional shopping and dining destinations are located along State Road 60 and Bloomingdale Avenue, offering a diverse mix of restaurants, specialty retailers, and daily service providers. The community's proximity to I-75 further connects residents to Tampa Premium Outlets and other regional retail hubs throughout the Tampa Bay area.



# 509 N

SAINT CLOUD AVE, VALRICO, FL

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**FLAMINGO  
HOMES** 