

**FOR
SALE**

LONGWOOD RESIDENTIAL OPPORTUNITY

Longwood, FL 32779



ABOUT THE PROPERTY

SIZE 22± gross acres
» 8.4± usable acres per the PD
» 1.68± usable acres per recent wetland delineation

PRICE Accepting offers

ZONING PD

FLU PD

ROAD FRONTAGE 470'± on Sabal Palms Dr

PARCEL ID 03212930002500000

DESCRIPTION

True infill real estate in Longwood. Last remaining property within the Sabal Palms PD. The PD allows for 84 units. Longwood is a prominent suburb of Orlando with high values and a median household income of \$75,197. This site is in an established neighborhood with few new residential units coming online.

The impacts to any of the wetlands on these two parcels would require an Environmental Resource Permit (ERP) obtained from the St. Johns River Water Management District (SJRWMD). As part of the ERP, wetland impacts would have to be mitigated through the purchase of wetland credits from a wetland mitigation bank located within the same drainage basin. This site is located in the Wekiva River Nested Drainage Basin (Basin 15).

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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DEMOGRAPHICS

US Census (2022)

Longwood

Total Population 16,842

Total Households 5,707

Median HH Income \$75,197

Average House Value \$292,000

AVERAGE DAILY TRAFFIC COUNTS (2022)

1 26,500 Wekiva Springs Rd

2 30,000 SR 434

3 131,500 I-4

REGIONAL MAP

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DRIVE TIMES

Orlando Int'l Airport: 15 min

Medical City/Lake Nona: 15 min

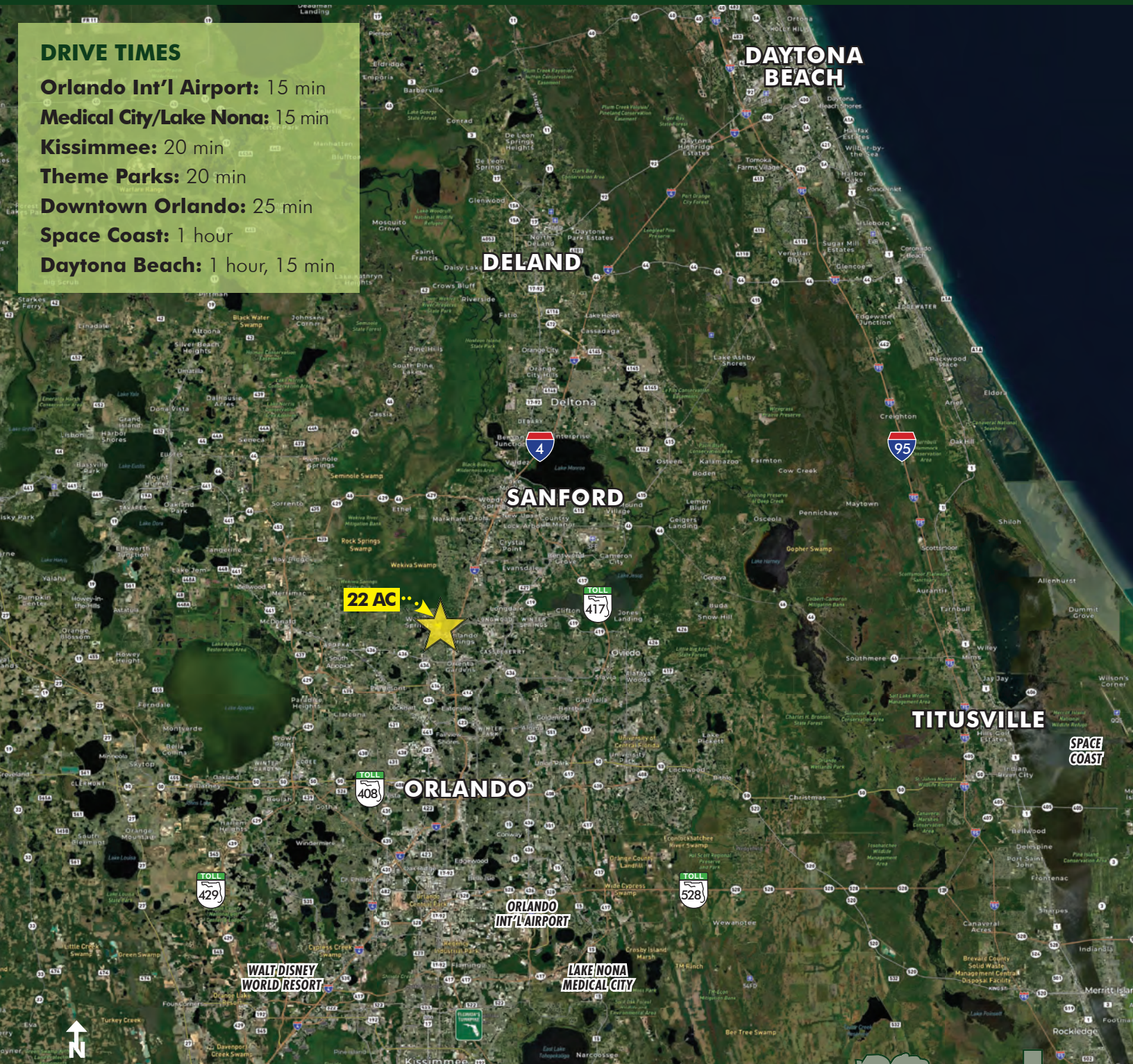
Kissimmee: 20 min

Theme Parks: 20 min

Downtown Orlando: 25 min

Space Coast: 1 hour

Daytona Beach: 1 hour, 15 min



LOCATION MAP

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