

Investment Opportunity

SELLER FINANCING

Sanford, FL 32773

12.33^{+/-} Acres

Can Be Divided

To 4 Or 8 Parcels



Quest Company

Commercial Real Estate Services

E. LAKE MARY BLVD.

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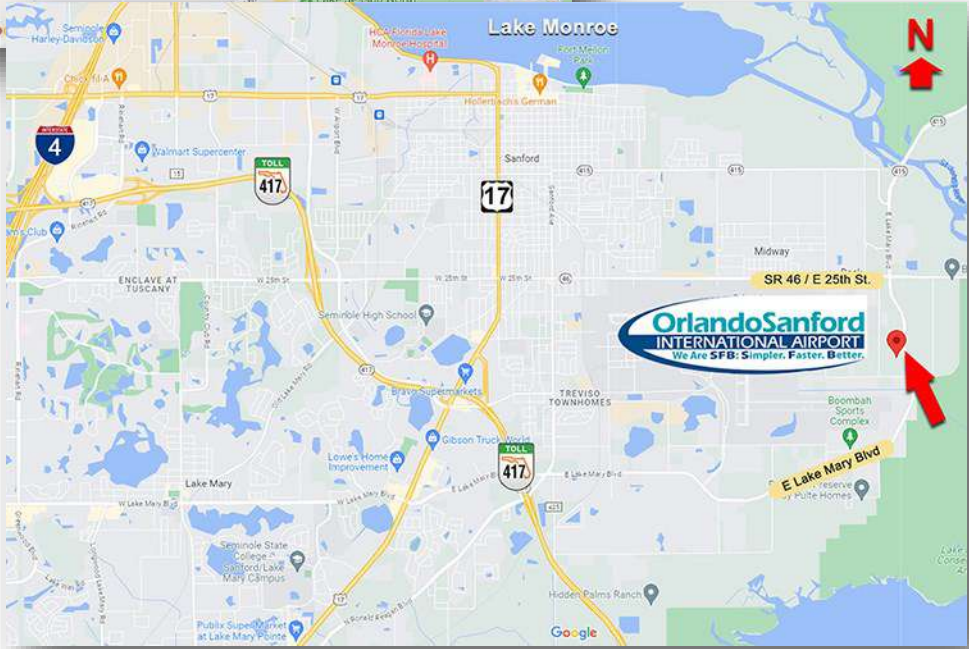


E. LAKE MARY BLVD.

Location Maps



Mid-Level
View



Macro View



E. LAKE MARY BLVD.

Aerial - Google Earth View | Facing West



E. LAKE MARY BLVD.

Aerial - Google Earth View | Facing NNE



E. LAKE MARY BLVD. Aerial - Mid Level View



NOTE: Please see the **Plat Map** on Page 7 for a more accurate depiction of the land's perimeters.



E. LAKE MARY BLVD. Aerial - Micro View



NOTE: The **Plat Map** on the next page specifies the land's perimeters and dimensions



E. LAKE MARY BLVD. Plat Map



A high-res version of the Survey is available upon request.



E. LAKE MARY BLVD.

Street Views | 2023



Facing West,
overlooking the site

Facing South down
E. Lake Mary Blvd.



E. LAKE MARY BLVD.

Property Description

Totalling **12.33+/- acres**, this property offers prime exposure for your future business.

- = **Prominently situated on E. Lake Mary Blvd.**, which is the main thoroughfare running from Markham Woods Rd. in Longwood, through Lake Mary, around the Orlando-Sanford International Airport and all the way to State Road 46 in Northern Sanford.
- = **Acreage can be subdivided into 4 or 8 parcels.**
- = **King's Crossing**, an expansive, **Publix-anchored shopping center** with **Wawa as an outparcel**, is currently under construction just 1 mile north of this site.
- = **Rapid area growth** is readily apparent with **additional projects** — retail, food, hotel & industrial — **being developed** nearby.
- = The **Orlando-Sanford International Airport** is close by.
- = Currently **zoned A-1, Agricultural**.
- = **Due Diligence documents** are available upon receipt of a signed NDA.
- = The entire property is **available for \$3.515 Million, or \$315,000 per acre**.
- = **SELLER FINANCING AVAILABLE**—call for details!



E. LAKE MARY BLVD.

Sanford / Lake Mary Synopsis

Established in 1870, Sanford has since enjoyed almost 40% growth in population between 2000 and 2010. Home to a picturesque historic downtown area of brick-lined streets, stately Oaks and Victorian homes, Sanford also serves as the county seat for Seminole County.

The nearby Orlando-Sanford International Airport was ranked as the fastest-growing airport in the country several times since 2000. Additional public transportation options include SunRail rail service with free trolleys; Lynx buses; Uber, Lyft & more!

Following the shoreline of beautiful Lake Monroe, downtown Sanford is home to award-winning restaurants, micro-breweries, art galleries, and the performing arts. The western portions of Sanford include the expansive 1.14M square foot Seminole Towne Center.

Lake Mary has evolved from a quiet suburb of Orlando into the cosmopolitan sister city to Sanford. Known as the "City of Lakes," Lake Mary's residents enjoy an extremely high quality of life. This thriving region features numerous luxury home communities, manicured golf courses, and abundant natural resources.

Considering all of these attributes, it's understandable why *Family Circle* named Lake Mary #7 of the "Country's 10 Best Towns" and *CNN/Money Magazine* named Lake Mary the 4th "Best Place in the Country" to live!

Seminole County public schools repeatedly enjoy high rankings nationally, and recreational and cultural opportunities abound, so it's no surprise area growth since 2010 has been almost 30%! National and regional corporations chose to office in Lake Mary in large part due to these desirable factors.



E. LAKE MARY BLVD.

For More Information, Contact:

Benjamin R. LaFreniere, CCIM

D: 407.476.4555 | O: 407.786.4001

Ben@QuestCompany.com

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