



TOWNHOME PADS FOR SALE

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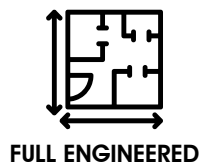
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For Sale: Inquire for Price

18 Fully Permitted Townhome Pads



18 finished townhome pads located within the heart of the Downtown Sanford Historic District

The property is fully engineered and permitted with utilities on-site, allowing for a streamlined development process

Sanford has a population of nearly 100,000, with an average household income of \$105,545

Conveniently located within 10 minutes of both I-4 and 417, and only 5 minutes away from the Sunrail Station

Strategically located within 5 minutes of HCA Hospital and just 10 minutes from Seminole Town Center, providing easy access to healthcare, shopping, and major retailers

DEMOGRAPHICS

2024

5Mins

10Mins

15Mins

Total Population

8,917

45,263

106,448

Total Households

3,949

17,404

40,823

Average HH Income

\$71,520

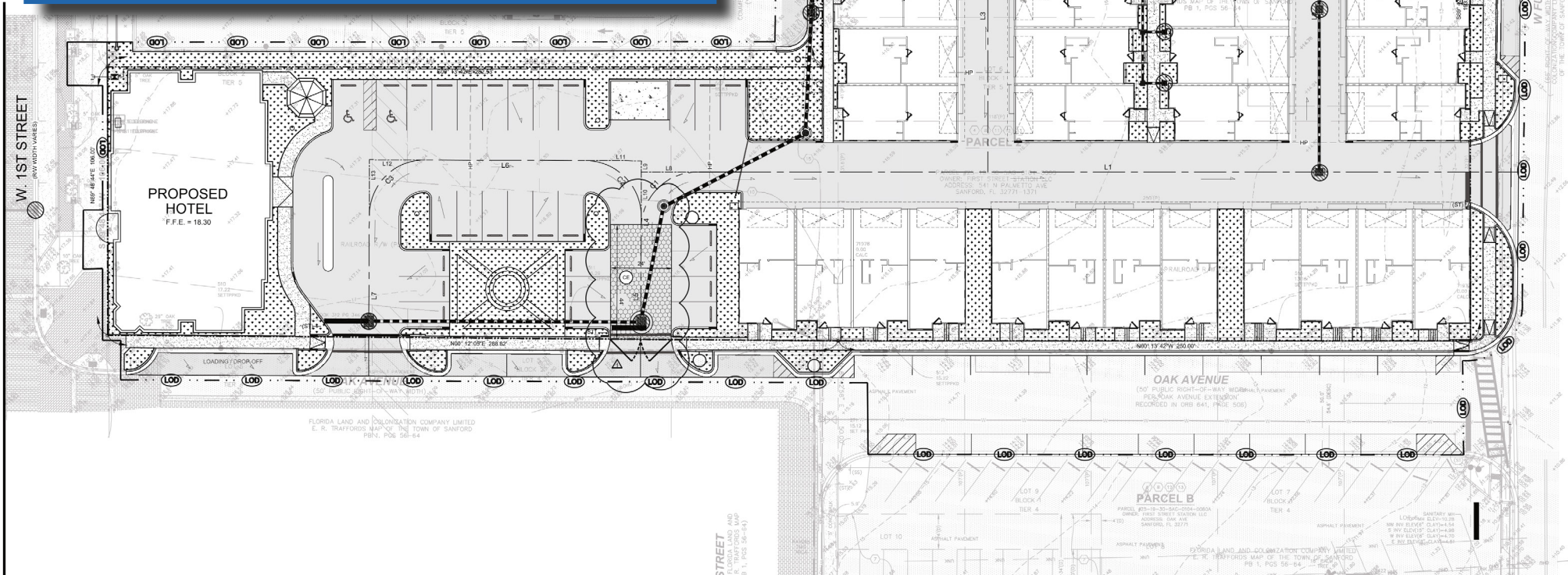
\$83,917

\$101,475

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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SITE PLAN



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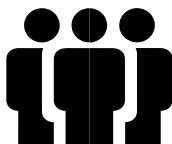
LOCATION



7 minute
(3.6 miles)



6 minutes
(2.9 miles)



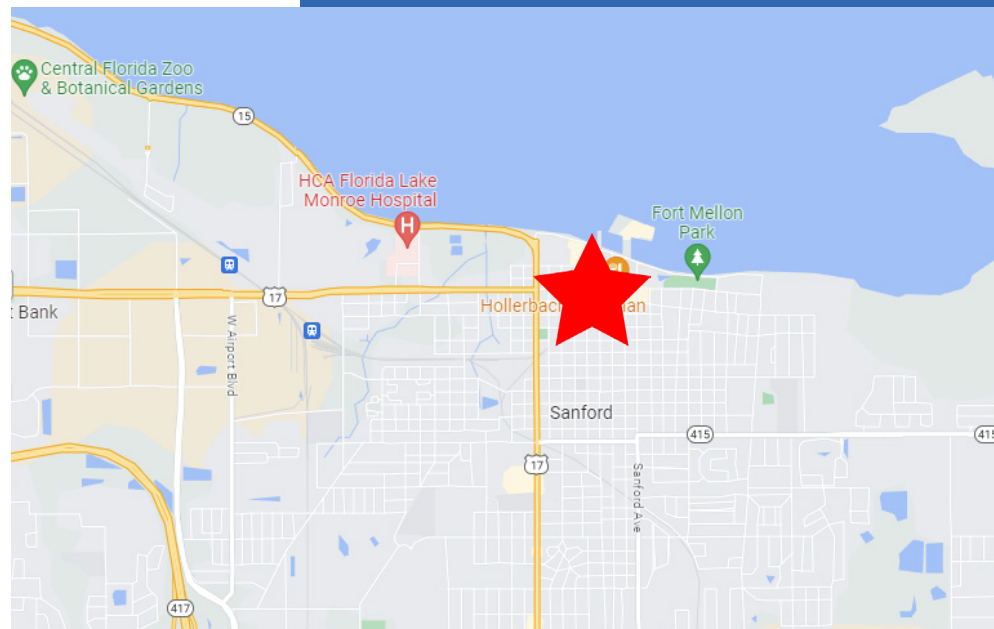
**EMPLOYMENT
POPULATION**

± 26,311
(10 min drive time)



MEDIAN AGE

38.2
(5 min drive time)



Average Annual Daily Trips

2023

US 17-92	25,500
I-4	145,000

Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	175	561	1,034
Food & Drink Businesses	64	168	299



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SEMINOLE COUNTY: SANFORD

RICH HISTORY

Sanford, situated on Lake Monroe, has a history rooted in its role as a pivotal site during the Seminole Wars. Initially known as Mellonville, it thrived as a distribution center thanks to commercial steamboat services. Henry Shelton Sanford’s vision led to the city’s incorporation in 1877 and subsequent growth with the South Florida Railroad and the development of Belair citrus grove. Despite setbacks like a destructive 1887 fire and a devastating freeze in 1894-95, Sanford adapted, becoming a major vegetable shipping center dubbed “Celery City” by the early 20th century. In 1913, Seminole County was established with Sanford as its seat. The city saw further growth with the Sanford U.S. Naval Air Station from 1942 to 1968, which later became Sanford International Airport.

Orlando Sanford Airport now welcomes nearly 3 million passengers annually, and has over \$3.5 billion economic impact. Its 450 developable acres on its property offer expansive opportunity for regional impact. (See page 8 for more information.)

RIVERWALK

The Sanford RiverWalk is 5 miles long hugging the southern shore of Lake Monroe. Known at the most scenic and longest shoreline recreational trail in Florida as well as the longest fresh water shoreline fishing area in Florida, RiverWalk has won numerous awards including “International Making Cities Livable” award for urban design trails. With connection to the 26-mile loop around Lake Monrow and the 250-mile Coast-to-Coast Trail from the Gulf of Mexico to the Atlantic, Sanford is connected both near and far.

WEEKEND DESTINATION

Sanford’s historic downtown has transformed from a day-trip destination into a vibrant area that requires an entire weekend to explore, creating a demand for more hotel rooms and parking. The growth in attractions including breweries, theater and other activities now supports longer stays and solidifies Sanford as the Main Entertainment District for the county. Sanford is addressing the hotel need with projects like a 45-room boutique hotel and a proposed 140-room select-service hotel. Additionally, the popularity of Airbnb and other temporary lodging options reflects the high demand. To support the influx of visitors, Sanford is also planning to develop a multi-level parking garage and enhance transportation links with trolleys connecting to the SunRail and Amtrak’s Auto Train stations. This development underscores Sanford’s potential as a weekend destination needing expanded lodging and parking facilities.



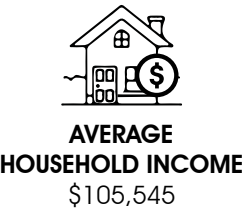
Ricardo Ramirez Buxeda/ Orlando Sentinel

DEMOGRAPHICS

Population



Income



RiverWalk