

# Seminole Springs Offering Memorandum



WEKIVA PKWY



ORANGE BLVD



AADT: 25,500



7.67±  
ACRES

5642 W SR 46, SANFORD, FL 32771

**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)

# Executive Summary

## PROPERTY DESCRIPTION

The opportunity is to acquire a 7.67± acre multifamily development site located at 5642 W SR 46 in Sanford, Florida, within Seminole County. The property has a PD for 130, 55+ residential units which also allows for ALF and Memory Care. The site offers a sizable, contiguous footprint suitable for a well scaled Seniors multifamily community in the high-growth Sanford market.

## LOCATION DESCRIPTION

The property is located just northeast of W SR-46 and Orange Blvd, providing quick access to SR 417 (Greenway), SR 429 (Wekiva Pkwy), and US Hwy 17-92 allowing for convenient access to one of Seminole County's primary commercial and commuter corridors. The site benefits from proximity to new retail, residential neighborhoods, and employment center in Sanford and the Orlando MSA, with strong connectivity to I-4 and the greater Orlando market.

## PROPERTY SIZE AND PARCEL ID

7.67 Acres / 30-19-30-300-0200-0000

## ZONING / FLU

Planned Development /C-1 Zoning

## PRICE

\$4,950,000

## PROJECT HIGHLIGHTS

- Pre-approved for HUD financing available, transferable to buyer
- PUD allows for 55+ apartments, inclusive of Assisted Living Facility or Memory Care
- Strong connectivity to commuter corridors
- High-Growth market
- Existing Approved Site Plan
- Zoning can be changed to Commercial to match FLU
- Average HH Income of \$134,496 within a 1, 3, and 5 mile radius

## BROKER CONTACT INFO

### Austin McWilliams

Area Director (Orlando) /Advisor

407.710.7374 x118

[austin@thedirtdog.com](mailto:austin@thedirtdog.com)

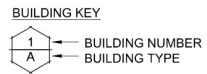
# Sanford Area Development Map



**SITE DATA**

ACRES	17.67
(1) 3-STORY BUILDING	
TOTAL UNITS	130
UNITS/ACRE	16.94
<b>ZONING DATA</b>	
UNINCORPORATED (MR-3 SHOWN)	

- SITE AMENITIES**
- CLUBHOUSE
  - POOL

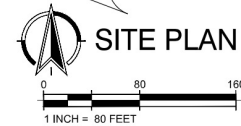
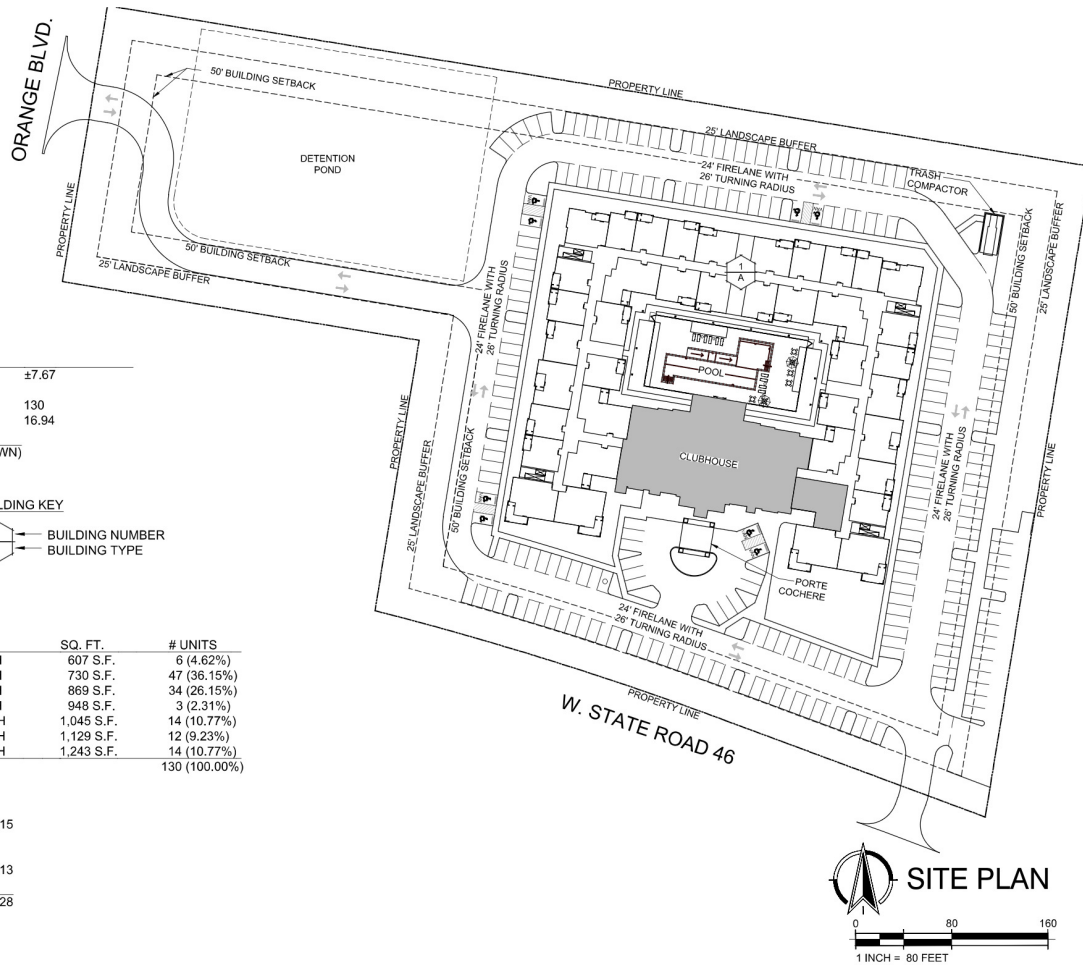


**UNIT TABULATION**

TYPE	SQ. FT.	# UNITS
A0 - ONE BEDROOM, ONE BATH	607 S.F.	6 (4.62%)
A1 - ONE BEDROOM, ONE BATH	730 S.F.	47 (36.15%)
A2 - ONE BEDROOM, ONE BATH	869 S.F.	34 (26.15%)
A3 - ONE BEDROOM, ONE BATH	948 S.F.	3 (2.31%)
B1 - TWO BEDROOM, TWO BATH	1,045 S.F.	14 (10.77%)
B2 - TWO BEDROOM, TWO BATH	1,129 S.F.	12 (9.23%)
B3 - TWO BEDROOM, TWO BATH	1,243 S.F.	14 (10.77%)
<b>TOTAL</b>		<b>130 (100.00%)</b>

**PARKING PROVIDED**

STANDARD SPACES	215
ACCESSIBLE (3)	
VAN ACCESSIBLE (3)	
CLUBHOUSE	13
VAN ACCESSIBLE (2)	
<b>TOTAL</b>	<b>228</b>



DATE: 06.03.25  
**A1.0**  
SITE PLAN  
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# Drone Video



# Additional Photos



# Additional Photos



7.67±  
ACRES

46 AADT: 25,500

WEKIVA PKWY

ORANGE BLVD

# Additional Photos



# Additional Photos



# Demographics Map & Report

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,053	36,898	92,008
Average Age	41.9	40.3	40.9
Average Age (Male)	38.5	38.4	39.8
Average Age (Female)	46.9	42.9	41.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,983	14,378	35,858
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$135,421	\$138,027	\$130,041
Average House Value	\$481,672	\$481,988	\$485,934

2023 American Community Survey (ACS)

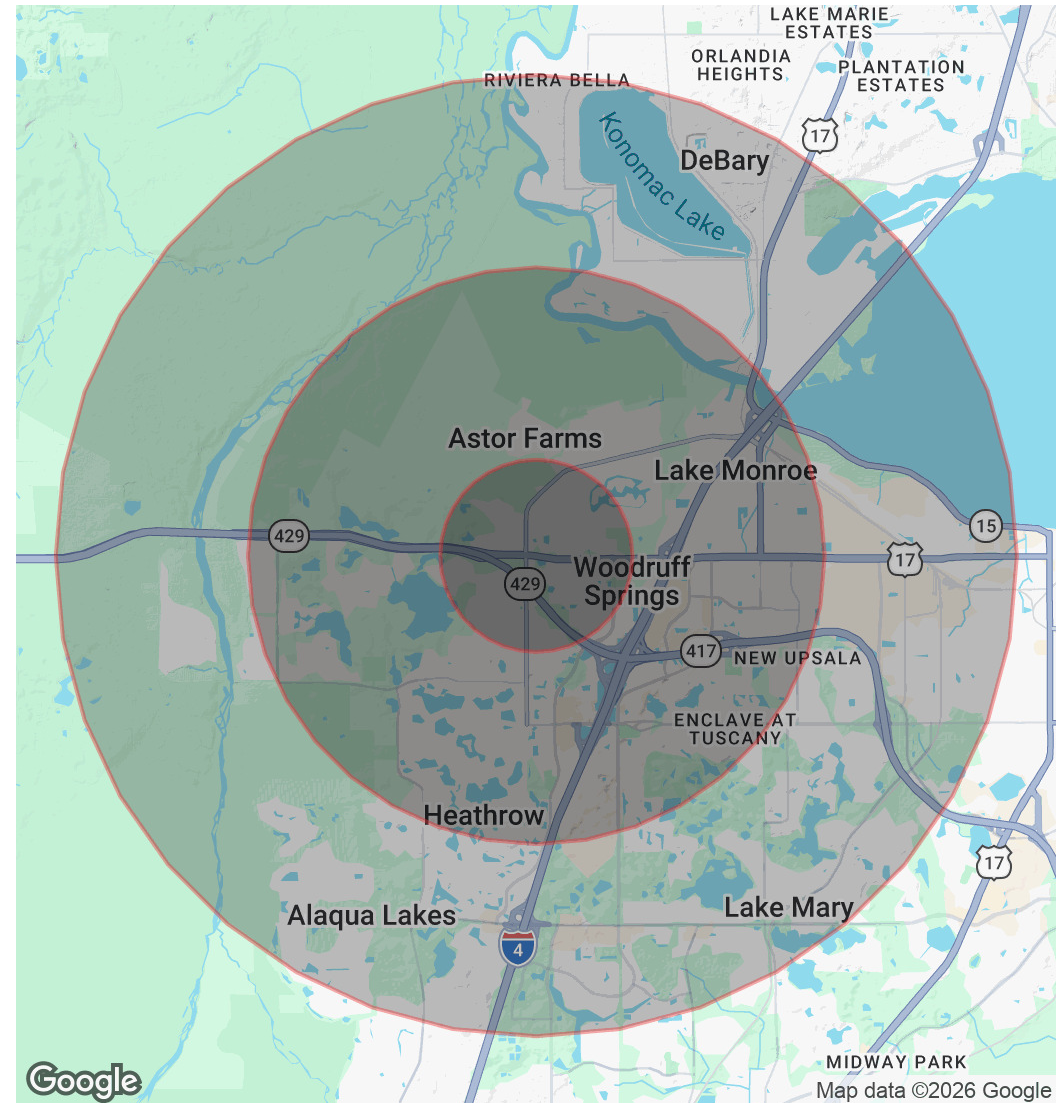
## AVERAGE ANNUAL DAILY TRIPS

	1 MILE	3 MILES	5 MILES
Average Travel Time	30 minutes	27 minutes	28 minutes
Less than 15 min	490	4,151	10,027
15-29 min	669	5,575	13,223
30-44 min	362	2,878	7,716
45-59 min	146	773	2,763

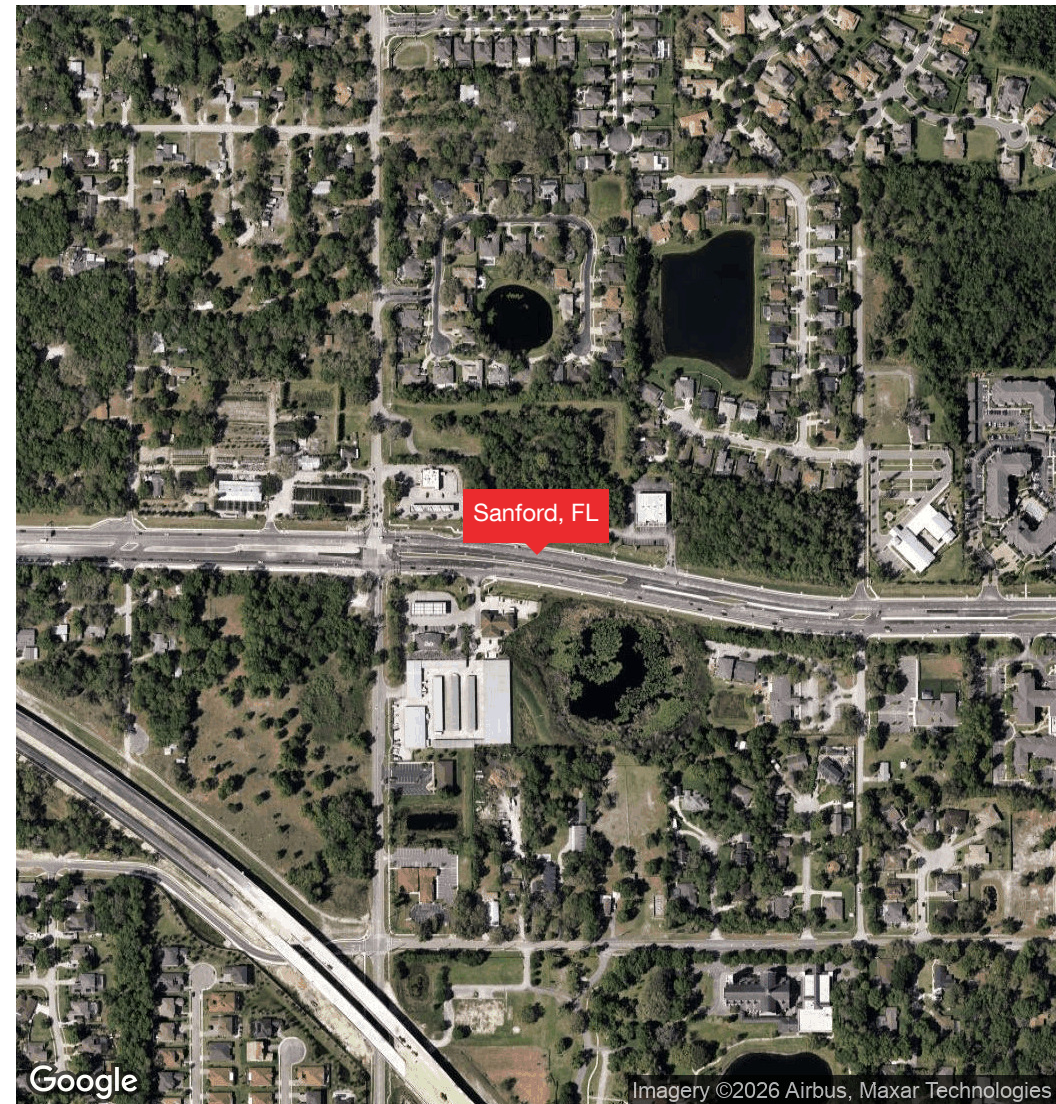
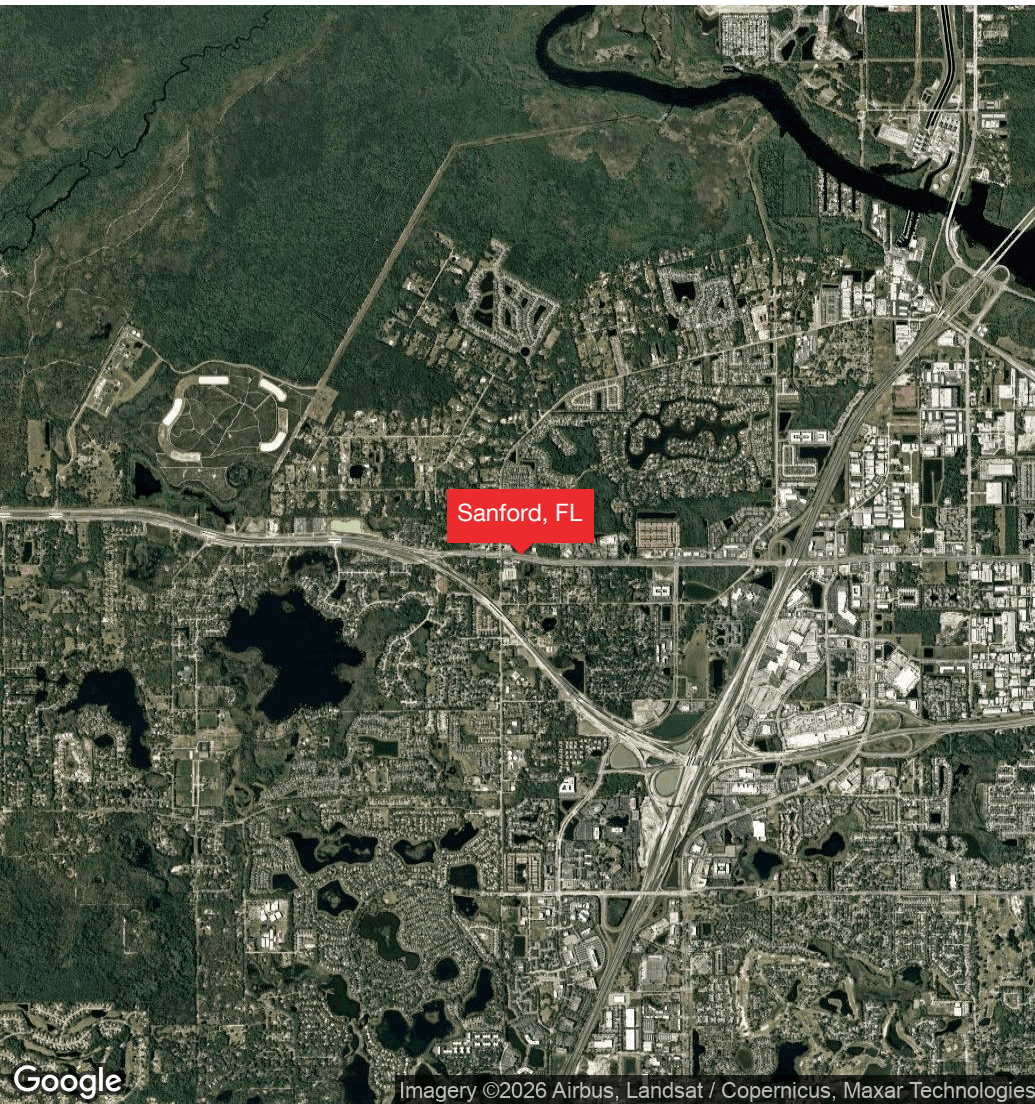
## Average Annual Daily Trips

vehicle/day (2026)

W SR 46	~25,000
I-4 (near SR 46, exit 101)	120,000 - 140,000
SR 417 (N Terminus)	70,000 - 85,000



# Regional / Location Map



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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

## Your Advisors



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Area Director (Orlando) /Advisor  
407.710.7374 x118  
austin@thedirtdog.com

Questions | Give us a call or drop us an email

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