

OFFERING MEMORANDUM · FOR SALE

4.16 Acres · Longwood Hills

250 Longwood Hills Road · Longwood, FL 32750

LAND-VALUE IN-FILL · LOW DENSITY RESIDENTIAL FUTURE USE

\$750,000

SALE PRICE

4.16± ac

LOT SIZE

A-1 · LDR

ZONING · FUTURE USE

EXECUTIVE SUMMARY

A rare in-fill acreage play in a growing corridor

250 Longwood Hills Road is a 4.16± acre parcel in unincorporated Seminole County — mostly cleared and gently rolling, framed by mature oaks, with direct frontage on Longwood Hills Road. An existing 465 SF single-family residence and several outbuildings sit on site, offering interim use or income while a buyer plans the next chapter.

The parcel carries a Low Density Residential (LDR) future land use over current A-1 zoning, positioning it for a small-scale single-family redevelopment. Public water is available at the road and the site is cleared and usable — a land-value acquisition with a clear repositioning path.

Offered at \$750,000 (\$180,000/acre). Hold and lease the existing home, or pursue an LDR redevelopment on your timeline. Development figures in this memorandum are conceptual; a rezoning would be required.

THE OPPORTUNITY

Buy the land, shape it on your timeline

4.16± cleared acres in the Longwood Hills area — level, framed by mature oaks, with road frontage and public water at the street. An existing home and outbuildings allow interim income or on-site use.

Hold it, rent it, or reposition it for low-density residential in a corridor with growing demand.

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|---------------------------------|---------------------------------------|
| ■ 4.16± cleared, usable acres | ■ LDR future land use |
| ■ Frontage on Longwood Hills Rd | ■ Existing 465 SF home + outbuildings |
| ■ Public water available | ■ Minutes to 17-92, SR 434 & I-4 |



INVESTMENT HIGHLIGHTS

Why 250 Longwood Hills stands out

- 4.16± acres of mostly cleared, level land in unincorporated Seminole County
- Low Density Residential future land use over current A-1 zoning
- Direct frontage and paved circular drive off Longwood Hills Road
- Conceptual density of 10–12 single-family lots at typical LDR standards
- Minutes to Ronald Reagan Blvd (17-92), SR 434, I-4 & SunRail
- Offered at \$750,000 — approximately \$180,000 per acre
- Existing 465 SF home (re-roofed 2021) and outbuildings for interim income
- Public water (City of Longwood) and Duke Energy power on site
- Quiet, estate-style Longwood Hills pocket with mature tree canopy
- Flexible exit: hold, lease, or entitle and redevelop

AT A GLANCE

Cleared acreage with a repositioning path

4.16± ACRES	LDR FUTURE LAND USE	465 SF EXISTING HOME	Cleared CONDITION
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Offered for sale at **\$750,000** — approximately **\$180,000 per acre** (\$4.14/SF of land).
Currently zoned **A-1** with a **Low Density Residential** future land use. Buyer to verify
entitlement feasibility with Seminole County.

PROPERTY OVERVIEW

The essentials

ADDRESS	250 Longwood Hills Rd, Longwood, FL 32750
JURISDICTION	Unincorporated Seminole County
LOT SIZE	4.16± acres (±181,200 SF)
ZONING	A-1 (Agriculture)
FUTURE LAND USE	Low Density Residential (LDR)
IMPROVEMENTS	465 SF 1BR/1BA home (re-roofed 2021) · carport · 2 accessory buildings
YEAR BUILT	1959
UTILITIES	Public water (City of Longwood) · Duke Energy power
ACCESS	Frontage & paved circular drive on Longwood Hills Rd
PARCEL	29-20-30-5AT-0000-0050
SALE PRICE	\$750,000 (\$180,000/acre)



DEVELOPMENT POTENTIAL

Positioned for low-density in-fill

The parcel carries a Low Density Residential future land use over current A-1 zoning. At typical LDR densities, the 4.16± acres could support a small single-family neighborhood with a single controlled access point from Longwood Hills Road. Figures are illustrative — not entitled — and a rezoning would be required.

LDR FUTURE LAND USE	10–12 ILLUSTRATIVE SF LOTS	2.4–2.9 UNITS / ACRE (CONCEPT)	70–80' TYPICAL LOT WIDTH
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Density is conceptual and not entitled. Currently zoned A-1. Buyer to independently verify zoning, future land use, utility availability, and entitlement feasibility with Seminole County Planning & Development.

PRICING SUMMARY

The offering at a glance

ASKING PRICE \$750,000	PRICE / ACRE \$180,000	PRICE / SF (LAND) \$4.14	LOT SIZE 4.16± ac
PROPERTY TYPE Land + SFH	ZONING A-1	FUTURE LAND USE LDR	INTERIM INCOME \$ —

Interim rental income from the existing home to be confirmed with ownership. Price per SF based on ±181,200 land SF.

PARCEL

Lot 5, Longwood Hills

A deep parcel running back from Longwood Hills Road, framed by mature trees on the wooded edges.

Lot size 4.16± acres

Legal W 200 FT of Lot 5

Plat PB 6, PG 15

Parcel ID 29-20-30-5AT-0000-0050

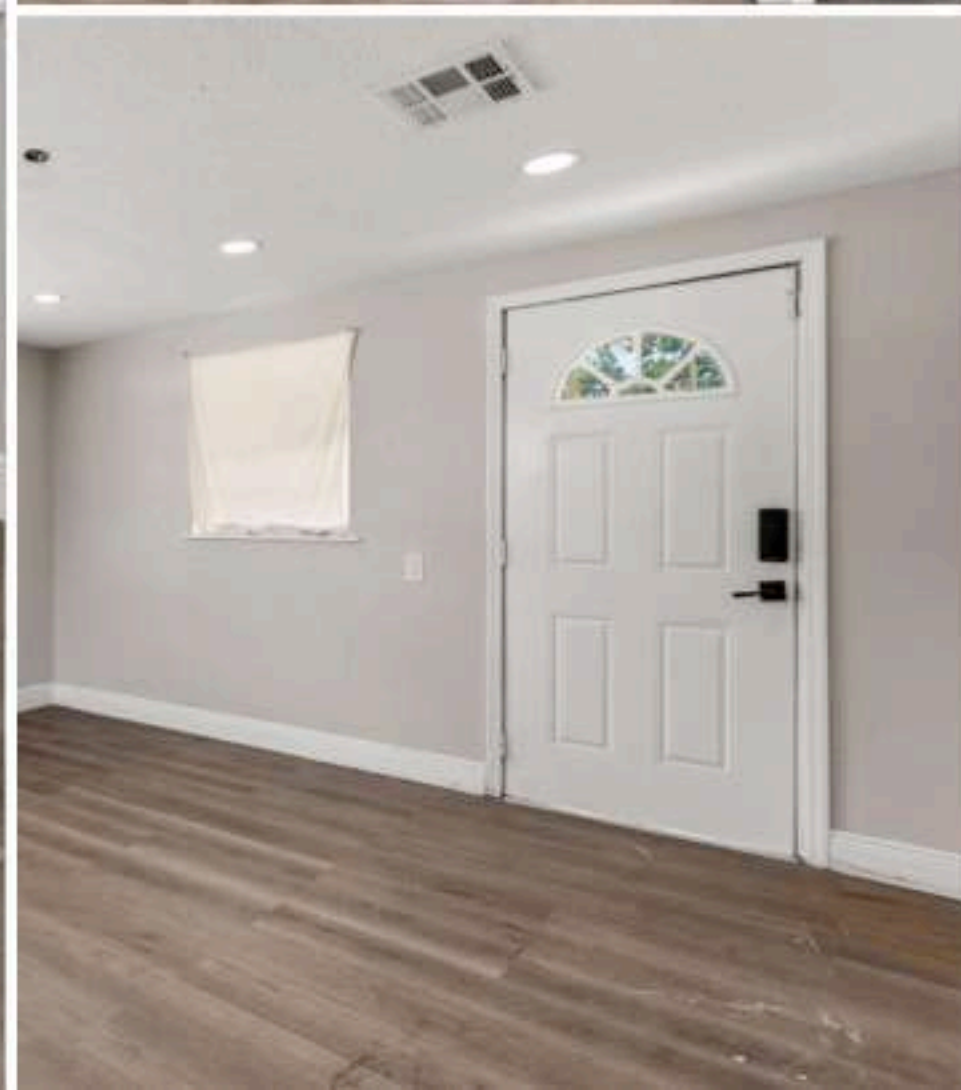
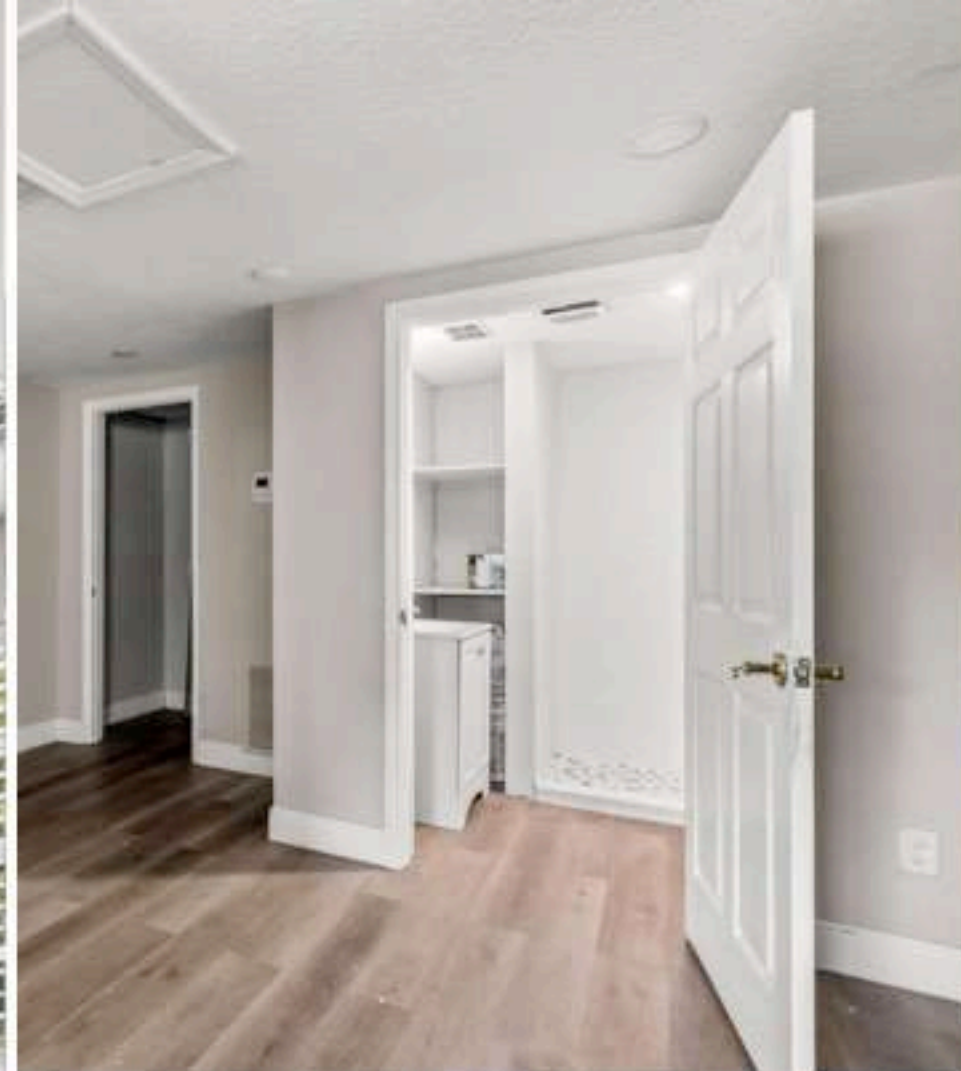


THE PROPERTY

What's on the 4.16 acres

The land 4.16± acres — mostly cleared and level, framed by mature oaks with wooded edges.	Existing home A 465 SF concrete-block 1BR/1BA residence, re-roofed in 2021, for interim income or on-site use.	Outbuildings A carport and two accessory buildings for storage or equipment.
Frontage & access Direct frontage and a paved circular drive off Longwood Hills Road.	Utilities Public water (City of Longwood) and Duke Energy power on site.	Upside Low Density Residential future land use in a growing Longwood corridor.





EXPLORE THE SITE

Take the full tour

Walk the entire site in 3D, watch the video flyover, or view the full property website.

3D VIRTUAL TOUR

Matterport

my.matterport.com/show/?m=CSfv24QBM7t



VIDEO WALKTHROUGH

Watch on YouTube

youtu.be/D9O_qS9HRSw



PROPERTY WEBSITE

View the full site

[250 Longwood Hills Rd listing](#)

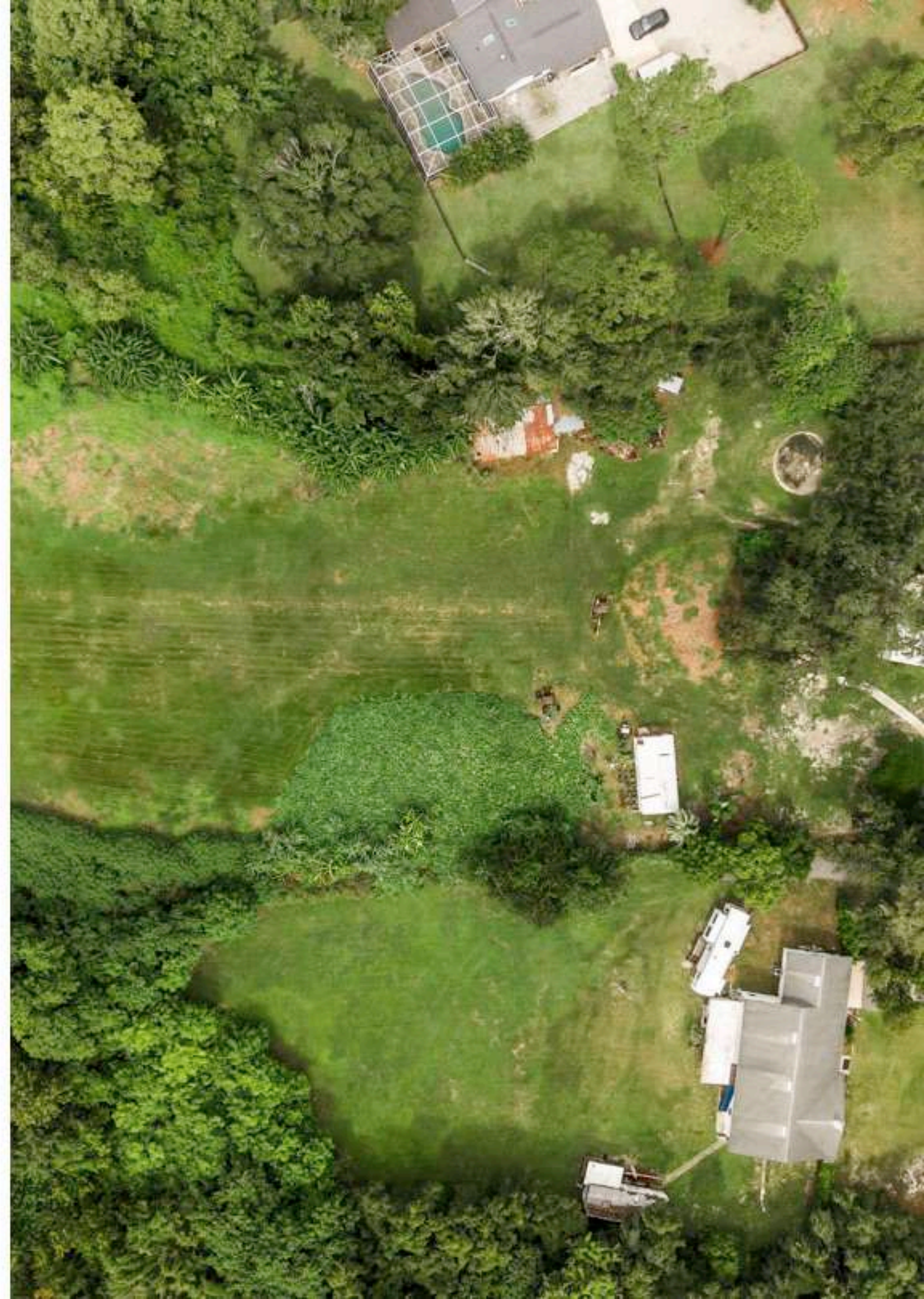


LOCATION

In the Longwood Hills area of Seminole County

A quiet, estate-style pocket of Longwood with quick access to Ronald Reagan Blvd (17-92), SR 434, and I-4 — minutes to downtown Longwood, SunRail, and the Seminole County job centers.

- Minutes to Ronald Reagan Blvd (17-92)
- Quick access to SR 434 & I-4
- Near downtown Longwood & SunRail station
- Longwood, Greenwood Lakes & Lyman schools
- Established Longwood Hills subdivision



ZONING & FUTURE LAND USE

A-1 today, positioned for LDR

Currently zoned A-1 (Agriculture) with a Low Density Residential future land use. The site supports interim residential and agricultural uses now, with a redevelopment path to low-density single-family through rezoning.

CONTEMPLATED & INTERIM USES

Single-family residence	Rental / interim income	Agricultural / hobby farm	Equipment / storage
Estate homesite	LDR redevelopment (rezoning)	Small SF subdivision (concept)	Land bank / hold

Buyer to independently verify zoning, permitted uses, and entitlement feasibility with Seminole County Planning & Development.

DEMOGRAPHICS

A growing, high-income Seminole County market

	1 MILE	3 MILES	5 MILES
Population (2024)	25,538	114,981	267,579
Employees (2024)	20,972	94,894	221,603
Occupied households	9,588	43,344	102,000
Median household income	\$91,053	\$85,790	\$82,836
Median age	43.1	41.6	40.5

2024 estimates within radius of 250 Longwood Hills Rd. Figures approximate, for informational purposes only.

THE PARTICULARS

The details, at a glance

SALE PRICE \$750,000	PROPERTY TYPE Land + SFH	LOT SIZE 4.16± ac	ZONING A-I
FUTURE LAND USE LDR	HOME 465 SF · 1/1	UTILITIES Public water	PARCEL 29-20-30-5AT-0000-0050

Land-value offering with an income-producing improvement in place. Survey, additional due-diligence materials, and pre-application notes available on request.

SCHEDULE A SHOWING

See it in person

Request a private showing or the full due-diligence package. We typically respond within one business day.



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CONFIDENTIALITY & DISCLAIMER

Confidentiality & disclaimer

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All information contained herein—including pricing, parcel data, and development concepts—is confidential. Recipient agrees not to share, copy, or distribute this information to anyone outside their organization, except advisors directly involved in their review.

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