

**FOR
SALE**

10.8 AC LAKE MARY A-1 REDEVELOPMENT

2801 W Lake Mary Blvd, Lake Mary, FL 32746



**1.97AC
PARCEL A
FLU -
Rstrctd
Comm**

**8.3 AC
PARCEL B
FLU - LMDR**

ABOUT THE PROPERTY

- SIZE** 10.8 total acres
- PRICING OPTIONS** Parcel A: 1.97ac - \$1,250,000
Parcel B: 8.3 ac - \$2,200,000
BULK (Parcels A+B): \$3,450,000
- AREA** W Lake Mary Blvd just E of Rinehart Rd
- FUTURE LAND USE** Restricted Commercial for northern 1.97ac; Low to Medium Density Residential for southern 8.3ac (4 DU/ac)
- UTILITIES** City of Lake Mary
- TRAVEL** Less than 8 minutes (2.5 miles) to I-4. Just 15 minutes to Orlando-Sanford Int'l Airport (6.5 miles)
- SITE** Currently operates as ag. Ideal property for redevelopment in high-demand area of Lake Mary, Seminole County. Commercial and residential developers take notice

32746 DEMOGRAPHICS (US CENSUS 7/2018)

- POPULATION** 17,283
- MEDIAN HH INCOME** \$90,148

AVERAGE DAILY TRAFFIC COUNTS (2018)

- 1 45,394** E on Lake Mary Blvd. (Longwood Lake Mary Rd to CR 15)
- 2 12,220** S on Longwood Lake Mary Rd (100' N or Washington Rd)

MAURY L. CARTER & ASSOCIATES, INC.

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

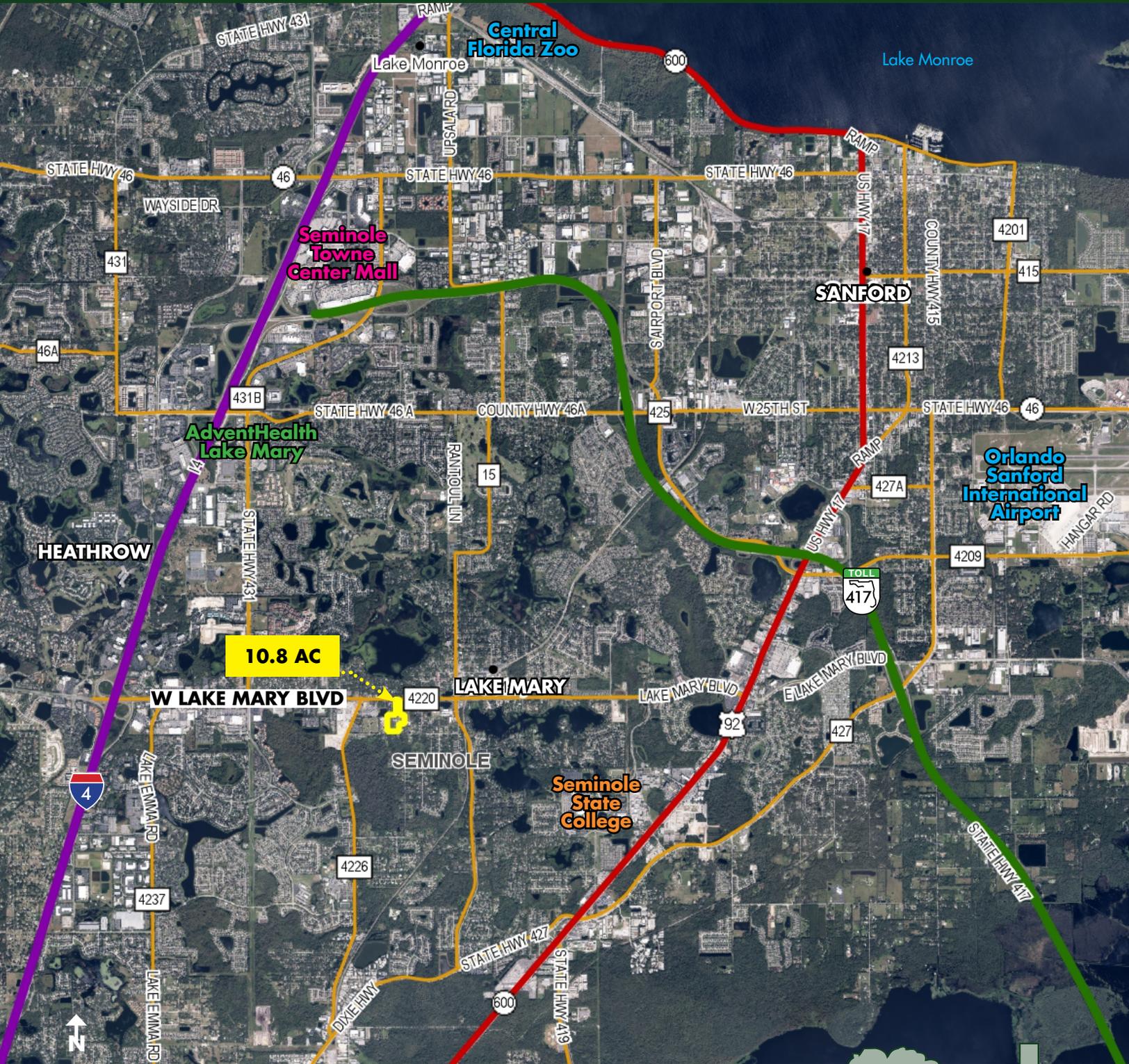


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REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

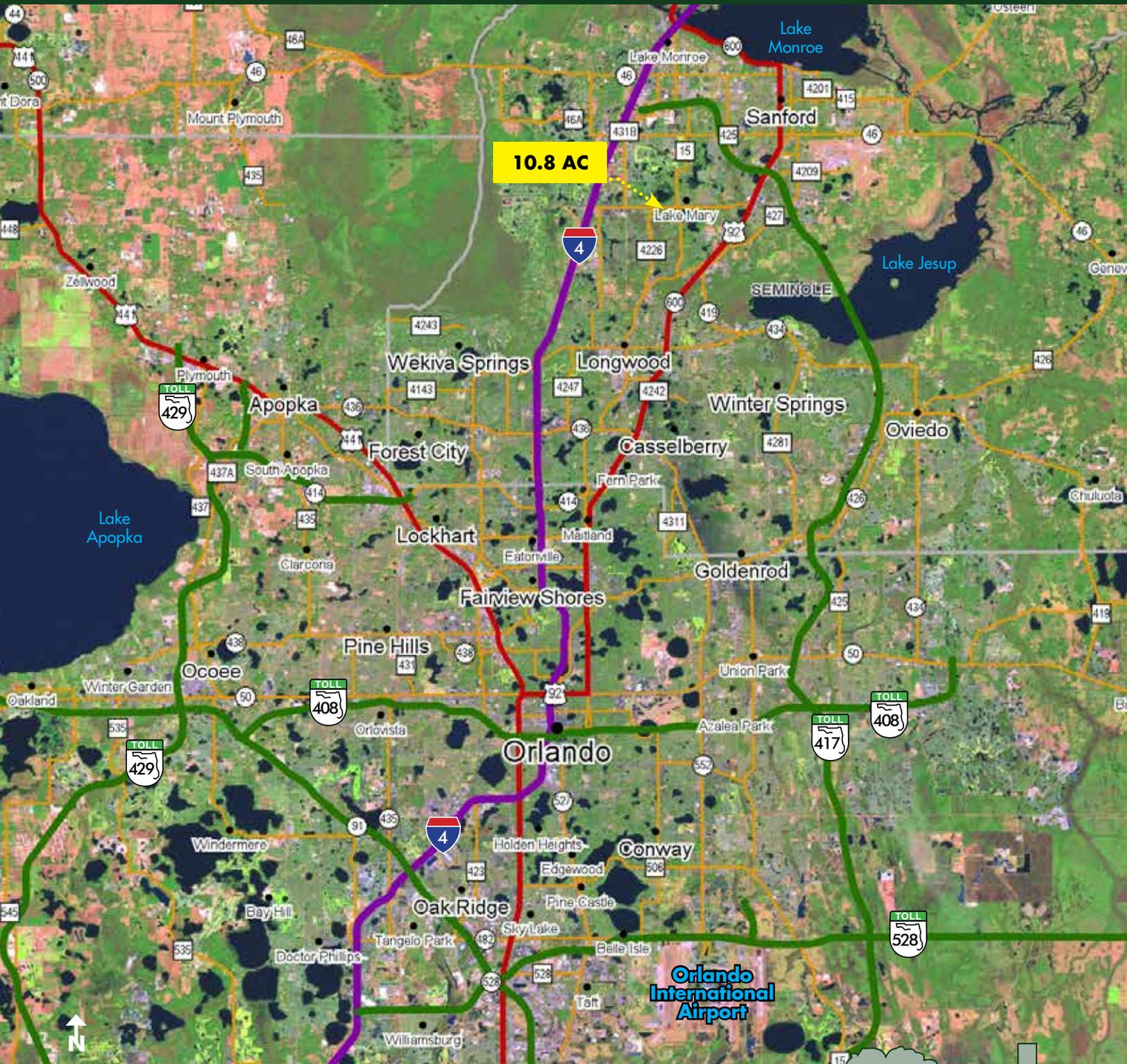
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LOCATION MAP

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