

**FOR
SALE**

10.8 AC LAKE MARY A-1 REDEVELOPMENT

2801 W Lake Mary Blvd, Lake Mary, FL 32746

**PRICE
REDUCED**



ABOUT THE PROPERTY

SIZE 10.8 total acres

PRICING OPTIONS

BULK (Parcels A+B): \$3,100,000

Parcel A: 1.97ac - \$1,150,000
(WAS \$1,250,000 - reduced \$100,000)

Parcel B: 8.3 ac - \$1,950,000
(WAS \$2,200,000 - reduced \$250,000)

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 | 407-422-314

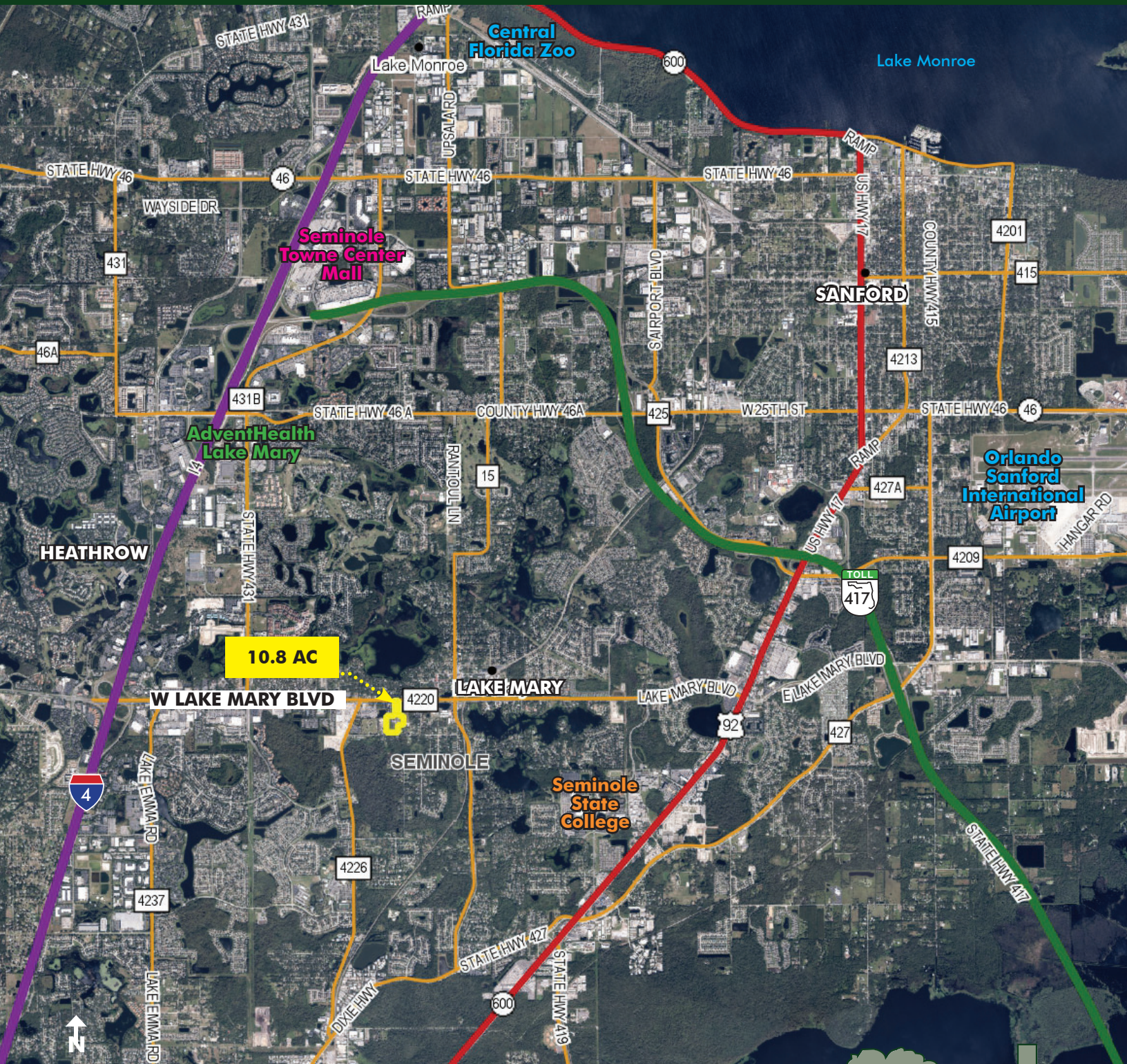


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REGIONAL MAP

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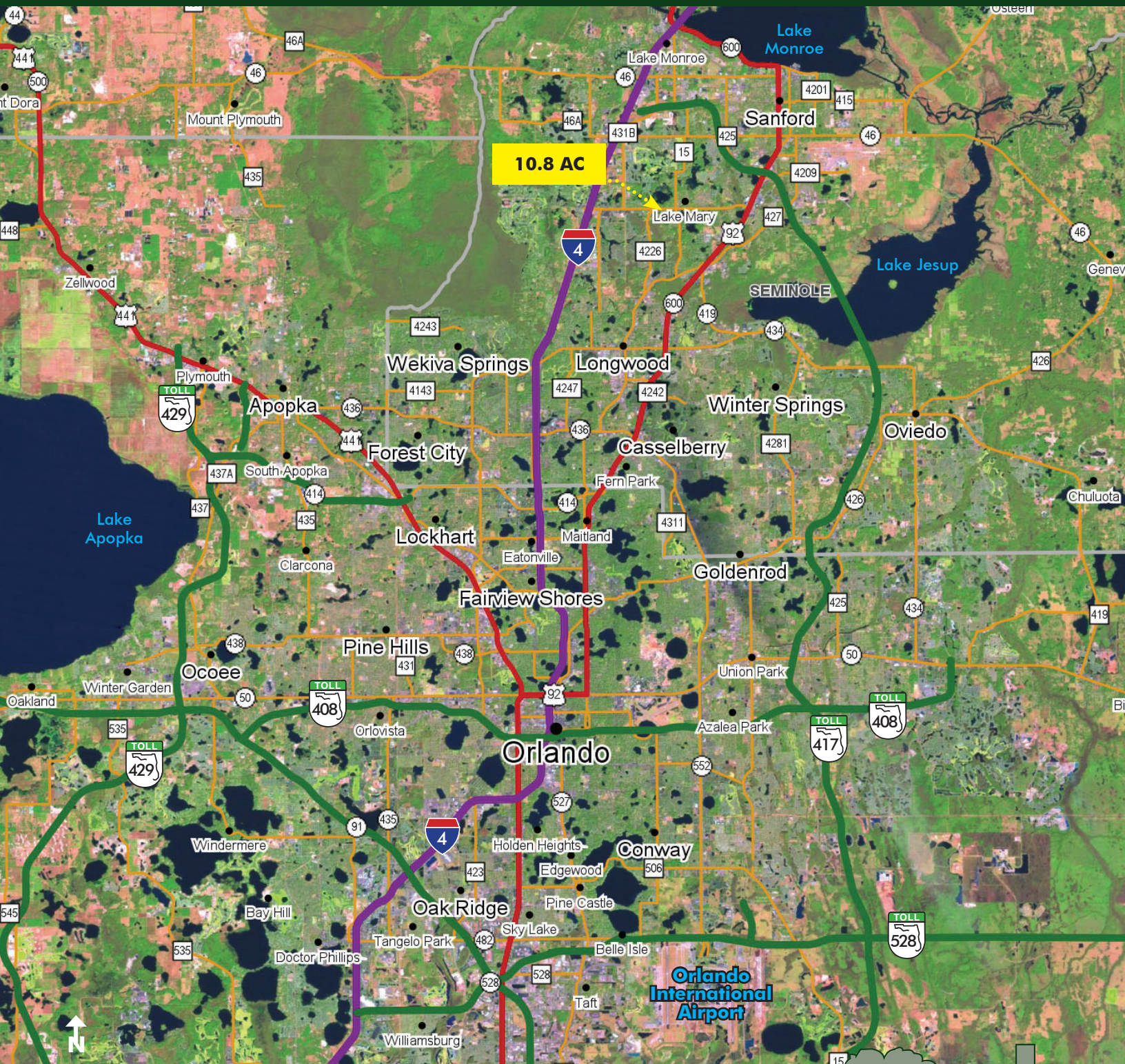


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LOCATION MAP

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