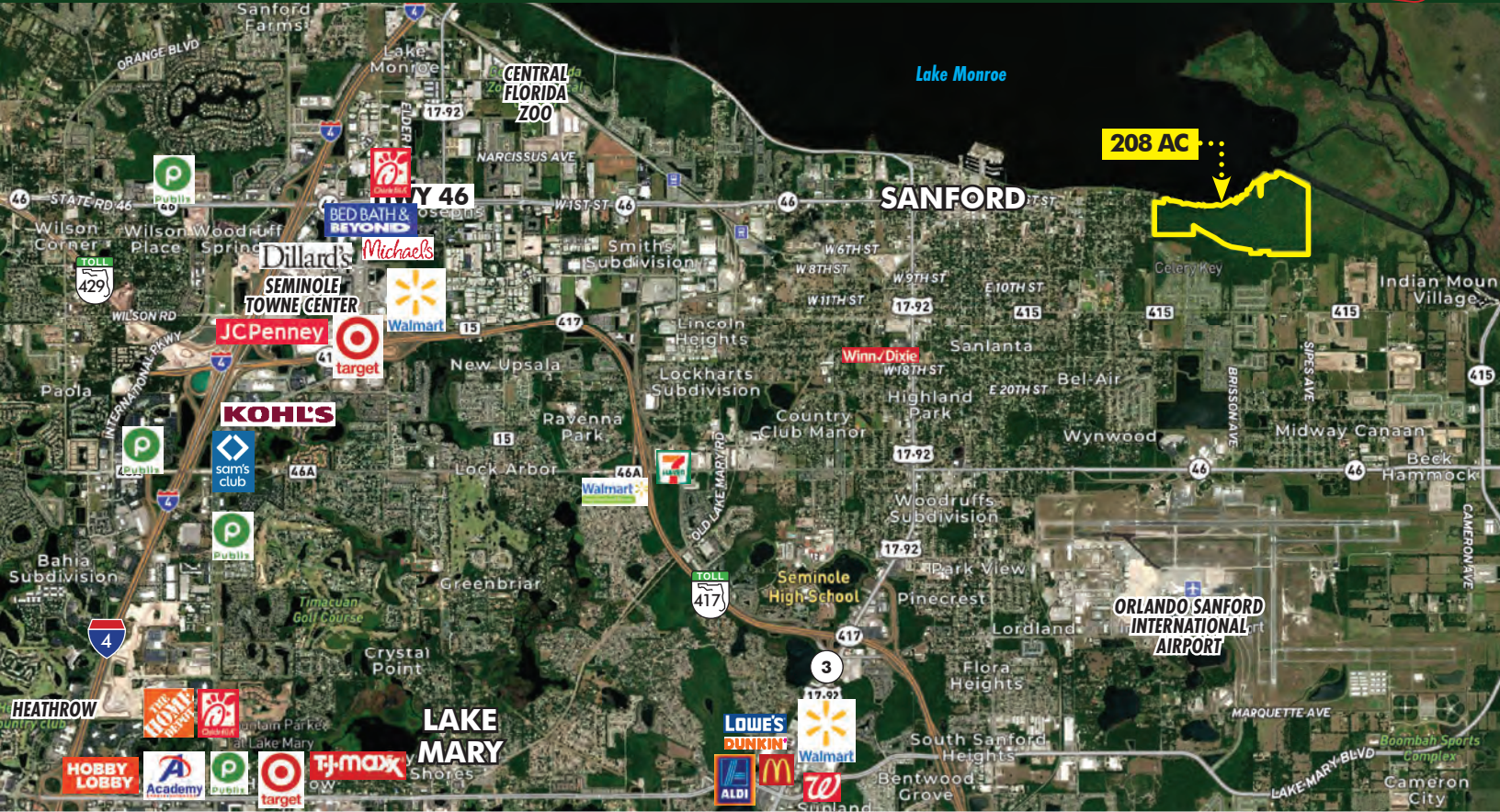


**FOR  
SALE**

# LAKE MONROE - 208 ACRES MITIGATION / CONSERVATION LAND

Adjacent to 2005 E 4th St, Sanford, FL 32771

**UNDER  
CONTRACT**



## ABOUT THE PROPERTY

**SIZE** 208± acres

**PRICE** Subject to offers

**ZONING** A-1 Agricultural

**LAKE FRONTAGE** 1 ± mile on Lake Monroe

**PARCEL ID** 29-19-31-300-0010-0000  
29-19-31-300-0020-0000

## DESCRIPTION

This property includes 208 acres on Lake Monroe, adjacent to the City of Sanford. The property has over a mile of lake frontage.

This property has been reviewed for its potential as a mitigation bank. From initial feasibility, there is potential for approximately 30 credits within Basin 18.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.





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**208 AC**

**PARCEL MAP**

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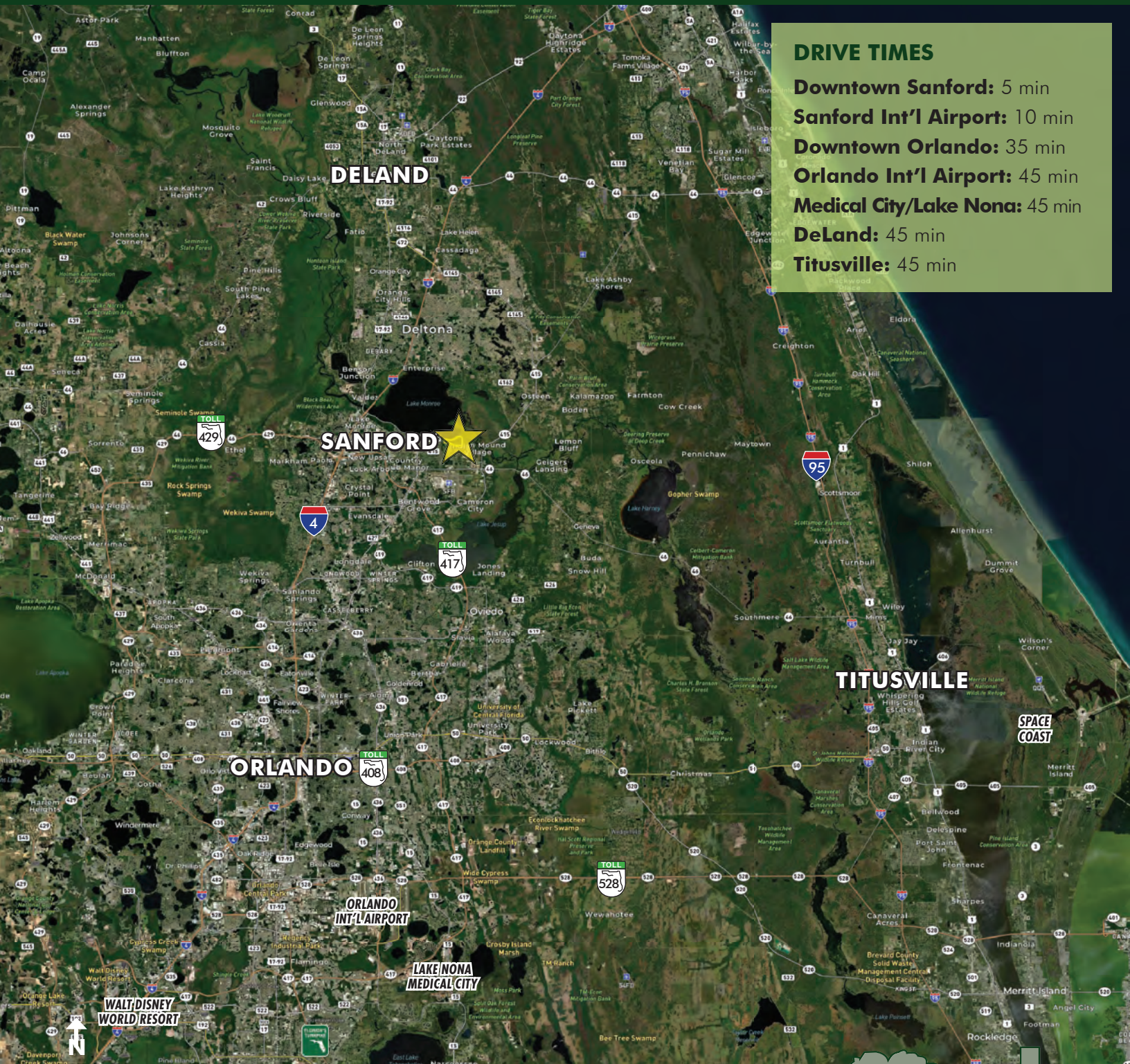




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## DRIVE TIMES

- Downtown Sanford:** 5 min
- Sanford Int'l Airport:** 10 min
- Downtown Orlando:** 35 min
- Orlando Int'l Airport:** 45 min
- Medical City/Lake Nona:** 45 min
- DeLand:** 45 min
- Titusville:** 45 min

## LOCATION MAP

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