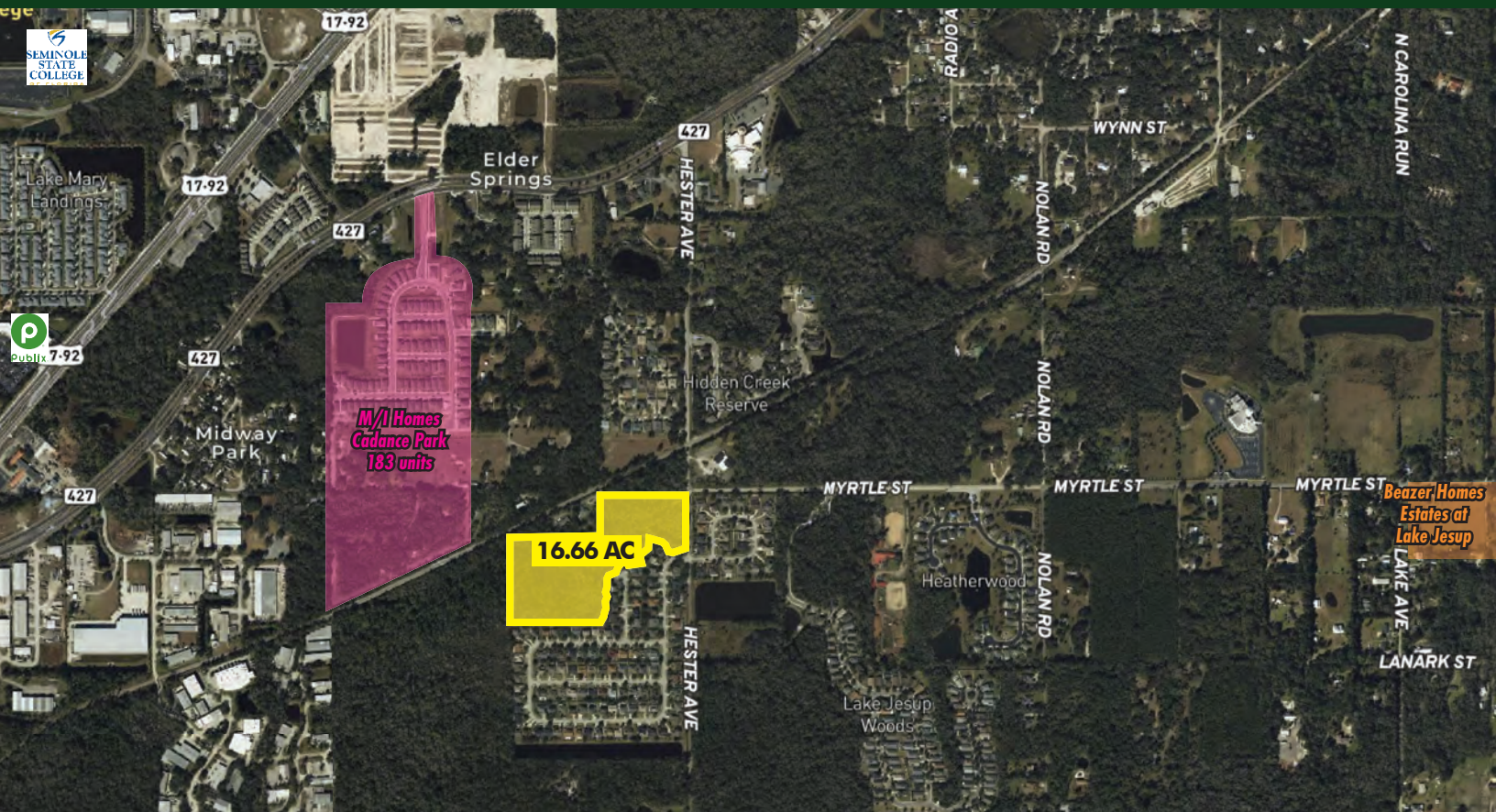


**FOR
SALE**

SECLUDED RANCHETTE LOT NEAR EVERYTHING

Hester Ave, Sanford, FL 32773



ABOUT THE PROPERTY

SIZE 16.66± acres (7 net acres)

PRICE \$700,000

ZONING R-1A (Residential)

FLU LDR (Low Density Res: 4 DU/AC)

UTILITIES Available nearby

ROAD FRONTAGE 295'± on Hester Ave
625'± on Myrtle St

PARCEL IDs 23-20-30-5AQ-0000-118B,
23-20-30-5AQ-0000-119A

DESCRIPTION

Excellent opportunity for single-family residential development within the highly desirable suburban Seminole County market near Lake Mary/Sanford. This property is surrounded by conservation views. Close to public and natural amenities as well as close to major transportation linkage SR 417, providing quick and easy access to Orlando/Orange County markets to the south, Mt. Dora/Lake County to the west and Daytona/New Smyrna to the northeast. Located along Hester Avenue just east of US Hwy 17-92; southwest of Orlando Sanford International Airport, south of historic Downtown Sanford, and east of Lake Mary.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

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



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POTENTIAL HOME, GARDEN,
POOL BUILD SITE



WETLANDS & ACCESS MAPS

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DEMOGRAPHICS

US Census (2022)

Sanford

Total Population	63,184
Total Households	23,683
Average HH Income	\$59,181
Average House Value	\$241,400

AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 **22,000** Lake Mary Blvd
- 2 **56,000** SR 417
- 3 **35,000** US-17/92

REGIONAL MAP

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DEVELOPMENT MAP

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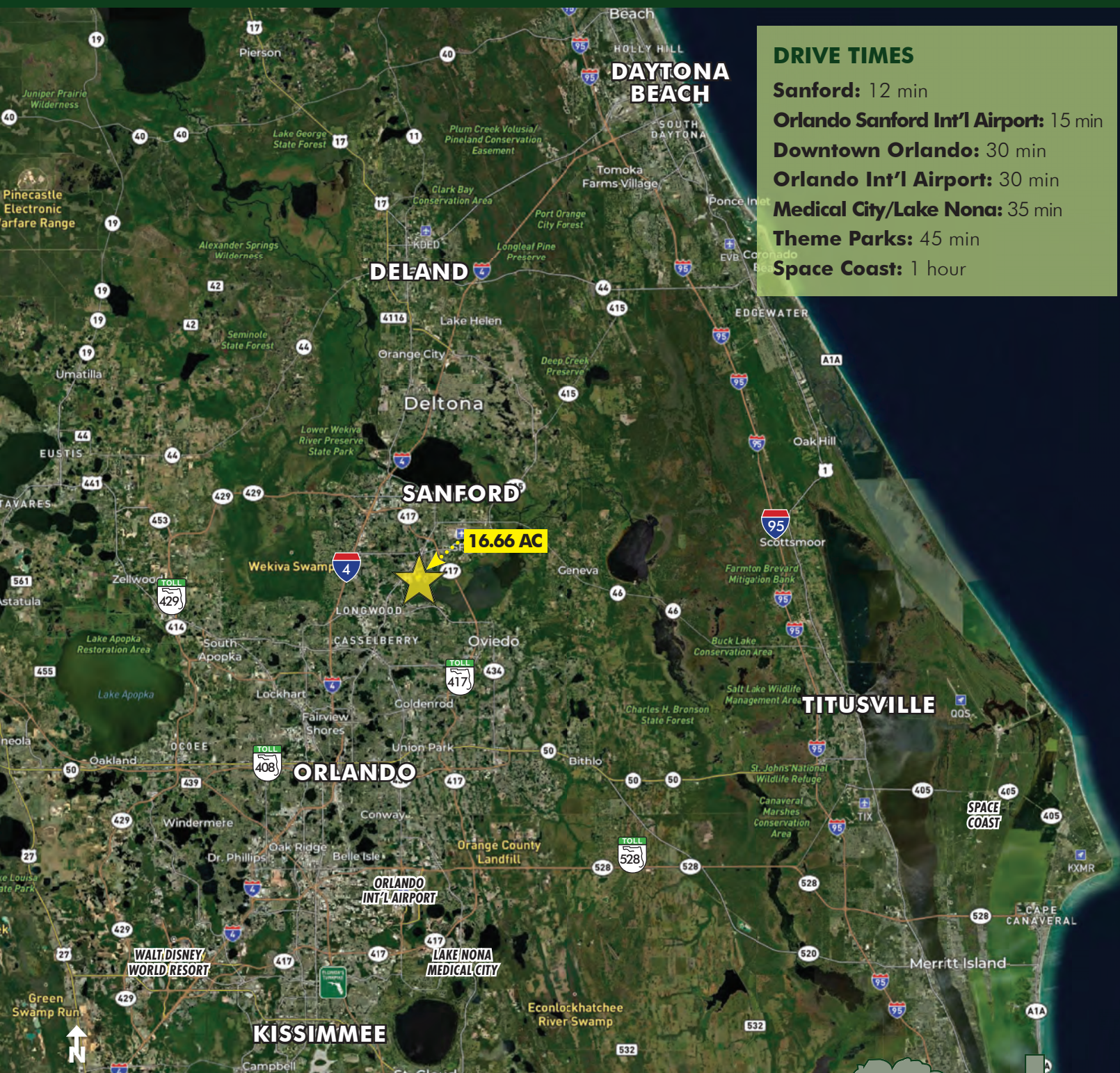
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DRIVE TIMES

Sanford: 12 min

Orlando Sanford Int'l Airport: 15 min

Downtown Orlando: 30 min

Orlando Int'l Airport: 30 min

Medical City/Lake Norman

Theme Parks: 45 mi

LOCATION MAP

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