

**FOR
SALE****SECLUDED RANCHETTE LOT NEAR EVERYTHING**
Hester Ave, Sanford, FL 32773**PRICE REDUCED****ABOUT THE PROPERTY**

- SIZE** 16.66± acres (7 net acres)
- PRICE** \$545,000 (Reduced from \$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.**Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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



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ACCESS FROM MYRTLE ST. (COUNTY ROAD)

POTENTIAL HOME, GARDEN,
POOL BUILD SITE

WETLANDS & ACCESS MAPS

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REGIONAL MAP

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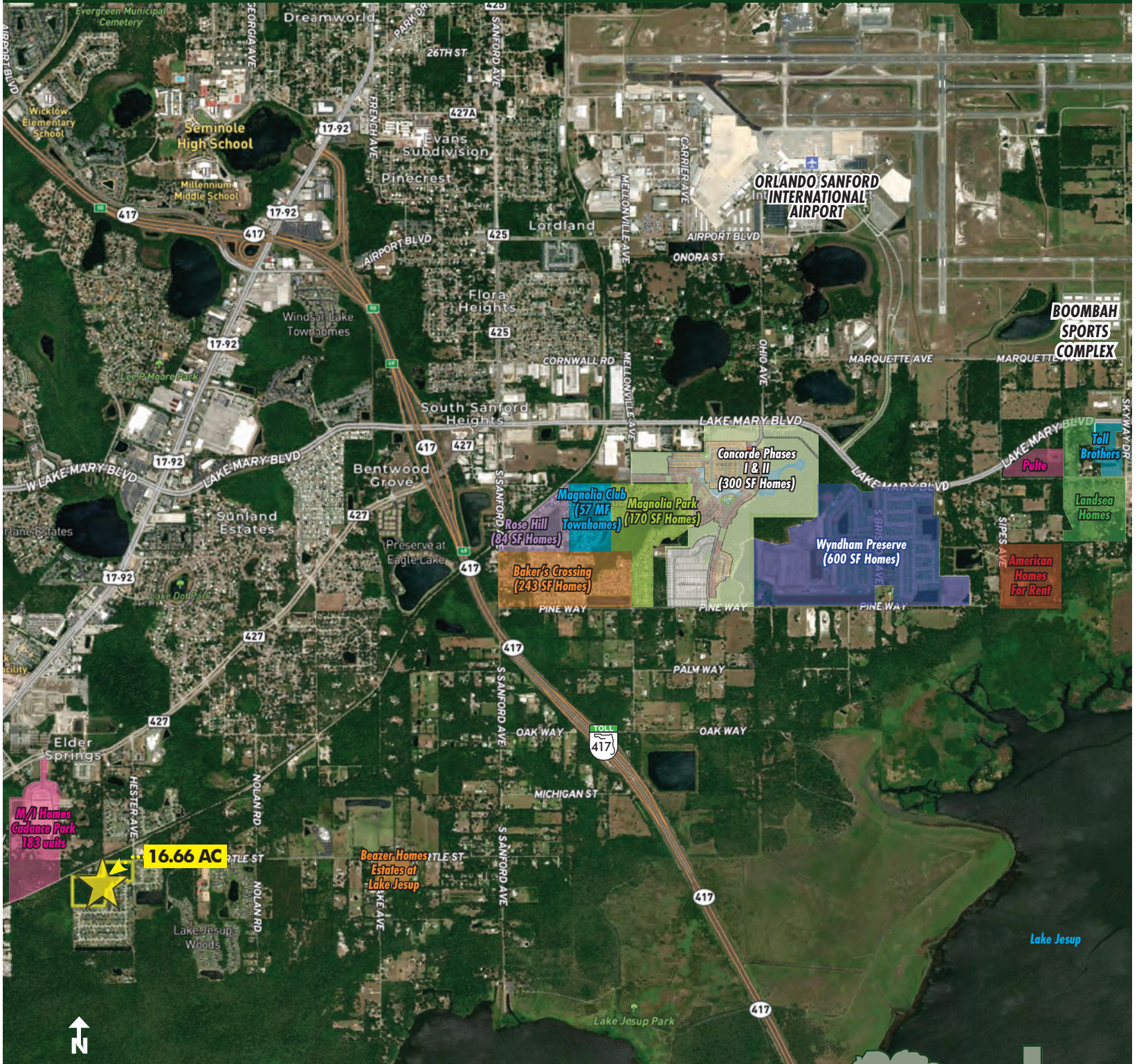
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DEVELOPMENT MAP

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DRIVE TIMES

Sanford: 12 min

Orlando Sanford Int'l Airport: 15 min

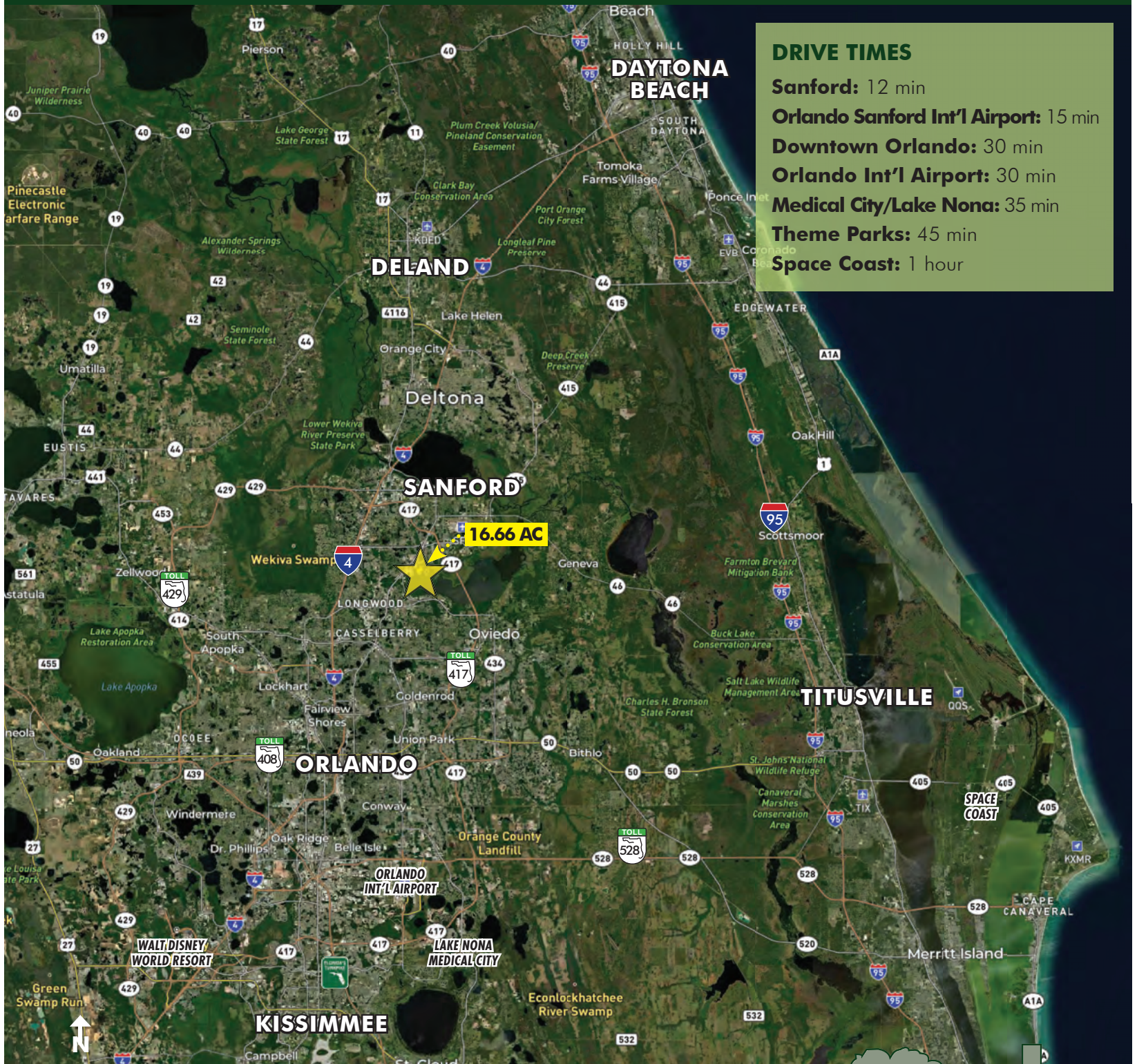
Downtown Orlando: 30 min

Orlando Int'l Airport: 30 min

Medical City/Lake Nona: 35 min

Theme Parks: 45 min

Space Coast: 1 hour



LOCATION MAP

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