



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



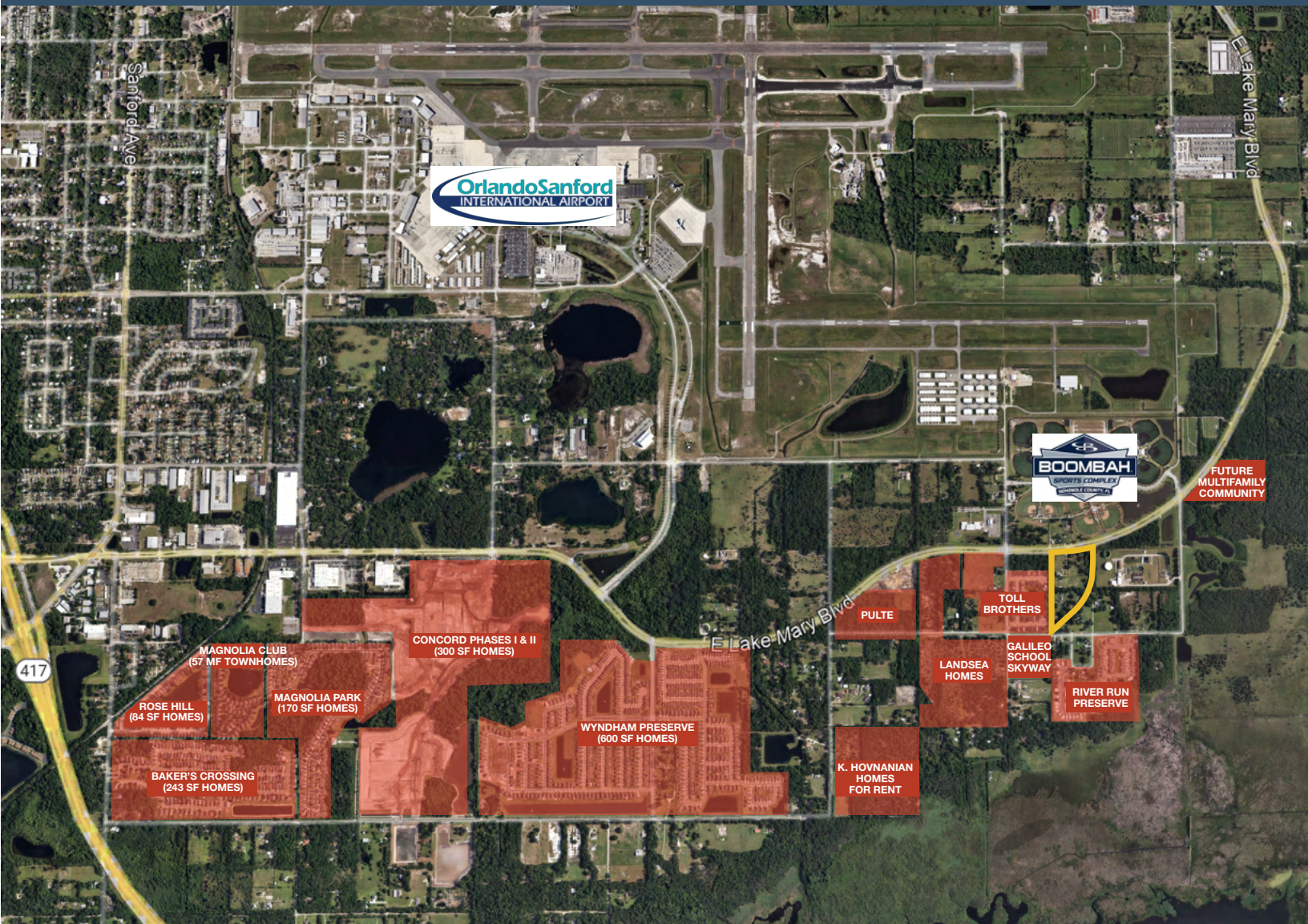
**LAKE MARY/SANFORD AIRPORT PRIME
MIXED-USE DEVELOPMENT SITE
11.47± acres on E. Lake Mary Blvd.**

PROPERTY DETAILS

- Size: 11.47± acres
- Location: E. Lake Mary Blvd. Sanford, FL 32773
- Zoning: A-1
- FLU: HIP (High Intensity Planned Development)
- Frontage: 643' on E. Lake Mary Blvd.
- Price: \$3,500,000

Property Highlights

Everything you need is right here! Excellent opportunity for residential and/or commercial development within the highly desirable suburban Seminole County market near Lake Mary/Sanford. Surrounded by public and natural amenities and 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 Lake Mary Blvd; just south of Orlando Sanford International Airport and southeast of historic Downtown Sanford. The neighborhood includes the Boombah Sports Complex. Property is irregularly shaped, mostly cleared and leveled.



GEOGRAPHICAL DETAILS

Local Demographics

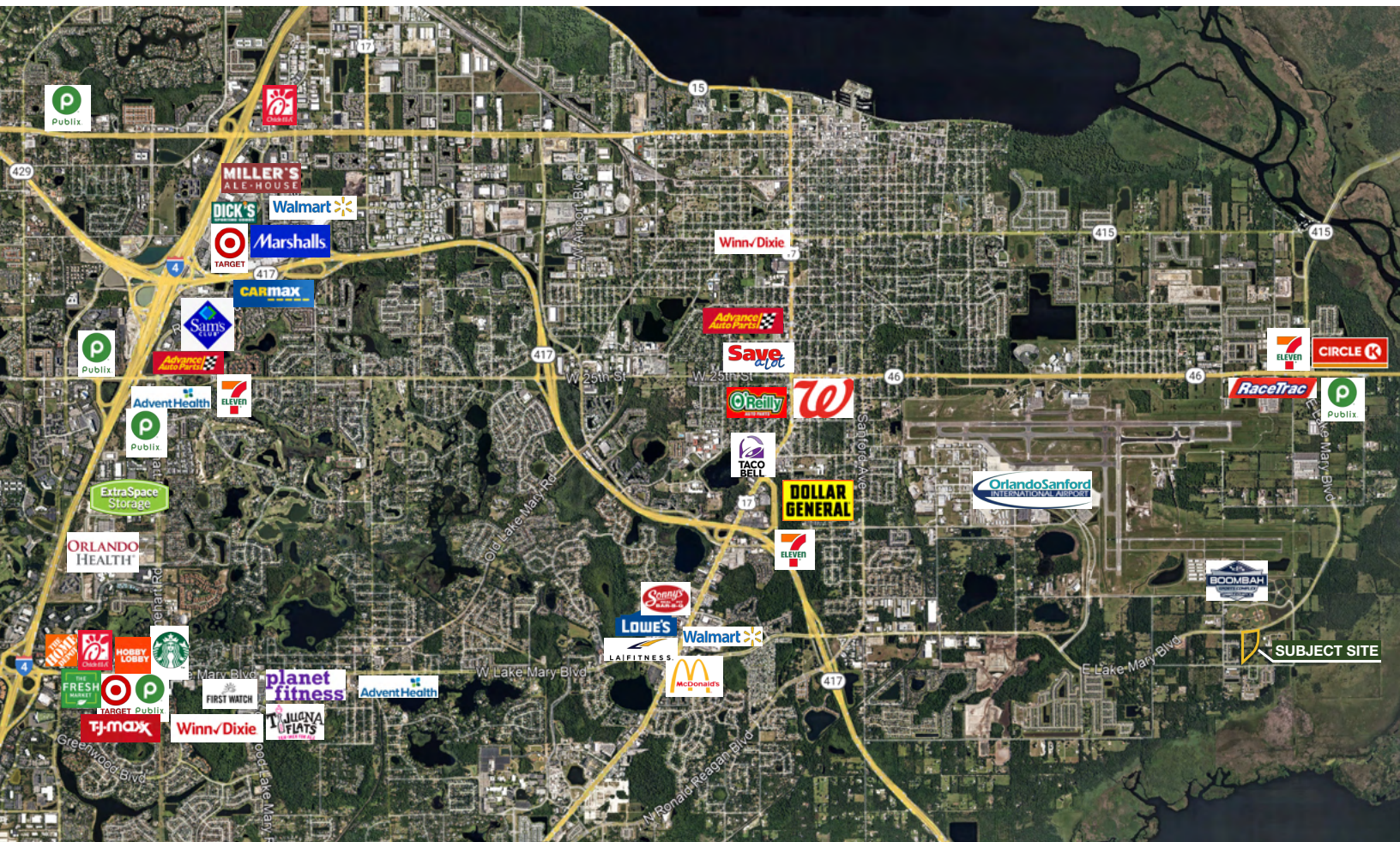
- Total Population: 62,292
- Median HH Income: \$62,877
- Median Home Value: \$272,900

County Demographics

- Total Population: 474,912
- Median HH Income: \$83,030
- Median Home Value: \$357,300

Daily Traffic Counts

- Lake Mary Blvd: 22,000
- Red Cleveland Blvd: 18,100
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REGIONAL MAP

Drive Times

- Orlando: 30 min
- Apopka: 35 min
- Mt. Dora: 40 min
- New Smyrna: 40 min
- Titusville: 45 min
- Daytona: 55 min
- Kissimmee: 55 min
- Cocoa: 55 min
- Clermont: 1 hr 5 min

