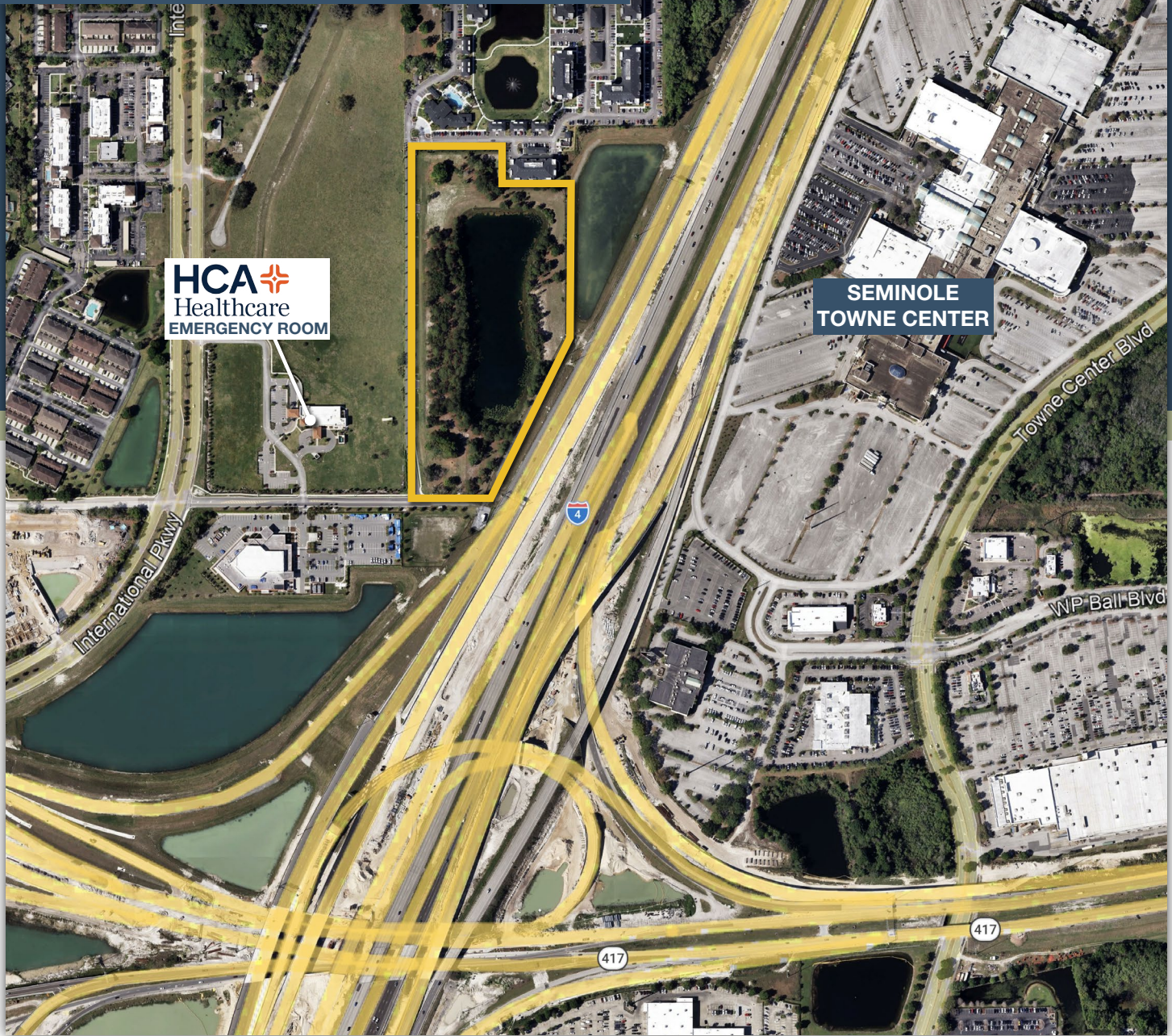




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



15 AC PRIME MIXED-USE DEVELOPMENT OPPORTUNITY IN SANFORD, SEMINOLE COUNTY

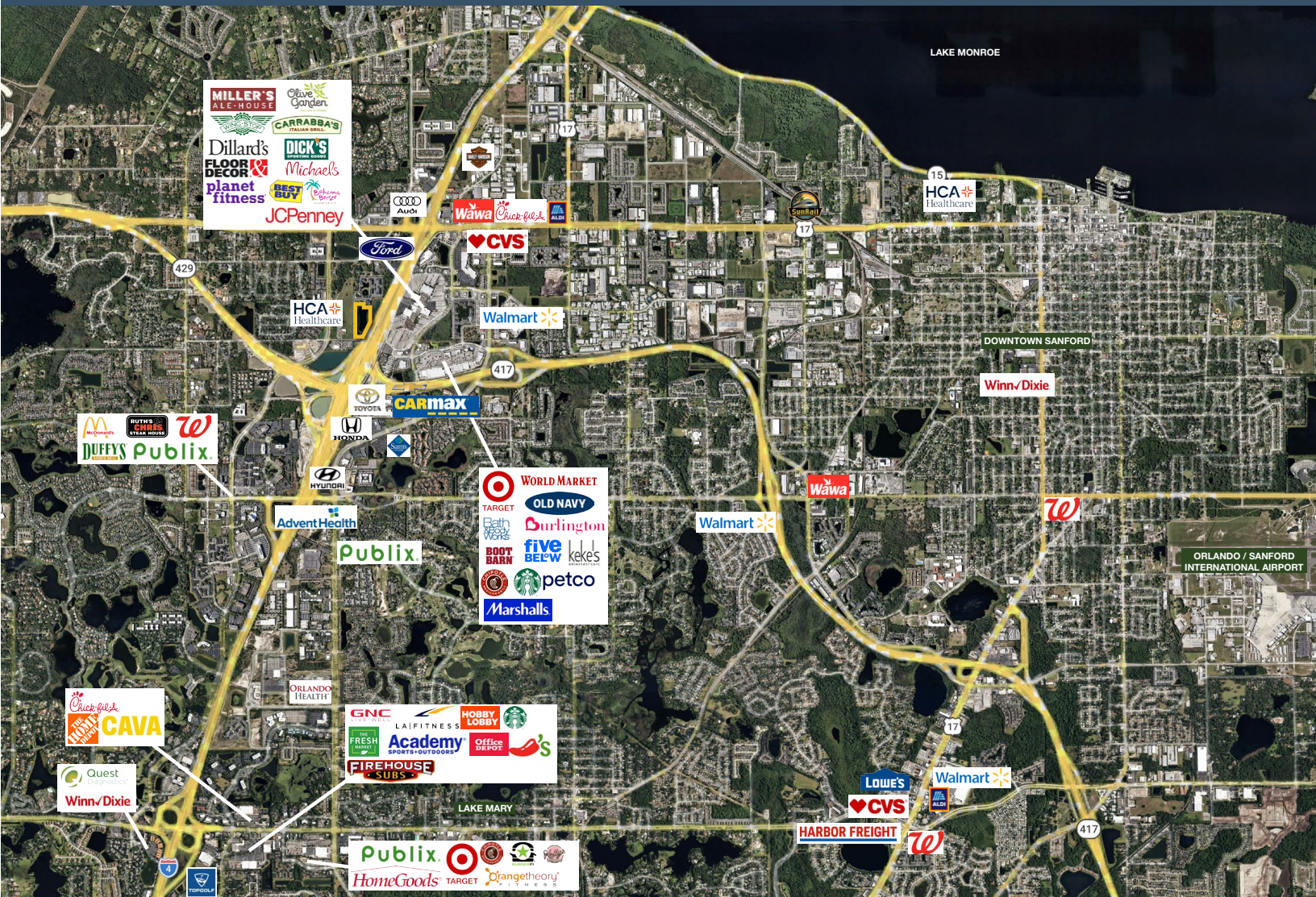
Located at the I-4 & 429/417 Interchange

PROPERTY DETAILS

- Size: ±15.25 acres
- Adjacent to 801 Bella Verde Terr. Sanford, FL 32771
- Parcel ID: 29-19-30-517-0000-0020
- Zoning: PD
- FLU: HIPTI (Higher Intensity Planned Development Target Industry)
- Utilities: All available

PROPERTY HIGHLIGHTS

This premier mixed-use development opportunity is exceptionally located in the heart of Sanford. It lies directly across from Seminole Towne Center Mall and boasts 660 feet of frontage on I 4, providing unmatched visibility to almost 100,000 daily commuters. The site is surrounded by high-end retail, residential, and medical developments, making it a central hub for commerce and activity. The property's planned development (PD) entitlements allow for a six-story, 240-room hotel as well as 320,000 square feet of four-story commercial space, offering a rare opportunity to capitalize on Sanford's growing market and strong demand for hospitality, office, and retail uses. Its location, scale, and approved entitlements position this site as a premier development opportunity in one of Central Florida's most active corridors.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

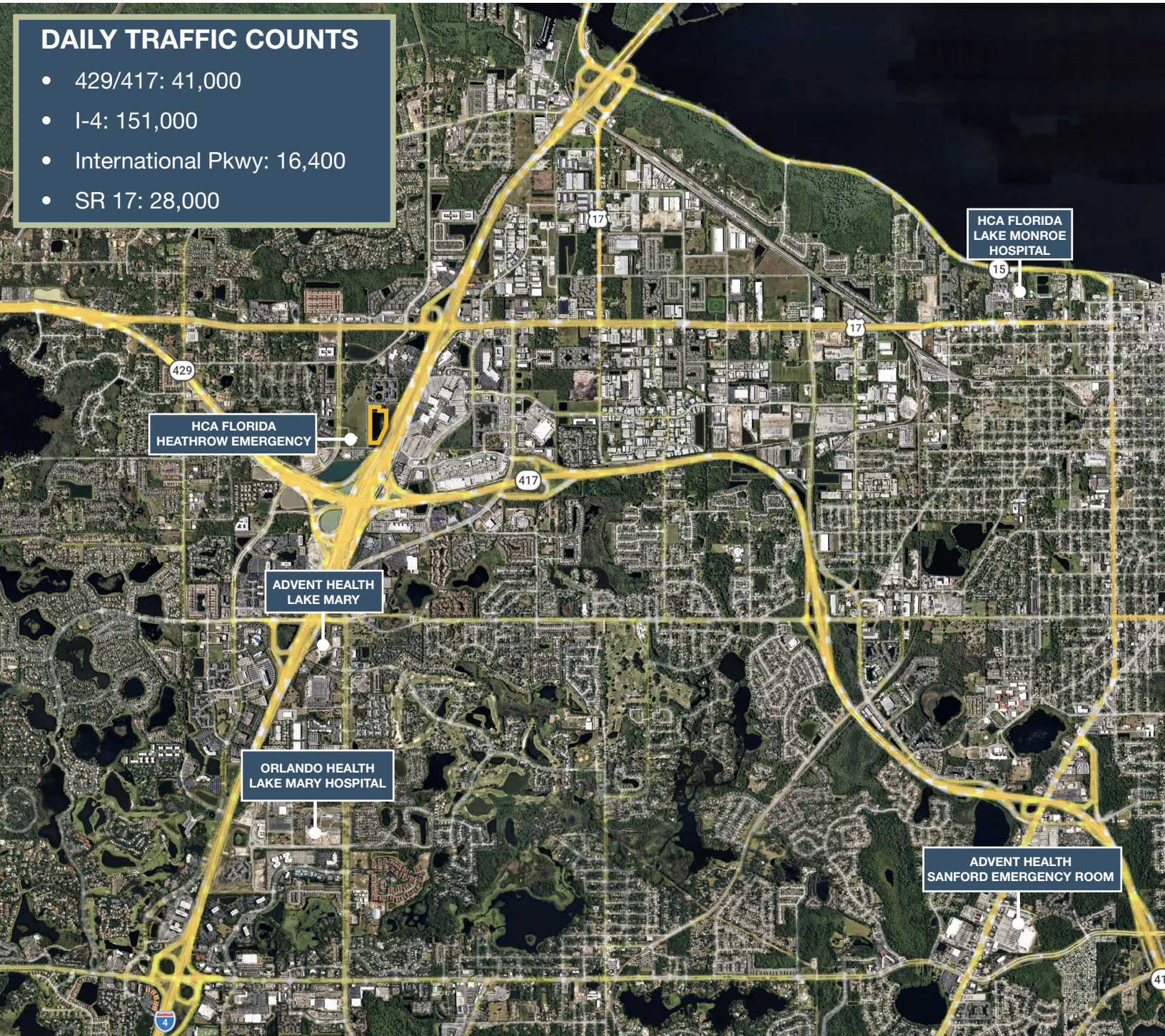
Total Population	66,919	494,605
Median HH Income	\$66,891	\$85,761
Median Home Value	\$309,300	\$386,900

Sanford, US Census

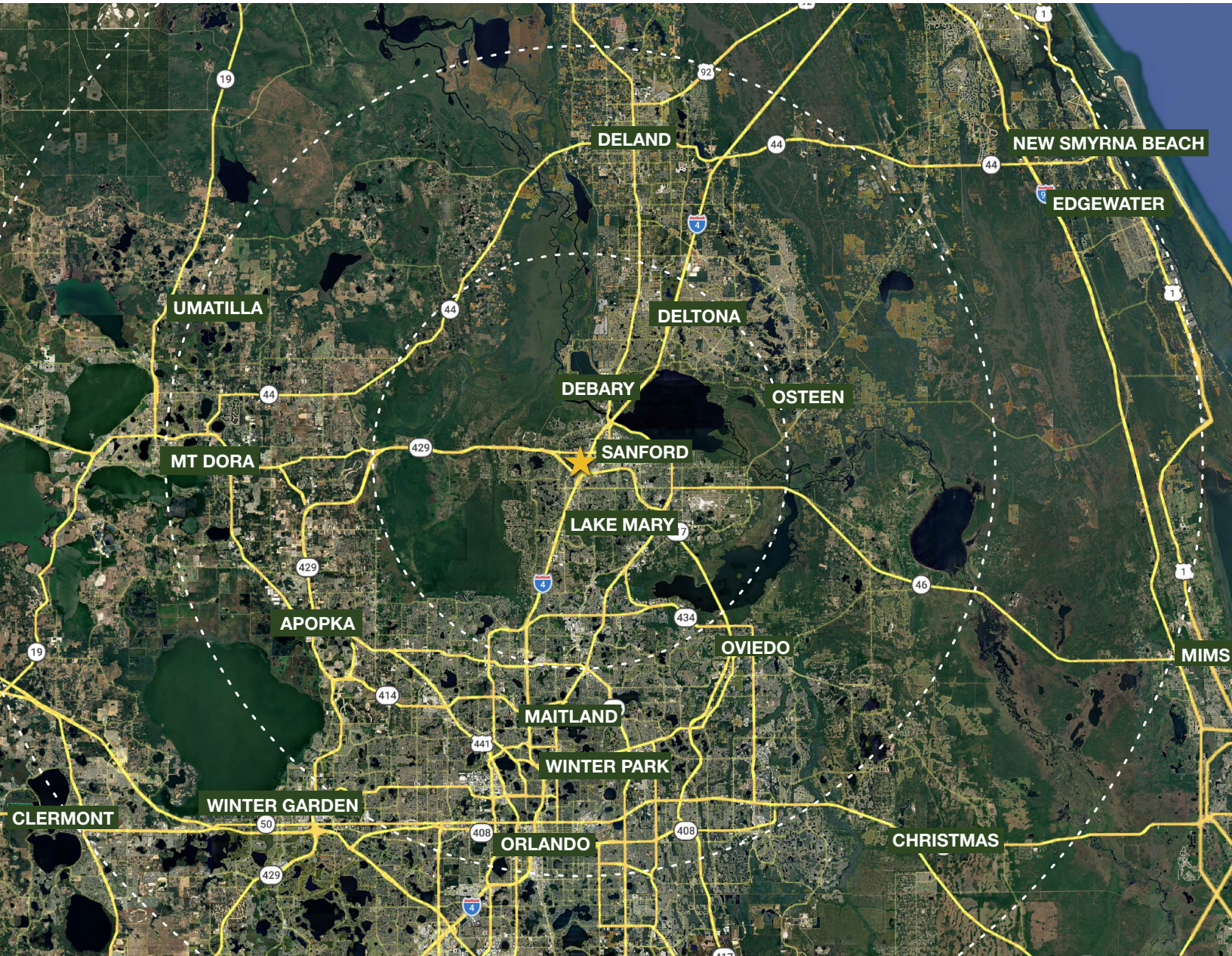
Seminole County, US Census

DAILY TRAFFIC COUNTS

- 429/417: 41,000
- I-4: 151,000
- International Pkwy: 16,400
- SR 17: 28,000



REGIONAL MAP



DRIVE TIMES

- Sanford International Airport: 10 min
- DeBary: 12 min
- Maitland: 20 min
- Orlando: 25 min
- Deland: 25 min
- Mt. Dora: 25 min
- New Smyrna Beach: 45 min
- Clermont: 50 min

Seminole Towne Center set for historic redevelopment with Costco, apartment complex

By: Catherine Silver | October 24, 2025 | News6 Orlando

This week, executives from The Ardent Companies shared new details about the future of the mall, which will include plans to build an apartment building with 300 units nearby and one of the biggest Costco locations in Central Florida, with the closest existing retail center in Altamonte Springs. Lessard expects that in the next four years, the property, which currently has an evaluation of about \$50 million, will grow to up to \$700 million.

Read More: <https://www.clickorlando.com/news/local/2025/10/24/seminole-towne-center-set-for-historic-redevelopment-with-costco-apartment-complex/>

Orlando Sanford International Airport land slated for \$300+ million dollars of development

By: Matt Trezza | January 22, 2025 | Fox35 Orlando

Seminole County leaders said that land around the airport may soon be helping businesses take off. "It's going to be upwards of probably \$300-\$400 million worth of development, which will compliment everything that's already there," said Commissioner Jay Zembower. Airport staff said the board had accepted letters of intent from two large companies looking to develop airport land. They said there were about 450 acres of available land around the airport, with 150 acres currently slated for development, and more on the way.

Read More: <https://www.fox35orlando.com/news/orlando-sanford-international-airport-land-slated-300-million-dollars-development>

Largest Multifamily Project in Sanford, Florida, Breaks Ground With \$86 Million in Financing

By: Jon Leckie | May 21, 2024 | CoStar News

Construction has begun on the largest apartment project in Sanford, Florida, which is expected to open hundreds of units in the Orlando suburb in the first half of 2026. Data from CoStar shows the lot at 4201 W. First St., located on the southwest corner of State Road 46 and Upsala Road, was originally listed for \$12 million and slated for a 136,500-square-foot mixed-use project including several large restaurants, a 120-room hotel and retail shops.

Read More: <https://product.costar.com/home/news/1328468274>

Seminole County's 50-acre land purchase could boost sports tourism efforts

By: Trevor Fraser | April 29, 2025 | Orlando Business Journal

Seminole County bought WB Equestrian, a 50-acre horse training and boarding facility at 7425 WB Equestrian Drive in Sanford, for \$9.6 million in a transaction brokered by Maury L. Carter & Associates. Sally Barros, the previous owner, said the county "saw an array of possible uses that would greatly benefit the area, not only in providing more sports and park options for the neighborhood but also possibilities to address environmental issues unique to the area."

Read More: <https://www.bizjournals.com/orlando/news/2025/04/29/wb-equestrian-sale-seminole-county-sports-complex.html>