



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

LAKE JESUP CONSERVATION AREA



# **±13 AC HIGH VISIBILITY COMMERCIAL DEVELOPMENT OPPORTUNITY**

**1379 W State Road 434, Oviedo, FL 32765**

# PROPERTY DETAILS

- Size:  $\pm 13$  acres
- Parcel ID: 042131300002A0000 & 04213130000600000
- Zoning: C-2
- FLU: Greenway Interchange District
- Utilities: All Available

**ASKING: SUBJECT TO OFFERS**

## PROPERTY HIGHLIGHTS

Positioned at the northeast corner of SR 434 and SR 417, this 13 $\pm$  acre commercial property offers a highly visible location with direct access to two major roadways. The site is situated within an established and growing commercial corridor, providing convenient connectivity throughout Seminole County and the surrounding Central Florida market.

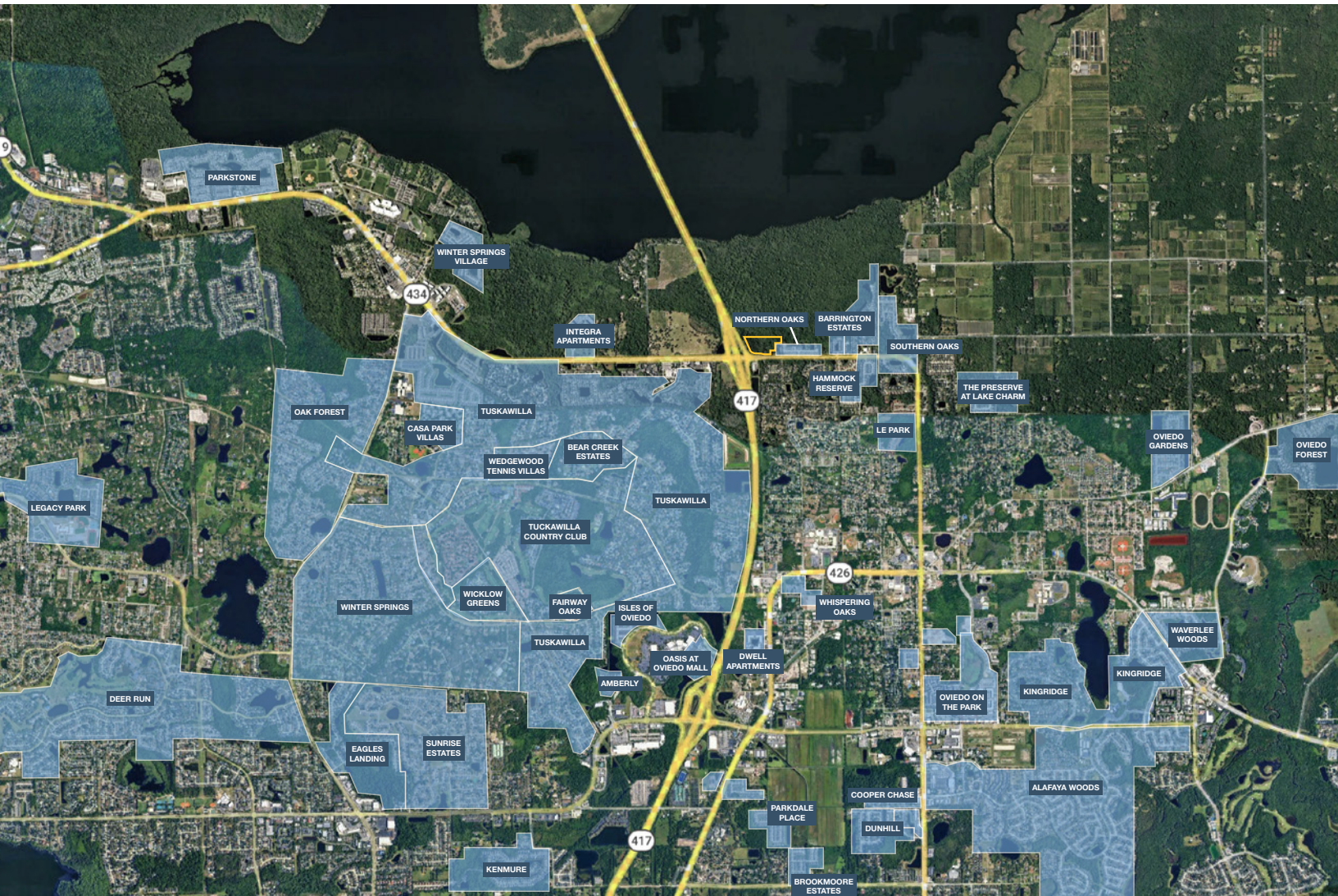
With approximately 8 $\pm$  developable acres, the property offers flexibility for a variety of commercial uses, including retail, service, office, and other development opportunities. Its prominent corner location, substantial acreage, and accessibility create an attractive opportunity for developers, investors, and users seeking a well-positioned commercial site.



# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

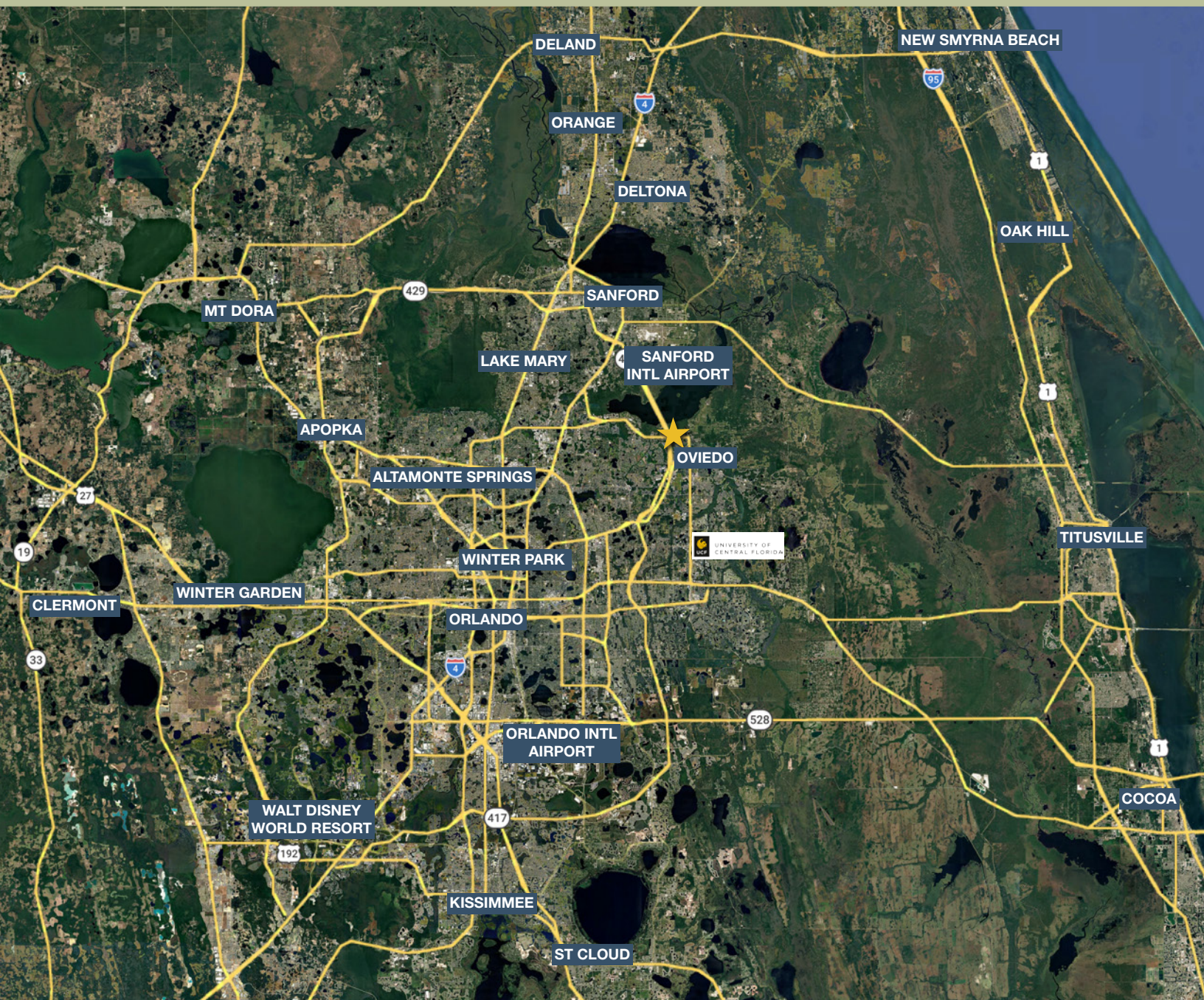
|                          |           |                                   |
|--------------------------|-----------|-----------------------------------|
| Total Population         | 40,599    | 481,470                           |
| Median HH Income         | \$117,070 | \$85,761                          |
| Median Home Value        | \$454,000 | \$386,900                         |
| <i>Oviedo, US Census</i> |           | <i>Seminole County, US Census</i> |



# LOCAL RETAIL



# REGIONAL MAP



## DRIVE TIMES

- Sanford International Airport: 10 min
- Sanford: 15 min
- University of Central Florida: 15 min
- Orlando: 20 min
- Orlando International Airport: 25 min
- Walt Disney World Resort: 40 min
- DeLand: 40 min
- Titusville: 45 min
- Clermont: 50 min
- New Smyrna Beach: 1 hr