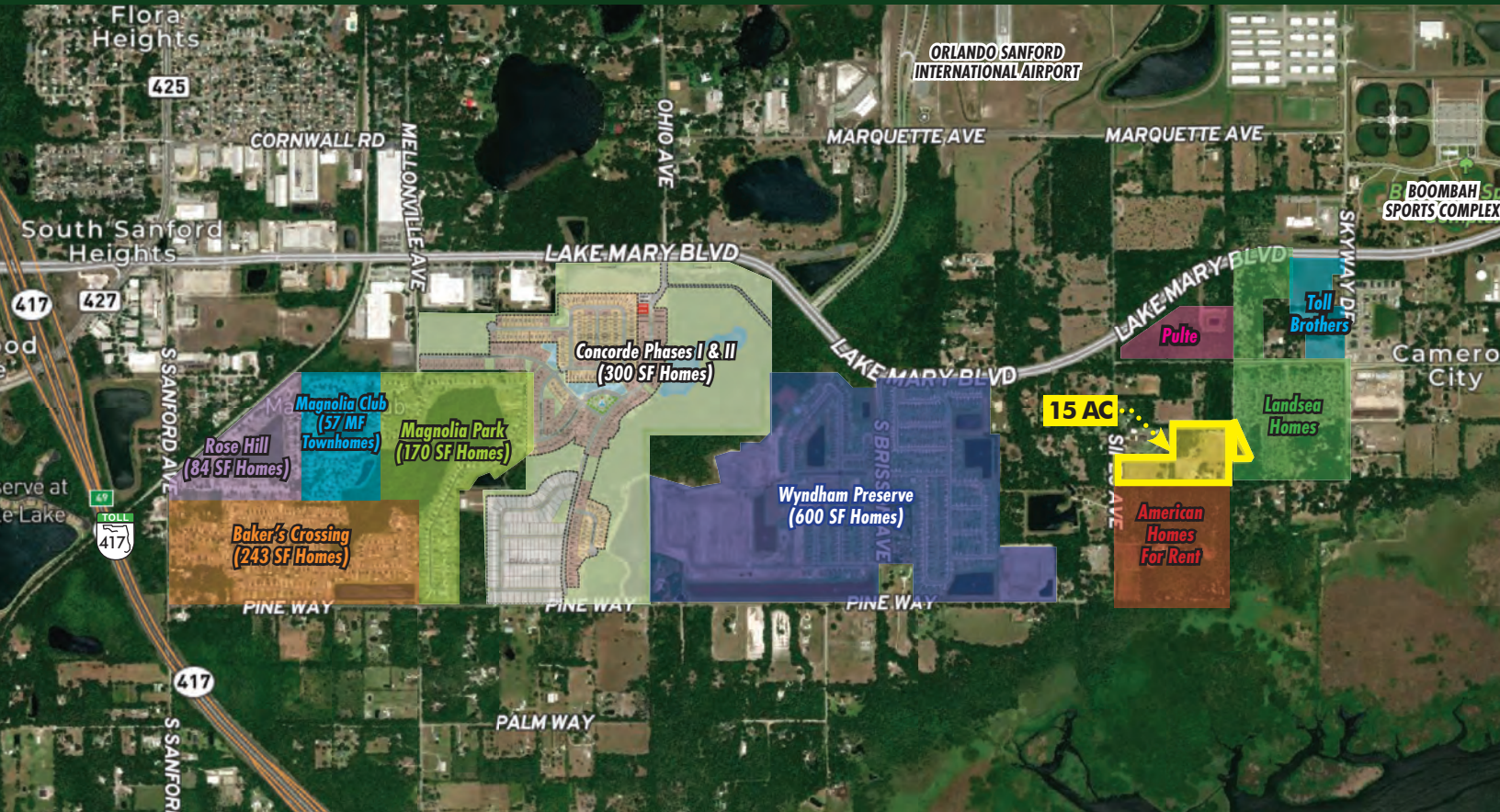


**FOR
SALE**

PRIME RESIDENTIAL DEVELOPMENT SITE NEAR LAKE MARY/SANFORD

Sipes Ave, Sanford, FL 32773

**UNDER
CONTRACT**



ABOUT THE PROPERTY

- SIZE** 15.13± acres
- PRICE** Please call for pricing
- ZONING** A-1 (Agriculture)
- FLU** Suburban Estates
- UTILITIES** Available nearby
- ROAD FRONTAGE** 330'± on Sipes Ave
629'± on Eagle View Cove
- PARCEL IDs** 16-20-31-300-0050-0000;
16-20-31-300-0040-0000; 16-20-31-300-
004A-0000; 16-20-31-300-005A-0000; 16-
20-31-300-0050-0000

DESCRIPTION

Everything you need is right here! Excellent opportunity for residential development within the highly desirable suburban Seminole County market near Lake Mary/Sanford. Surrounded by public and natural amenities and close (2 miles) 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 Sipes Avenue just south of 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 level.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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Maury L. Carter & Associates, Inc.TM
Licensed Real Estate Broker

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Sipes Ave, Sanford, FL 32773



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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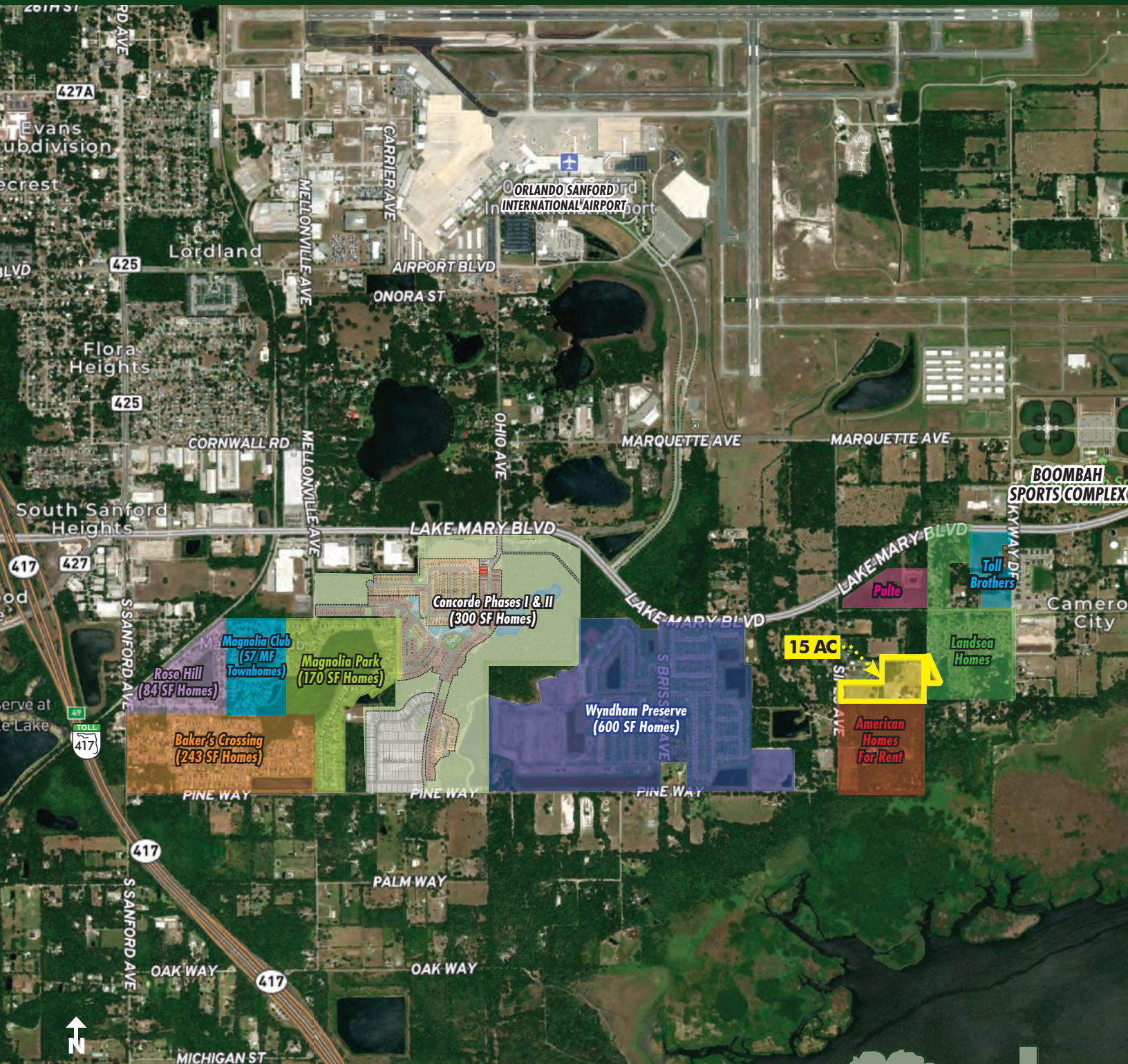
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DEVELOPMENT MAP

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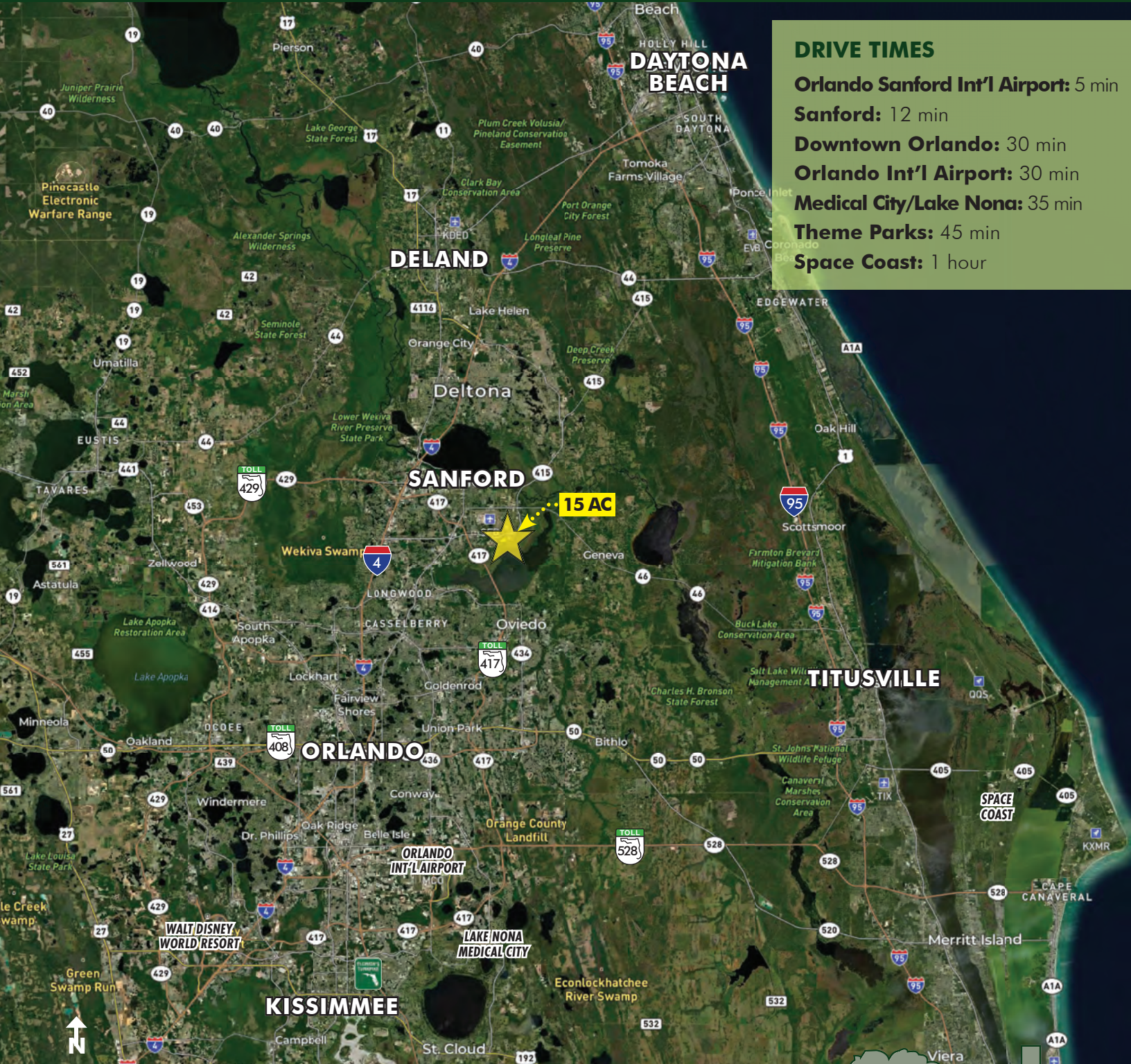
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Sipes Ave, Sanford, FL 32773



DRIVE TIMES

- Orlando Sanford Int'l Airport: 5 min
- Sanford: 12 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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