

Industrial Land Adjacent to International Airport

53.66 Total Acres | 7.2 Acre Ground Lease

2250 Marquette Ave,
Sanford, FL 32773

[Google Maps](#)



SANFORD Florida

\$15M

Asking Price

\$280K

Price Per Acre

53.6

Total Acres

7.2

Ground Lease Acres

The Offering

This industrial land parcel is strategically located adjacent to the Orlando-Sanford International Airport, making it an ideal site for various industrial uses. The proximity to the airport and major highways ensures excellent transportation links, making it an attractive location for logistics, manufacturing, and distribution facilities.

Property Highlights

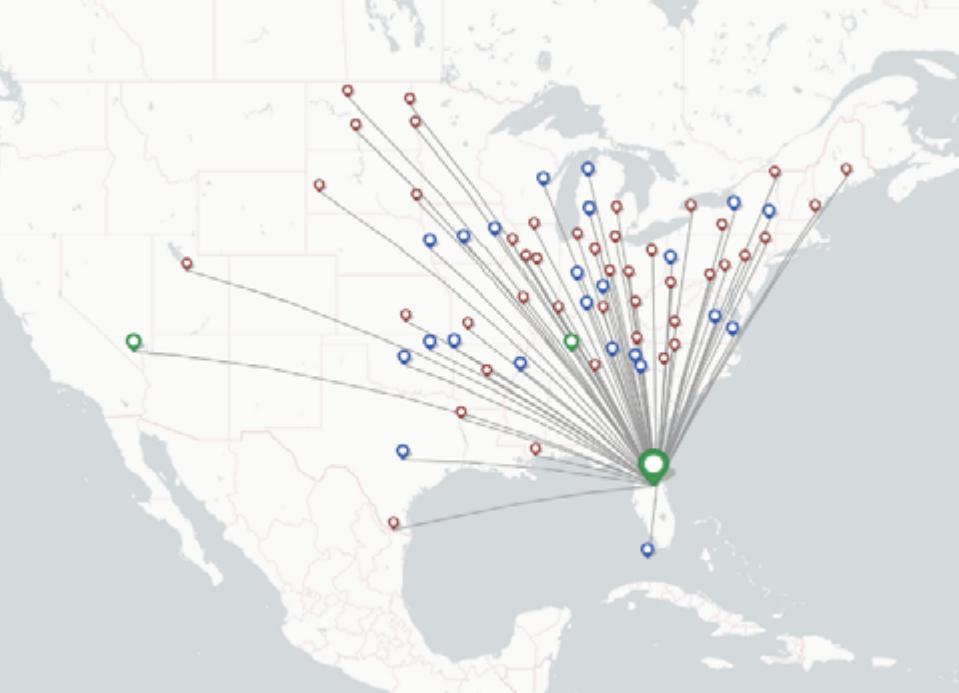
- + Prime location neighboring the Orlando-Sanford Intl. Airport, offering excellent connectivity to major highways and transportation hubs.
- + 53.6 Total Acres
- + 25 Total Developable Acres
- + Planned Development: Industrial
- + Access to Utilities: Water, Sewer, Electric, Natural Gas
- + Over 156,347 new rooftops within 15 miles over the last year
- + Easy access to major roads:
 - Lake Mary Blvd
 - SR - 417
 - Hwy 17/92
 - I-4
 - SR - 429
- + Close to major commercial and industrial centers, including:
 - King's Crossing Plaza
 - Market Place at Seminole Towne Center



Land Adjacent to the

Orlando-Sanford Intl. Airport (SFB)

Direct (non-stop) Flights From SFB



Airport Highlights:



Over 2.9M Passengers in 2023



Top 100 Airports in USA



More Than 368,000 Air Carrier Operations in 2023



\$60 million terminal expansion project will add 50,000 SF enhancing facilities with new baggage carousels, ticket counters, and streamlined passenger screening

Seminole County: Prime Opportunity for Industrial Development

With substantial residential and commercial developments, growing demand for amenities, and significant visitor influx, Seminole County offers a prime opportunity for industrial real estate developers to capitalize on this dynamic growth and economic expansion.

Key Growth Drivers:

- + Population Boom: Projected increase of 90,000 residents by 2045, concentrating in the eastern part of the county.
- + Residential Expansion: Significant housing developments including Skyway Landing, with 84 townhomes starting from the upper \$300,000s.

Commercial and Retail Growth:

- + King's Crossing Expansion: New Wawa and a 260-unit apartment complex.
- + New Shopping Plazas: Rezoning for two 9,800 sq. ft. shopping centers along Lake Mary Boulevard.

Enhanced Area Appeal:

- + Boombah Sports Complex: Major revenue generator with a planned \$61 million indoor facility to boost visitor numbers.
- + Hospitality Growth: New hotels in the pipeline to meet the increasing demand driven by sports events.

Investment Implications:

- + High Demand for Amenities: Rapid population growth and new residential communities create a strong need for retail, services, and industrial facilities.
- + Strategic Location: Proximity to major transportation hubs and a growing population make this area ideal for industrial real estate development.
- + Economic Activity: Enhanced local infrastructure and new facilities are set to attract more visitors and businesses, boosting economic growth.



Source: [Click Orlando](#): Developments are popping up along Lake Mary Boulevard near the airport



Surrounding Residential Growth



King's Crossing Plaza



Boombah Sports Complex

Explore Central Florida

CENTRAL FLORIDA

The region is home to a robust array of amenities, including some of the largest hotels in the country, the second largest convention center in America, and major sports teams, thereby creating a vibrant environment conducive to business growth. The average annual wage growth in the MSA is expected to be 3.5 percent, creating a prosperous environment for businesses and their employees.

ORLANDO TOURISM

Jobs in Tourism & Hospitality	384,000
Annual Regional Impact	\$73.6 Billion
Annual Compensation Generated	\$22.6 Billion
Local & State Tax Revenue	\$5.3 Billion
Visitor Volume	74,043,900

2ND
Fastest-Growing
Large Economy
in U.S.

U.S. Department of Commerce (2022)

2ND
Fastest-Growing
Population Among Major
Metros in U.S.

U.S. Census Bureau (2023)

1ST
Fastest Growing City
for IT Talent
in the U.S.

CIO (2022)

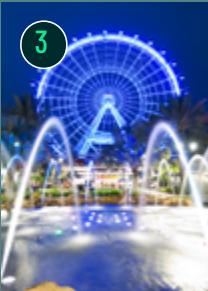
2ND
Most Fun
City in the
U.S.

WalletHub (2022)



QUALITY OF LIFE

- 20+ THEME PARKS
- DR. PHILLIPS CENTER FOR THE PERFORMING ARTS
- INTERNATIONAL DRIVE
- THE MALL AT MILLENIA
- WEKIVA SPRINGS STATE PARK
- OVER 20 GOLF COURSES
- NATION'S 3RD LARGEST CONVENTION CENTER
- UCF, 2ND LARGEST UNIVERSITY BY ENROLLMENT IN THE U.S.



KEY DISTANCES



3 Miles
5 Minutes



9 Miles
12 Minutes



9 Miles
12 Minutes



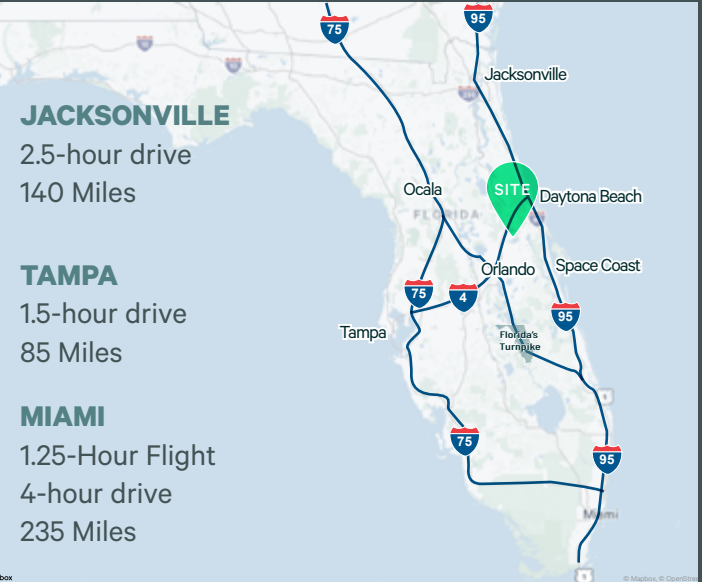
36 Miles
45 Minutes



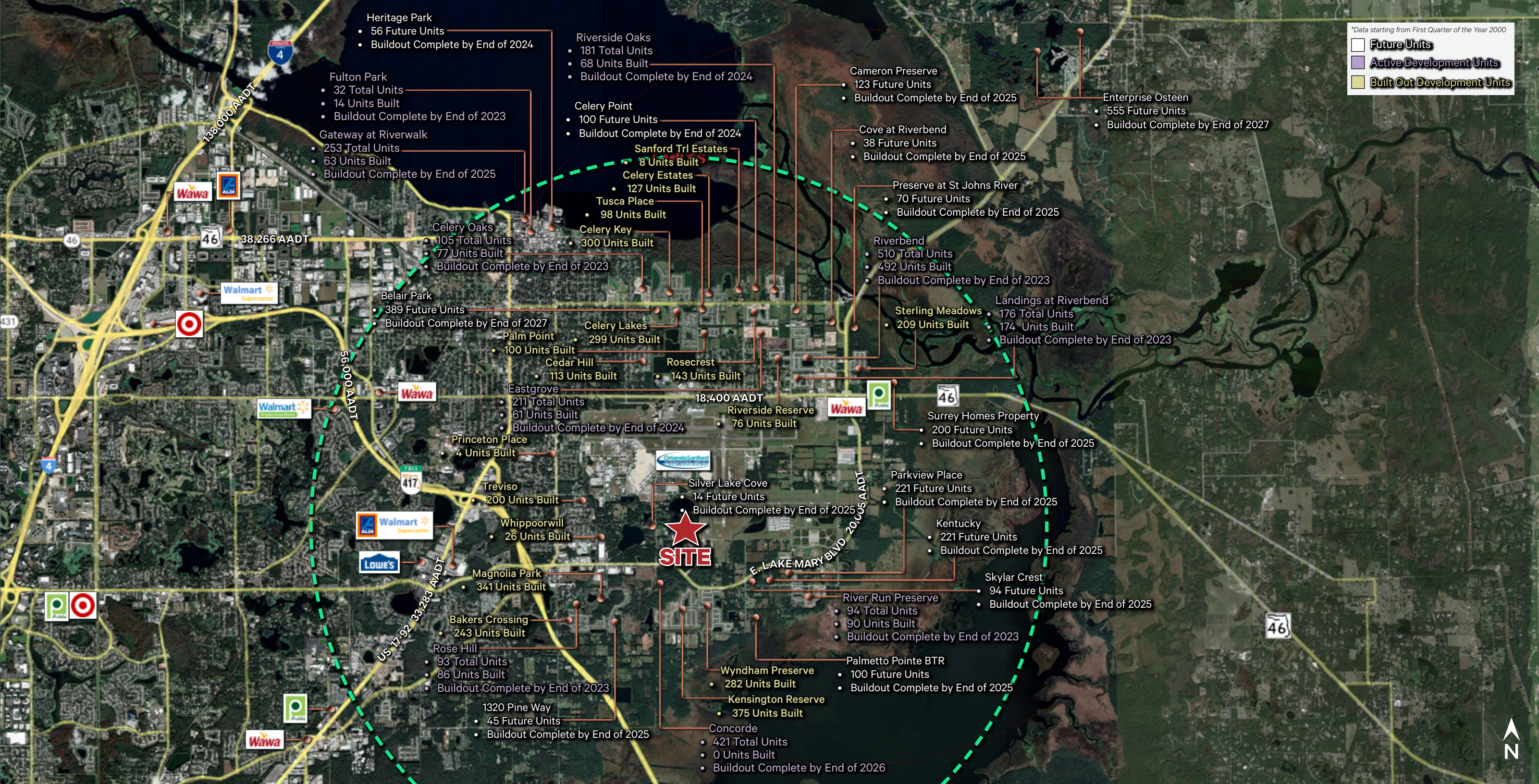
31 Miles
30 Minutes



42 Miles
45 Minutes



Sanford Housing Analysis





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