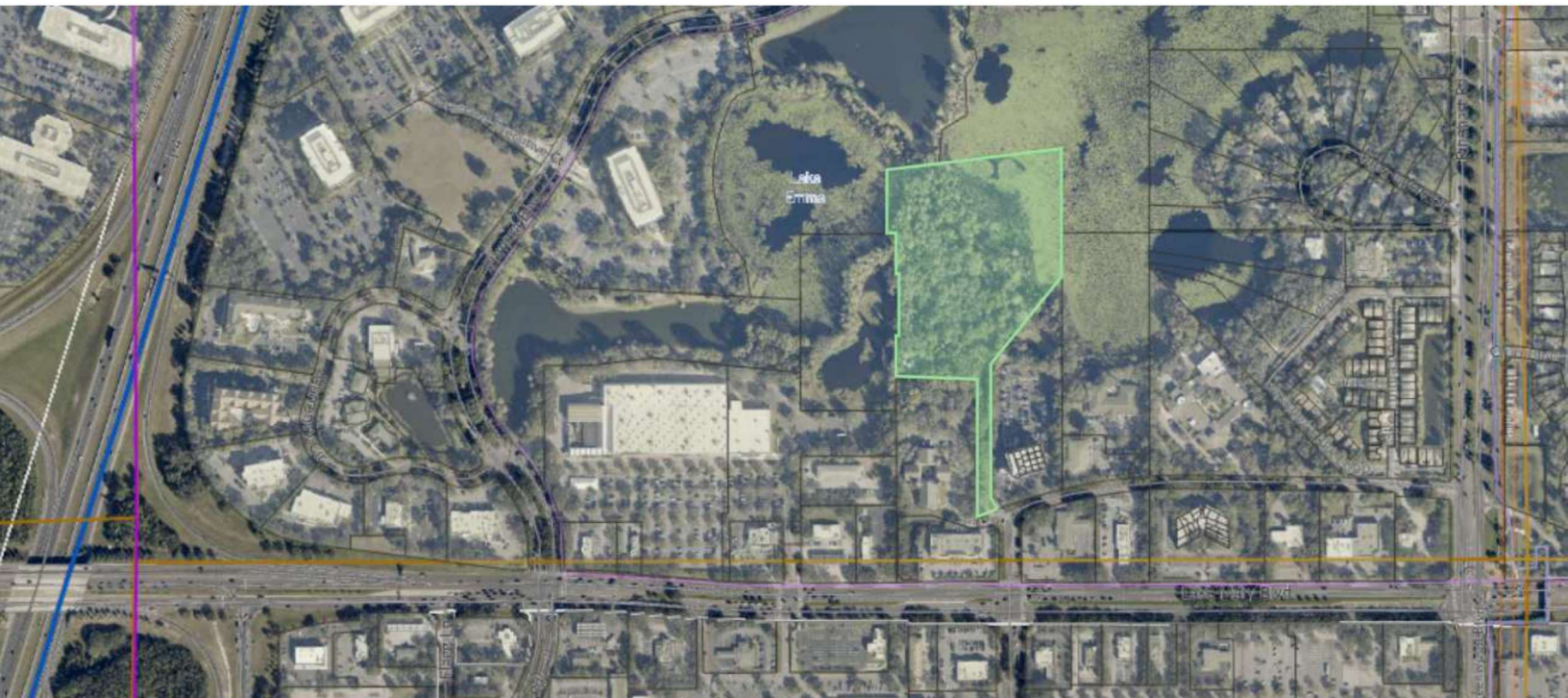


For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	10.48 Acres
Price / Acre:	\$209,924
Zoning:	C-1

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in the thriving Lake Mary area. This C-1 zoned property, strategically situated just off Lake Mary Blvd, offers a prime location with frontage on Lake Emma. Its excellent location and the fact that it is one of the few remaining large commercial parcels remaining in Lake Mary make this a rare and lucrative opportunity. The sale/lease does not include the communication tower that consists of approximately ± 0.15 acres. Seller is also open to a long-term lease.

PROPERTY HIGHLIGHTS

- Excellent location just off of Lake Mary Blvd and near I-4
- ± 7.3 usable acres
- Frontage on Lake Emma
- C-1 Zoning
- Sale or Lease



Eric Odum

813.514.1070
eodum@floridatriplenet.com



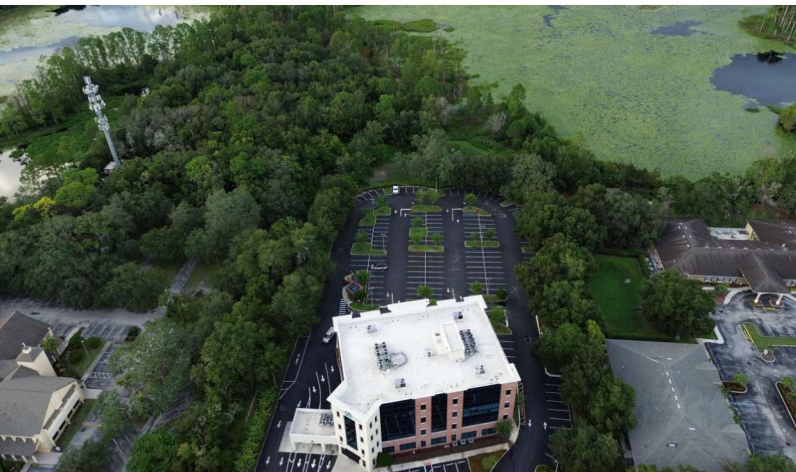
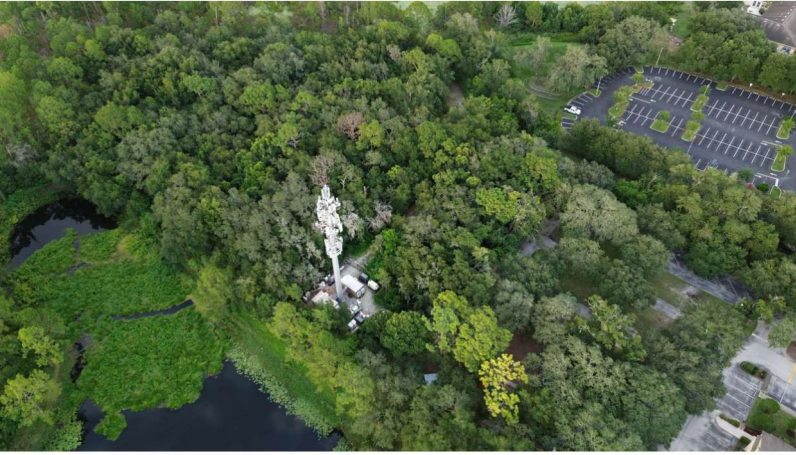
John Lochner

360.901.9329
jlochner@roireal.estate



For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746



LOCATION DESCRIPTION

Commercial zoned 10.48 acres located at 940 Paul Hoyer Way with access to W. Lake Mary Blvd. and 3,000 ft from I-4.

Positioned in the heart of Lake Mary, a flourishing hub of economic activity and natural beauty, this prime investment opportunity offers easy access to major transportation routes, and is surrounded by key corporate offices including Verizon, AAA, and Deloitte.

The property is ideally situated within close proximity to Lake Mary's vibrant downtown area, boasting a wide array of upscale amenities including dining, shopping, and entertainment options. This sought-after location in Seminole County combines a robust economic landscape with the tranquility of the surrounding natural environment, presenting an enticing investment/development opportunity.

The property has Lake Emma frontage on both the East and West sides. This unique location provides proximity to significant traffic counts, but also provides some privacy.



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746

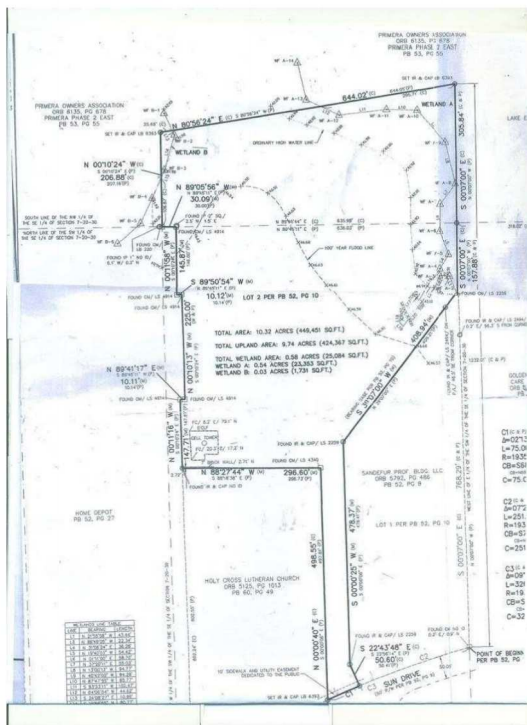


LOCATION INFORMATION

Building Name	Lake Mary Development Opportunity
Street Address	940 Paul Hoyer Way
City, State, Zip	Lake Mary, FL 32746
County	Seminole

PROPERTY HIGHLIGHTS

- Excellent location just off of Lake Mary Blvd and near I-4
- ±7.3 usable acres
- Frontage on Lake Emma
- C-1 Zoning
- Sale or Lease



Eric Odum

813.514.1070
eodum@floridatriplenet.com



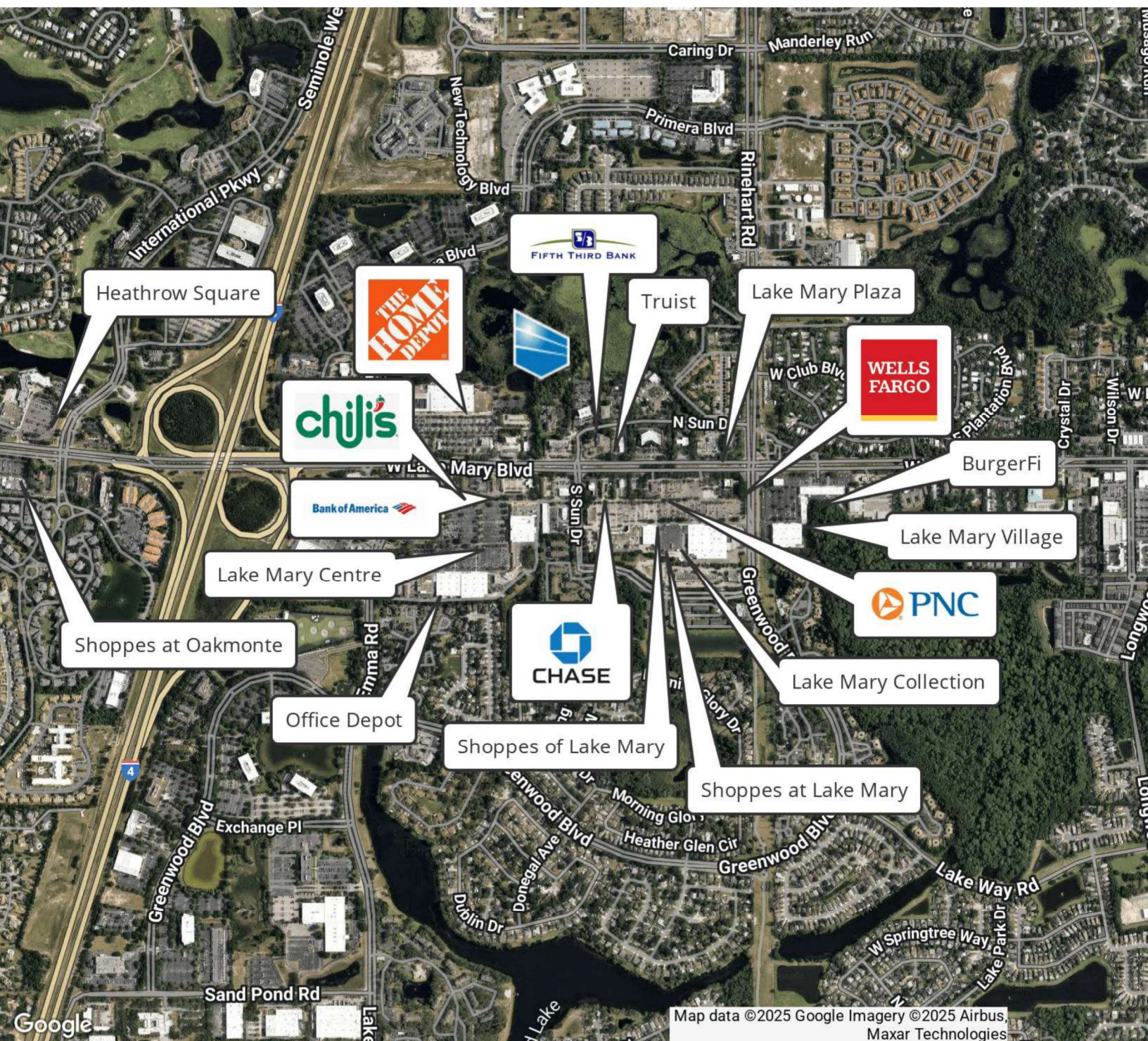
John Lochner

360.901.9329
jlochner@roireal.estate



For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746



Eric Odum

813.514.1070

eodum@floridatriplenet.com



John Lochner

360.901.9329

jlochner@roireal.estate



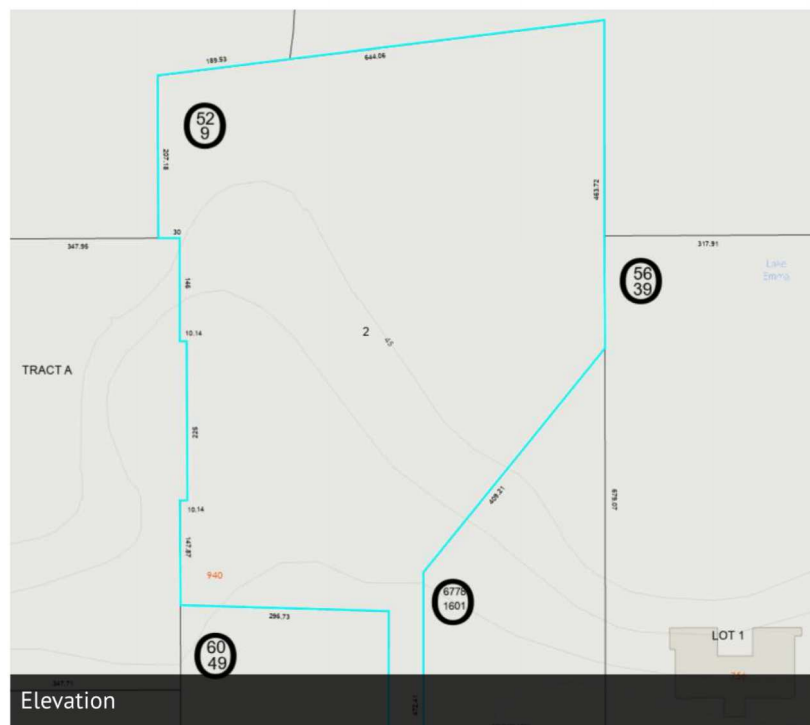
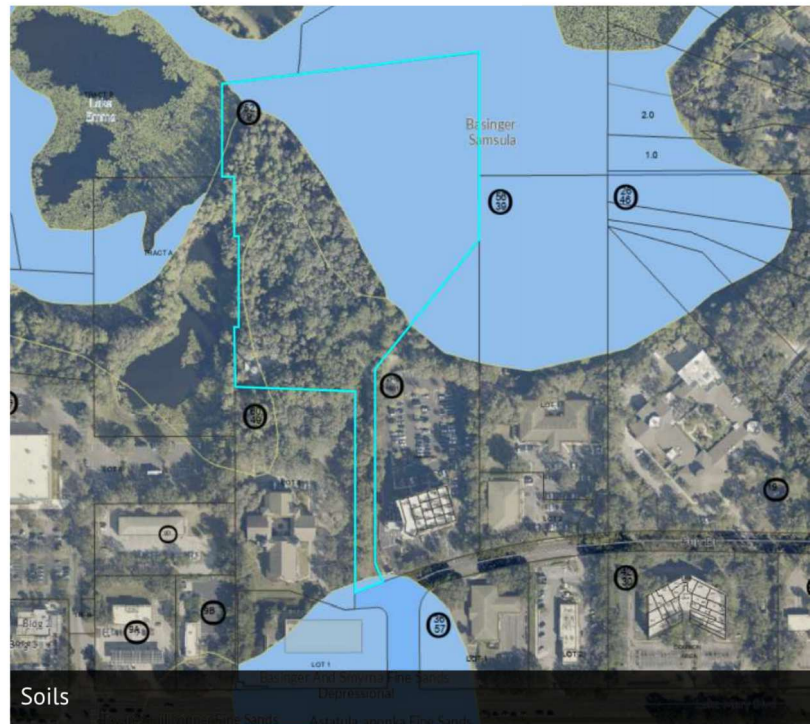
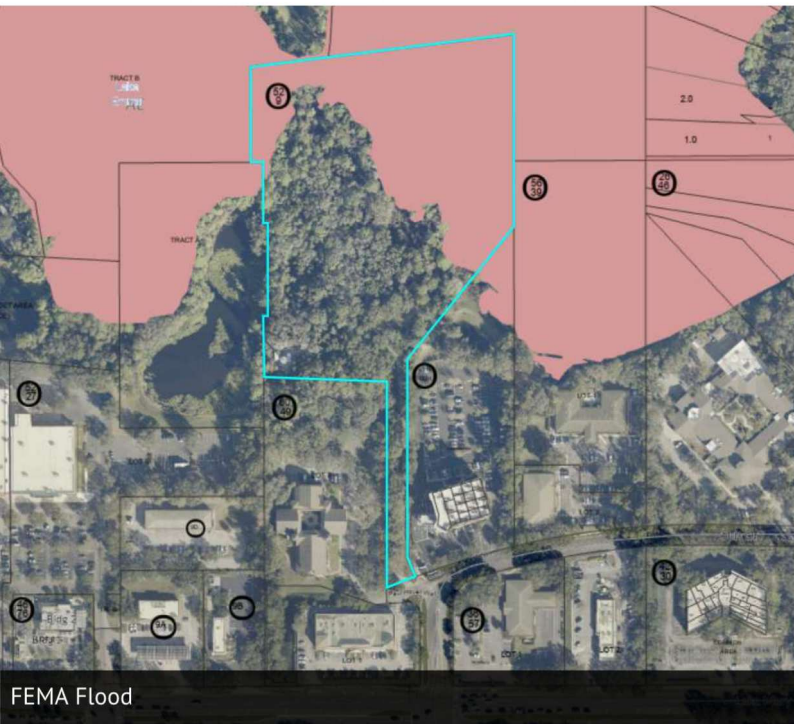
Member of:



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

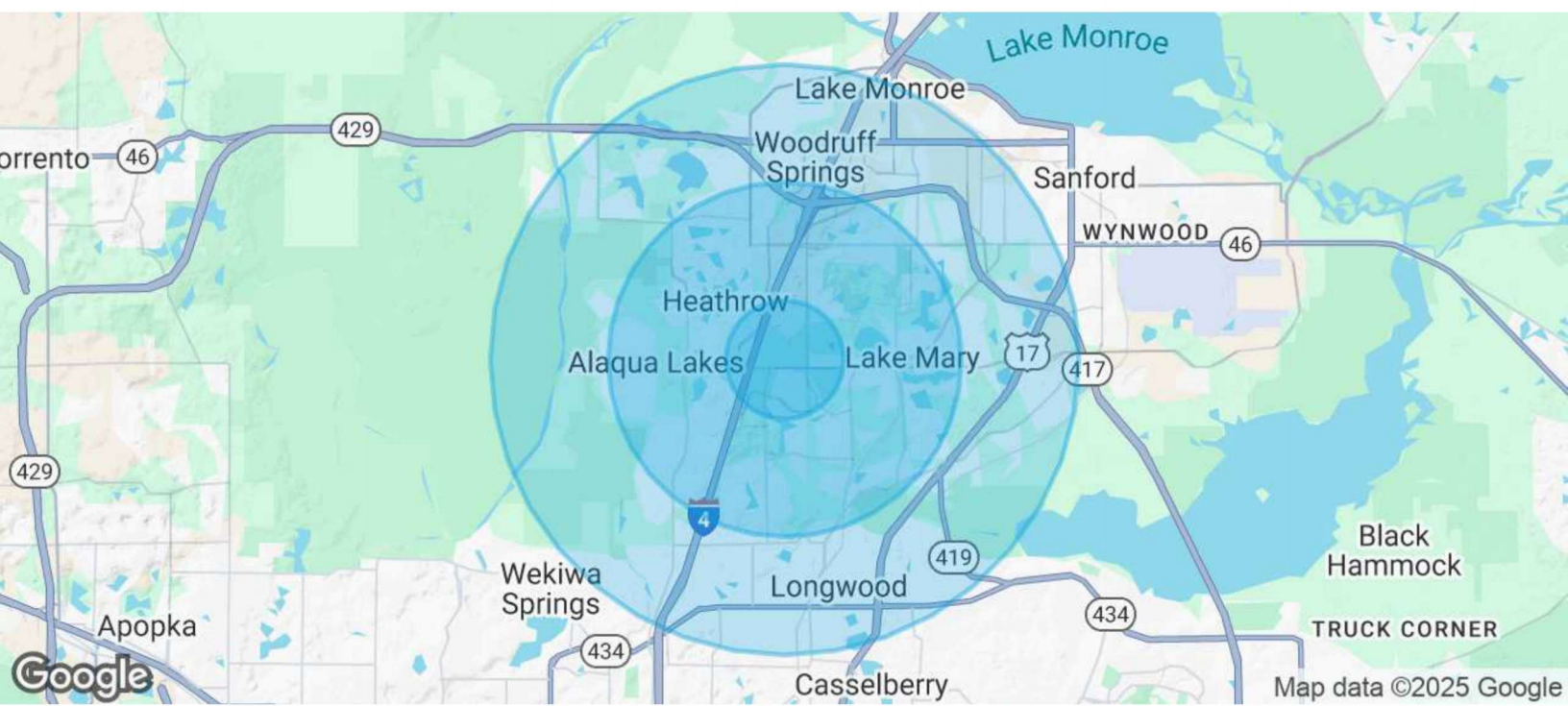
360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,919	60,781	148,513
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,221	23,876	56,891
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$105,878	\$138,491	\$119,999
Average House Value	\$427,786	\$497,960	\$445,265

Demographics data derived from AlphaMap



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746

C-1 GENERAL COMMERCIAL.

The C-1 zoning district is established in order to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of a general commercial district. The purpose of this district is to provide for a wide variety of consumer-oriented commercial uses and activities located in relative proximity to major thoroughfares and to residential concentrations. Areas of the city for which this zoning category is appropriate are designated on the land use plan as commercial or the downtown district.

Permitted uses:

1. Professional offices offering consulting services, such as architects, attorneys, engineers, accountants, doctors, dentists, and the like.
2. Real estate offices.
3. Financial institutions without drive-in facilities.
4. Churches.
5. Other uses which are similar or compatible and which promote these intents and purposes.
6. General office uses.
7. Theaters, but not drive-in theaters.
8. Restaurants, delicatessens and establishments for the retail sales of prepared foods including establishments which serve alcohol for the consumption on premises, but not drive-in restaurants.
9. Retail sales establishments, such as bakeries, hardware stores, florists, gift shops, department stores, drug stores, and other similar businesses except for outdoor sales and flea markets.
10. Child care centers.
11. Dry cleaners with no on-site processing.
12. Personal service establishments.
13. Banks and financial institutions with drive-in facilities.
14. Adult congregate living facilities.
15. Instructional studios.



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

360.901.9329
jlochner@roireal.estate



For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746

C-1 GENERAL COMMERCIAL.

Conditional uses:

1. Pharmacies.
2. Child care centers.
3. Community services and facilities
4. Living quarters in conjunction with PO use.
5. Clinics that do not include overnight treatment or housing of patients
6. Any permitted use requiring a structure exceeding the maximum allowable building height.
 - a. Parking garages.
 - b. Instructional studios.
 - c. Shopping centers under 75,000 square feet.
 - d. Nursing homes.
 - e. Animal hospitals or veterinary clinics.
 - f. Community services and facilities.
 - g. Post offices.
 - h. Restaurants, delicatessens and establishments primarily for the retail sales of prepared foods and which serve alcohol as an incident to the sale of prepared foods for consumption on premises, adjacent to residential zoning.
 - i. Health clubs.
 - j. Pharmacies with drive-in business.
 - k. Funeral home. Funeral homes shall provide sufficient on-site parking, staging areas and/or service drives in order to accommodate parking and staging of funeral processions. Streets and public right-of-ways shall not be used for parking or to form funeral processions.



Eric Odum

813.514.1070
eodum@floridatriplenet.com



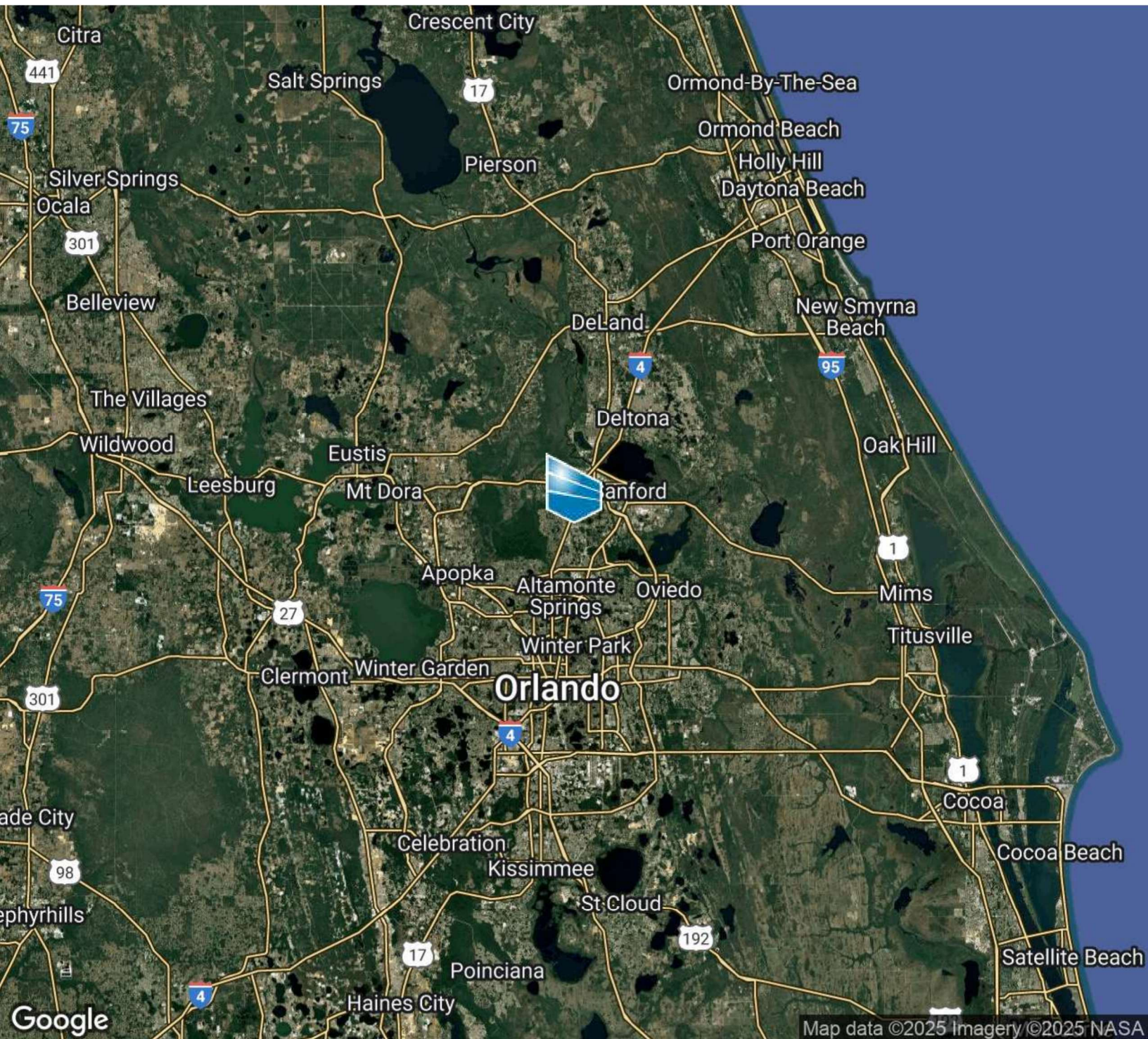
John Lochner

360.901.9329
jlochner@roireal.estate



For Sale | Lake Mary Development Opportunity

940 PAUL HOYER WAY, LAKE MARY, FL 32746



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

360.901.9329
jlochner@roireal.estate



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.