

FOR SALE

VACANT RESIDENTIAL LAND

Sanford, FL

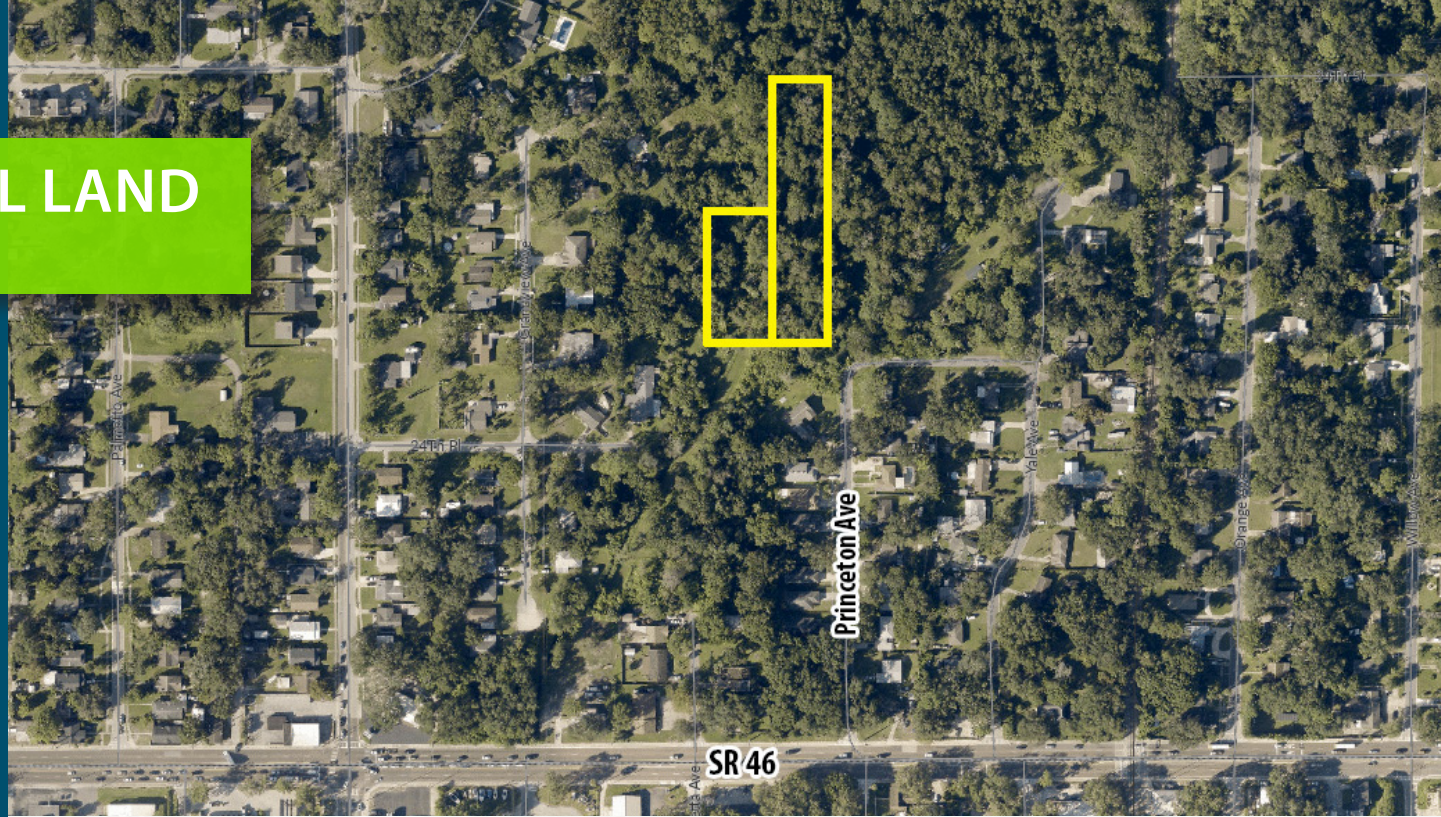
PROPERTY 17 Platted Lots

TOTAL SIZE 1.95 AC

LOCATION Less than 2 miles from
Downtown Sanford

PARCEL # 31-19-31-518-0000-0300
31-19-31-518-0000-0490

ASKING \$125,000



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PROPERTY HIGHLIGHTS

17 Platted Lots in the City of Sanford

- **5 Buildable Lots:** Future Land Use of Low-Density Single-Family Residential (LDRSF), perfect for home builders or investors.
- **12 Remaining Lots:** Zoned for open space requirements, located within the Rural Protection Area.

Prime Location with Excellent Proximity

- **1.8 miles to Sanford Historic District:** A thriving area with shops, restaurants, and cultural attractions.
- **2 miles to Lake Monroe:** Enjoy outdoor activities like boating, fishing, and walking trails.
- **2.5 miles to Sanford International Airport:** Convenient access for travel and a hub for regional employment.
- **4 miles to Central Florida Regional Hospital:** Close to a major healthcare provider and another key area employer.

Strong Market Demand

- Over the last year, single-family homes within a 1-mile radius have sold for an average price of **\$340,000** (based on Zillow and Redfin data).
- Sanford has experienced steady population growth and increased buyer interest due to its affordable housing, proximity to Orlando, and historic charm.



MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	10,250	60,263	99,898
2024 Estimate	9,792	57,432	95,269
2020 Population	9,229	53,404	89,138
Growth 2020-2024	1.5%	1.9%	1.7%
Growth 2024-2029	0.9%	1.0%	1.0%
Median Age	40.4	38	38.5



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,792	22,396	37,577
2024 Estimate	3,619	21,335	35,800
2020 Households	3,418	19,936	33,564
Growth 2020-2024	1.5%	1.6%	1.6%
Growth 2024-2029	1.0%	1.0%	1.0%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$73,881	\$69,874	\$80,803
2024 Median Household Income	\$53,244	\$53,372	\$59,865



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