



OFFERING MEMORANDUM



**PRIME COMMERCIAL LOT NEAR
SANFORD INT. AIRPORT**

523 Ross Street, Sanford, FL 32773-4610

Presented by

JESSE IALUNA

jgialuna@gmail.com | 978.496.5436

DISCLAIMER

All materials and information received or derived from **RealtyOne Group MVP** its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, projected financial performance of the property for any party's intended use or any other matters.

Neither **RealtyOne Group MVP** its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its due diligence to determine these and other matters of significance to such party. **RealtyOne Group MVP** will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

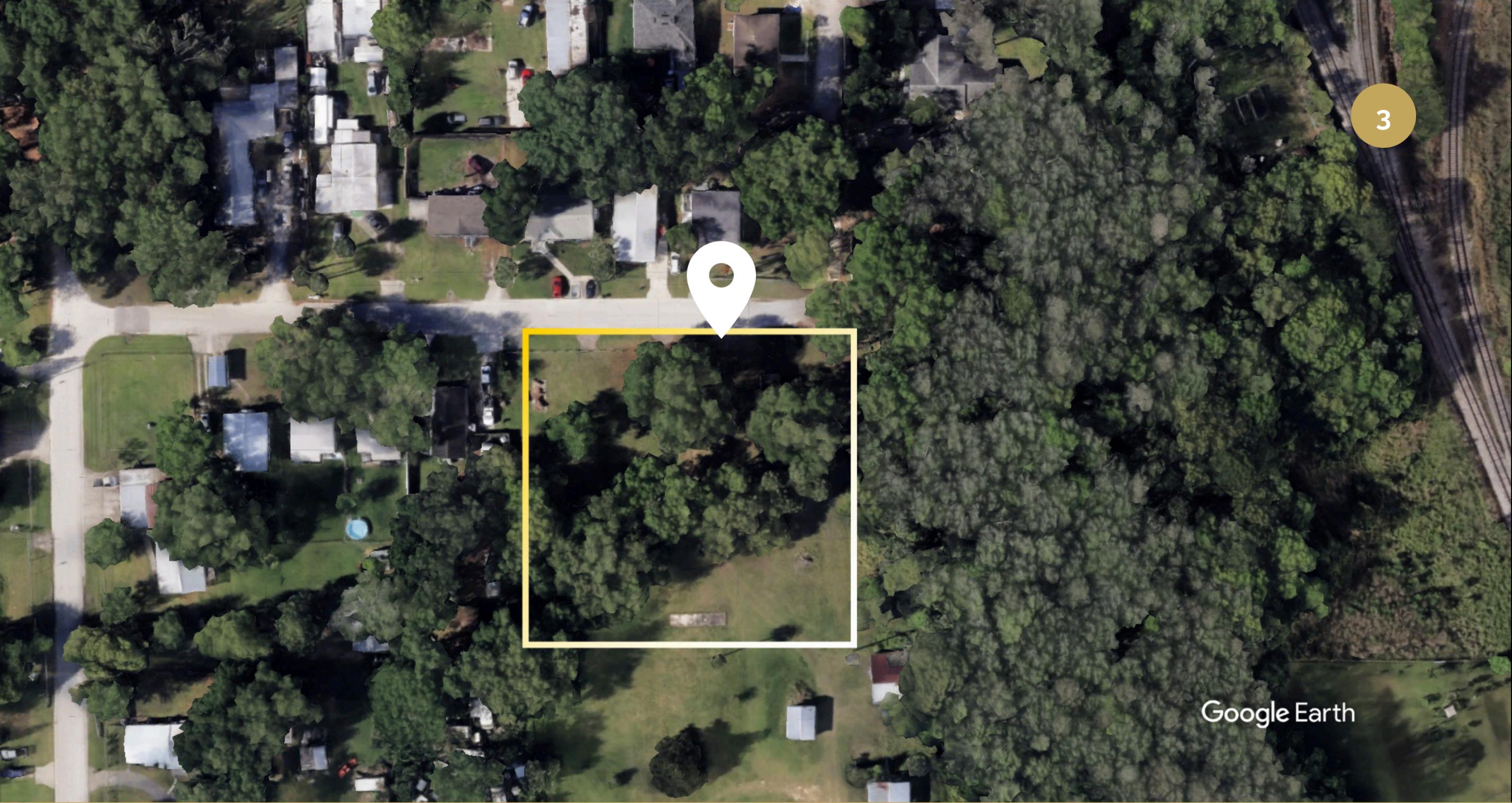
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

RealtyOne Group MVP makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. **RealtyOne Group MVP** does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level.

Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by **RealtyOne Group MVP** in compliance with all applicable fair housing and equal opportunity laws.



3

Google Earth

PROPERTY INFORMATION

Google Earth

PROPERTY

523 Ross Street offers a versatile C-2 zoned commercial lot within the LORDLAND subdivision in Seminole County. With 1.03 acres of unimproved land, the site is ideal for a wide range of commercial uses such as retail, office, service businesses, or mixed-use development. The property's flat topography and flexible zoning allow buyers to design and build according to business needs while maximizing visibility and accessibility. This active listing presents a rare opportunity to secure commercial land in a high-growth area near the airport at an exceptional price point of \$193,890.

LOCATION

Located in the rapidly growing commercial corridor of Sanford, Florida, this 1.03-acre parcel sits just minutes from Orlando Sanford International Airport. The property benefits from excellent visibility and convenient access to major transportation routes, including SR-417, Lake Mary Blvd, and U.S. Highway 17-92. Surrounding development includes retail, industrial, logistics, and service-based businesses, making it a strategic and high-value location for commercial expansion or new construction. The area continues to attract both local and national operators thanks to its strong population growth, workforce availability, and increasing commercial demand.

OFFERING SUMMARY

SALE PRICE: \$193,890

ADDRESS: 523 ROSS STREET,
SANFORD, FL 32773-4610

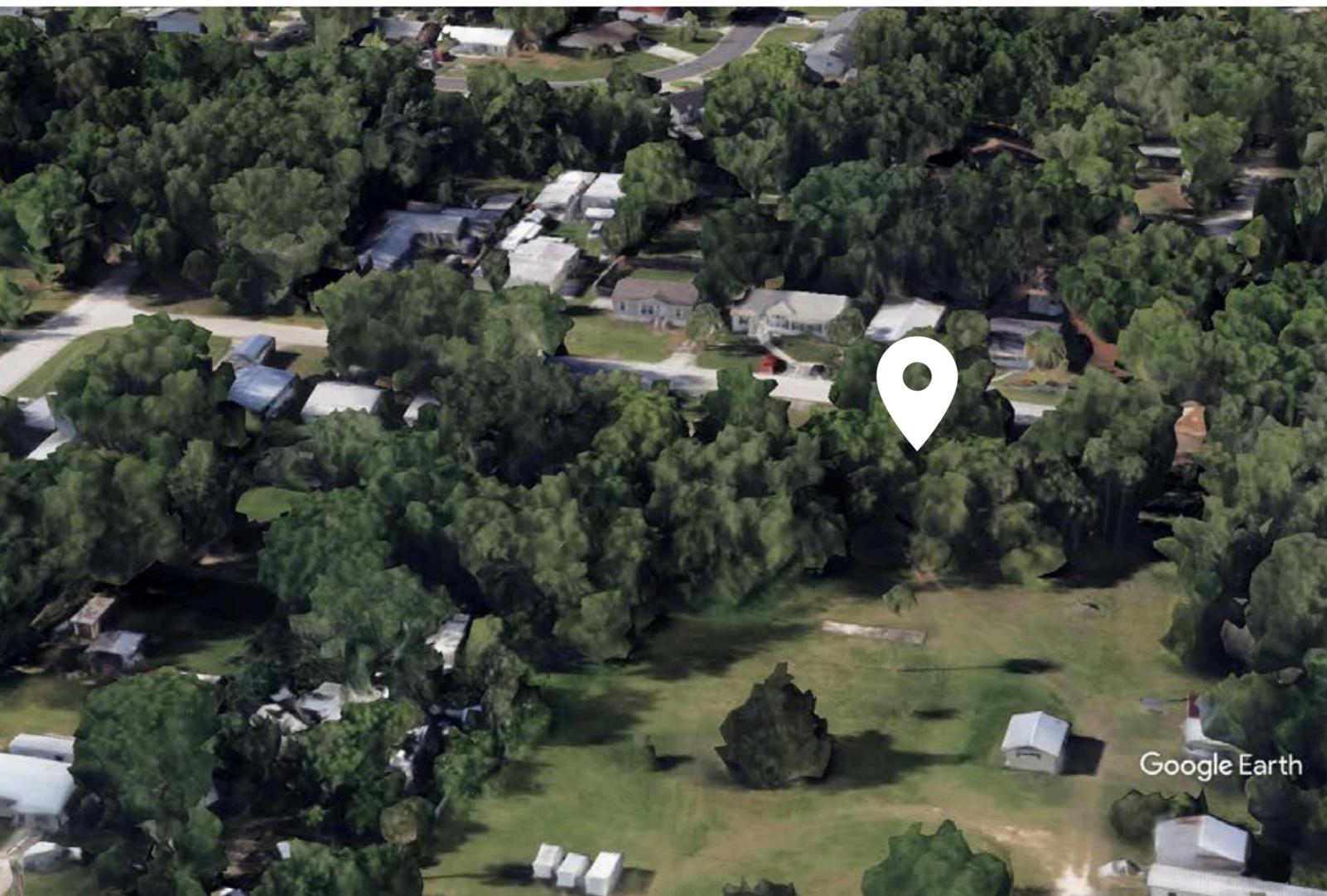
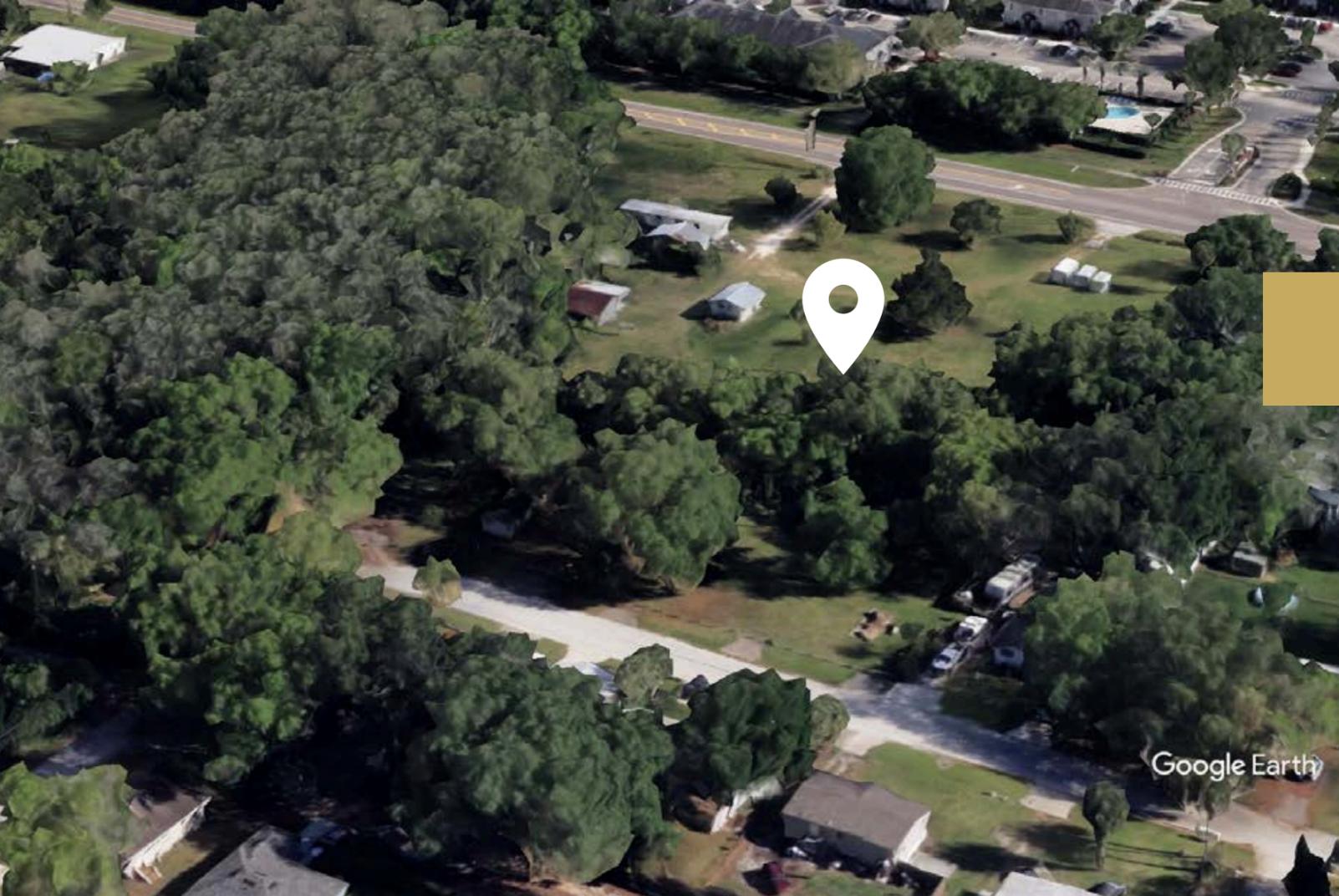
PARCEL ID: 06-20-31-506-0000-
0130

LOT SIZE: 1.03 ACRES

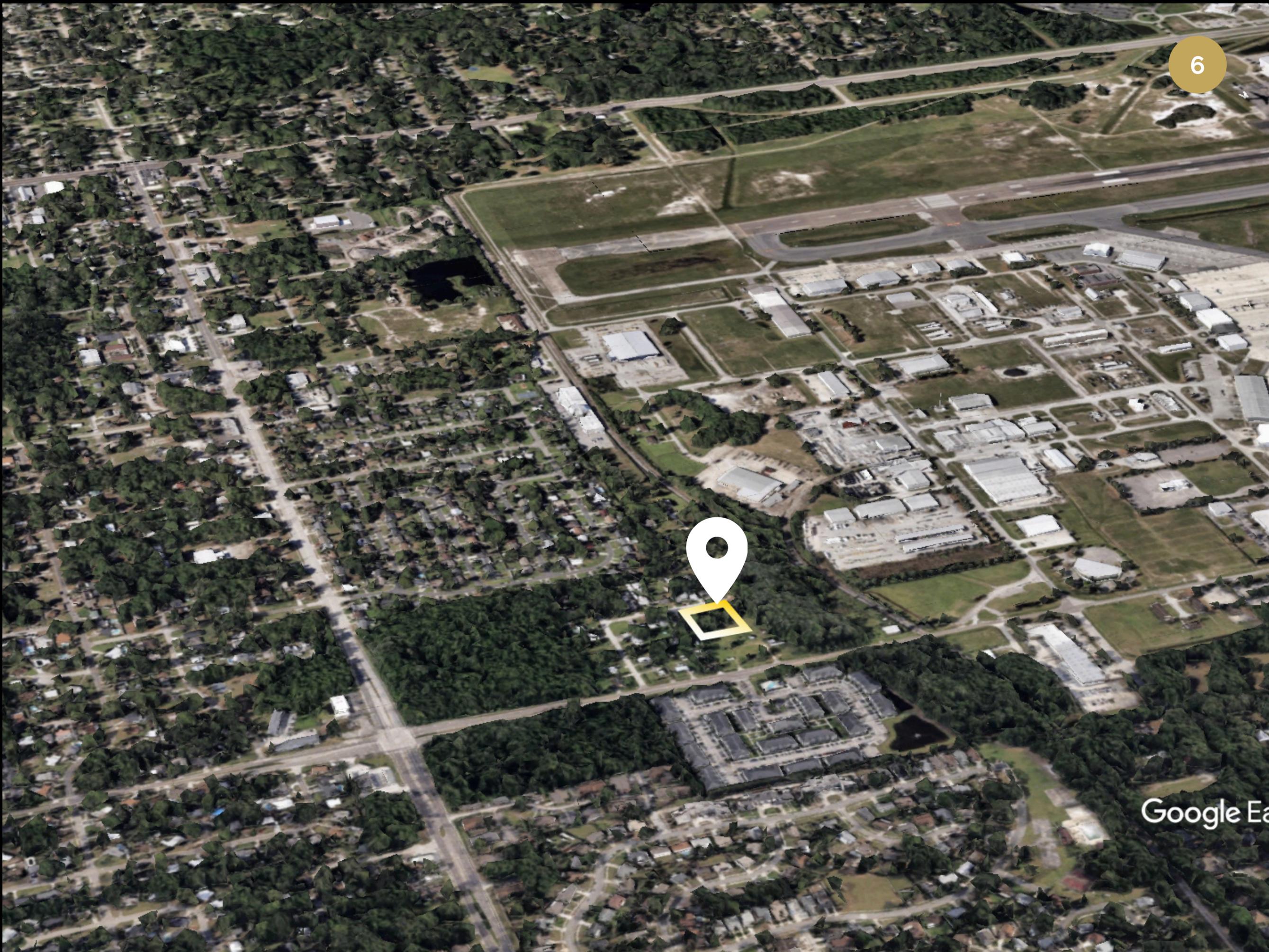
ASSET TYPE: LAND

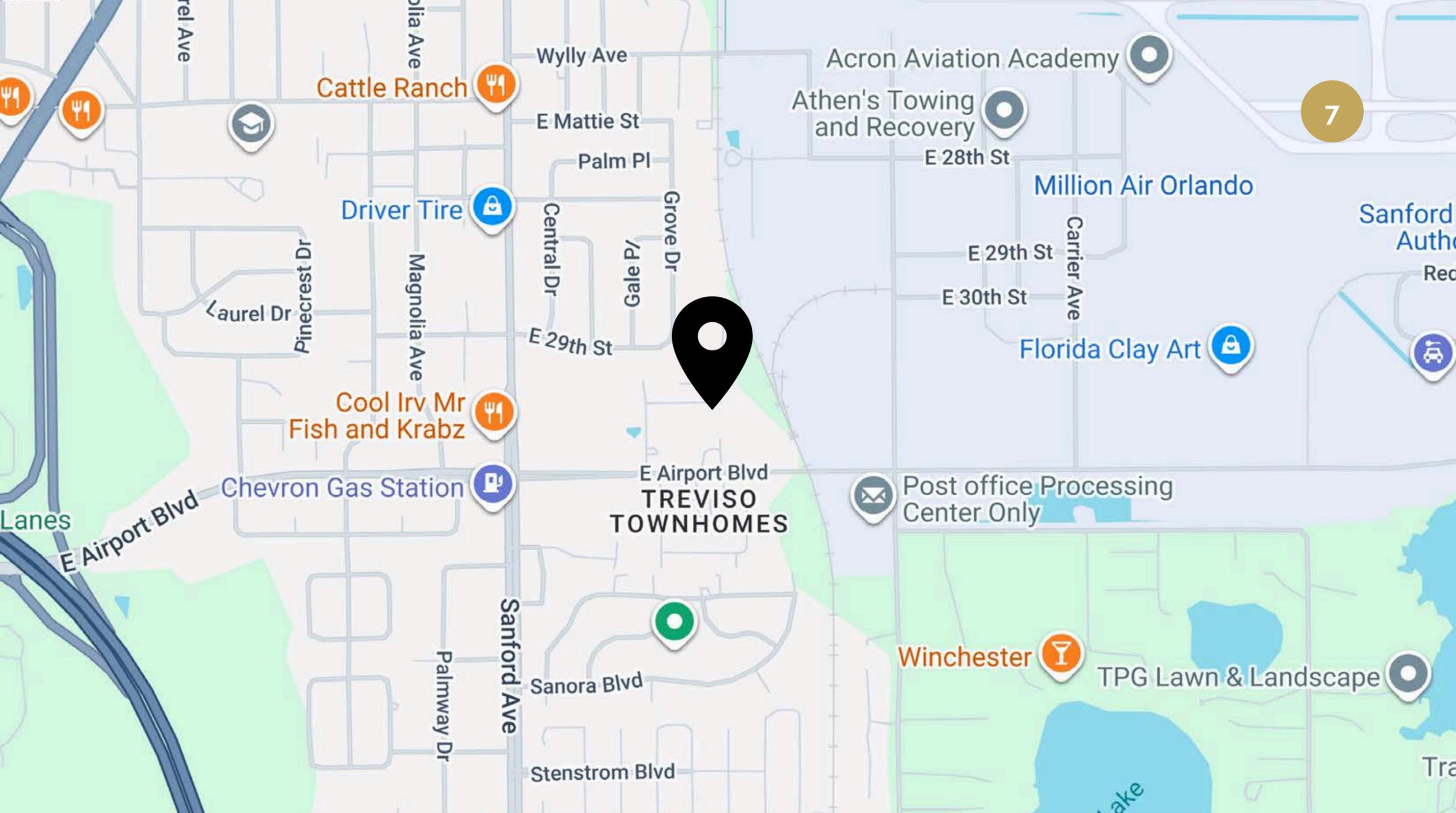
ZONING: C-2

HIGHLIGHTS

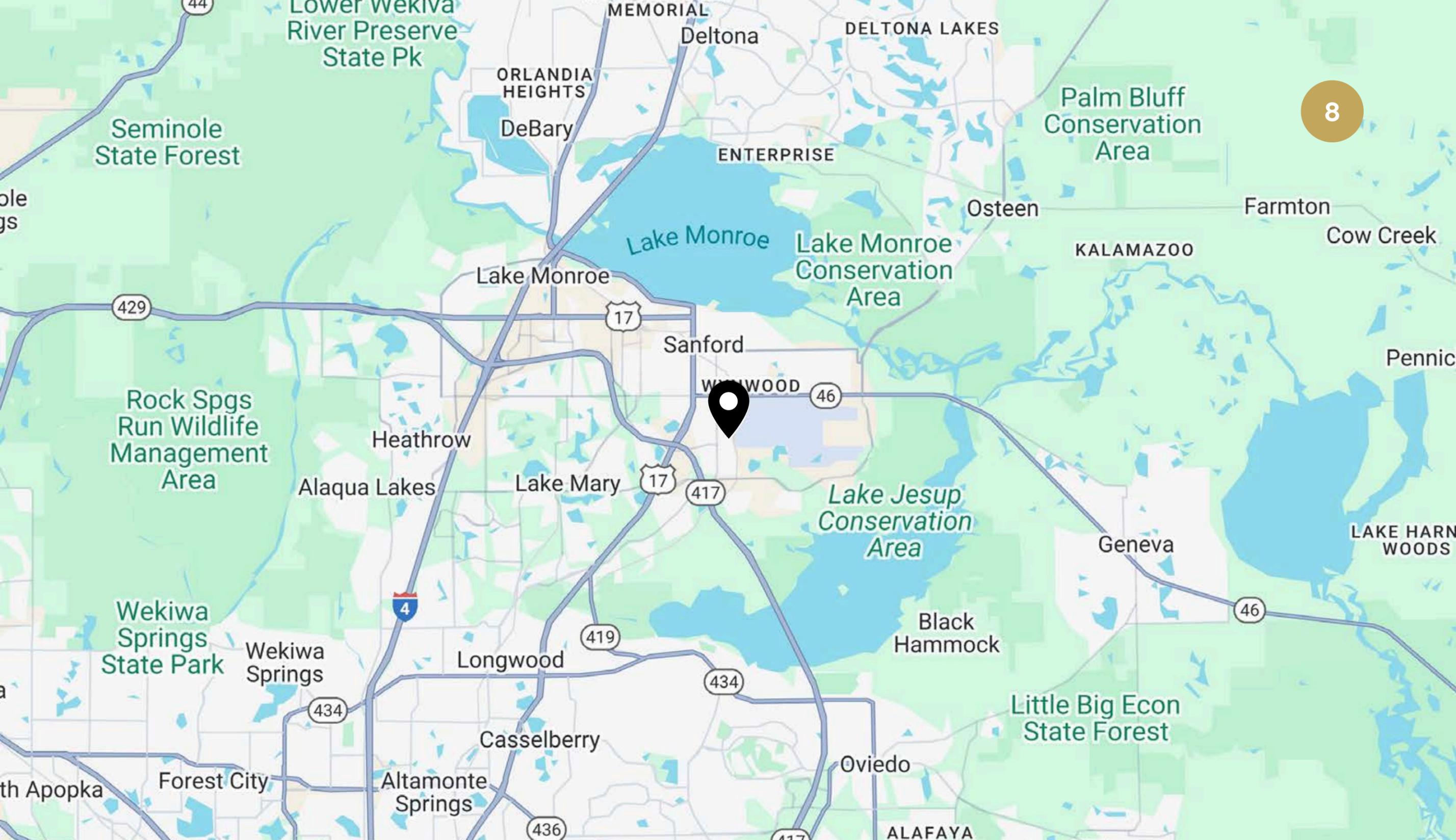


- **C-2 Zoning:** Allows a broad range of commercial and service-oriented uses.
- **Prime Location:** Minutes from Orlando Sanford International Airport and major roadways.
- **1.03 Acres:** Ample space for custom commercial development.
- **Strong Growth Area:** Surrounded by expanding retail, industrial, and service businesses.
- **High-Value Opportunity:** Competitive price for a strategic and highly visible commercial lot.

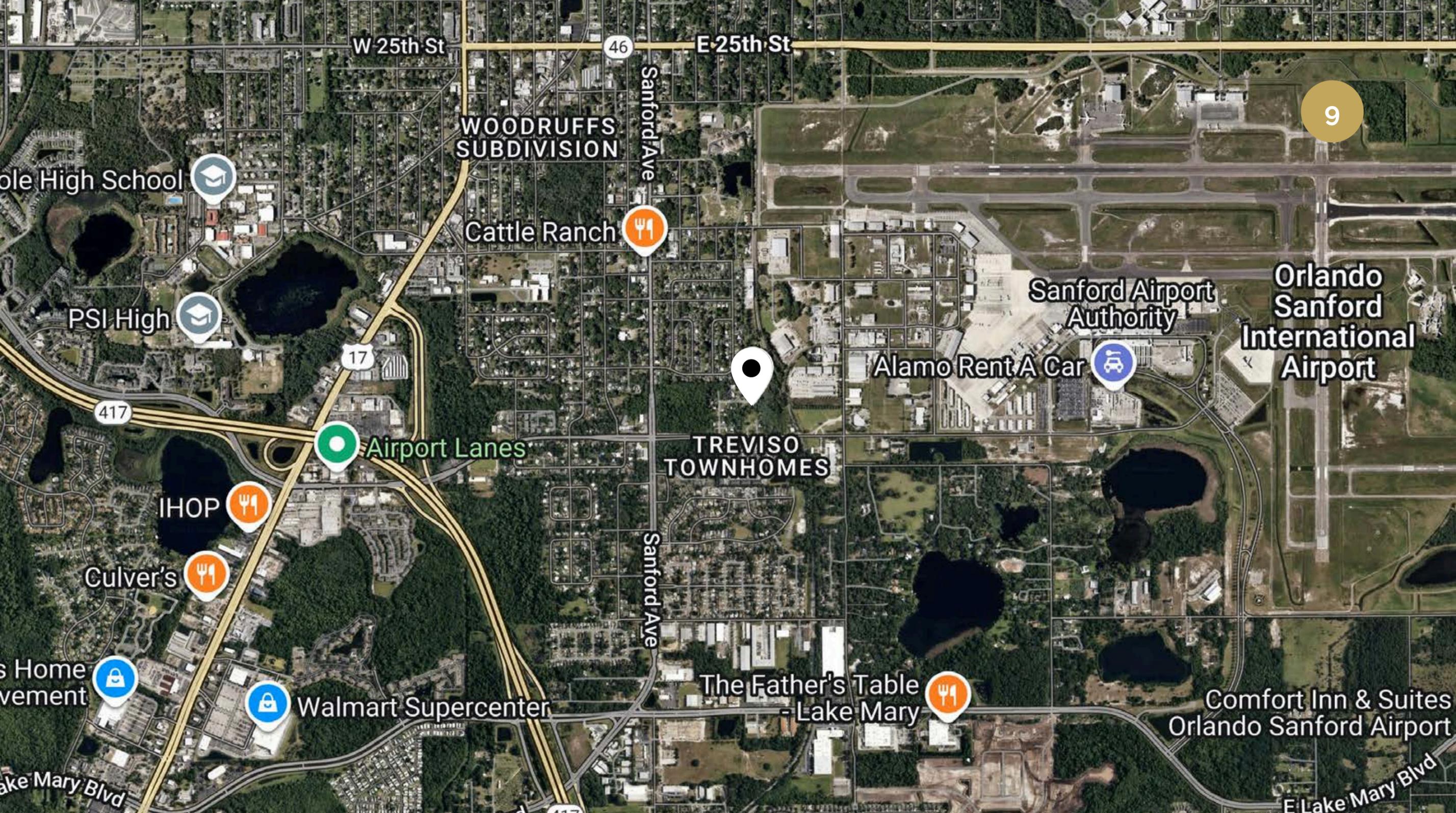




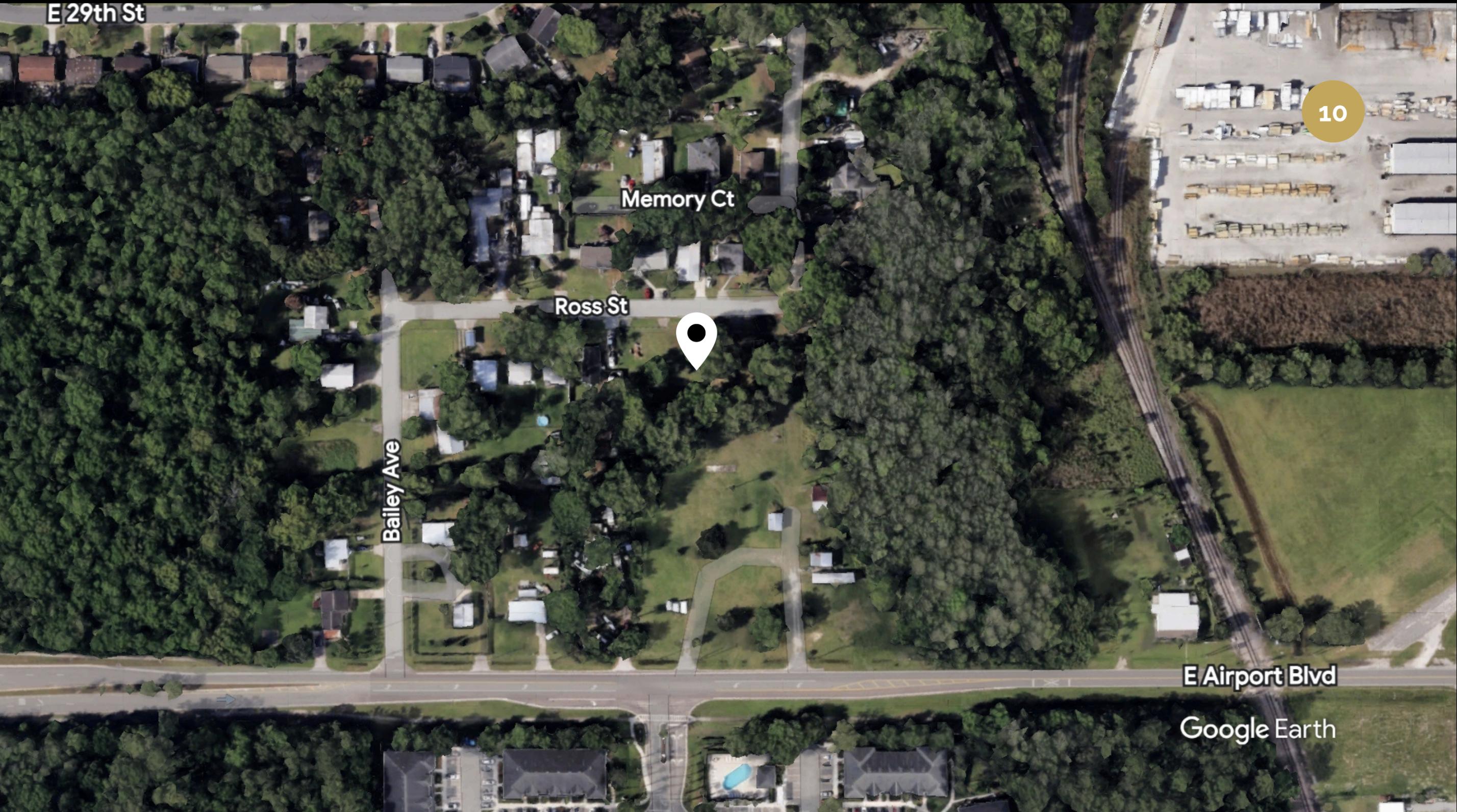
LOCATION INFORMATION



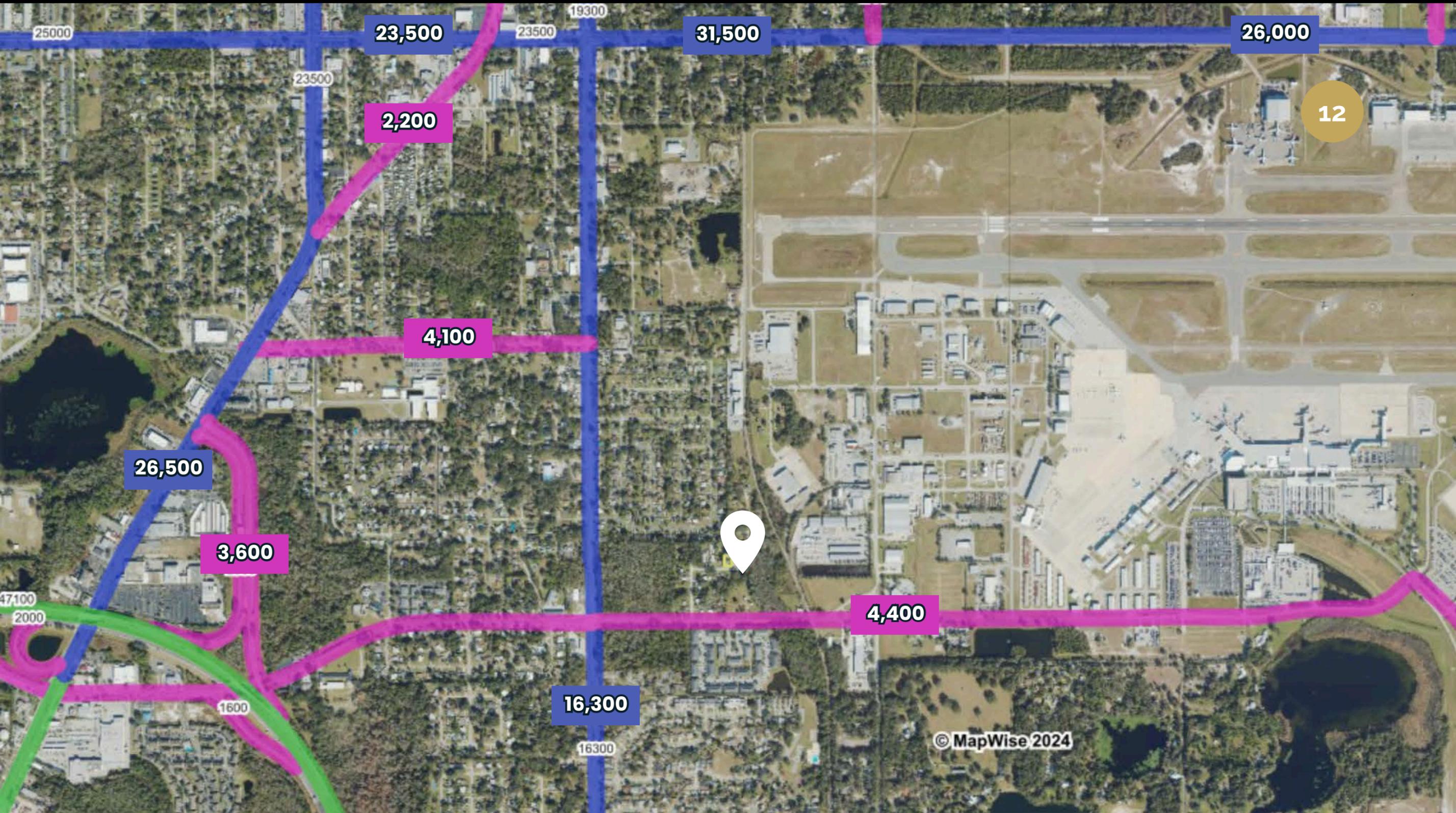
REGIONAL MAP



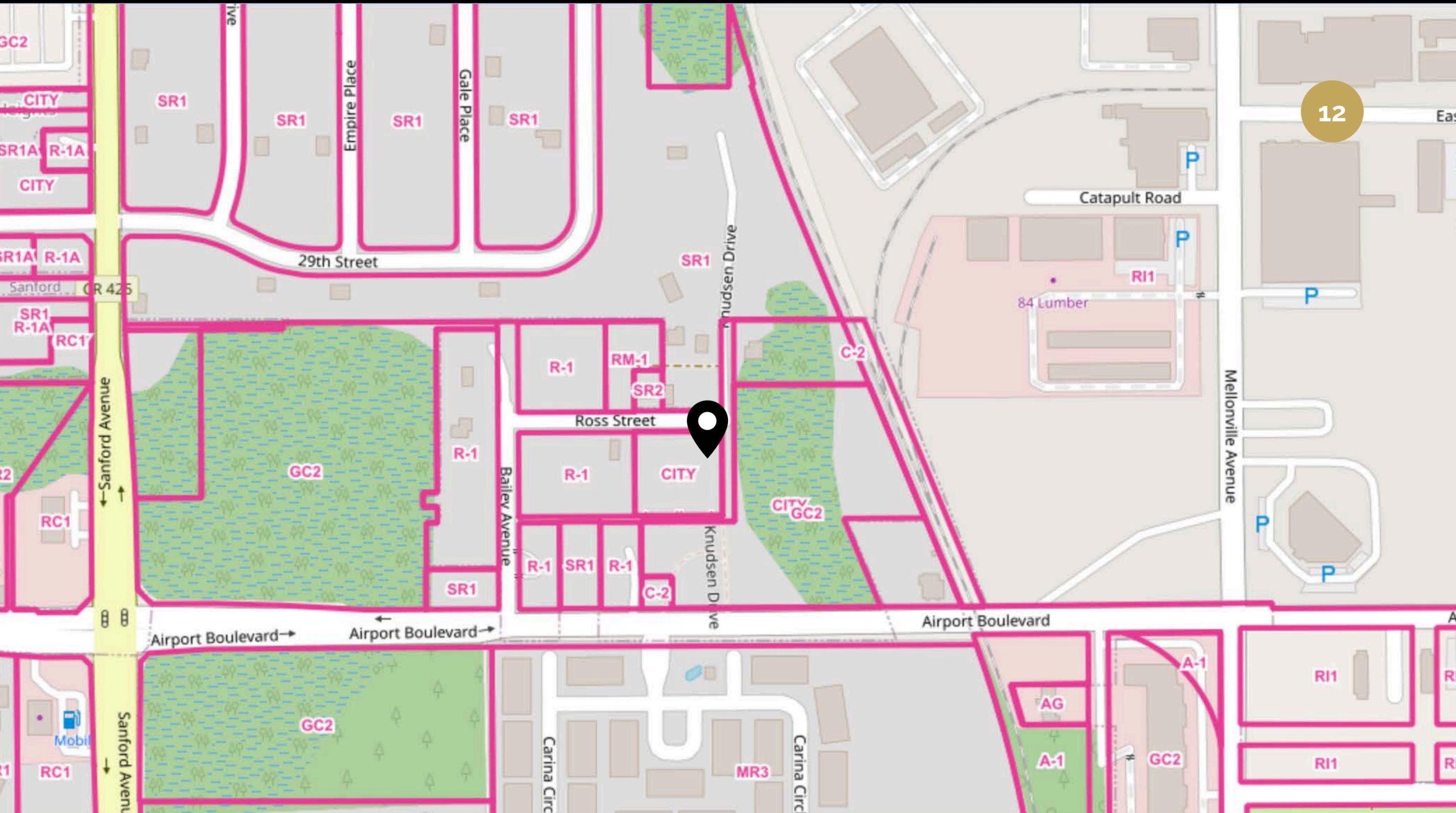
LOCATION MAP



AERIAL MAP

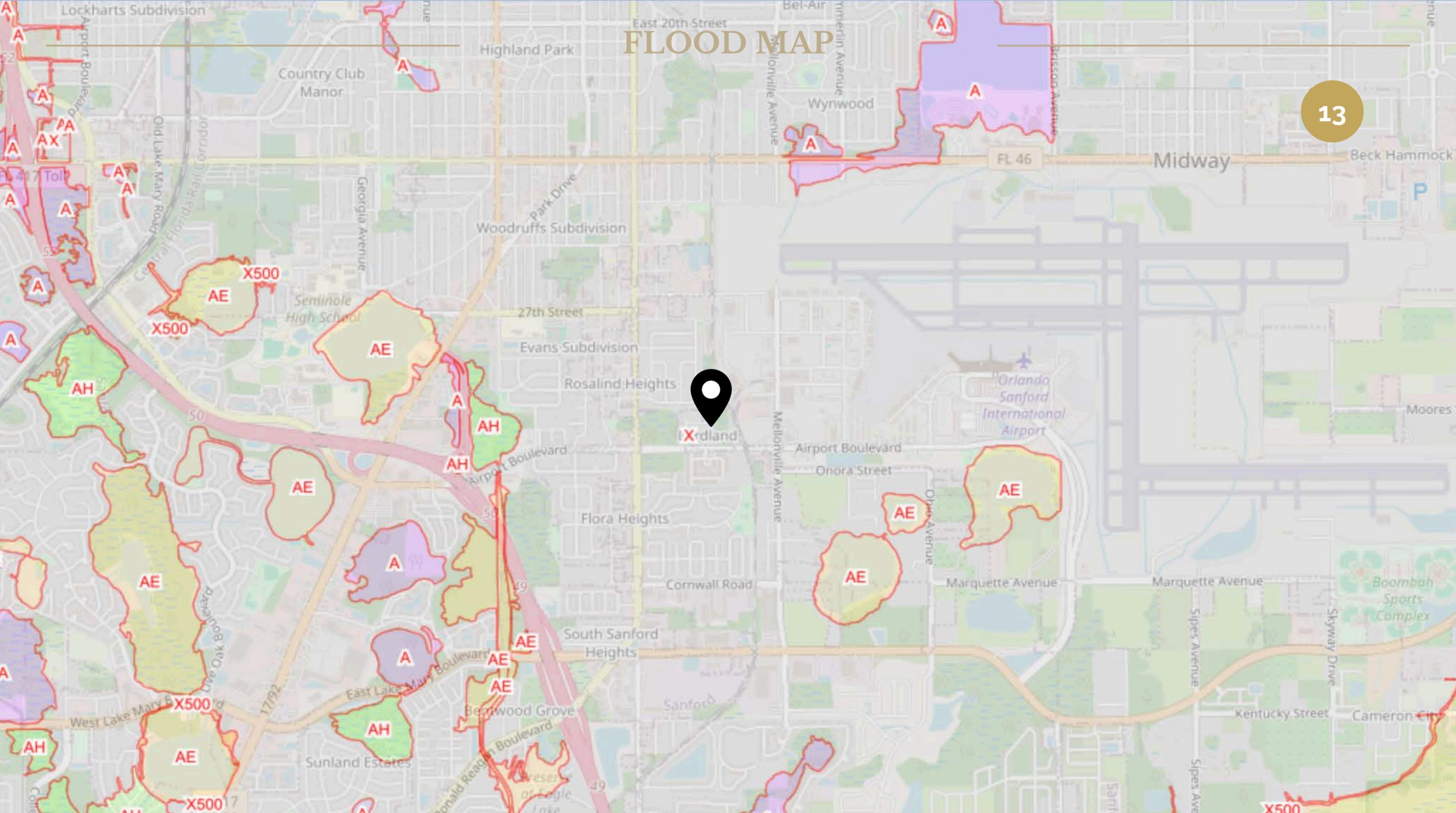


TRAFFIC COUNT MAP



ZONING MAP

FLOOD MAP



FLOOD ZONING MAP



JESSE IALUNA

Senior Advisor

jgialuna@gmail.com

978.496.5436

Jesse Ialuna has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. **Jesse has received multiple awards and has been ranked “Best of Zillow”.**



realtyonegroup.com

© 2025 Realty ONE Group International.