



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

PRICE REDUCED



PRIME I-4 FRONTAGE IN SEMINOLE COUNTY

Dixon Rd. Longwood, FL 32779

NOW \$1,075,000

Call now!

**Jonathan Clayton,
Vice President**

C: 407-670-9113

JClayton@MauryCarter.com

**Phillip Bustamante,
Sales Associate**

C: 407-760-3327

PBustamante@MauryCarter.com

PROPERTY DETAILS

- Size: ±9.86 ac
- Parcel ID: 25-20-29-300-005B-0000
- Zoning: A-1
- FLU: Suburban Estates
- Utilities: Not available
- Price: \$1,150,000
- NOW \$1,075,000

Property Highlights

Rare I-4 Frontage Land in Seminole County. Don't miss out on nearly 10 acres of highly visible, undeveloped land located along Interstate 4. Its location within Seminole County's key growth corridor supports long term value and sustained market demand. Existing entitlements support residential and institutional uses, making the site well-suited for housing, schools, daycares, and related community-serving developments. Everything you need is right here!



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 17,089
- Median HH Income: \$77,214
- Median Home Value: \$327,400

Longwood, US Census

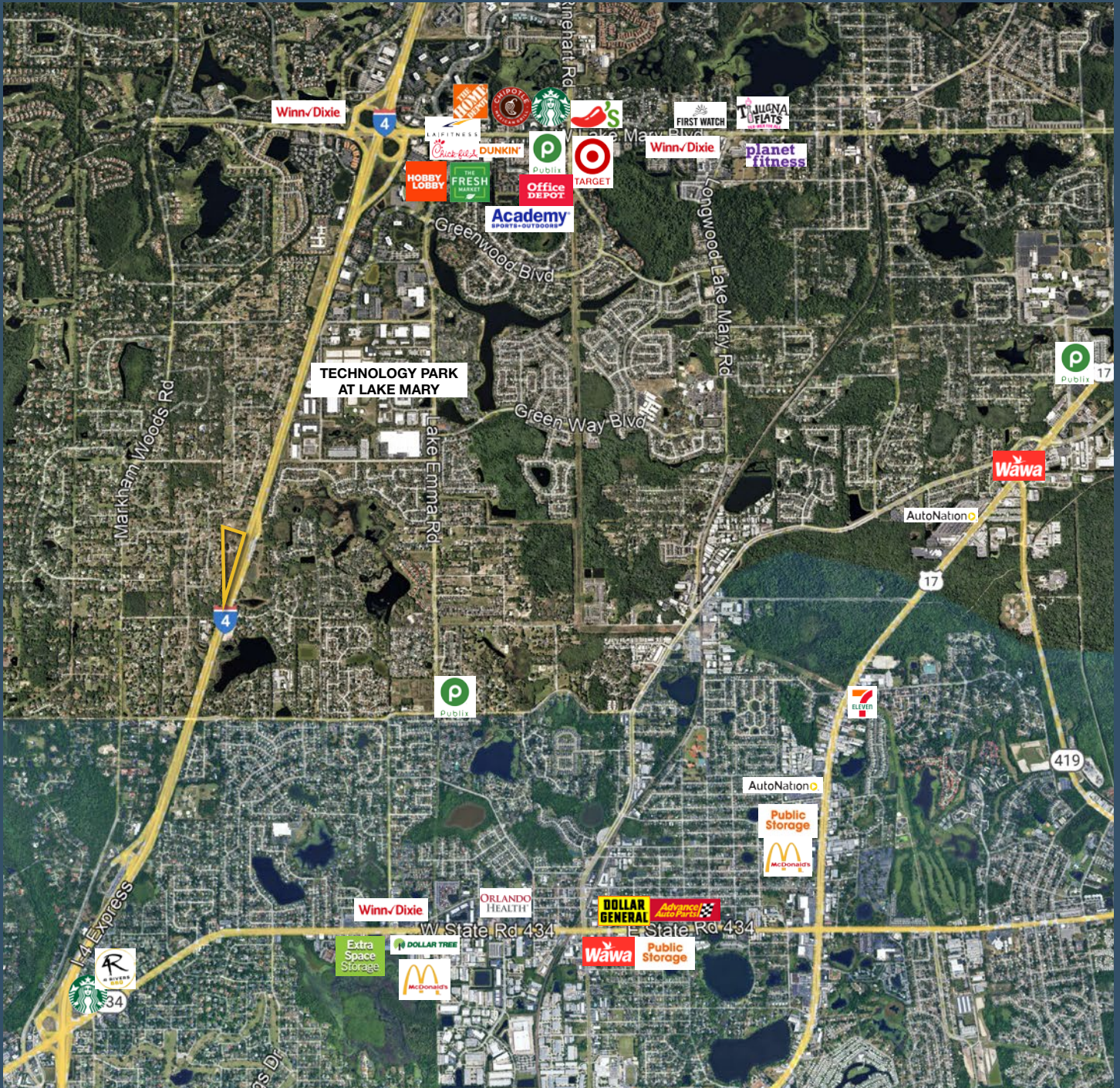
County Demographics

- Total Population: 474,912
- Median HH Income: \$83,030
- Median Home Value: \$357,300

Seminole County, US Census

Daily Traffic Counts

- I-4: 151,904
- Markham Woods Rd: 12,800
- I-4 Westbound Rest Area: 400



REGIONAL MAP

Drive Times

- Lake Mary: 13 min
- Sanford Intl Airport: 15 min
- Wekiwa Springs: 20 min
- Orlando: 25 min
- DeLand: 30 min
- Apopka: 30 min
- Winter Park: 30 min
- New Smyrna Beach: 50 min

