



OFFERING MEMORANDUM



**PRIME COMMERCIAL  
DEVELOPMENT SITE ACROSS  
SANFORD AIRPORT**

**2999 Knudsen Drive, Sanford, FL 32773-5240**

**Presented by**

**JESSE IALUNA**

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# DISCLAIMER

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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.



Google Earth

**PROPERTY INFORMATION**

## PROPERTY

This unimproved C-2 zoned parcel at 2999 Knudsen Drive provides 5.61 acres of versatile commercial land with exceptional positioning directly across from the airport. The property is level, outside the flood zone, and ready for new construction—ideal for retail, logistics, professional services, hospitality, or mixed-use commercial development. With a competitive list price of \$1,056,000, this offering presents remarkable value given the size, zoning flexibility, and prime location. Whether for owner-use or investment purposes, the site delivers strong long-term potential in a rapidly advancing commercial district.

## LOCATION

This 5.61-acre parcel sits directly across from Orlando Sanford International Airport. The site offers outstanding logistical advantages with quick access to major transportation routes including SR-417, Lake Mary Blvd., U.S. Highway 17-92, and I-4. The surrounding area is home to a mix of industrial parks, aviation-related businesses, retail centers, and service operators, making it ideal for companies seeking high visibility and strong consumer or workforce accessibility. Growth in the Sanford market has driven significant demand for commercial development, presenting a compelling opportunity for investors and businesses.

## OFFERING SUMMARY

**SALE PRICE:** \$1,056,000

**ADDRESS:** 2999 KNUDSEN DR.

SANFORD, FL 32773-5240

**PARCEL ID:** 06-20-31-300-0170-  
0000

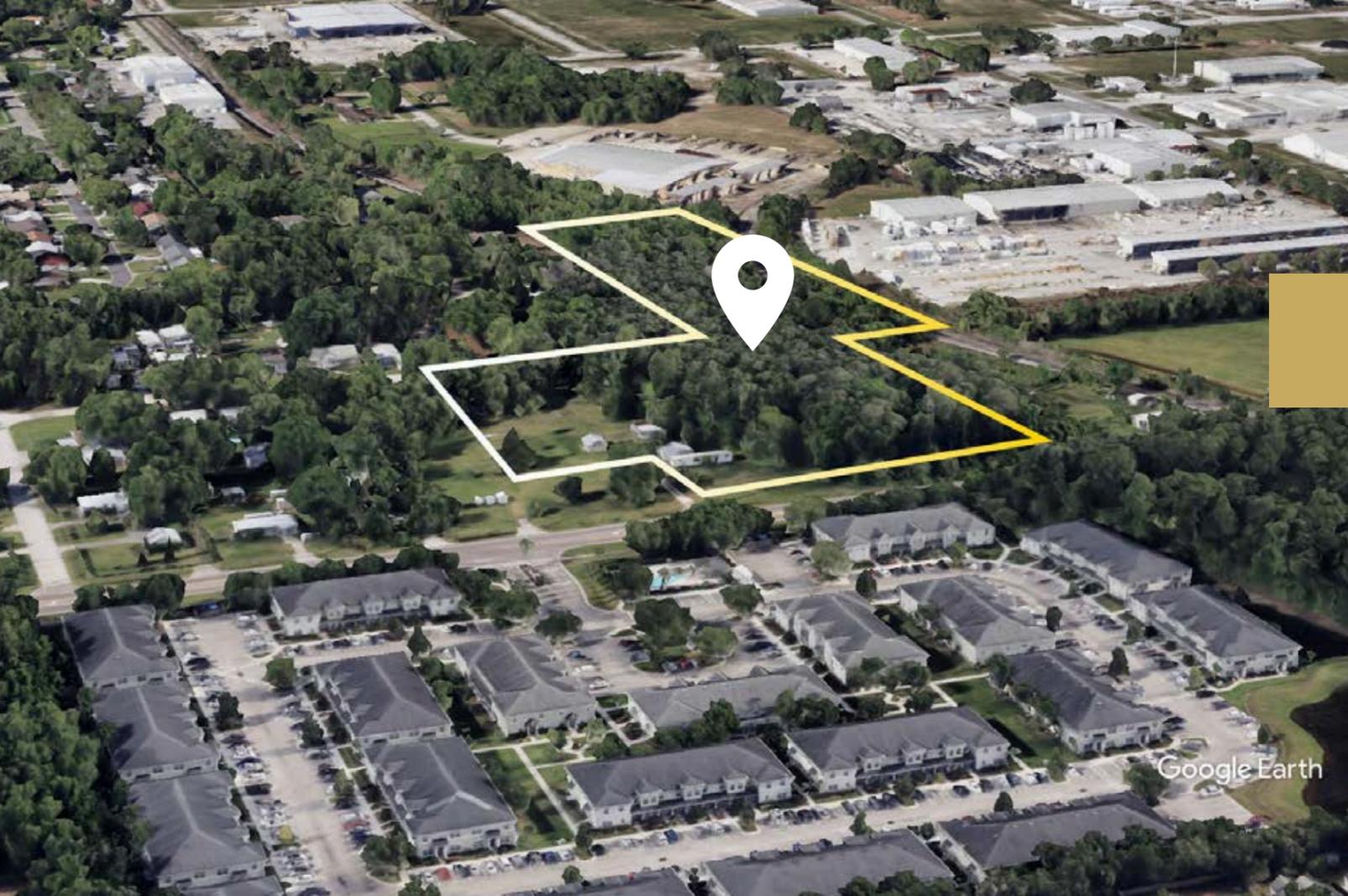
**LOT SIZE:** 5.61 ACRES

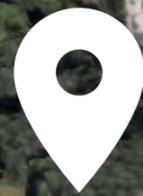
**ASSET TYPE:** LAND

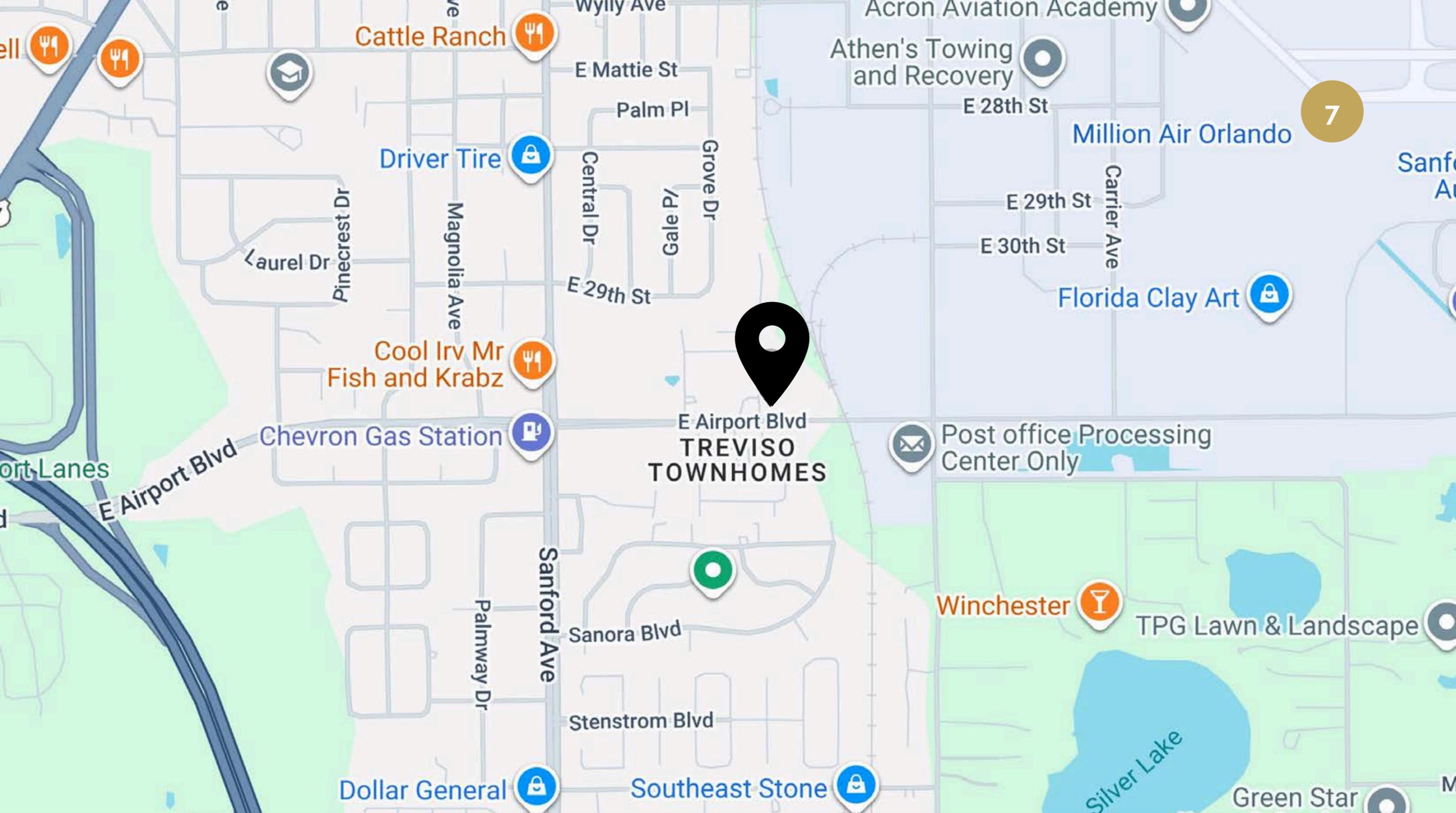
**ZONING:** C-2

## HIGHLIGHTS

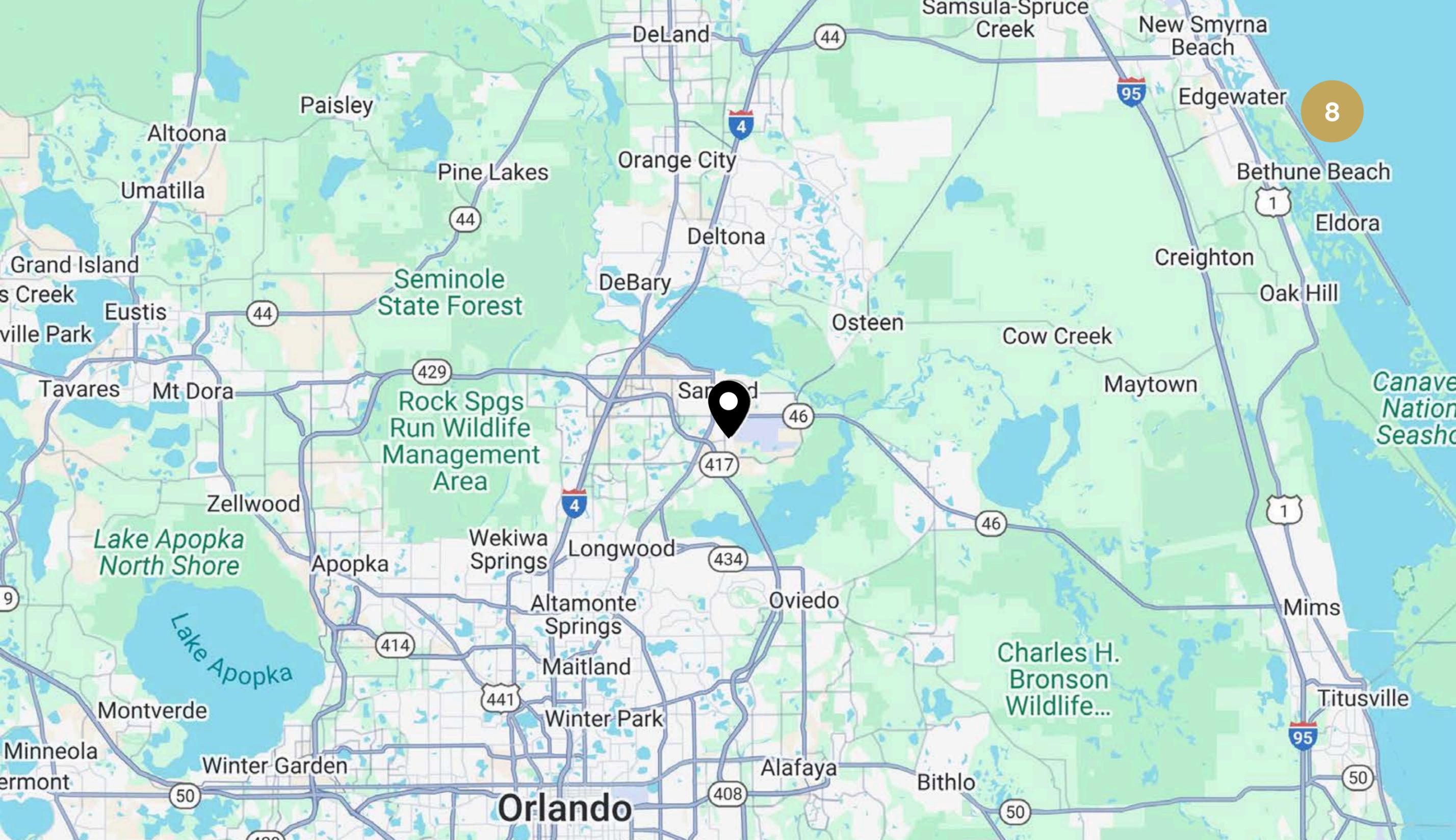
- **C-2 Zoning:** Broad commercial use options including retail, office, service, and commercial development.
- **High-Visibility Location:** Directly across from Orlando Sanford International Airport
- **5.61 Acres:** Large parcel suitable for multiple development layouts or phased projects.
- **Not in a Flood Zone:** Reduced risk and lower development costs.
- **Value-Priced Opportunity:** Competitive pricing for a large, strategically located commercial lot.



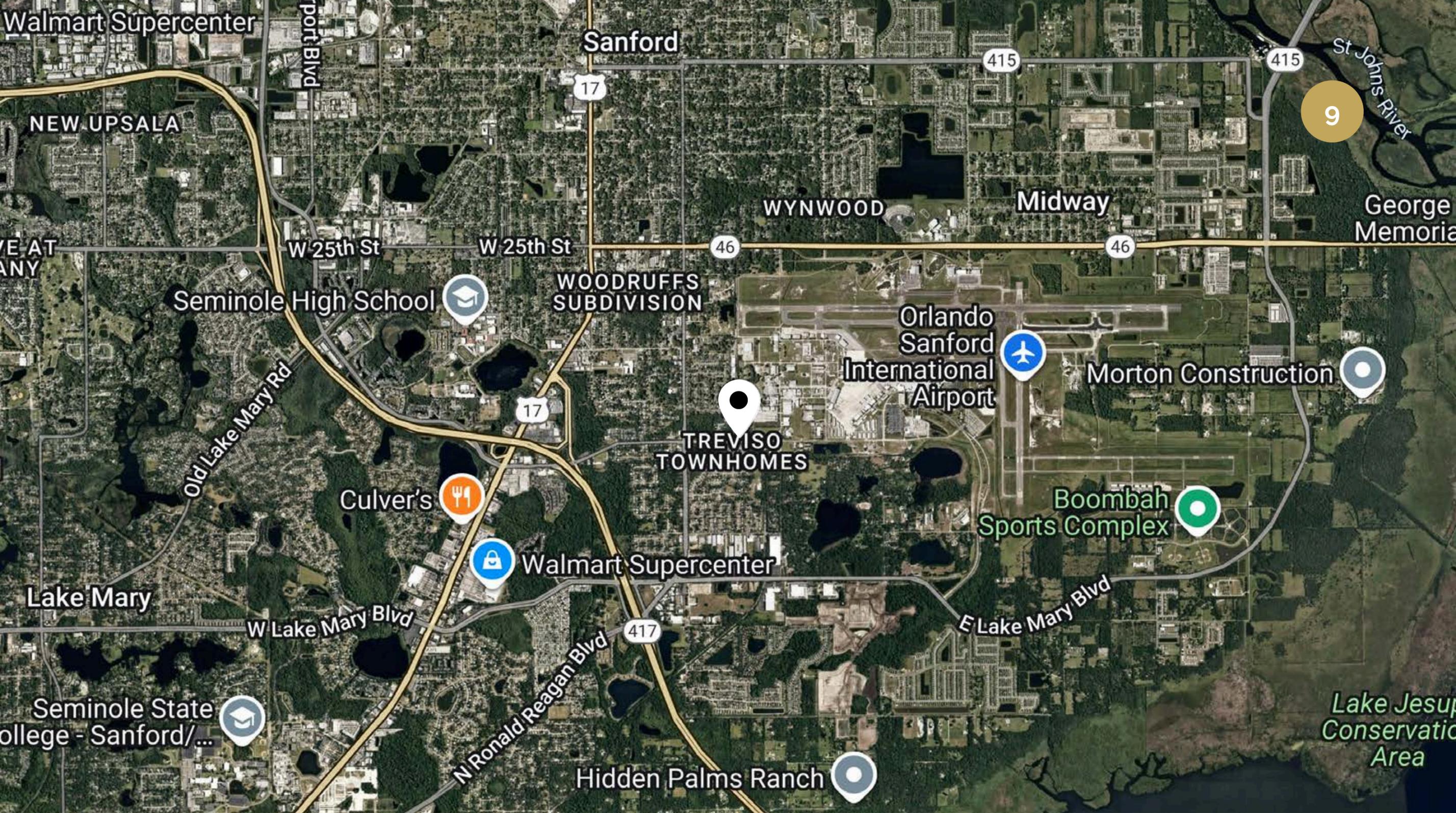




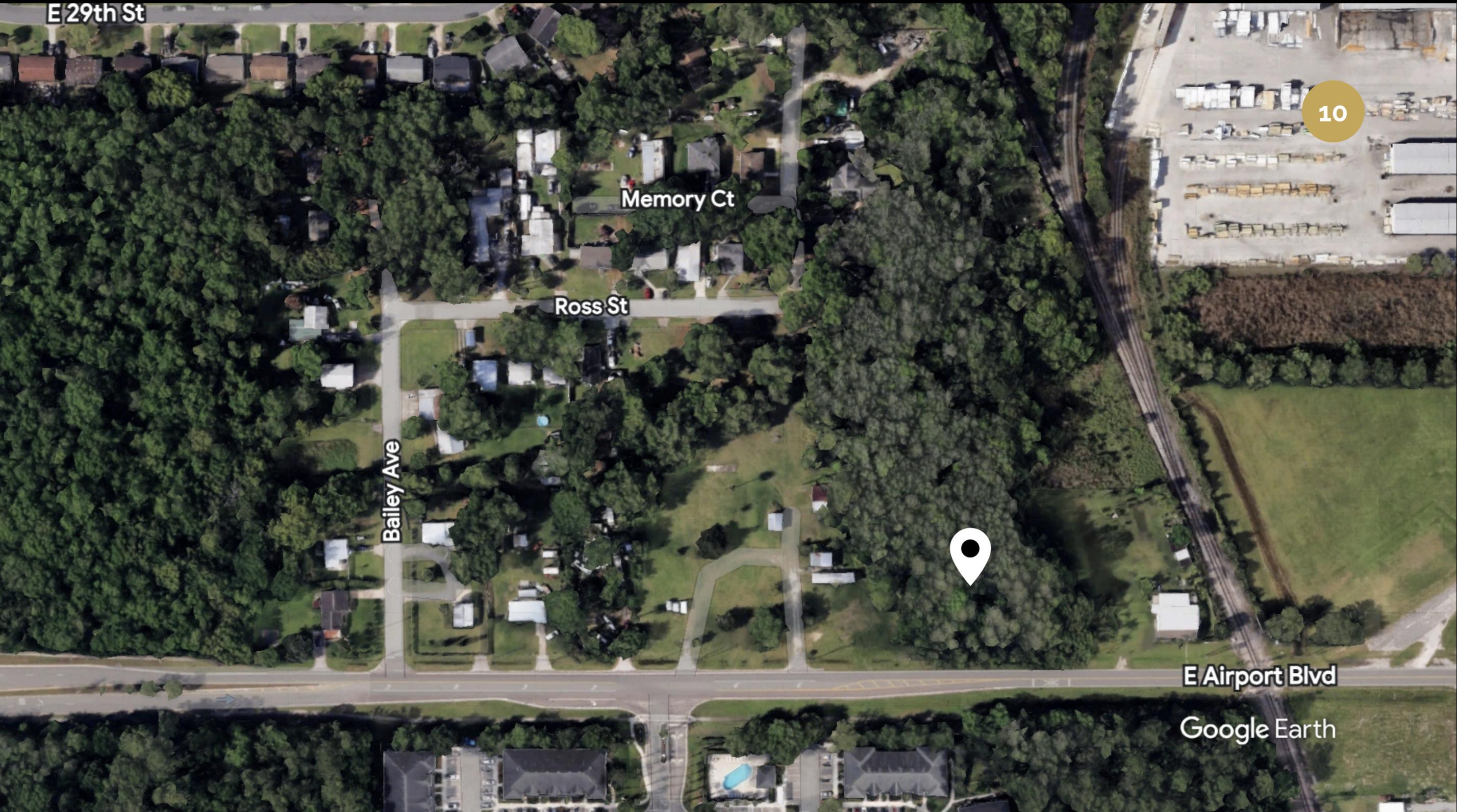
**LOCATION INFORMATION**



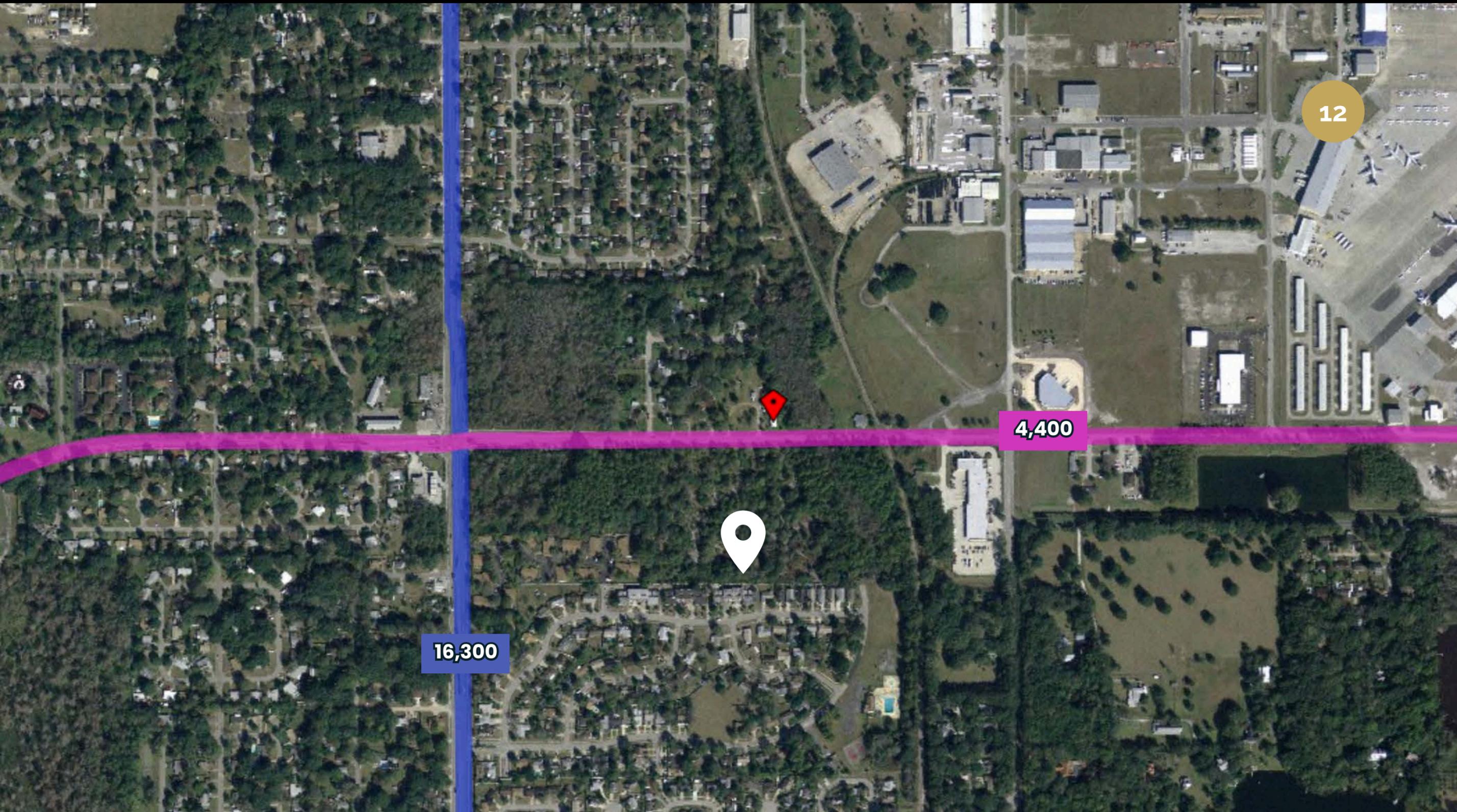
## REGIONAL MAP



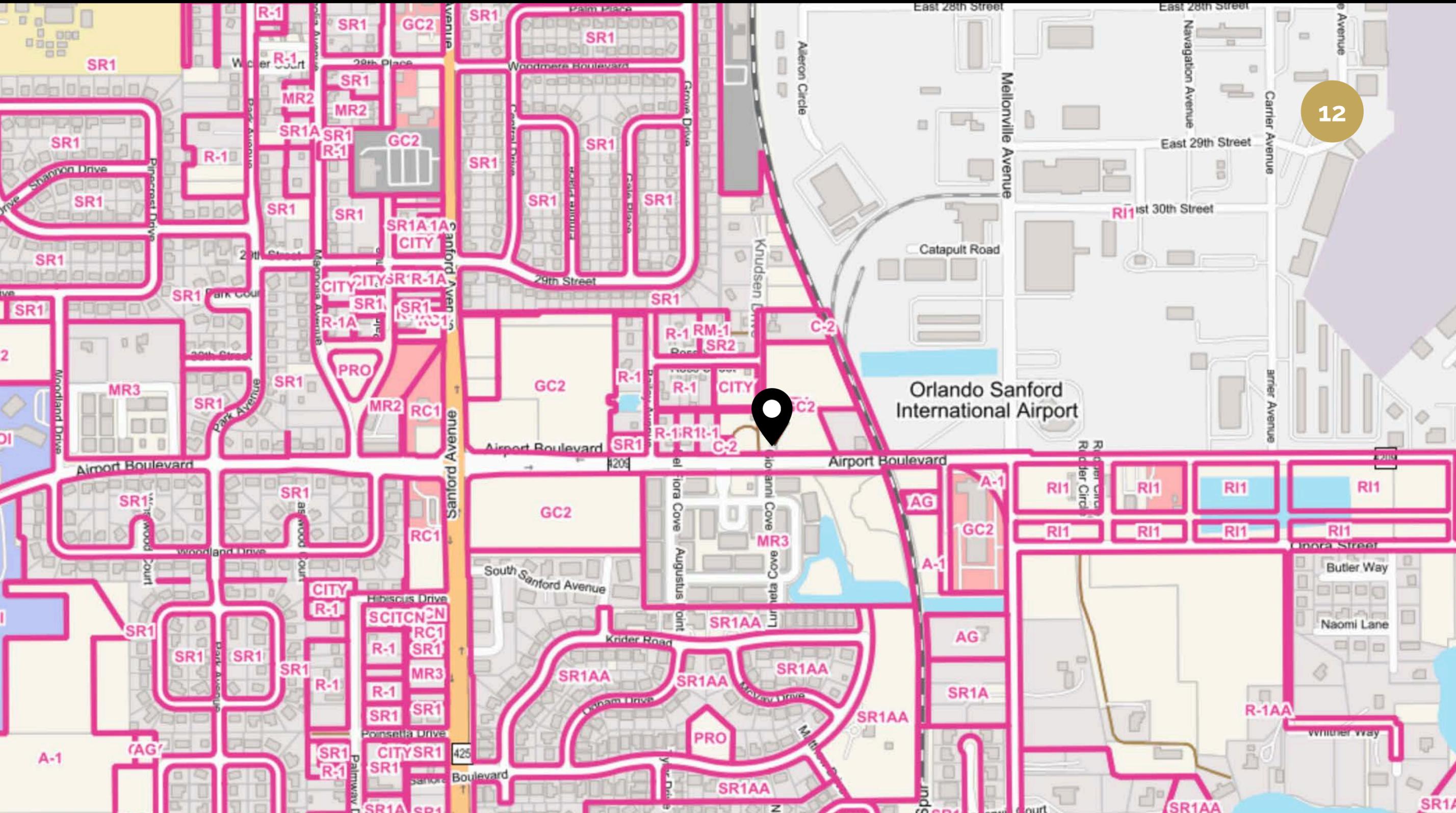
LOCATION MAP



## AERIAL MAP

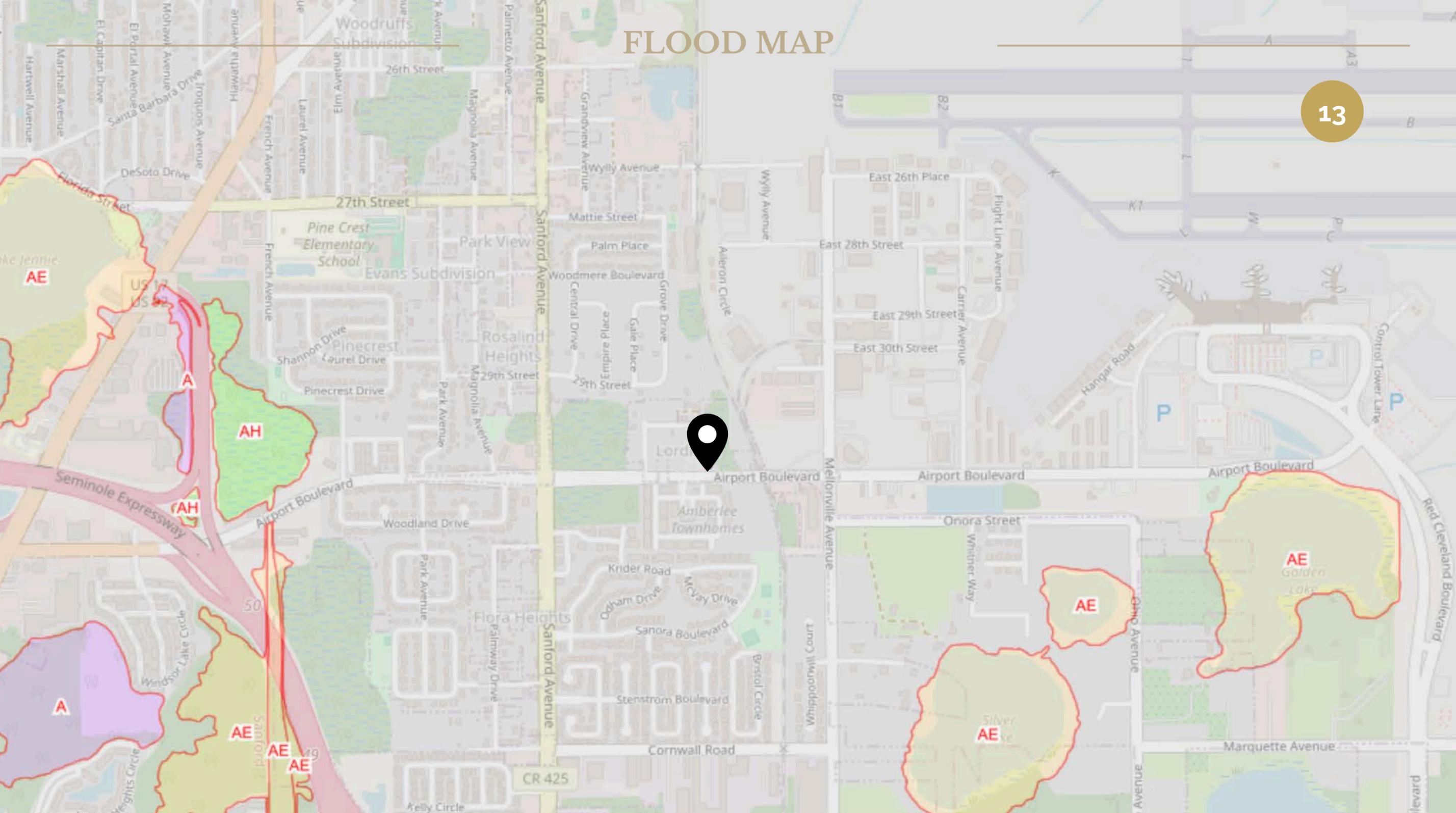


# TRAFFIC COUNT MAP



# ZONING MAP

# FLOOD MAP



# FLOOD ZONING MAP



## **JESSE IALUNA**

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**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"**.



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