

FOR SALE

VACANT RESIDENTIAL LAND

Sanford, FL

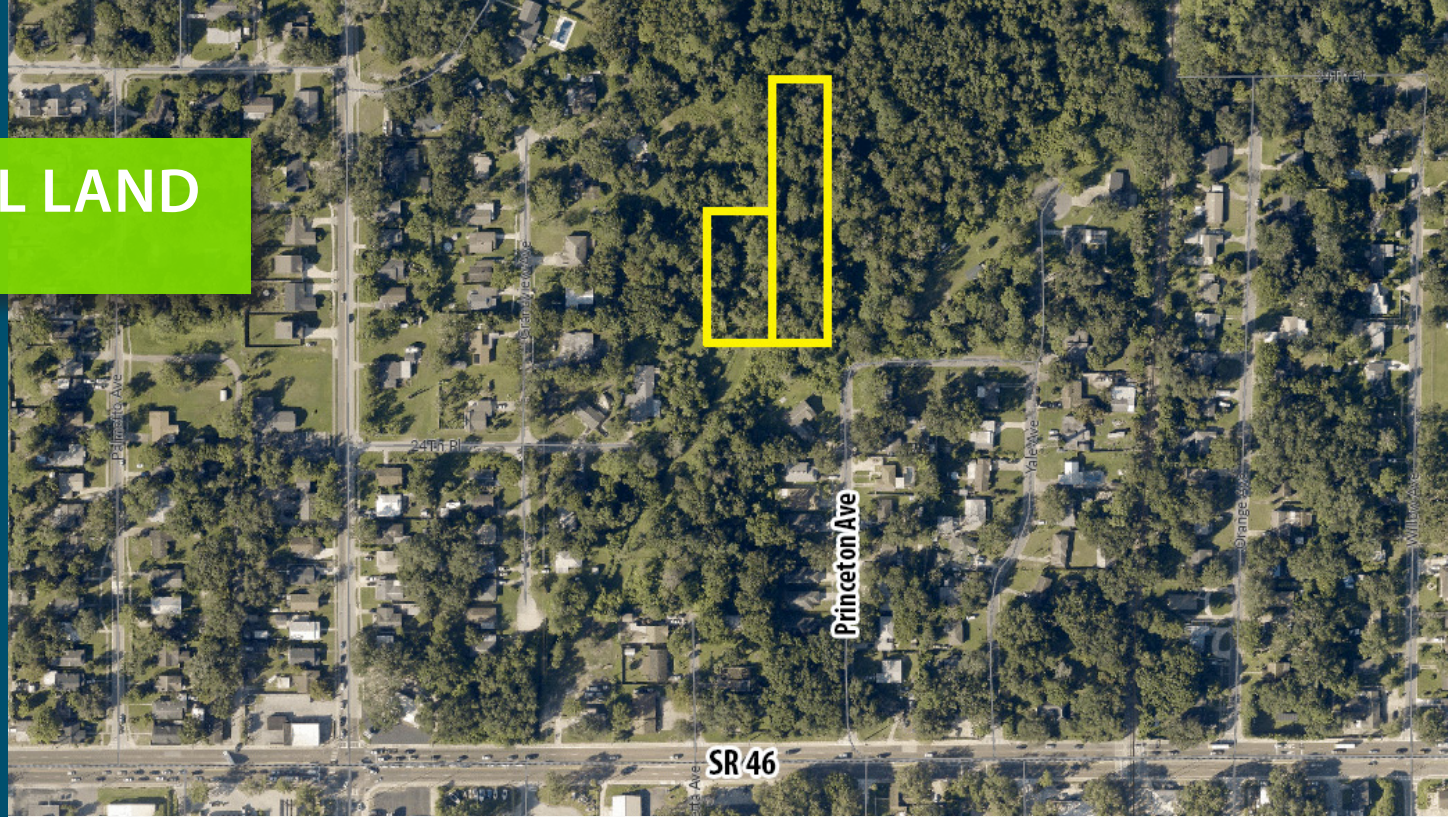
PROPERTY 17 Platted Lots

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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**HOLD
THYSSEN**
REAL ESTATE SERVICES

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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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