

For Sale

C-1 Available | 55+ 130 UNIT MF (Financing Available)

7.47 Acres | \$662,651 / Acre



Orange Blvd & SR 46

Sanford, Florida 32771

Property Highlights

- 7.47± acre development site
- Previously C-1 Zoning- Commercial Usage; available for rezoning
- Prime 55+ community development site - approved for 130 units / 18.1 density
- HUD-financed at 5.3% - full market-rate units (no income restrictions)
- Great location at the NEC of West SR 46 and Orange Blvd
- 520 feet of frontage on busy SR 46 with 27,000 AADT
- Quick access to SR 417 (GreeneWay), SR 429 (Wekiva Pkwy), I-4 and US Hwy 17-92
- Site plan expired but currently re-filing with Seminole County



Sale Price: \$4,950,000

For more information

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Property Photos

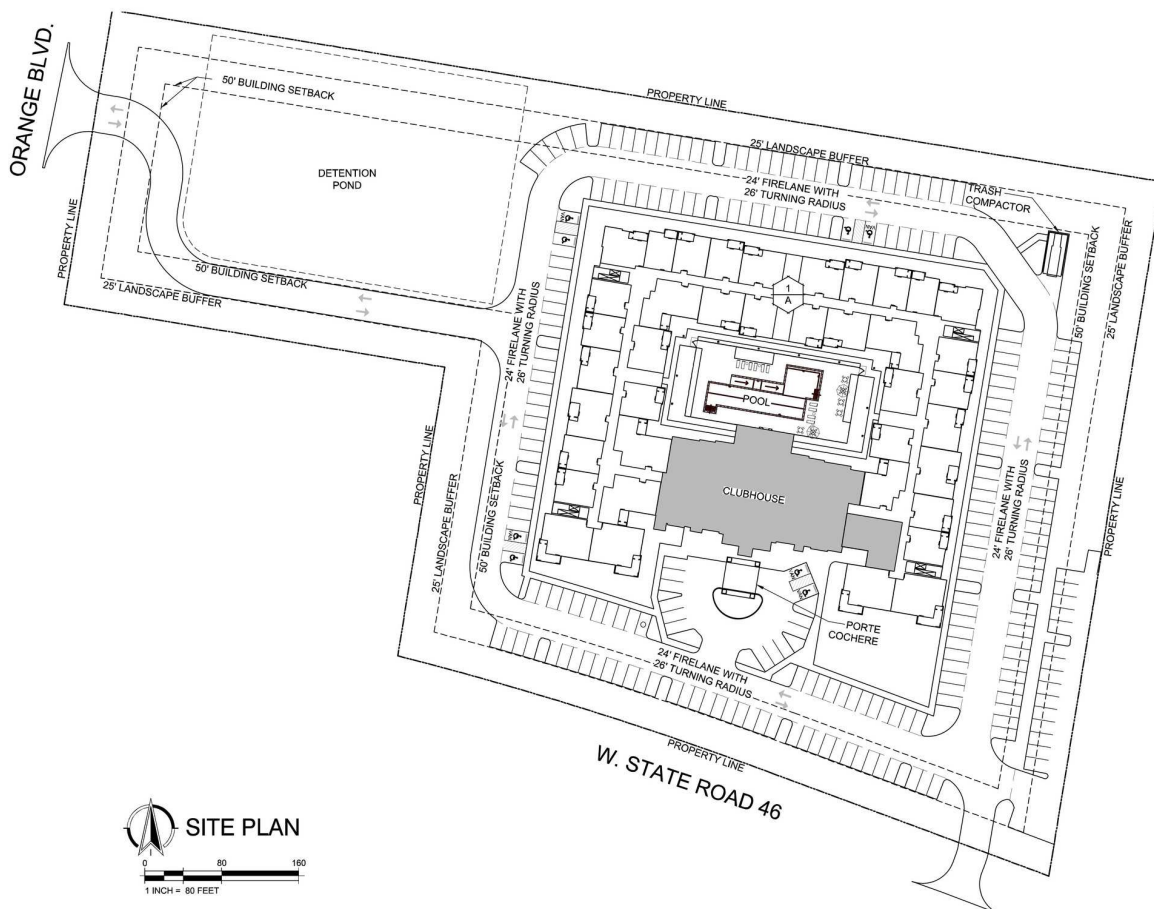
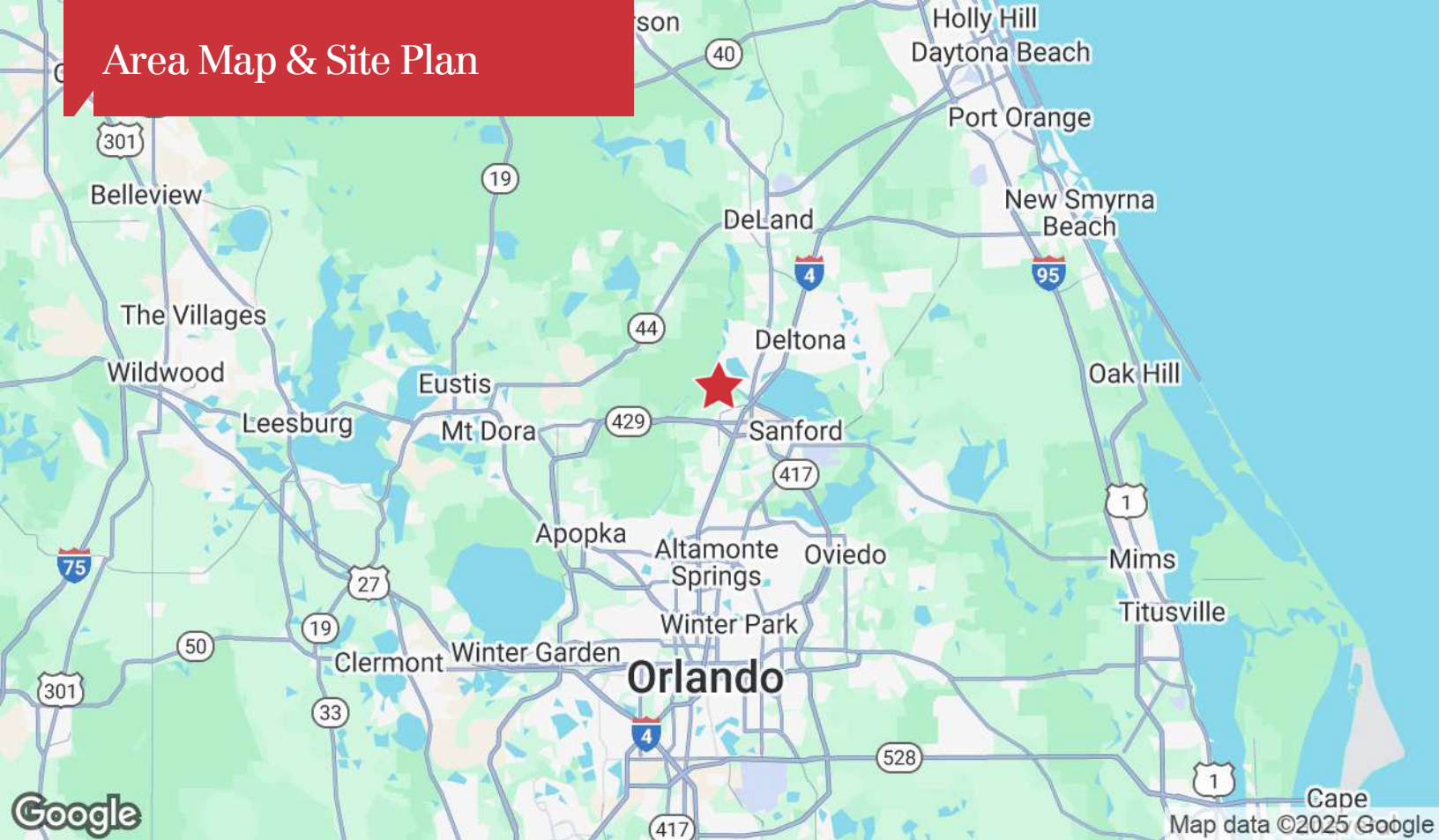


View from SR 46

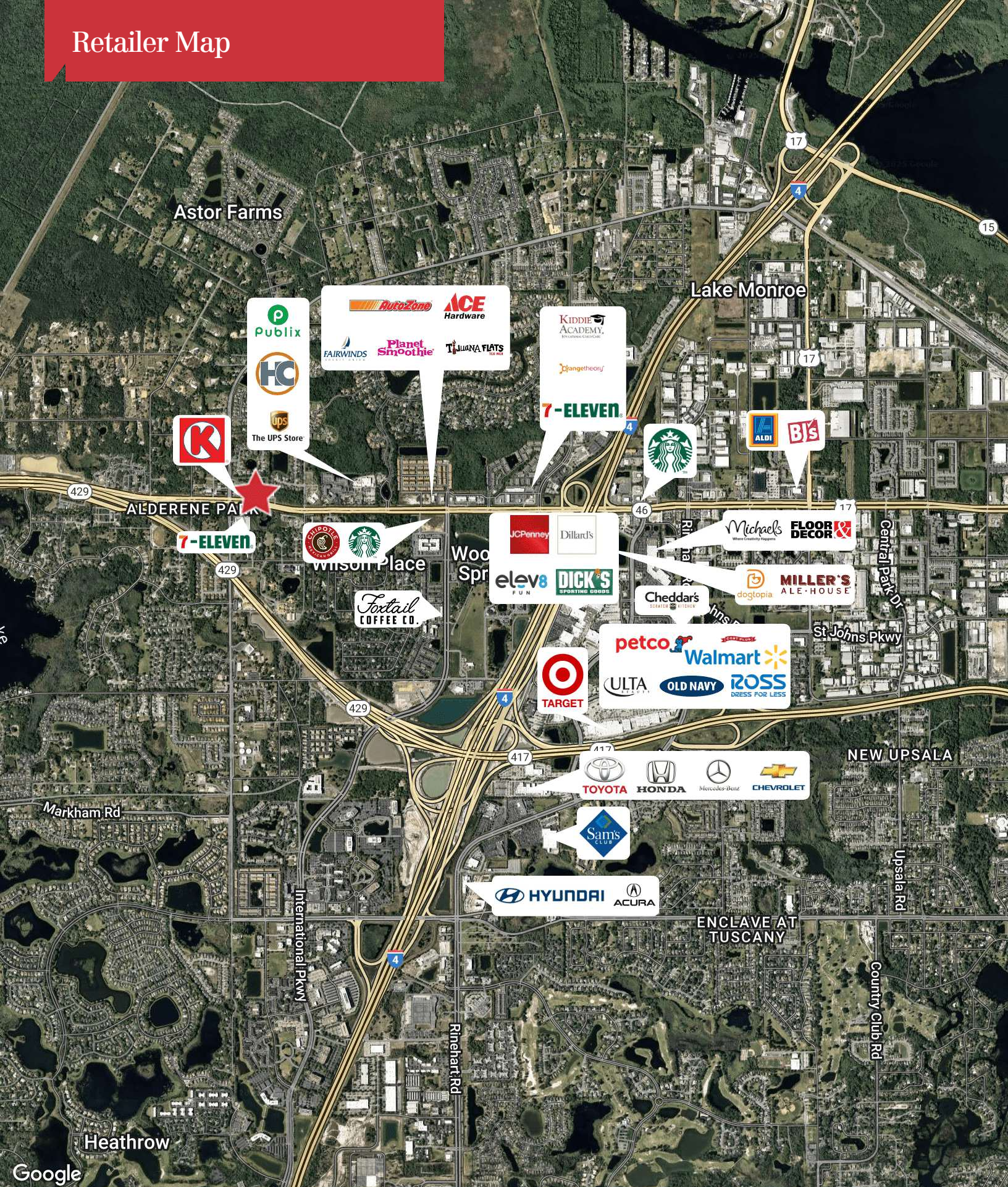


View from Orange Blvd

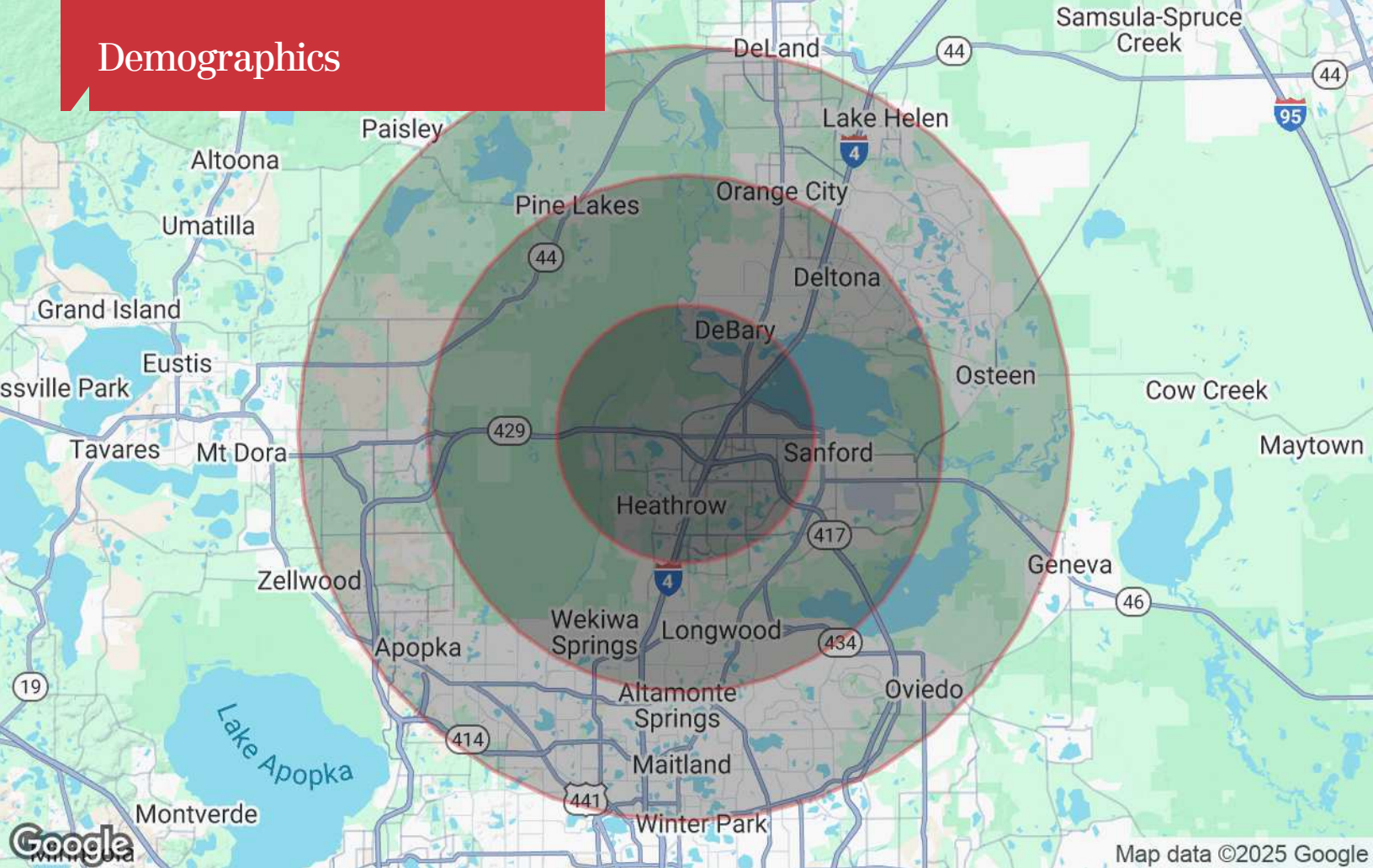
Area Map & Site Plan



Retailer Map



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	93,998	280,958	887,740
MEDIAN AGE	40	42	42
MEDIAN AGE (MALE)	39	40	40
MEDIAN AGE (FEMALE)	41	43	43

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	36,520	108,094	343,278
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$126,566	\$108,429	\$102,908
AVERAGE HOUSE VALUE	\$477,386	\$397,384	\$395,454

* Demographic data derived from 2020 ACS - US Census