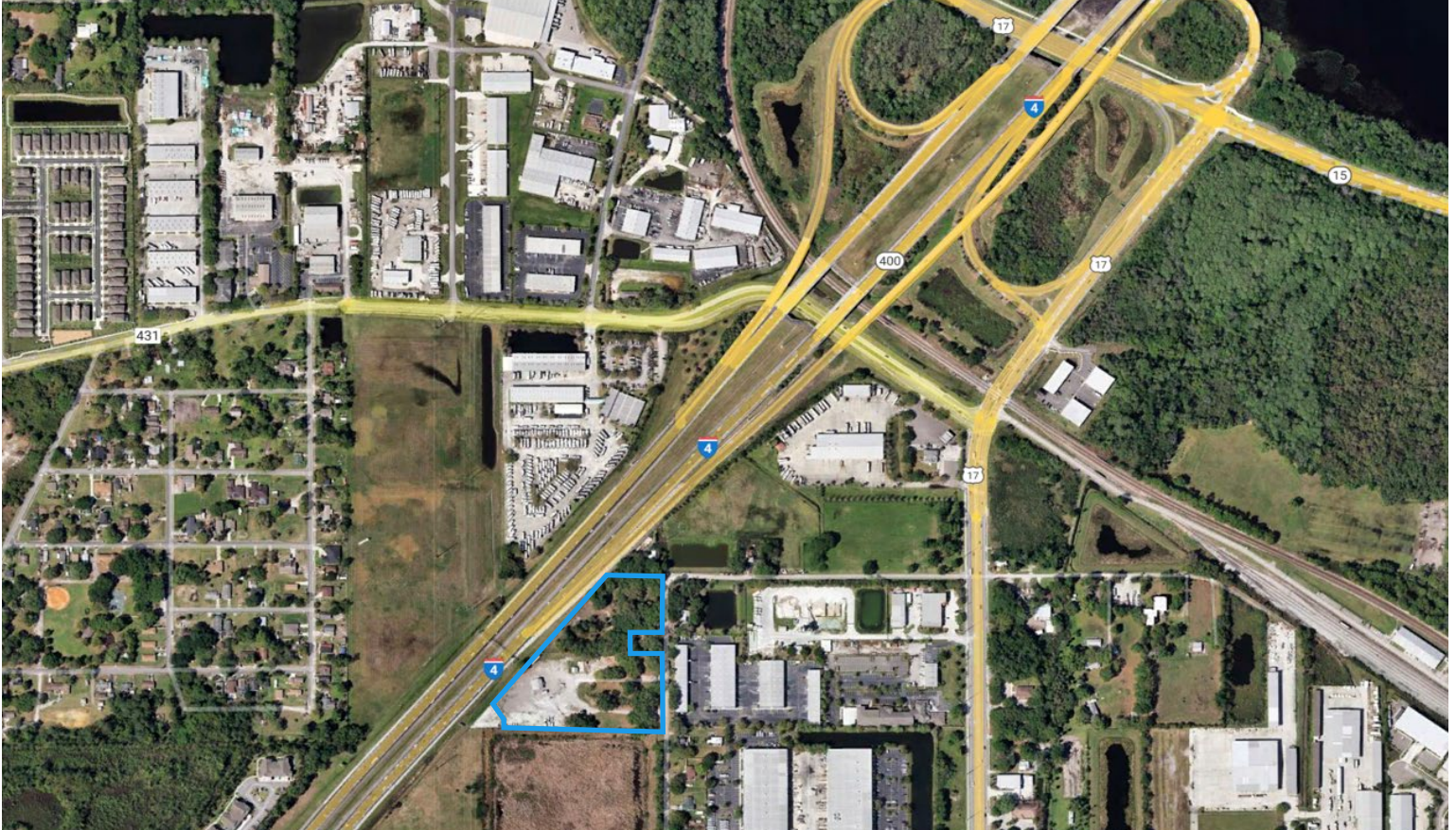


# FOR SALE

## PRIME DEVELOPMENT LAND

1050 ELDER ROAD

SANFORD, FL 32771



### INVESTMENT SNAPSHOT

**Price:** \$4,950,000 (\$16.23 P/SF)

**Lot Size:** 7.0 Acres MOL

**Zoning:** Seminole County- PD

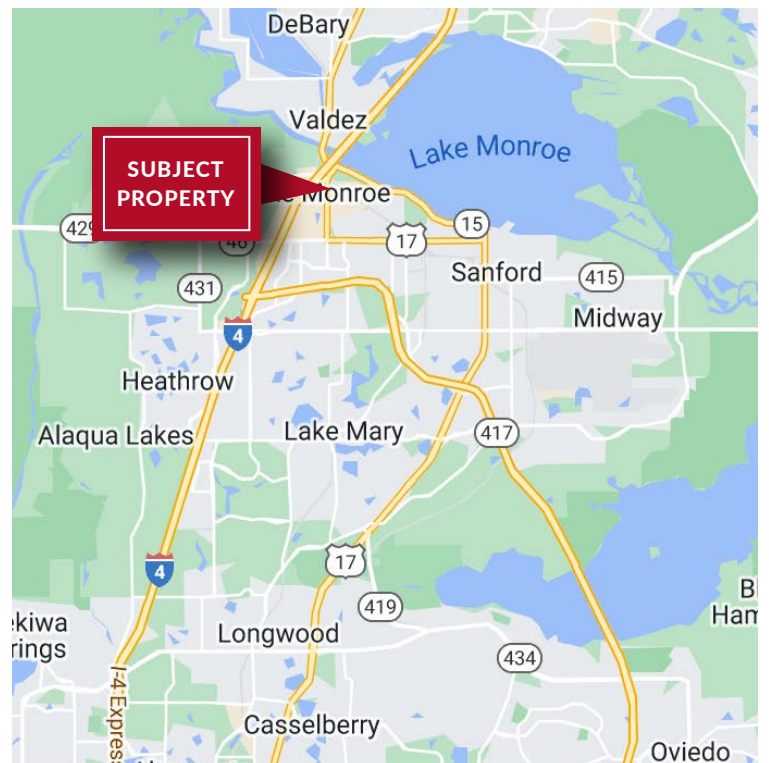
**Utilities:** Water, Sewer, and Electrical to the site

**Allowable Uses:**

- All uses described in the C-1, C-2, C-3, M1A, M-1 zoning districts
- All uses under HIT-TI. Motor Vehicle Sales & Repair including, Auto, Tractor, Heavy Equipment Sales, Leasing & Auction
- Service Stations with Pumps

**Highlights:**

- Over 800 feet of I-4 frontage
- Two billboards on site
- Seconds to I-4 & SR 417 interchange
- Mostly cleared and flat



**HARKINS**  
COMMERCIAL  
REAL ESTATE

**Mark Harkins**  
LICENSED BROKER

407.323.9310  
markh@harkinscommercial.com

3595 W Lake Mary Blvd Suite B  
Lake Mary, FL 32746  
www.harkinscommercial.com

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## AMENITY MAP OVERVIEW



## DEMOGRAPHICS OVERVIEW

