

COMMERCIAL / INDUSTRIAL / RETAIL DEVELOPMENT OPPORTUNITY



Two Adjacent Commercial Parcels For Development

2606 Country Club Rd, Sanford, Florida, 32771

ID# 35-19-30-300-0170-0000 - 1.01 AC (+/-)

ID# 35-19-30-300-0140-0000 - 3.99 AC (+/-)

5.0 Acre commercial development parcel in Sanford, Florida on the northwest corner of Country Club Road and Southwest Roads. This level site includes 2.25 acres that are designated as uplands and developable. The remaining 2.75 acres are identified as wetlands. The properties are zoned commercial and suitable for a variety of commercial and industrial uses.

The properties provide 350 feet of frontage along Country Club Road and 170 feet of frontage on Southwest Road. Traffic at the corner along Country Club Rd is 7,400 AADT. The site is located 300 feet east of Airport Road in Sanford and less than $\frac{1}{4}$ mile to the Exit/entrance to the Seminole Expressway (417) and CR-46A (25th street). The surrounding and nearby properties are commercial – industrial with retail services and a Wawa less than 750 feet to the south. The properties provide access to Sanford and Seminole County and greater Orlando via the 417.

The street frontage on a hard corner offers many commercial and light industrial development opportunities. The future land use is Commercial. The broad classification allows numerous commercial uses, such as retail and convenience shops, vehicle sales, garage services, small warehousing, storage yard, Flex, distribution, storage and service-related businesses and professional offices. The max FAR is .35. City of DeBary development overlays may modify published use options and require a mixed-use development.

Please contact broker for additional property details.

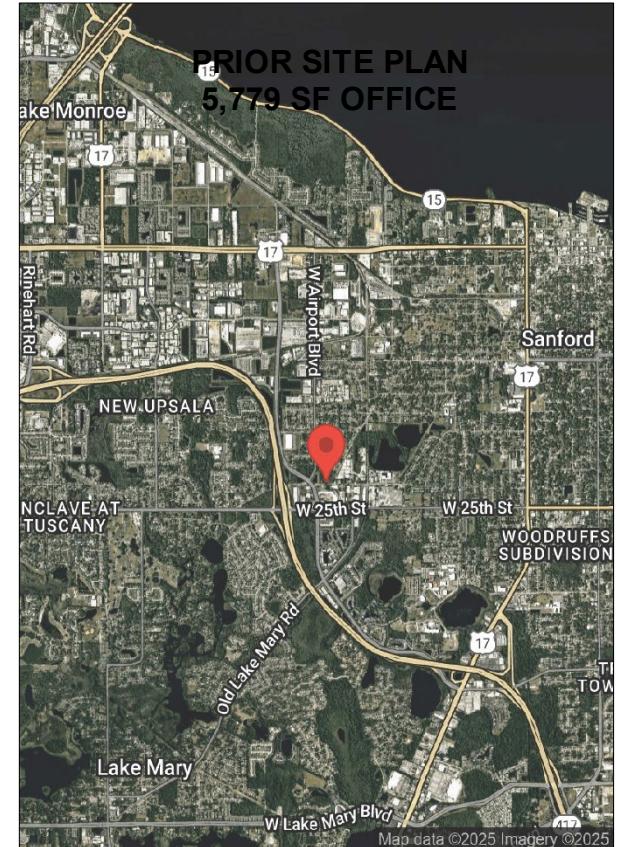
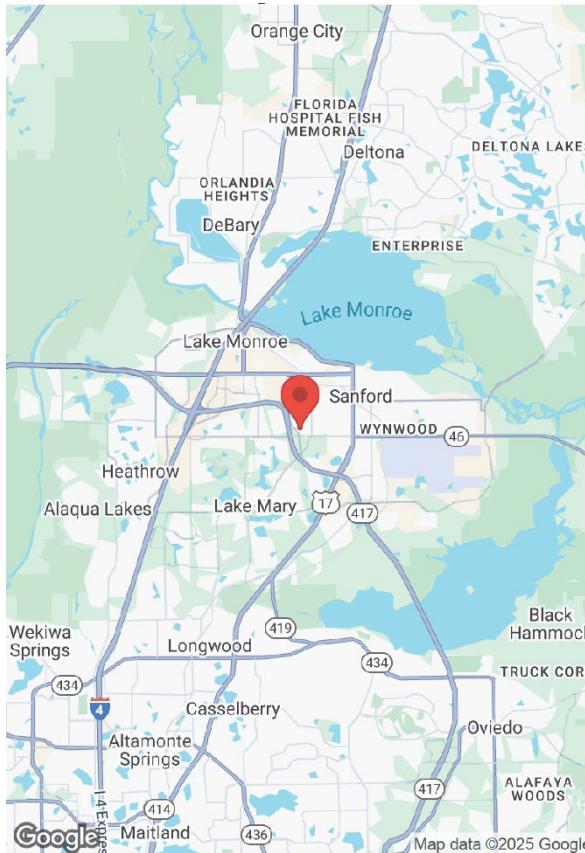
\$500,000.

SE CORNER OF COUNTRY CLUB AND SOUTHWEST ROADS

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SANFORD COMMERCIAL DEVELOPMENT OPPORTUNITY



The property is best used for an owner-user seeking a location for small warehousing or services businesses. In addition to the opportunity to construct a small building, warehouse, or Flex space, the two acres of uplands can be fenced for vehicle storage. As the property provides easy access to the expressway system as well as Hwy 17-92 in Sanford and nearby Lake Mary, the property is ideal for a business with a fleet of trucks or delivery vans, such as local delivery, plumbing, pool, pest, and home services businesses.



- Hard Corner Development Acreage
- Significant Development Nearby
- FLU – Commercial
- High Growth Sanford Area
- 5.0 Vacant Acres
- Expressway 417 Nearby



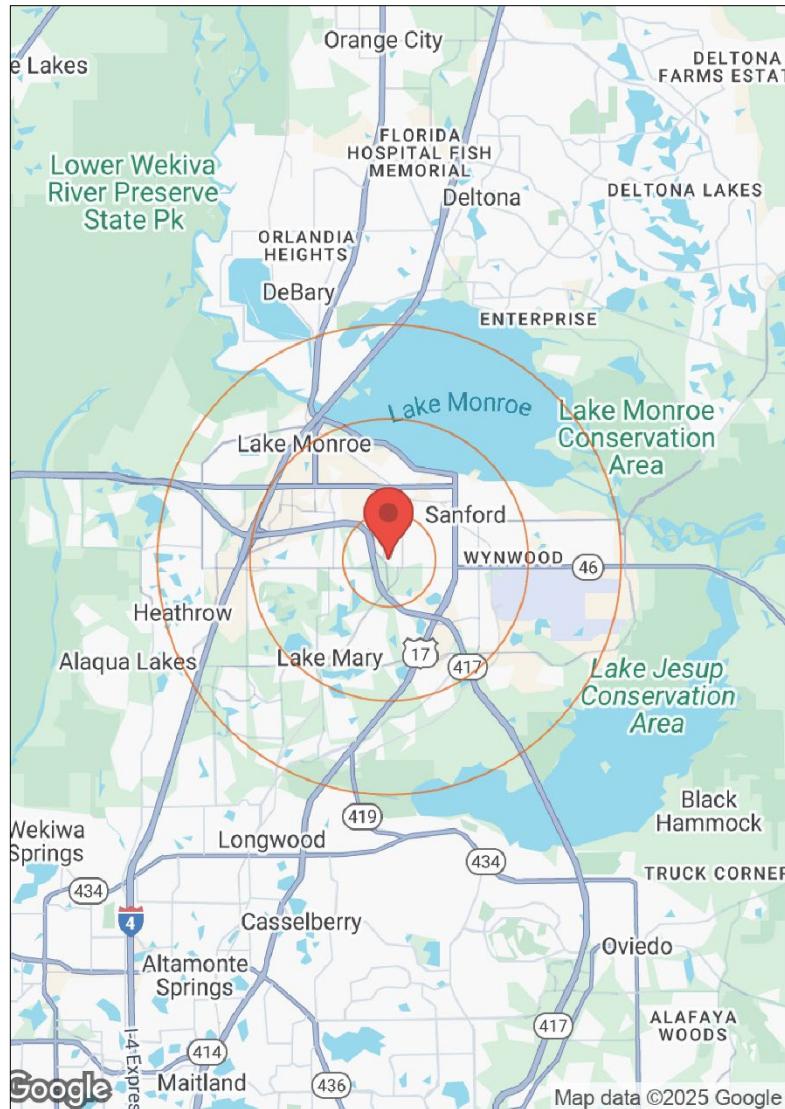
BUILDABLE SITE – COMMERCIAL / FLEX NEIGHBORS



TWO PLUS ACRES UPLANDS ALONG COUNTRY CLUB RD



AREA DEMOGRAPHICS



| Category | Sub-category | 1 Mile | 3 Miles | 5 Miles |
|------------|---------------------|----------|----------|----------|
| Population | Male | 5,010 | 37,442 | 67,772 |
| | Female | 5,488 | 39,934 | 71,336 |
| | Total Population | 10,498 | 77,376 | 139,108 |
| Age | Ages 0-14 | 2,012 | 14,083 | 24,748 |
| | Ages 15-24 | 1,391 | 9,394 | 16,086 |
| | Ages 25-54 | 4,751 | 35,070 | 62,032 |
| | Ages 55-64 | 1,058 | 8,478 | 15,948 |
| | Ages 65+ | 1,286 | 10,350 | 20,294 |
| Race | White | 3,633 | 33,844 | 66,786 |
| | Black | 3,751 | 18,385 | 27,404 |
| | Am In/AK Nat | 9 | 77 | 139 |
| | Hawaiian | 1 | 15 | 42 |
| | Hispanic | 2,538 | 19,267 | 31,355 |
| | Asian | 310 | 3,745 | 9,821 |
| | Multi-Racial | 217 | 1,764 | 3,144 |
| Income | Other | 38 | 271 | 417 |
| | Median | \$66,596 | \$69,461 | \$85,489 |
| Housing | <\$15,000 | 303 | 2,474 | 3,262 |
| | \$15,000-\$24,999 | 408 | 2,193 | 3,193 |
| | \$25,000-\$34,999 | 258 | 2,313 | 3,423 |
| | \$35,000-\$49,999 | 538 | 3,732 | 5,370 |
| | \$50,000-\$74,999 | 624 | 5,720 | 9,501 |
| | \$75,000-\$99,999 | 511 | 3,519 | 6,451 |
| | \$100,000-\$149,999 | 715 | 5,736 | 11,082 |
| | \$150,000-\$199,999 | 279 | 2,185 | 5,828 |
| | >\$200,000 | 296 | 2,760 | 6,803 |
| | Total Units | 4,128 | 32,088 | 57,374 |
| Occupied | Occupied | 3,932 | 30,632 | 54,911 |
| | Owner Occupied | 1,973 | 14,858 | 30,602 |
| | Renter Occupied | 1,959 | 15,774 | 24,309 |
| | Vacant | 196 | 1,456 | 2,462 |

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