

PERMITTED USES

- Retail
- Professional Offices
- Nursing Homes
- Assisted Living
- Multi-Family
- Apartments
- Self Storage
- Warehouse
- Churches
- Schools



SEMINOLE COUNTY COMMERCIAL ACREAGE 2.0 - 6.75 ACRES (Will Divide)

COUNTY ROAD 427 & COUNTY HOME ROAD LONGWOOD, LAKE MARY, SANFORD AREA

\$720,000 to
\$1,400,000

SOME TERMS
POSSIBLE

CONTACT:

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[CLICK HERE
FOR MORE INFORMATION](#)

PROPERTY DESCRIPTION:

6.75 acres of developable land with all utilities at site. Zoned GC-2, City of Sanford, allowing retail and professional office uses. Warehouse, multi-family uses allowed via Development Order. Property lies within the COMMUNITY REDEVELOPMENT AREA for which grants are available for Construction.

PROPERTY LOCATION:

Located within Sanford city limits but close proximity to Longwood, Lake Mary and Sanford boundaries. Frontage on County Home Road, CR 427 (Ronald Reagan Blvd) with signage and access to US Hwy 17-92. Adjacent to the proposed **REAGAN CENTER**, an 81 Acre +/- Mixed-Use Development comprised of multi-family, office and retail.

MIXED-USE SITE

6.75 ACRES LAKE MARY-SANFORD

ZONED: GC-2, City of Sanford
FLU: GC
DEV. ORDER: 01-0034

PERMITTED USES:
Retail, Offices, Multi-Family,
ALF, Nursing Homes, Schools,
Warehouses, Self-Storage

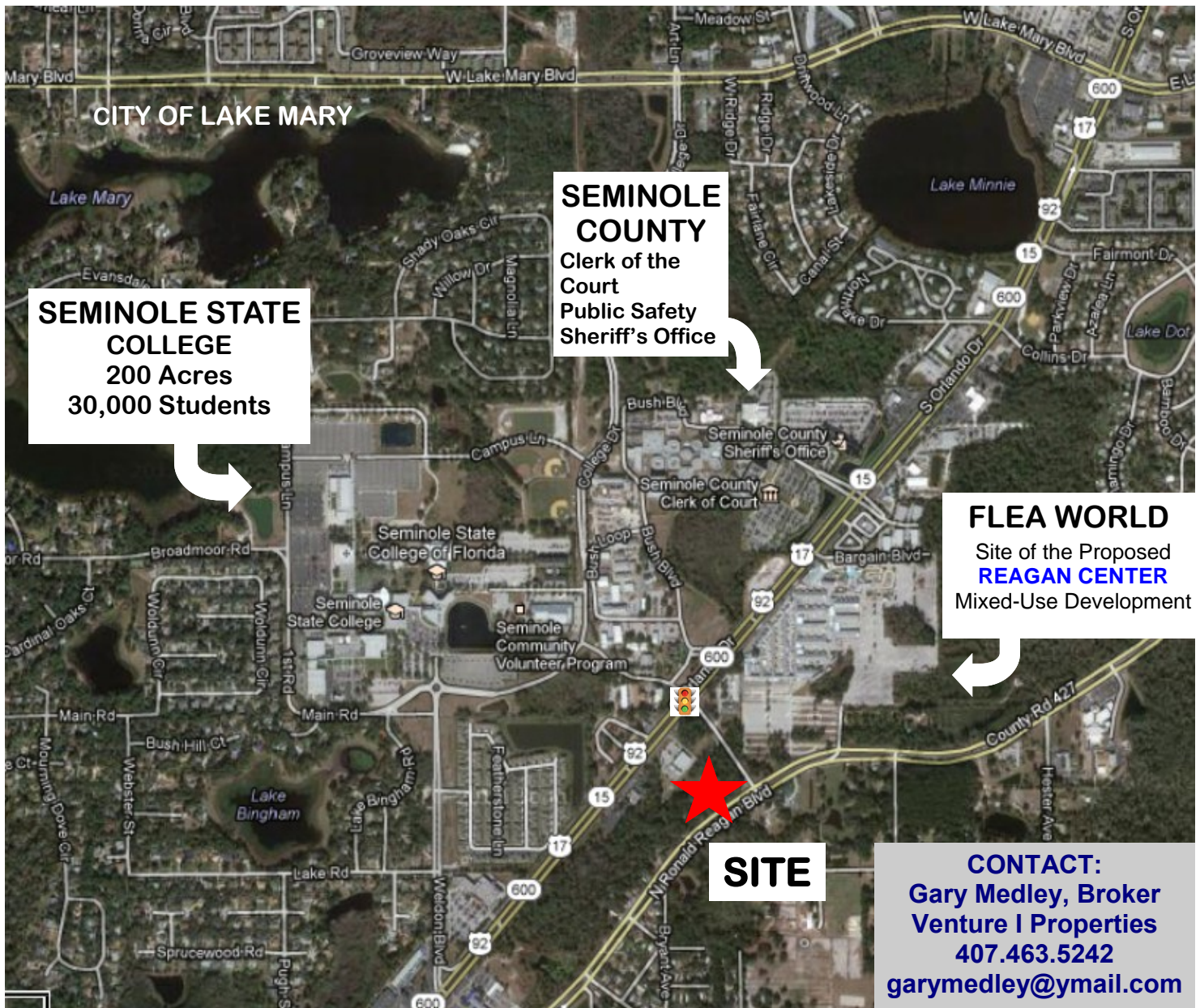
PRICE: \$1,400,000



TRAFFIC COUNTS:
• US 17-92— 31,726 VPD
• CR 427—18,261 VPD
• CH Rd—2,579 VPD

UTILITIES:
• Water—12" Main
• Sewer—8" Force Main

[CLICK HERE FOR MORE INFORMATION](#)

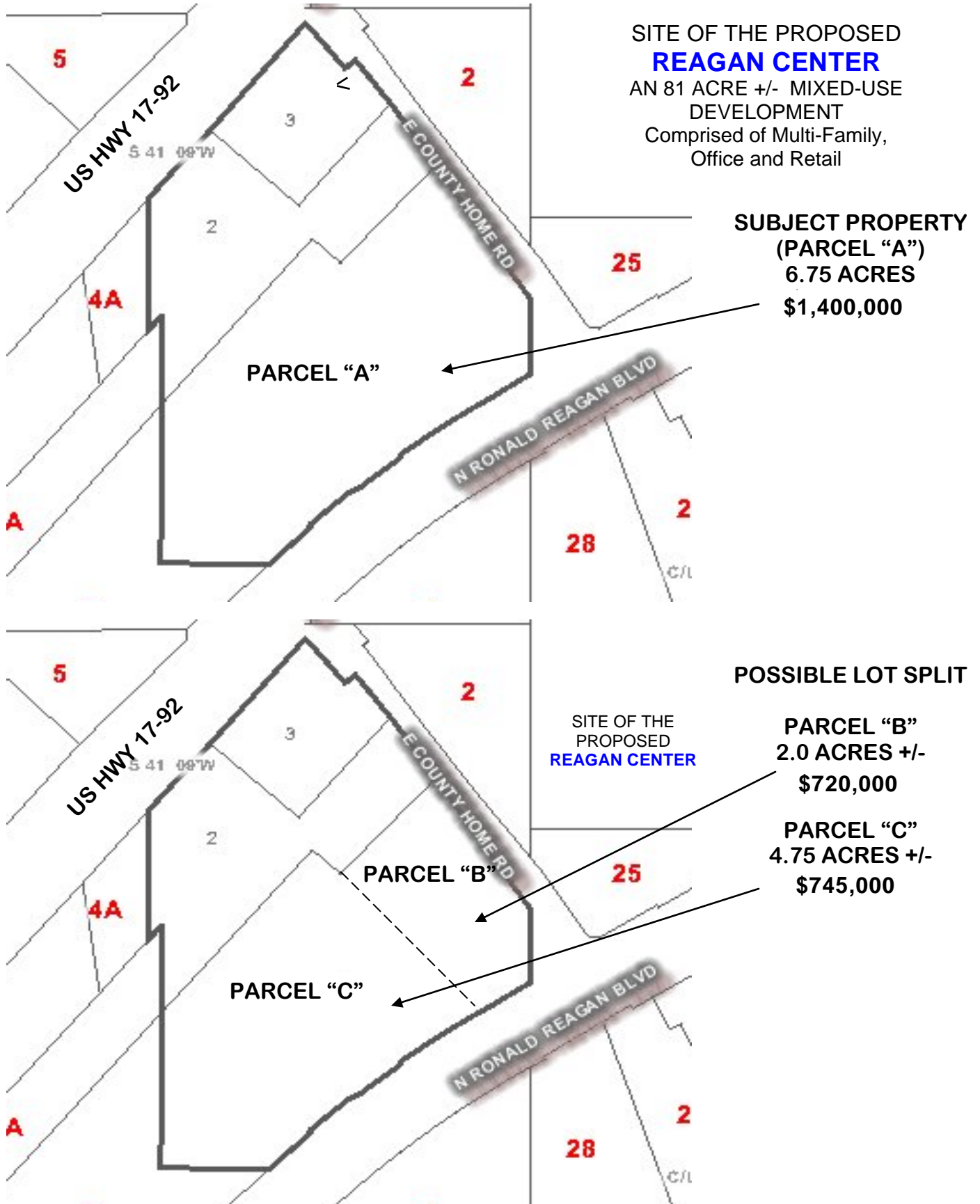


FLEA WORLD
Site of the Proposed
REAGAN CENTER
Mixed-Use Development

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MAY DIVIDE



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REAGAN CENTER

Proposed Master Plan

Reagan Center Area Details



Property Details

- Going through entitlement process projected final approvals Summer 2015
- Will be zoned a Planned Unit Development (PUD)
- Master retention
- Pricing based on full entitlements in place (other options will be considered)
- This is in the heart of Seminole County, Seminole State College, government services complex, I-4 and The Greenway
- More on Seminole county: www.visitseminole.com or www.seminolecountyfl.gov

Traffic

- US Highway 17/92 - 36,497 AADT
- Ronald Reagan Boulevard - 18,013 AADT

Schools

- Lake Mary High School (B)
- Greenwood Lakes Middle School (A)
- Islands Elementary (A)