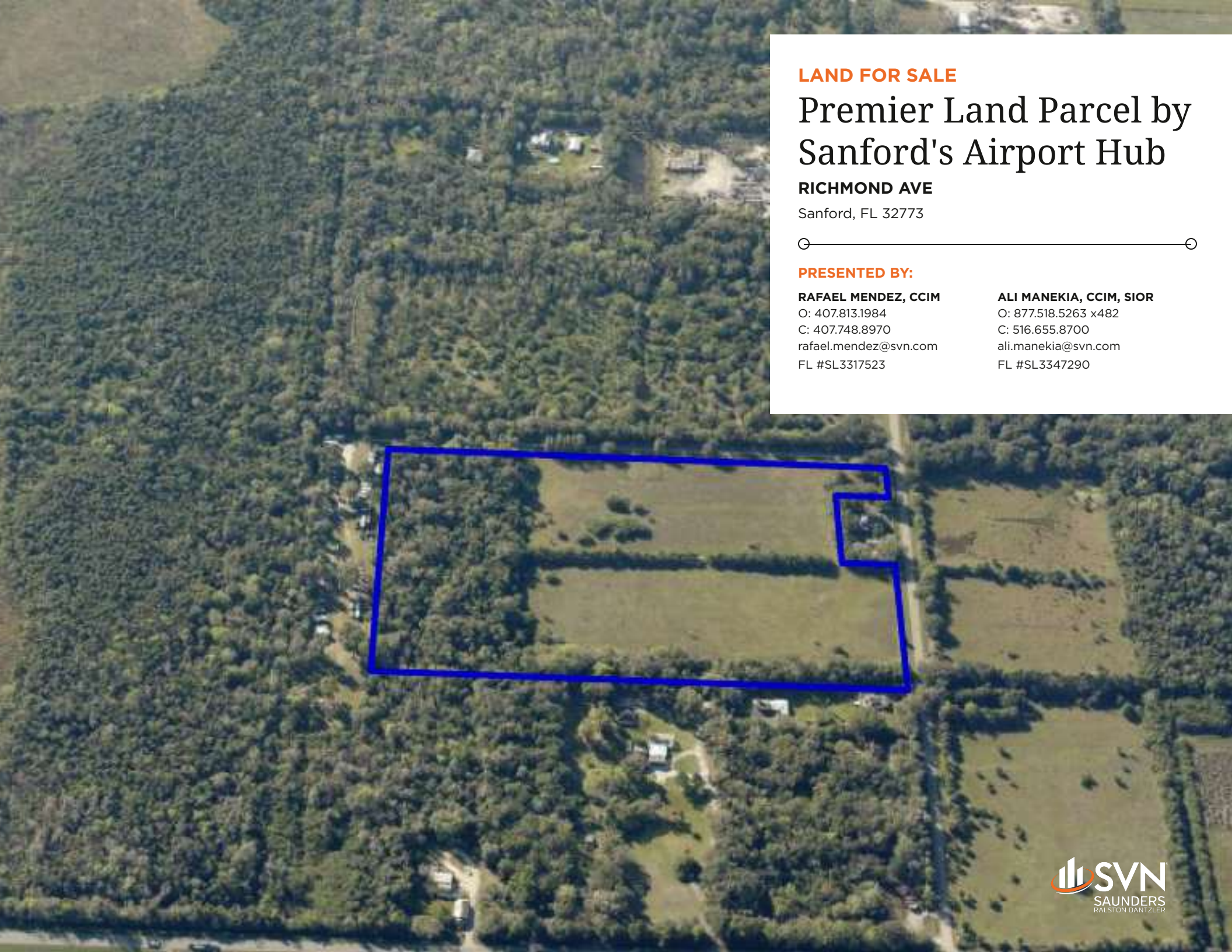

LAND FOR SALE

Premier Land Parcel by Sanford's Airport Hub

RICHMOND AVE

Sanford, FL 32773

PRESENTED BY:

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SVN SAUNDERS RALSTON DANTZLER

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SVN SAUNDERS RALSTON DANTZLER

DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	**$3,000,000**
LOT SIZE:	19.06 Acres
PRICE / ACRE:	$157,398
ZONING:	A1 | FLU: HIPAP
MARKET:	Orlando-Kissimmee-Sanford, FL
SUBMARKET:	Seminole County
TRAFFIC COUNT:	13,240
APN:	0320315010B000060

PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler is proud to present this 19.06-acre site in east Sanford in Seminole County, FL. The property is located in the E. Lake Mary Blvd. Small Area Study within the E. Lake Mary Blvd. Business Center District. It is prime for Specialty Commercial (Airport Supportive), Business Park/Commerce Park, Industrial Park, Warehousing, Office, Public Service and Open Space/Preserve development with a future land use of HIPAP. The proximity to Sanford International Airport, major roadways, and an expanding community within the Orlando MSA all make this an interesting opportunity for future developers in various commercial industries.

LOCATION DESCRIPTION

The subject property is located in E. Sanford within Seminole County's and the City of Sanfords E. Lake Mary Blvd Small Area Study within the E. Lake Mary Business Center an area designated for future commercial development. The property is on Richmond Ave. south of HWY 46 and is east of the E. Lake Mary Blvd., Orlando Sanford International Airport and SR 417. This is a high growth market that is bustling with development within the Seminole County located in north Orlando's MSA one of Florida's fastest growing regions along the I-4 Corridor.

The following provide service in the area: Power: FPL, Phone (Analog): AT&T, Water Provider: Sanford, Sewer Provider: City of Sanford, Garbage, Recycling, & Yard Waste: Waste Pro

PROPERTY HIGHLIGHTS

- Future Business Park/Commerce Park
- Industrial Park
- Warehousing
- Office
- Public Service
- Open Space/re Land Use: HIPAP (High Intensity Planned Development Airport)
- Allowed development include:
- Commercial (Airport Supportive)
- Preserve
- Less than one mile from Sanford International Airport
- High growth corridor
- Located within Seminole County
- Seminole County is #1 Best Counties for Families and #1 Best Counties to Live in Florida
- Seminole County is #32 Best Counties for Families and #46 Best Counties to Live in America
- Seminole County is #3 Counties with Best Public School in Florida
- Seminole County has a Labor Force of 250k+ with an Avg. Wage of $26.50 p/hour
- Orlando Sanford International Airport completed $65 million expansion Project
- Orlando Sanford International Airport has 3 million passengers annually
- Orlando Sanford International Airport has over 75 non-stop destinations

Benchmark Demographics

	1 Mile	3 Miles	5 Miles	30 Mins	60 Mins	300 Mins	Sanford	Seminole County	FL	US
Population	2,132	11,884	46,519	934,302	3,309,568	22,921,079	63,124	480,981	22,381,338	337,470,185
Households	669	3,910	17,040	354,344	1,268,266	9,104,491	23,879	187,582	8,909,543	129,917,449
Families	499	2,914	11,194	230,432	825,574	5,868,608	15,296	124,088	5,732,103	83,890,180
Average Household Size	3.18	3.04	2.70	2.56	2.56	2.46	2.59	2.54	2.46	2.53
Owner Occupied Housing Units	593	3,142	10,955	226,132	811,793	6,027,305	12,306	119,724	5,917,802	84,286,498
Renter Occupied Housing Units	76	768	6,085	128,212	456,473	3,077,186	11,573	67,858	2,991,741	45,630,951
Median Age	33.5	34.8	37.0	38.0	39.5	42.5	34.8	39.9	42.9	39.1
Income										
Median Household Income	$77,399	$71,553	$68,850	$68,850	$66,352	$64,265	$56,036	$73,482	$65,081	$72,603
Average Household Income	$97,221	$93,493	$99,060	$99,060	$96,166	$96,058	$77,772	$107,529	$97,191	$107,008
Per Capita Income	$31,374	$30,808	$37,653	$37,653	$36,945	$38,253	$29,502	$41,962	$38,778	$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	0.34%	0.12%	0.08%	0.18%	0.92%	0.61%	0.81%	0.20%	0.63%	0.30%
Households	0.47%	0.27%	0.32%	0.39%	1.04%	0.76%	1.13%	0.40%	0.77%	0.49%
Families	0.48%	0.26%	0.18%	0.33%	1.02%	0.71%	0.98%	0.36%	0.74%	0.44%
Owner HHs	0.63%	0.60%	0.52%	0.49%	1.19%	0.91%	0.42%	0.40%	0.93%	0.66%
Median Household Income	3.43%	3.08%	3.09%	2.87%	3.15%	3.39%	3.07%	2.88%	3.34%	2.57%

Over 930,000 people with a median age of 38 within a 30-minute drive from the property.

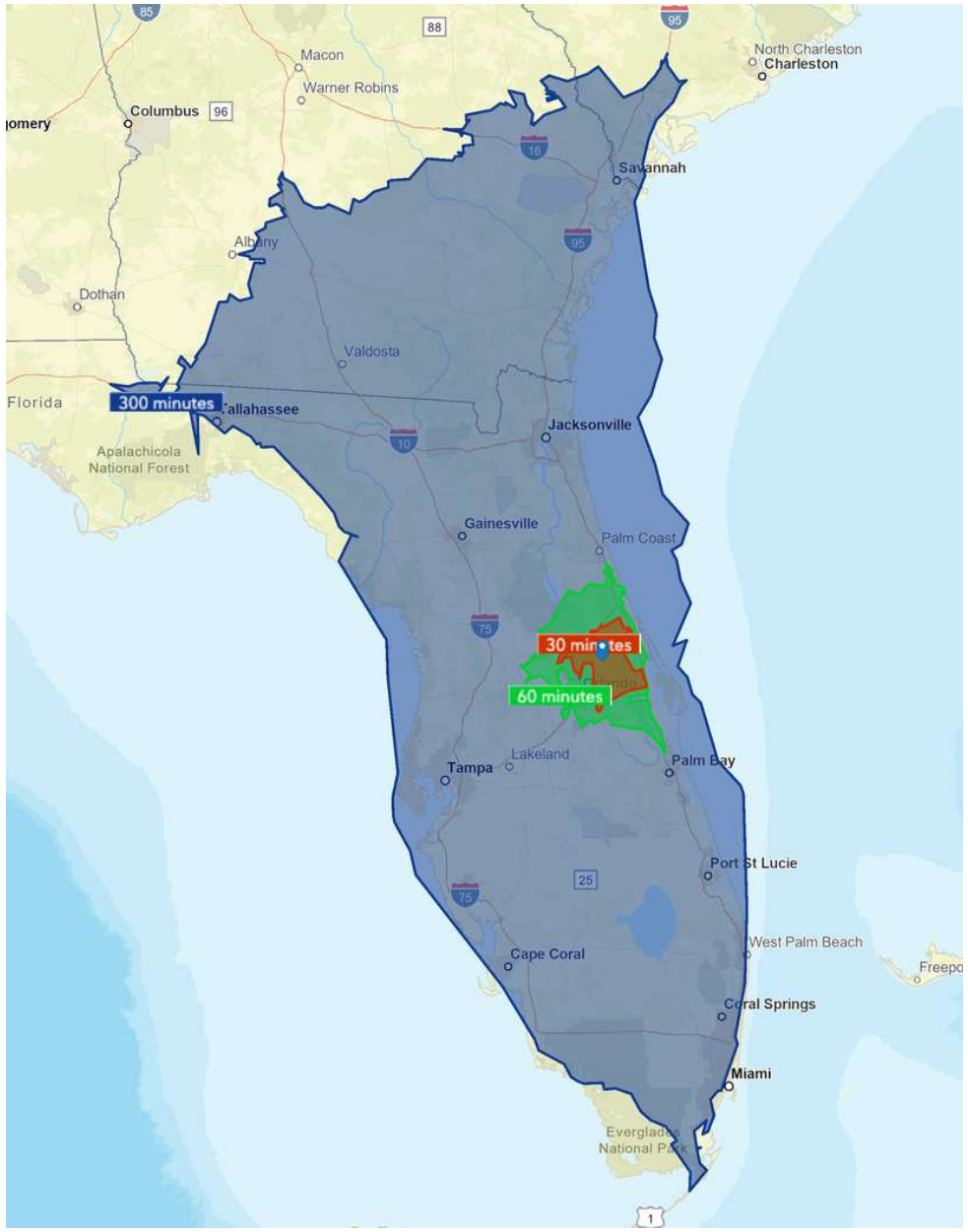
Median household income of over $77,000 within a 1-mile radius from the property.

Study Conducted November 2023

Benchmark Demographics

	1 Mile	3 Miles	5 Miles	30 Mins	60 Mins	300 Mins	Sanford	Seminole County	FL	US
Households by Income										
<$15,000	10.80%	11.80%	10.64%	8.50%	9.10%	10.00%	12.00%	7.10%	9.70%	9.50%
$15,000 - $24,999	4.20%	5.20%	9.00%	6.60%	7.80%	8.00%	8.00%	5.30%	7.80%	7.10%
$25,000 - $34,999	4.50%	5.40%	7.00%	7.30%	8.20%	8.50%	7.60%	6.20%	8.40%	7.40%
$35,000 - $49,999	9.10%	10.30%	12.64%	11.70%	11.40%	11.80%	15.30%	12.20%	11.80%	10.80%
$50,000 - $74,999	20.20%	19.10%	17.55%	19.40%	18.40%	17.80%	21.20%	20.10%	17.80%	16.50%
$75,000 - $99,999	11.10%	11.70%	10.82%	13.80%	13.70%	13.10%	12.10%	12.80%	13.10%	12.80%
$100,000 - $149,999	22.30%	21.10%	13.64%	16.70%	16.00%	15.70%	14.30%	17.40%	15.90%	16.90%
$150,000 - $199,999	13.00%	9.70%	5.18%	7.70%	7.40%	6.90%	5.50%	8.70%	7.00%	8.60%
$200,000+	5.10%	5.60%	4.55%	8.30%	8.00%	8.20%	3.90%	10.20%	8.40%	10.60%
Population by Age										
0 - 4	8.40%	7.40%	6.50%	4.90%	5.30%	5.10%	7.00%	4.90%	5.00%	5.70%
5 - 9	8.70%	7.80%	6.60%	5.30%	5.60%	5.40%	6.90%	5.40%	5.30%	6.10%
10 - 14	8.10%	7.40%	6.50%	5.50%	5.70%	5.60%	6.70%	5.80%	5.50%	6.30%
15 - 19	6.00%	6.20%	5.80%	6.90%	6.10%	5.60%	6.10%	5.90%	5.60%	6.30%
20 - 24	5.20%	5.60%	6.00%	8.10%	6.60%	6.00%	7.10%	6.40%	5.90%	6.40%
25 - 34	16.00%	15.90%	15.70%	15.40%	14.70%	13.20%	16.40%	15.10%	13.10%	13.70%
35 - 44	18.40%	16.00%	13.60%	12.70%	12.90%	12.10%	14.40%	13.30%	12.10%	13.10%
45 - 54	11.70%	11.70%	11.80%	11.90%	12.00%	11.70%	11.40%	12.70%	11.70%	11.90%
55 - 64	8.50%	10.00%	12.20%	12.60%	12.80%	13.10%	10.90%	13.40%	13.30%	12.70%
65 - 74	6.00%	7.50%	9.20%	9.90%	10.70%	12.50%	8.00%	10.40%	12.60%	10.60%
75 - 84	2.30%	3.50%	4.40%	5.00%	5.60%	7.10%	3.70%	5.00%	7.30%	5.30%
85+	0.60%	1.00%	1.60%	1.80%	2.00%	2.60%	1.40%	1.80%	2.70%	1.90%
Race and Ethnicity										
White Alone	36.10%	56.90%	45.40%	56.90%	54.30%	56.40%	43.60%	60.50%	57.10%	60.60%
Black Alone	35.40%	10.90%	27.80%	10.90%	14.40%	16.20%	25.70%	11.40%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.50%	0.40%	0.40%	0.40%	0.60%	0.40%	0.50%	1.10%
Asian Alone	5.30%	5.10%	3.30%	5.10%	4.40%	3.00%	5.00%	5.70%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.40%	9.70%	9.50%	9.70%	10.10%	7.60%	10.10%	6.90%	7.60%	8.70%
Two or More Races	14.40%	16.90%	13.40%	16.90%	16.30%	16.30%	15.00%	15.10%	16.70%	10.60%
Hispanic Origin (Any Race)	24.50%	30.10%	25.10%	30.10%	28.50%	26.60%	27.70%	23.40%	27.00%	19.40%

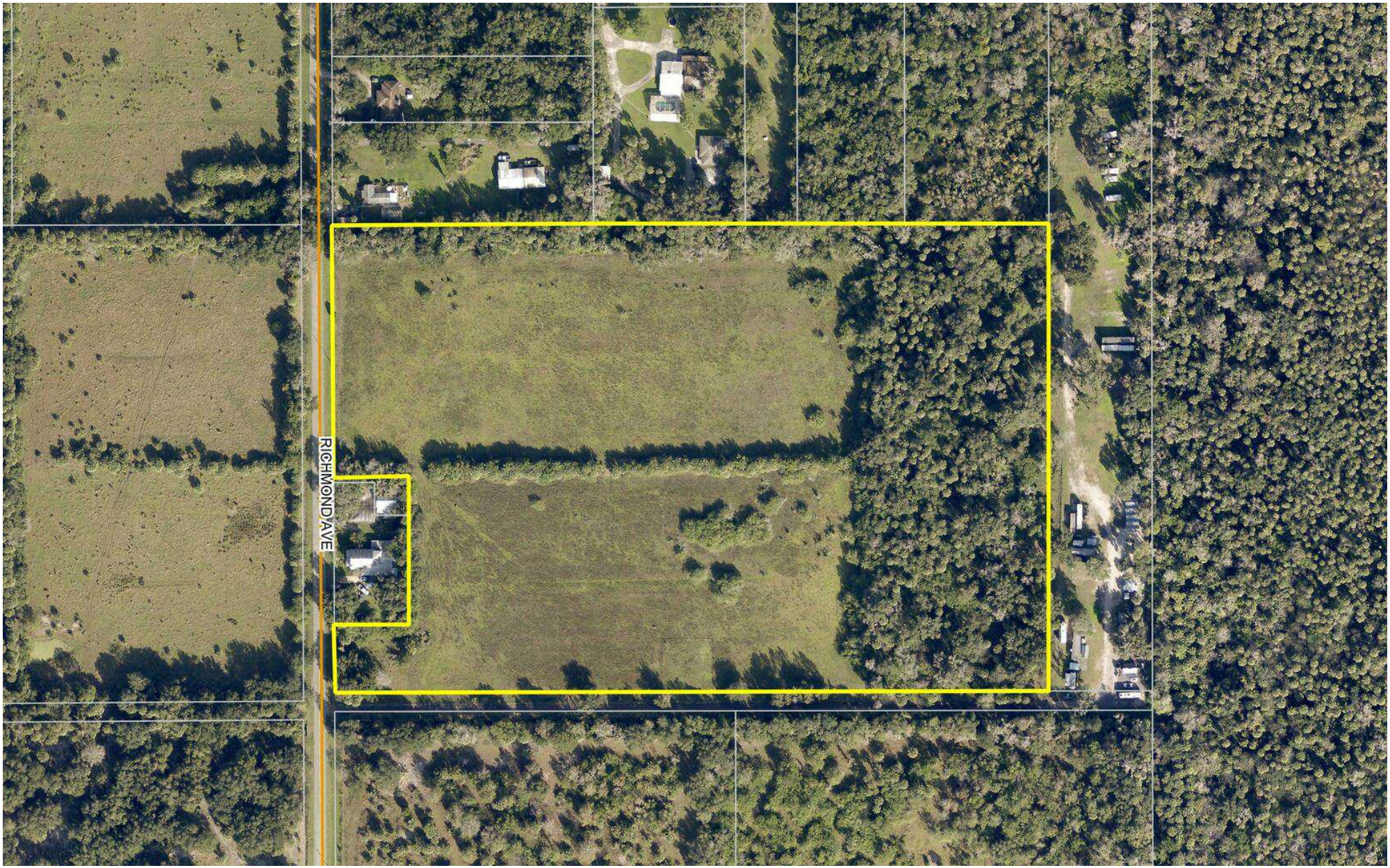
KEY DRIVE TIMES



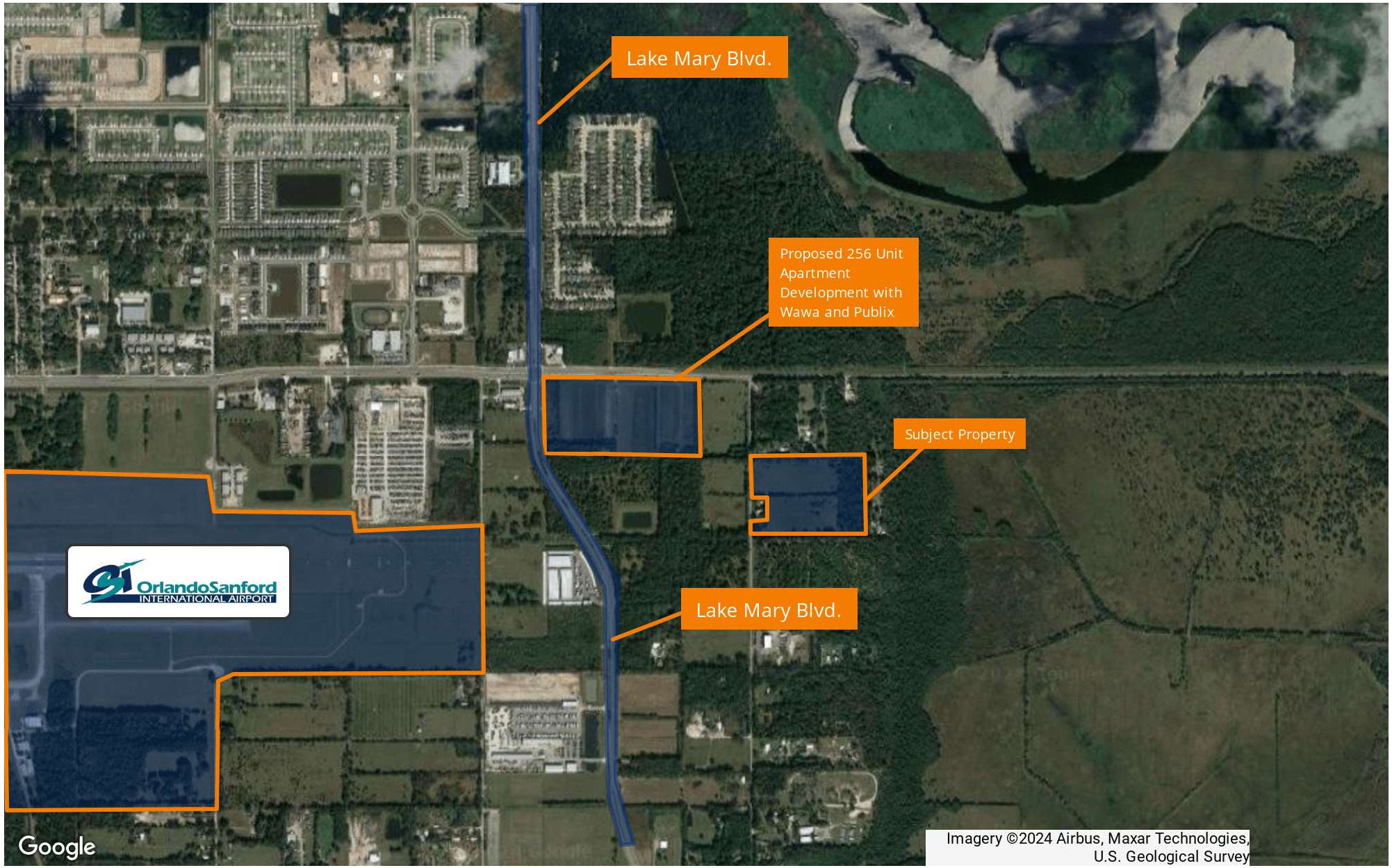
DRIVE TIME

	TIME
ORLANDO- SANFORD AIRPORT	9 min.
I-4	15 min.
SR 417	15 min.
I-95	29 min.
DOWNTOWN ORLANDO	33 min.
ORLANDO INTERNATIONAL AIRPORT	39 min.
PORT CANAVERAL	1 Hr
TAMPA PORTS	1 Hr. 51 min.
JAXPORT (JACKSONVILLE, FL)	1 Hr. 59 min.
PORT ST. PETE	2 Hr 14 min.
PORT MANATEE	2 Hr 17 min.
PORT OF FERNANDINA	2 Hr 35 min.
PORT EVERGLADES	3 Hr. 16 min.
PORT OF MIAMI	3 Hr. 34 min.
GEORGIA PORT AUTHORITY (SAVANNAH, GA)	3 Hr 54 min.
PORT OF KEY WEST	6 Hr 32 min.

AERIAL PHOTO



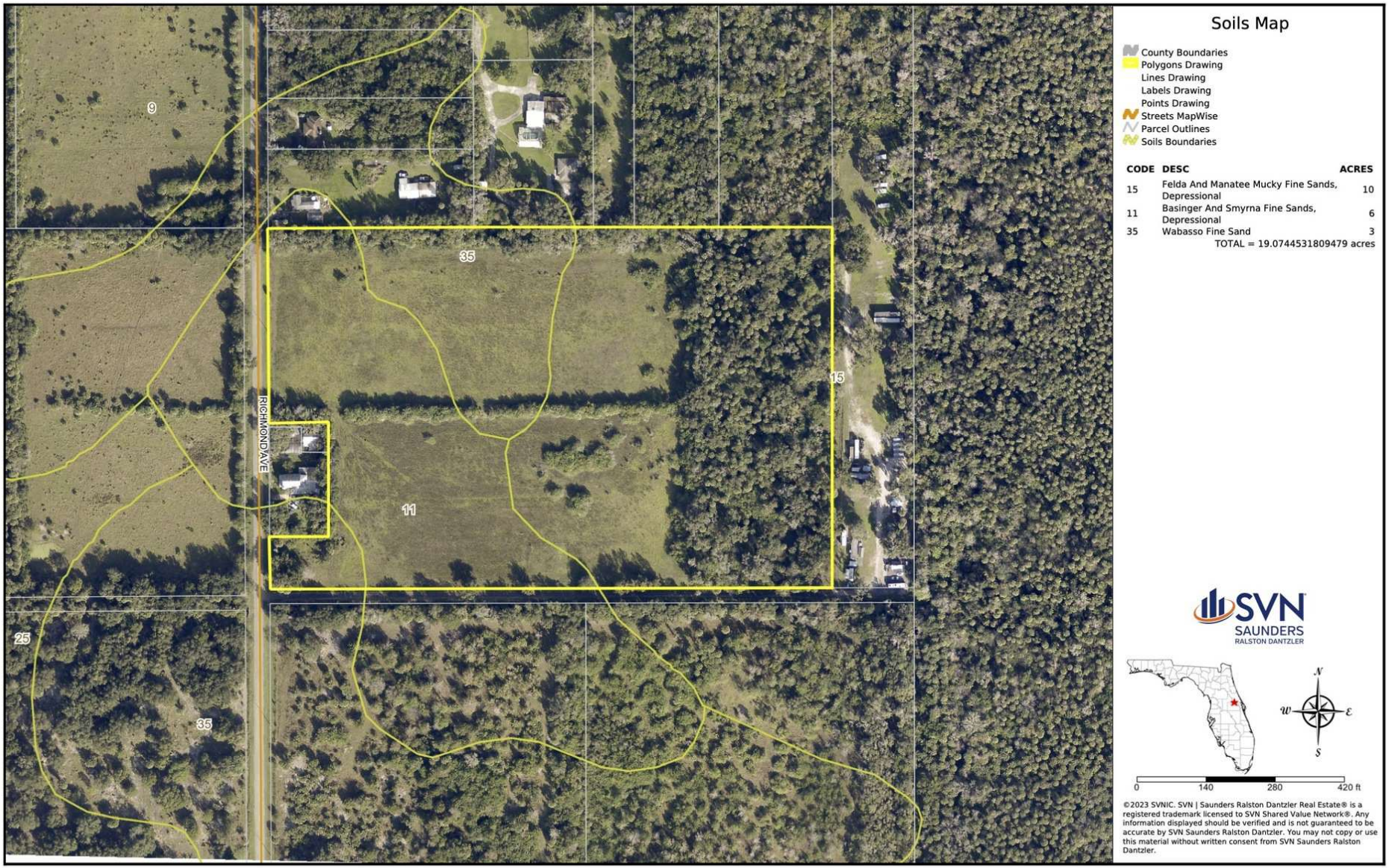
RETAILER MAP



WETLANDS MAP

CODE	DESC	ACRES
PFO1Cd	Freshwater Forested/Shrub Wetland	4.9
	TOTAL WETLANDS	4.9
	TOTAL UPLANDS	14.2
	TOTAL ACRES	19.1

SOILS MAP


9
35
15
11
25
35
RICHMOND AVE
Soils Map
County Boundaries
Polygons Drawing
Lines Drawing
Labels Drawing
Points Drawing
Streets MapWise
Parcel Outlines
Soils Boundaries
CODE DESC ACRES
15 Felda And Manatee Mucky Fine Sands, Depressional 10
11 Basinger And Smyrna Fine Sands, Depressional 6
35 Wabasso Fine Sand 3
TOTAL = 19.0744531809479 acres
SVN
SAUNDERS
RALSTON DANTZLER
N
W
E
S
0 140 280 420 ft
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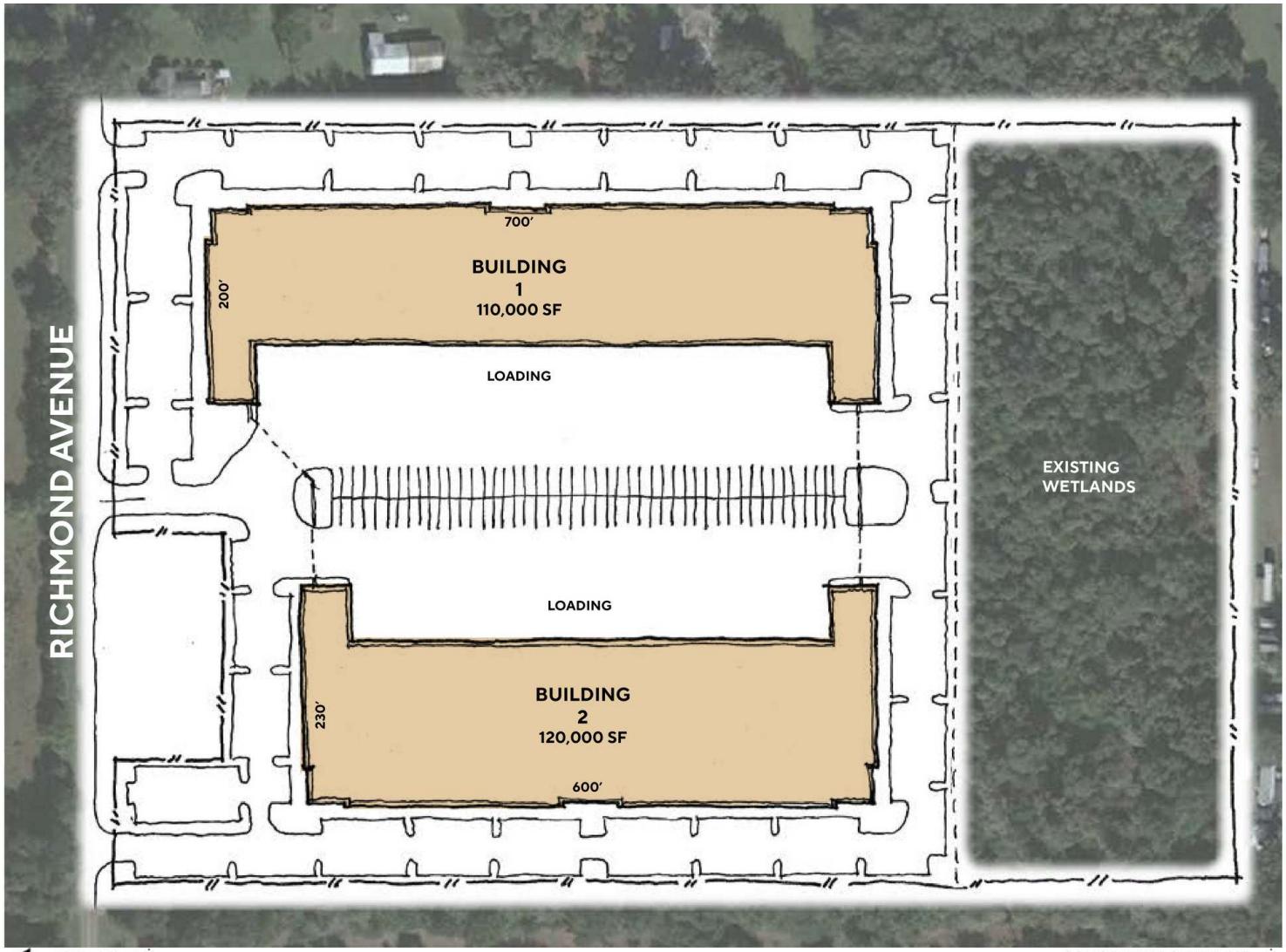


TABULATIONS:

TOTAL ACRES:	19.1 ACRES
TOTAL WETLANDS:	4.9 ACRES
TOTAL UPLANDS:	14.2 ACRES
BUILDING SF:	230,000 SF
PARKING STALLS PROVIDED:	550
PARKING RATIO:	2.4/1000

SVN SAUNDERS RALSTON DANTZLER

RICHMOND AVENUE INDUSTRIAL
Sanford, FL

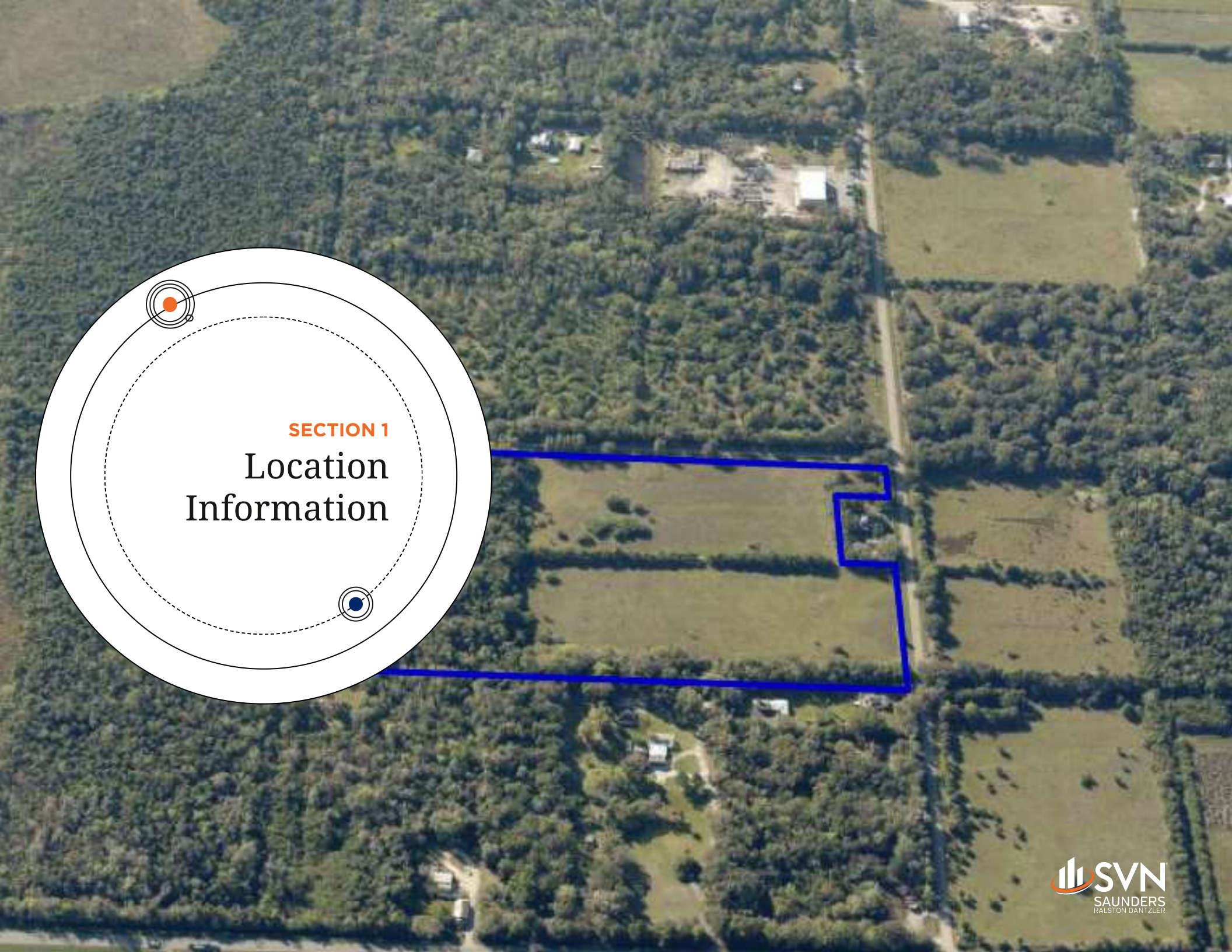
CONCEPTUAL SITE PLAN

Architecture. Design. Relationships.

01

Scale 1" = 100'-0"
Job No. 2023-1054
Date 2023-12-13

Conceptual Site Plan

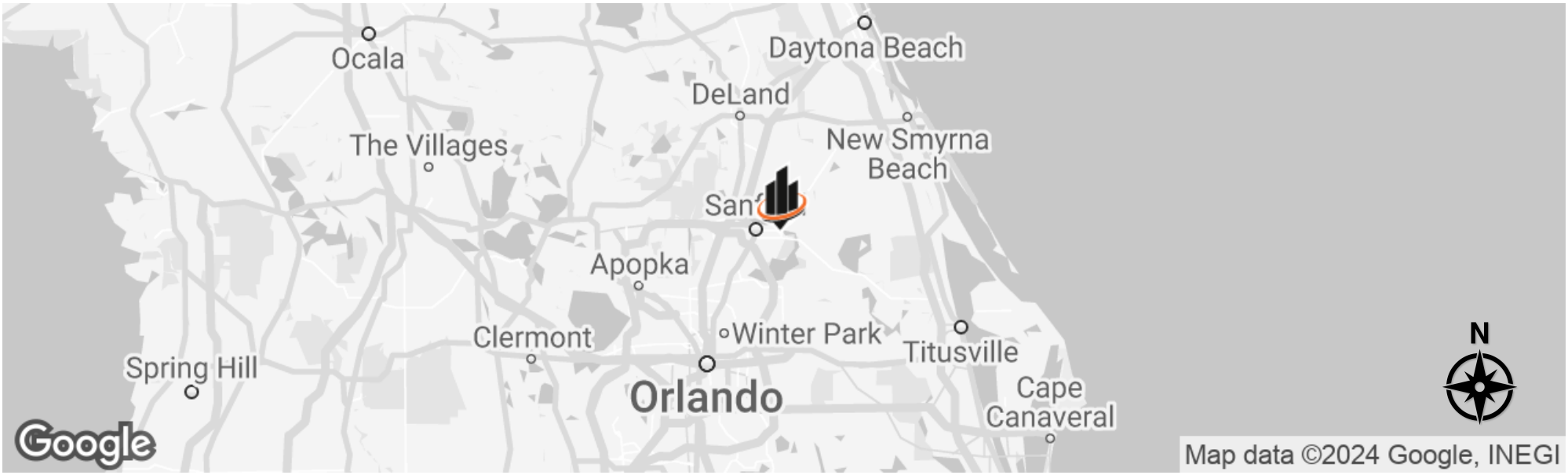


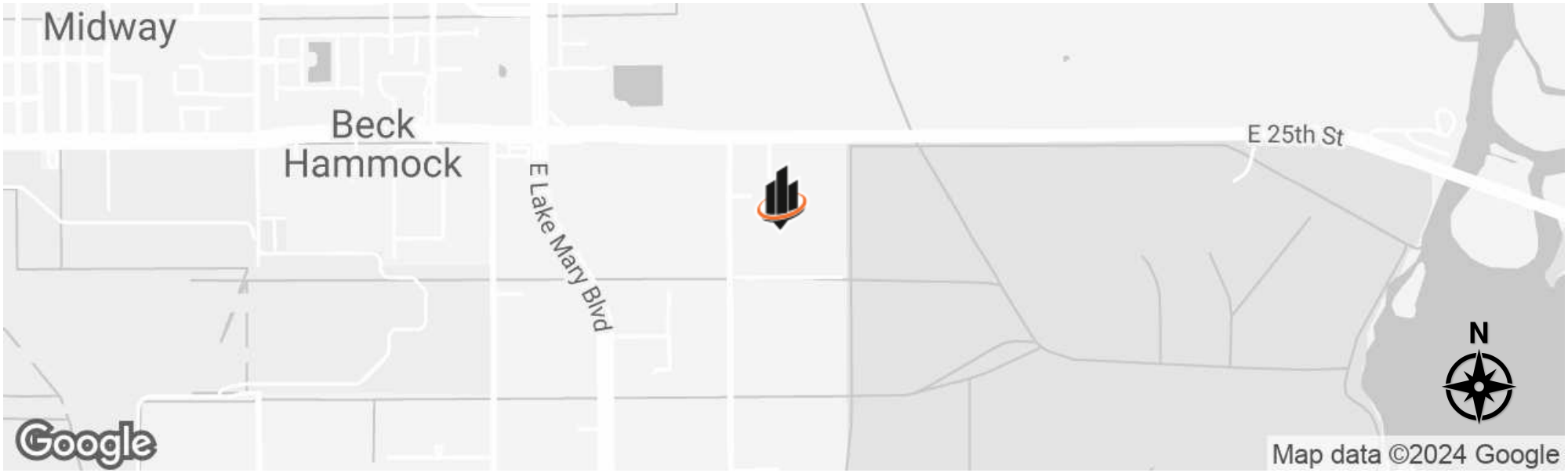
SECTION 1

Location Information

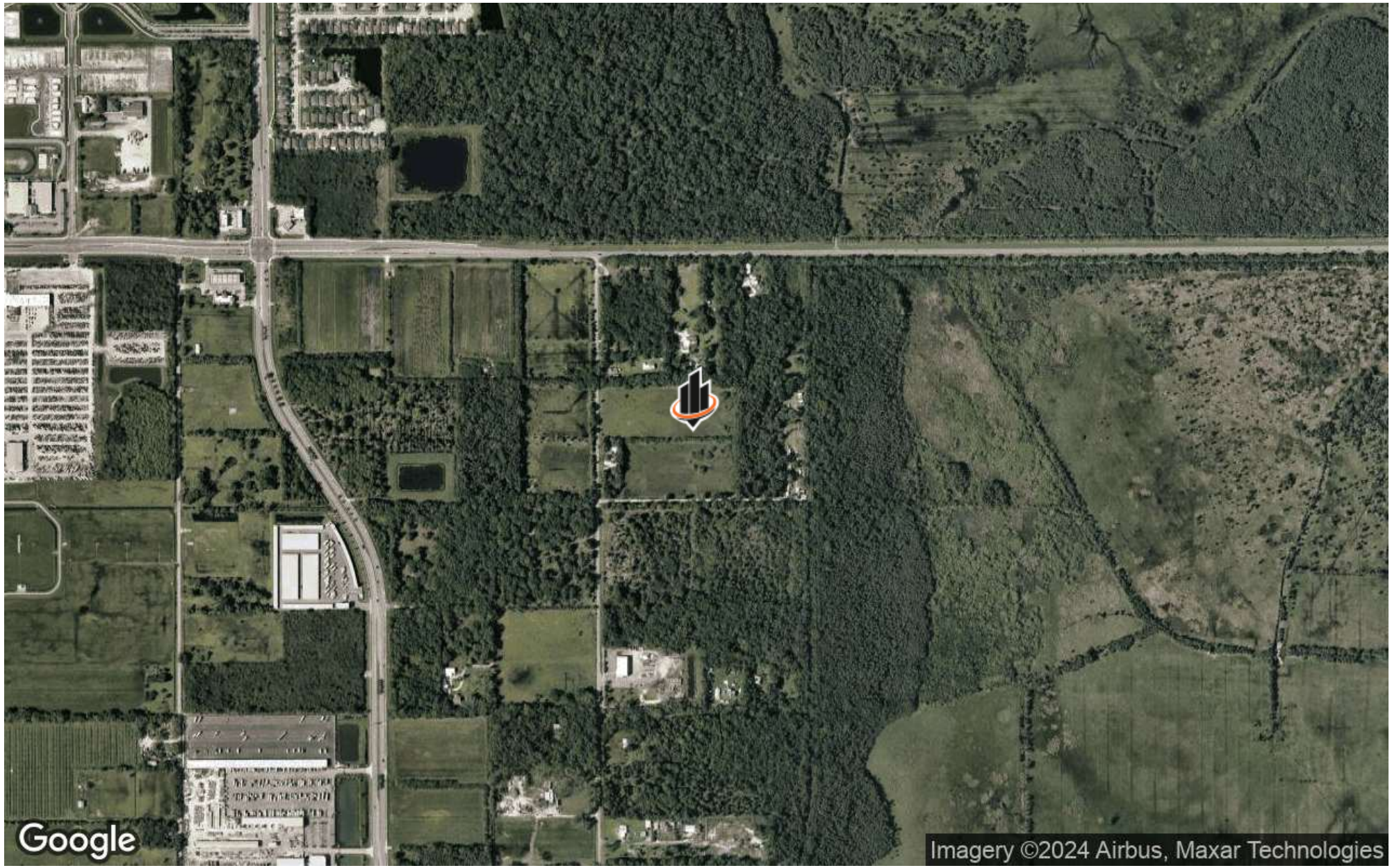
SVN SAUNDERS RALSTON DANTZLER

REGIONAL & LOCATION MAP





AERIAL MAP



SEMINOLE COUNTY

THE NATURAL CHOICE FOR BUSINESS

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE
ECONOMIC DEVELOPMENT

SEMINOLE COUNTY

With one of the highest-rated public school systems in the state, the region's lowest unemployment rate and highest average annual wage, Seminole County has long been sought by business leaders, professionals, and their families.

The County has been a hotbed for economic development and attracts significant business operations from around the world, including the American Automobile Association (AAA), Verizon Communications, Mitsubishi Hitachi Power Systems, Deloitte Consulting, LLP, Faro Technologies, and Convergys.

Home to seven separately incorporated municipalities, Altamonte Springs, Casselberry, Lake Mary, Longwood, Oviedo, Sanford, and Winter Springs, Seminole continues to be one of the fastest growing counties in Florida.

RANKINGS

IN FLORIDA

#1 Best Counties for Families Best

#1 Counties to Live

IN AMERICA

#32 Best Counties for Families Best

#46 Counties to Live

#3 **IN FLORIDA**
Counties with the Best Public Schools

#46 **IN AMERICA**
Counties with the Best Public Schools

#2 Best Counties for Young Professionals in Florida

SEMINOLE COUNTY
THE NATURAL CHOICE FOR BUSINESS

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE
ECONOMIC DEVELOPMENT

QUICK FACTS

POPULATION
470,856

MEDIAN AGE
39.5

ASSOCIATE DEGREE OR HIGHER
50%+

MEDIAN HOUSEHOLD INCOME
$70,297

MEDIAN HOUSING VALUE
$357K

CENTRAL LOCATION

Seminole County is the fourth smallest county geographically in the state with a total of 344 square miles, but is third in terms of population density, with more than 470,000 residents. Seminole holds the fifth highest taxable value in Florida based on value per square mile.

- 25 miles from Downtown Orlando
- 39 miles from Daytona Beach
- 60 miles from Port Canaveral
- 109 miles from Port of Tampa
- 33 miles from I-95
- 78 miles from I-75
- 249 miles from Miami
- 463 miles from Atlanta

Orlando Sanford International Airport

- Completed $65 million expansion project
- 3 million passengers annually
- Over 75 non-stop destinations

SEMINOLE COUNTY

THE NATURAL CHOICE FOR BUSINESS

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE
ECONOMIC DEVELOPMENT

TARGET INDUSTRIES

HEADQUARTERS, FINANCIAL & PROFESSIONAL SERVICES

INFORMATION

ADVANCED MANUFACTURING

LOGISTICS & DISTRIBUTION

AVIATION

HEALTHCARE & LIFE SCIENCES

SEMINOLE COUNTY

THE NATURAL CHOICE FOR BUSINESS

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE
ECONOMIC DEVELOPMENT

LARGEST EMPLOYERS

With over 30 large businesses (500+ employees), your business will be in good company.

The following are some nationally and internationally known brands with a major presence in Seminole County.

JPMorganChase

Liberty Mutual.

VERITAS

verizon

paylocity

ORLANDO HEALTH®

CONCENTRIX™

AAA

AdventHealth

MITSUBISHI POWER

Central Florida REGIONAL HOSPITAL

Deloitte.

TALENT

LABOR FORCE
250K+

AVERAGE WAGE
$26.50

INDUSTRY	2022 JOBS	2027 GROWTH PROJECTION	AVERAGE HOURLY WAGE
Construction	22,184	6%	$35.35
Health Care and Social Assistance	22,105	9%	$29.47
Professional, Scientific, and Technical Services	18,424	13%	$45.69
Finance and Insurance	16,911	9%	$46.17
Accommodation and Food Services	16,728	13%	$11.69
Manufacturing	7,536	5%	$34.14
Information	5,554	4%	$50.01
Transportation and Warehousing	4,112	16%	$30.51
Management of Companies and Enterprises	3,414	13%	$55.02
Educational Services	3,388	8%	$22.91
Arts, Entertainment, and Recreation	2,106	35%	$13.52

Source: Emsi Q1 2022 Dataset, Industries table, Seminole County

COST OF BUSINESS

Personal Income Tax: None

Corporate Income Tax: 5.5%

Sales Tax Rate: 7%

Personal Property (Millage) Rate:
13.7946–18.2440

Average Lease Rate Industrial:
$7.94/SF

Average Lease Rate Industrial (Office Service):
$10.16/SF

Average Lease Rate Industrial (Warehouse/Distribution):
$7.00/SF

Average Lease Office (Class A):
$24.85/SF

Average Lease Office (All Classes):
$22.89/SF

SEMINOLE COUNTY
THE NATURAL CHOICE FOR BUSINESS

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE
ECONOMIC DEVELOPMENT

EDUCATION

23 MAJOR COLLEGES AND UNIVERSITIES WITHIN A 50-MILE RADIUS

Seminole State College

- 130+ programs offered
- 25,000 students
- Among the most affordable colleges in America (*National Center of Educational Statistics)*
- Top 150 U.S. Community Colleges *(Aspen Institute)*

Seminole County Public Schools

- A top public school system in Florida
- A-rated district 9 of the last 10 years
- 100% of high schools are rated A or B
- 82% of all schools are rated A or B

University of Central Florida

- 230+ programs
- 70k+ students
- Largest university in Florida; amongst the largest in the U.S.

ADVISOR BIOGRAPHY

RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael.mendez@svn.com

Direct: **407.813.1984** | Cell: **407.748.8970**

FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:
- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

ADVISOR BIOGRAPHY

ALI MANEKIA, CCIM, SIOR

Senior Advisor

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FL #SL3347290

PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at SVN | Saunders Ralston Dantzler. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:
- Industrial
- Flexible-Use Spaces

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For more information visit SVNsaunders.com

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