



# Ready for Reuse

## Sanford Mixed Use Property

803 and 901 West 6th Street between Holly Avenue and the former Cedar Avenue,  
Sanford, Seminole County, Florida 32771



Images from left to right: remedy construction in 2010, the site's capped area and a current aerial view of the site.

**Site Name:** Sanford Gasification Plant Site

**Size:** Approximately ten acres and includes an unnamed tributary.

**Existing Site Infrastructure:** Water, sewer and electricity are available next to the site.

**Readiness for Reuse:** All parts of the site are ready for commercial, industrial and recreational reuse, as approved.

**Use Restrictions:** Monitoring well modification and dewatering activities are prohibited. Portions of the site restrict groundwater well installation, groundwater access and withdrawal, digging in the soil stabilization area and certain construction activities.

### SETTING:

- The site is in a mixed residential/commercial/ industrial area.
- West 3rd Street and West 6th Street border the site to the north and south. Seminole County Parks & Grounds operates a facility east of the site.
- It is anticipated that the building at 500 Holly Avenue will be used for a residential substance rehabilitation facility.
- Surrounding population: 0.5 mile, 1,467 people | 2.5 miles, 30,740 people | 4 miles, 67,095 people.

### REMEDIAL STATUS:

- Companies made water gas and carbureted water gas on site from the 1880s until 1951.
- Operators used gas holder tanks to store waste

tars and condensates. The tanks frequently leaked, contaminating soil and groundwater.

- The site's remedy is in place and the site obtained construction completion in December 2014. Cleanup included removing contaminated surface soils, stabilizing and capping additional contaminated soils, collecting and treating water, and restoring 2,300 feet of creek bed.
- Groundwater monitoring is ongoing.
- The site achieved EPA's Sitewide Ready for Anticipated Use (SWRAU) performance measure in March 2018.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/sanford-gasification](http://www.epa.gov/superfund/sanford-gasification)

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner(s) for sale potential.