

# FOR SALE



907 S US 301  
Sumterville, FL 33585

**Prime 2.44 +/- Acres  
Commercial Land**



TOTAL SITE: **+ 2.44 Acres**  
ZONING: **G-Comm**  
SALES PRICE: **\$395,000**

## WHY SHOULD YOU BUY THIS PROPERTY?

- Located on S US 301, close to Lake Sumter State College and The Villages, Value is in the Land
- 400 +/- homes being built less than 1 mile from this property
- Outstanding Location, Access & Visibility, over 400' frontage on US Hwy 301
- Property recently annexed into Bushnell city with General Commercial zoning approved, Future Land Use: C2
- Under 15 minutes to Middleton, The Villages, I-75 and the Florida Turnpike

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*All information contained herein is believed accurate but is not warranted or guaranteed and should be independently verified.*