



COMMERCIAL LAND FOR SALE

2836 County Road 523 Coleman, FL 33521

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For Sale: \$749,000

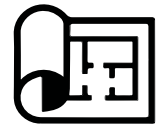
± 2 AC Industrial Outdoor Storage / Commercial Land



**EXCELLENT
LOCATION NEAR FL
TURNPIKE & I-75**



**DIRECT ACCESS
FROM CR 523**



**CH ZONING
Click for Details**

Easily accessible industrial outdoor storage site with all acres fully usable, due to nearby master retention

Excellent access to FL Turnpike (3.2 miles) and I-75 (7.5 miles) providing direct access to Orlando, Tampa & Ocala

Strategically surrounded by The Villages Master Development with new construction developments encompassing the immediate market

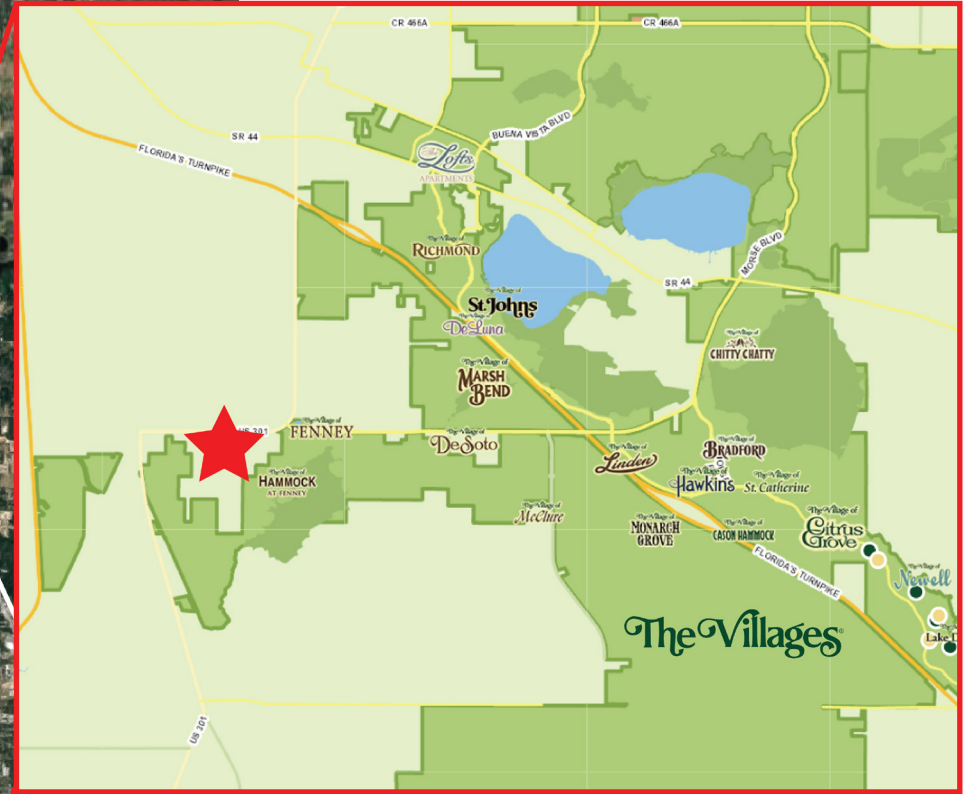
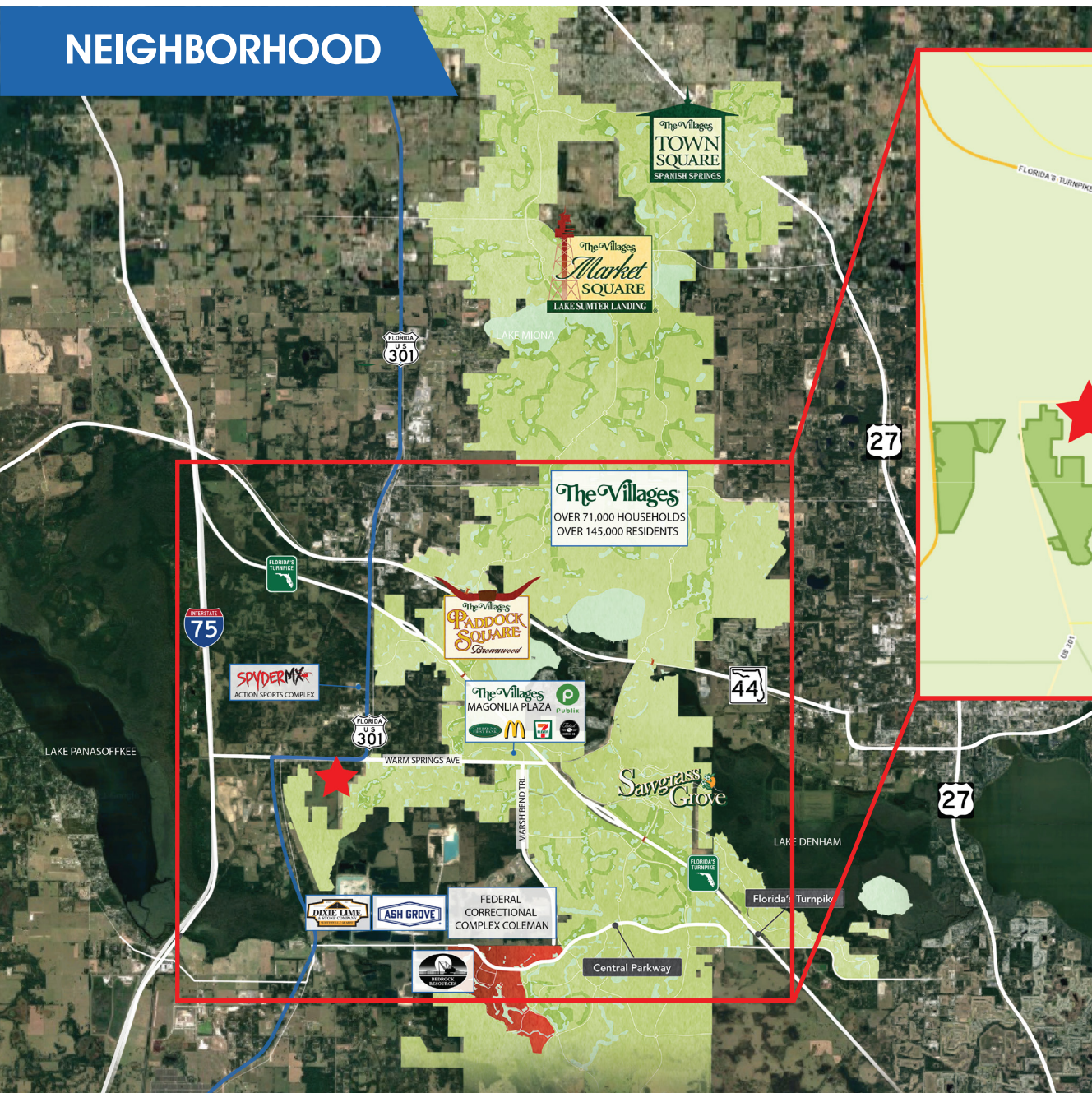
The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences

Adjacent to Coleman Flex Business Park, offering small bay industrial leasing from 1,200 - 11,000 SF

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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NEIGHBORHOOD



The Villages®

- The largest 55+ community in the world
- Ranked #1 Master Planned Community 11 years counting by RCLCO
- Home to over 145,000 residents
- Over 71,000 homes with many more under development
- Nearly 4,000 homes sold in 2022

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LOCATION

Drive Times & Traffic Counts



5 minutes
(3.2 miles)



7 minutes
(3.9 miles)



9 minutes
(7.5 miles)



18 minutes
(12.2 miles)



24 minutes
(18.2 miles)

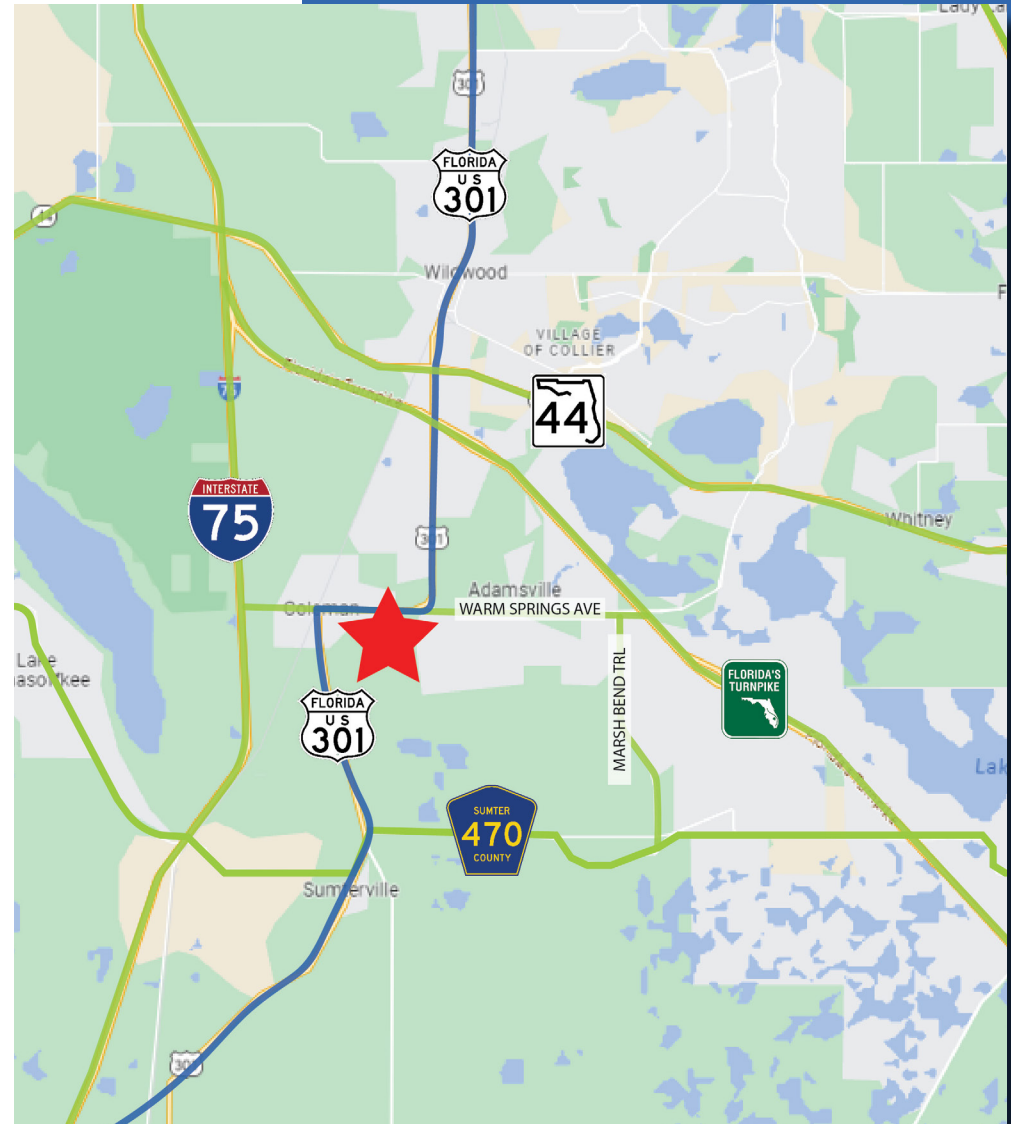


40 minutes
(48.9 miles)

Average Annual Daily Trips

2023

US Highway 301	28,500
Florida's Turnpike	56,245



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SITE PLAN



ACCESS

- Phase II will increase access to the park, creating a new thru-property truck route
- 1: Existing access from Sumter CR 523
- 2: New access to Phase II from E Warm Springs Ave

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