

LAND FOR SALE

7.79 Acres

37 SE 989th St Old
Town, FL 32680

Brent Nye
Partner
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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Old Town, FL 32680



PROPERTY DESCRIPTION

Discover 7.79 acres of serene waterfront property in Old Town, Florida, featuring approximately 4 acres of high and dry, developable land. Perfect for a private retreat, recreational use, or residential development, this unique parcel offers the best of both worlds—natural beauty and usable space. Don't miss this rare opportunity to own a slice of Old Florida with direct water access to Suwannee River.

PROPERTY HIGHLIGHTS

- 7.79-acre waterfront parcel with stunning natural surroundings
- Approximately 4 acres of high and dry, developable land
- Borders public park and boat ramp – ideal for recreation and access to water
- 2292 sq. ft. building on-site with potential for various uses (residential, commercial, or recreational)
- Two additional outbuildings for storage or flexible use
- Excellent opportunity for private estate, vacation rental, or RV Park development
- Peaceful Old Town location with convenient access to the Suwannee River.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	1
Lot Size:	7.79 Acres

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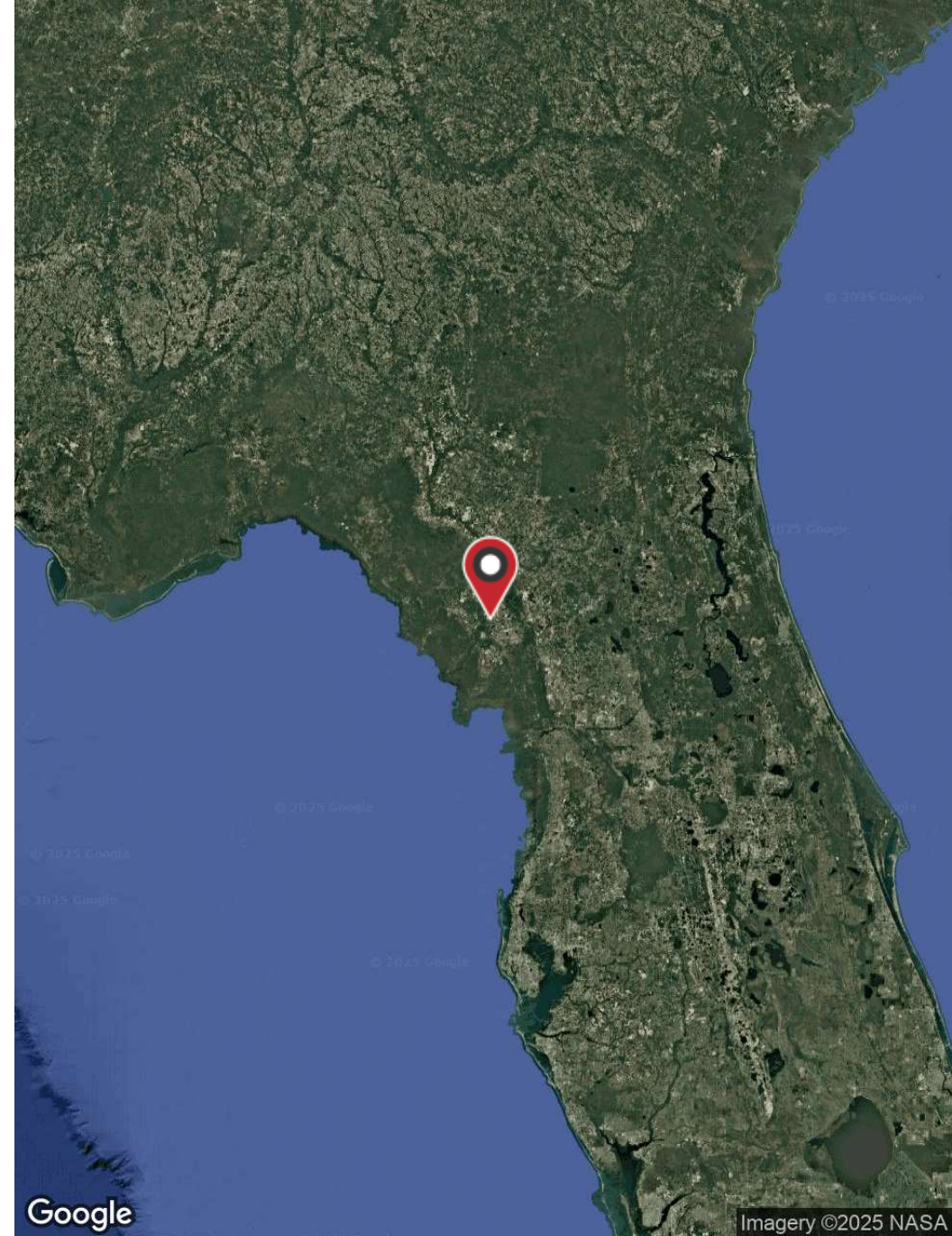
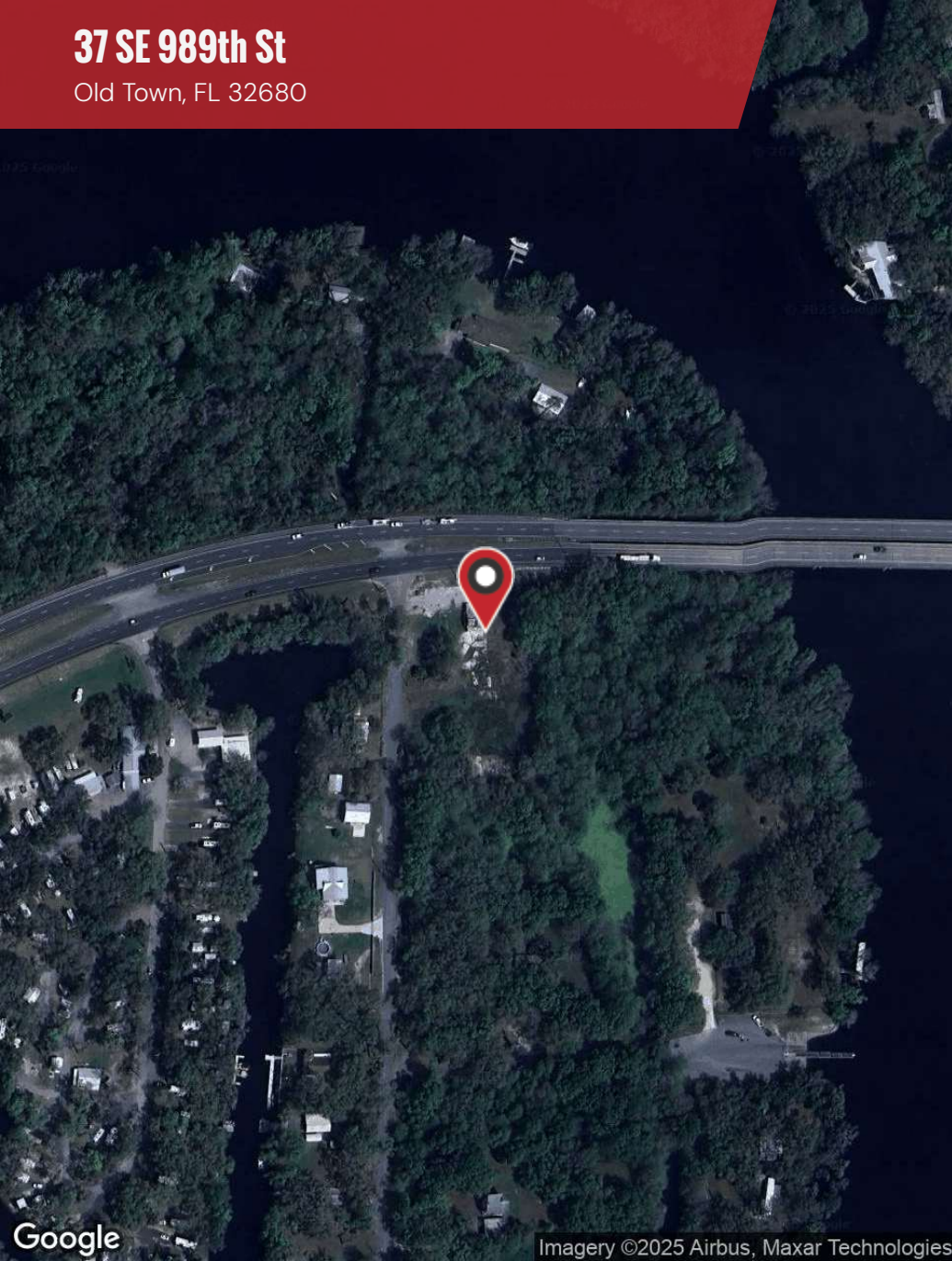
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Meet the Broker

Old Town, FL 32680



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BILL NYE

Bill is the Broker/owner of Nye Commercial Advisors, Inc. He graduated from West Virginia Wesleyan University with a Bachelor's degree in Math and Business and then obtained a Master's Degree in Administration (Westminster College, Pa.). Bill's Real Estate career commenced in 1974. His over 50 years of experience, education, knowledge, and expertise makes him a leader in the Tampa Bay area and surrounding Commercial Investment Community. He was the first CCIM (Certified Commercial Investment Member) Members in Pasco County, Florida (1980). Bill's focus lies in asset management, consulting, development, retail brokerage, land brokerage and industrial brokerage. He has represented clients in all facets of the commercial investment field and has been involved in transactions in excess of one billion dollars. Bill is the parent of three grown children, in the Real Estate field, and 6 very loved grandchildren. He prides himself on family and community involvement and was instrumental in starting the "Day Break Rotary" in Zephyrhills in 1995 and remains a dedicated member.



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