SUNSET HILLS NORTH

TBD HWY 441, BELLEVIEW, FL 34480

EXECUTIVE SUMMARY LAND FOR SALE

OFFERING SUMMARY

Sale Price:	$2,160,000
Lot Size:	4.32 Acres
Zoning:	B2
Market:	Commercial Investment, Development
Traffic Count Street:	35,000 AADT

PROPERTY OVERVIEW

Positioned along the highly traveled Highway 441 corridor in Summerfield, Florida, this prime 4.32-acre parcel offers exceptional visibility and commercial potential. Zoned B2 and predominantly cleared, the property is development-ready and strategically located between the rapidly growing communities of The Villages and Belleview. With an average daily traffic count of 35,000 vehicles, it presents a high-exposure opportunity for retail, service, or mixed-use development.

The site sits directly in front of the new Sunset Hills residential community (345 homes) by DR Horton, where Phase 1 has been completed and Phase 2 is nearing full buildout. Accessibility is a key asset, with a dedicated southbound left-turn lane off Hwy 441 and a shared easement entrance via Sunset Hills, making ingress and egress efficient for future customers or clients. A current survey is available, and the owner is open to either a purchase or ground lease arrangement.

Surrounding commercial growth underscores the area's upward momentum. Just to the north, a new RaceTrac station anchors the corner of Hwy 441 and Sunset Harbor Road, while the adjacent Heritage Hills Shoppes and CubeSmart Storage add to the corridor's emerging retail landscape.

This property also benefits from its proximity to The Villages—one of the fastest-growing metro areas in the nation. The Villages consistently ranks among the top in the U.S. for population growth, adding over 35,000 residents since 2020.

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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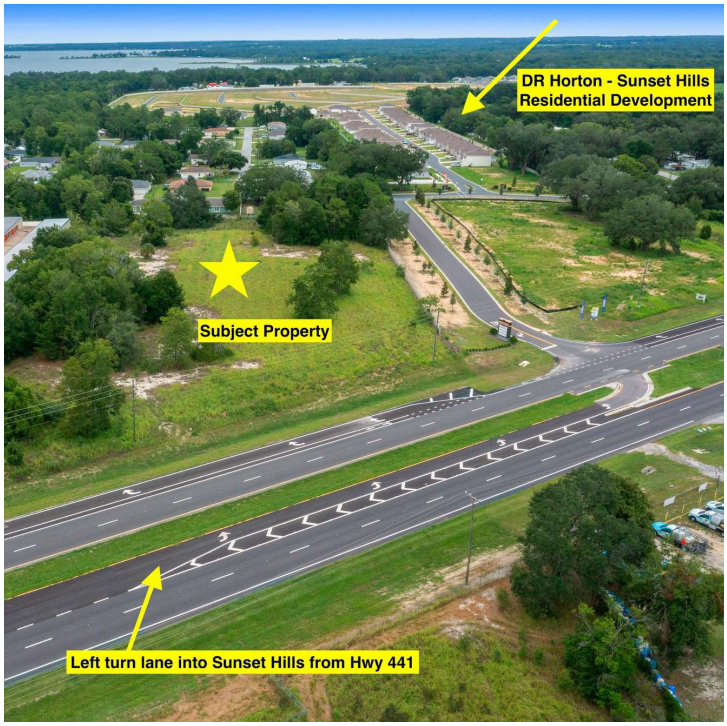
ADDITIONAL PHOTOS

LAND FOR SALE



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