

NEW COMMERCIAL LAND FRONTING SUMTER CO. GOV'T CENTER TBD HWY 470, SUMTERVILLE, FL 33585

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Available SF

Lot Size:

5.57 Acres

Zoning:

Commercial

Market:

Commercial
Development

PROPERTY OVERVIEW

Seize this rare opportunity to acquire a prime parcel of vacant commercial land, ideally located near the signalized intersection of, Hwy 301 and Hwy 470, just minutes from the newly expanding town of Middleton, Florida – a vibrant part of The Villages community.

This strategically positioned 5.57 acres sits between I-75 and the Florida Turnpike, offering exceptional accessibility and visibility for businesses seeking a high-traffic location. With utilities to the site, this property is primed for immediate development with Heavy Commercial Land Use.

The 20 acres abutting the property will be home to the new Sumter County Municipal complex and headquarters including the clerk of the court offices and new state of the art fire training center. Development is currently underway.

Situated on Hwy 470, which is set for widening, it makes access and visibility even more desirable for this property.

Located just 3 mile from Middleton, a community within The Villages, the largest and top selling residential communities in the country.

Whether you're looking to parcel out for retail, commercial, or mixed-use development, the potential is limitless. Capitalize on the rapid growth of the surrounding area and establish your footprint in one of Florida's most sought-after communities.

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

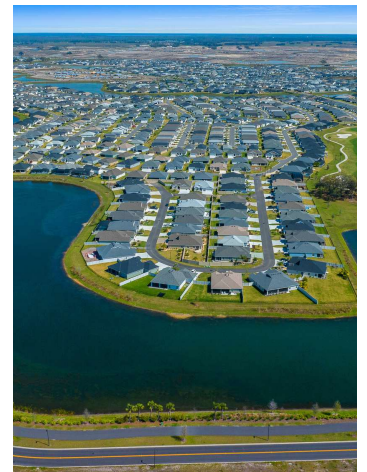
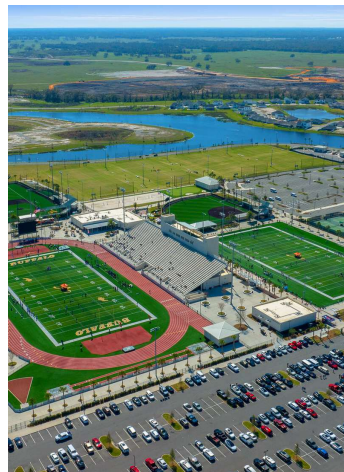
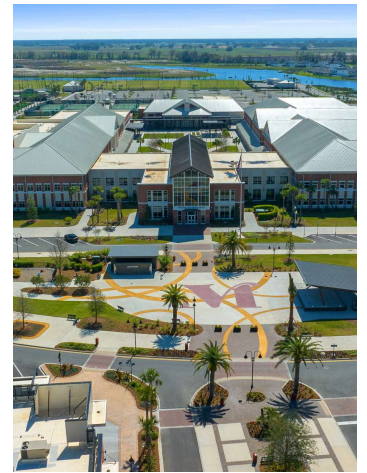
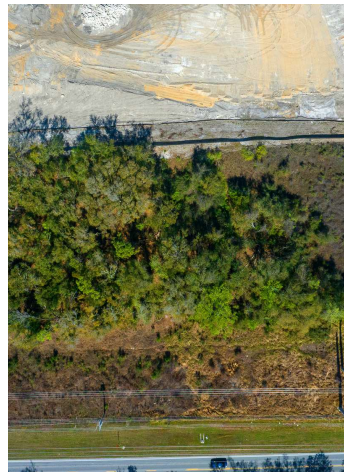
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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ADDITIONAL PHOTOS

LAND FOR SALE



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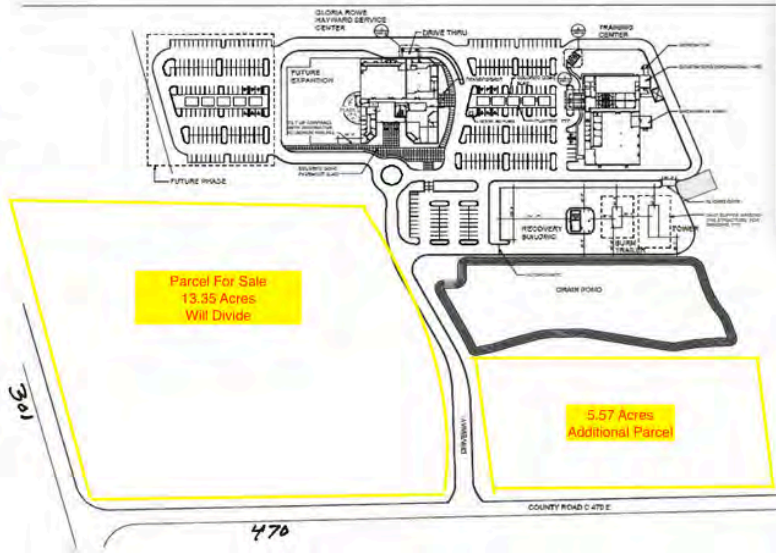
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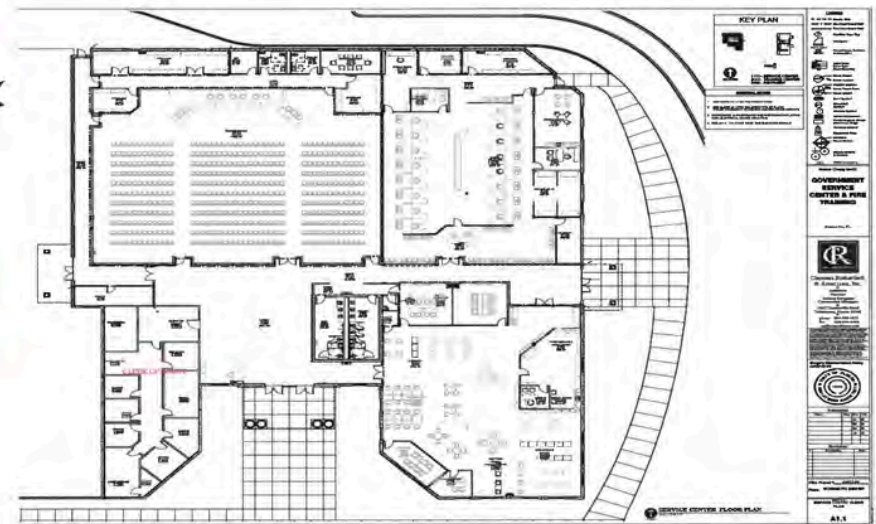




New Gloria Rowe Hayward Service Center and Fire Training Center - Community Shelter



New Service Center Floor Plan



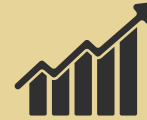
METRO STATS

POPULATION



409,959 WITH 269+
NET GAIN EACH WEEK

GROWTH



2010-2020 POPULATION
GROWTH AT 38%

AFFORDABILITY



FL #1 RANKED MOST
AFFORDABLE METRO

TRAFFIC



97,500 - 120,000 CARS
PER DAY ON I-75

ACCESS



ACCESS TO 4 OF FLORIDA'S
6 MAJOR ARTERIES

HOUSEHOLDS



WORLD'S LARGEST ACTIVE
ADULT COMMUNITY

HOME SALES



15-20% INCREASE IN
HOME VALUES

INCENTIVES



FULFILLMENT & OR DATA
CENTER, MANUFACTURING



Erin Freel, CCIM

Broker Associate

*Erin is an
entrepreneur, author,
award-winning
Realtor®, Triathlete,
and IronMan.*



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Fewer than 10 percent of commercial real estate professionals are CCIMs, or Commercial Certified Investment Members, and that 10 percent averages 42 percent more transactions annually than typical brokerage specialists.

Boyd Real Estate

**\$100+
MILLION**

2024 Transactional Volume



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CO-LISTING AGENT



Reggie Caruthers

Owner/Broker

PRESIDENT, OWNER / BROKER ALC, CCIM

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Reggie Caruthers has a long and rich history operating as a Broker for the past twenty-five years. Specializing in representing clients in the purchases and sales of vacant land, industrial sites and commercial property in Sumter County, as well as Lake and Marion, he keeps current on transactions in these areas and stays up-to-date with the local zoning codes and future land uses of the area.

2020 REALTORS® Land Institute's Florida Chapter "Land Realtor® of the Year" and past REALTORS® Land Institute's Florida Chapter "Land Realtor® of the Year". In 2007, the Florida Commercial Brokers Network awarded him with the "Allan White Award", in memory of FCBN member, Allan White. The Allan White Award is awarded to Realtors for demonstrating creativity in resolving the most complicated real estate transactions.