

Webster Residential Development Land

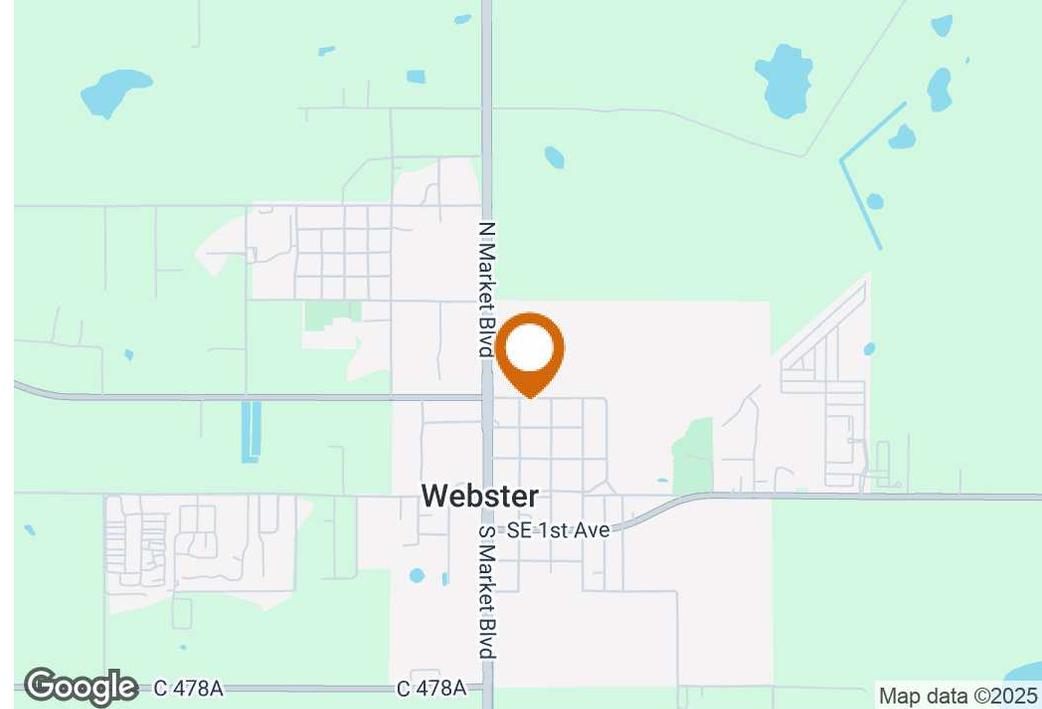
Northeast 4th Avenue, Webster, Florida 33597

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$558,000
Lot Size:	3.72 Acres
Price / Acre:	\$150,000
Zoning:	R6C - allows up to 6 residential units per acre
APN:	Q31E001, Q31C024, Q31E010
City:	Webster
County:	Sumter

Property Overview

This 3.72-acre property offers a prime opportunity for residential development in Webster, Florida in Sumter county. Webster is a small southern agricultural town known for its rural charm and the Sumter County Farmers Market, which attracts visitors from across the region. The area is characterized by its agricultural landscape and natural beauty. The property sits in close proximity to I-75 and not too far from Ocala and horse country.

Property Highlights

- Close proximity to the the Sumter County Farmers Market
- 15 ± minutes to I-75
- Just east of State Road 471

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	Sparr Fine Sand
Zoning / FLU:	Zoning - R6C that allows up to 6 residential dwelling units per acre FLU - Urban Residential (Single Family Residential Site Built) that allows up to 6 units per acre
Water Source & Utilities:	Water is at the property. Sewer is close (exact location will need to be confirmed). The City of Webster will be the provider of utilities.
Road Frontage:	490+/- feet of frontage on NE 4th Avenue. There is also about 320 feet of frontage on NE 3rd Ave and 350 feet on NE 1st St.
Nearest Point of Interest:	Webster Farmers Market is a well attended event every Monday.

LOCATION DESCRIPTION



Location Description

Nestled in the charming town of Webster, Florida, this property offers a unique blend of rural tranquility and convenient accessibility. Located at the heart of Sumter County, it is surrounded by the natural beauty of Central Florida's agricultural landscape and just a short drive from major attractions such as the Withlacoochee State Forest and Lake Panasoffkee in close proximity. The property is close to the popular Sumter County Farmers Market, a regional hotspot for culture, commerce, and community events.

Strategically situated near several major roadways, the property ensures effortless connectivity. State Road 50 lies just 1.5 miles to the north, providing an east-west corridor to Brooksville and Clermont, while U.S. Route 301, about 5 miles east, connects to Dade City and Wildwood. Interstate 75, only 15 ± minutes west, offers quick access to Tampa and Ocala, making this property a practical choice for commuters or frequent travelers. The property's central location places Orlando's bustling attractions and Tampa's cultural hubs within an hour's drive, offering the perfect balance between rural living and urban convenience.



Sumter County Farmers Market

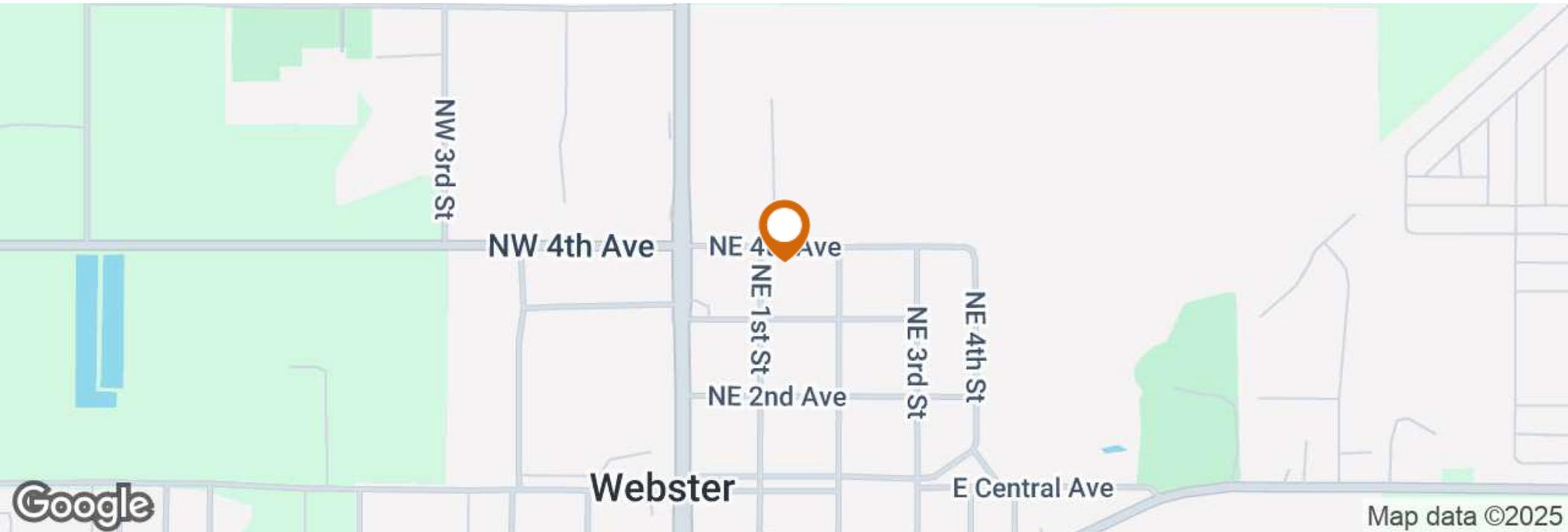


DOLLAR GENERAL

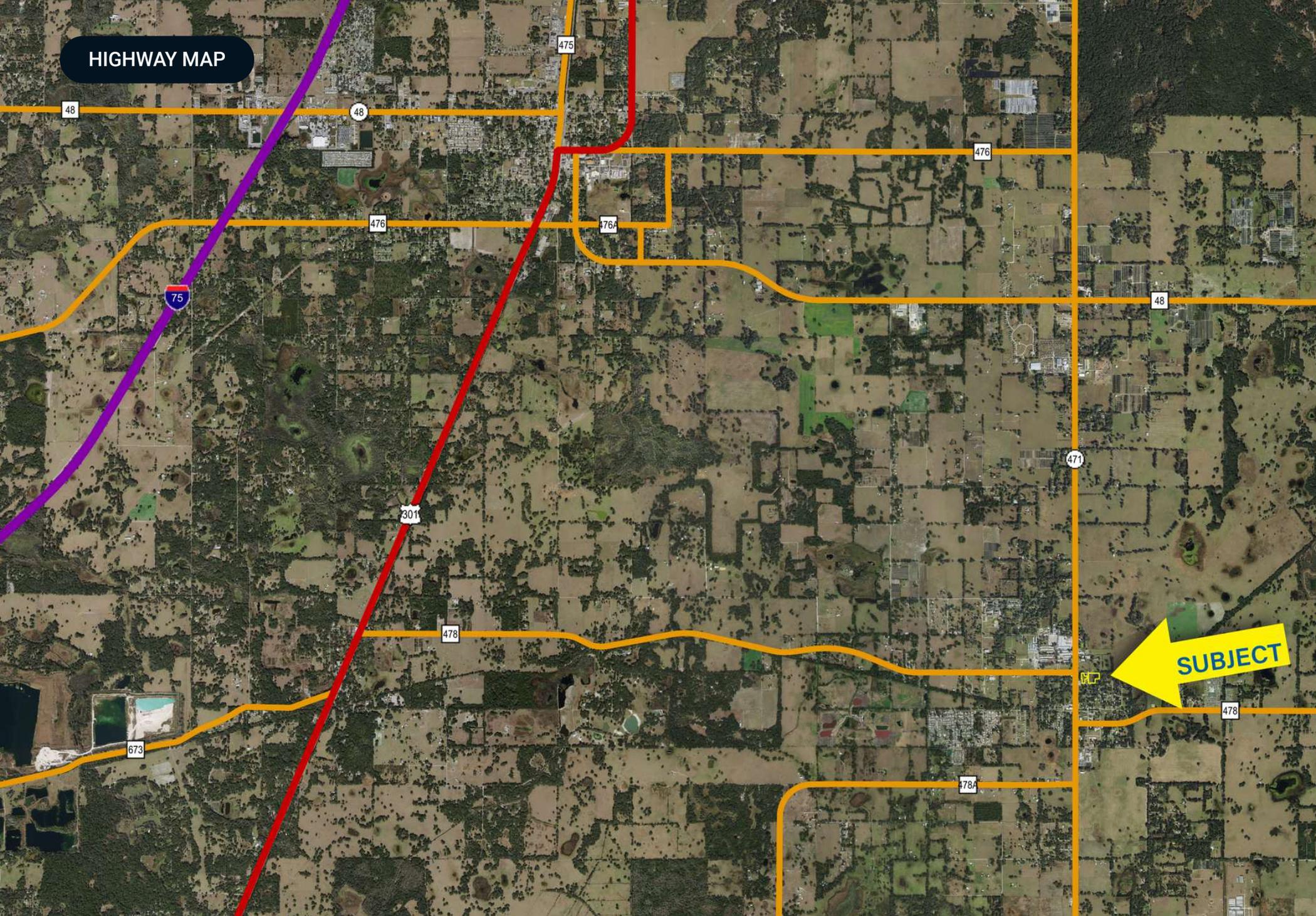




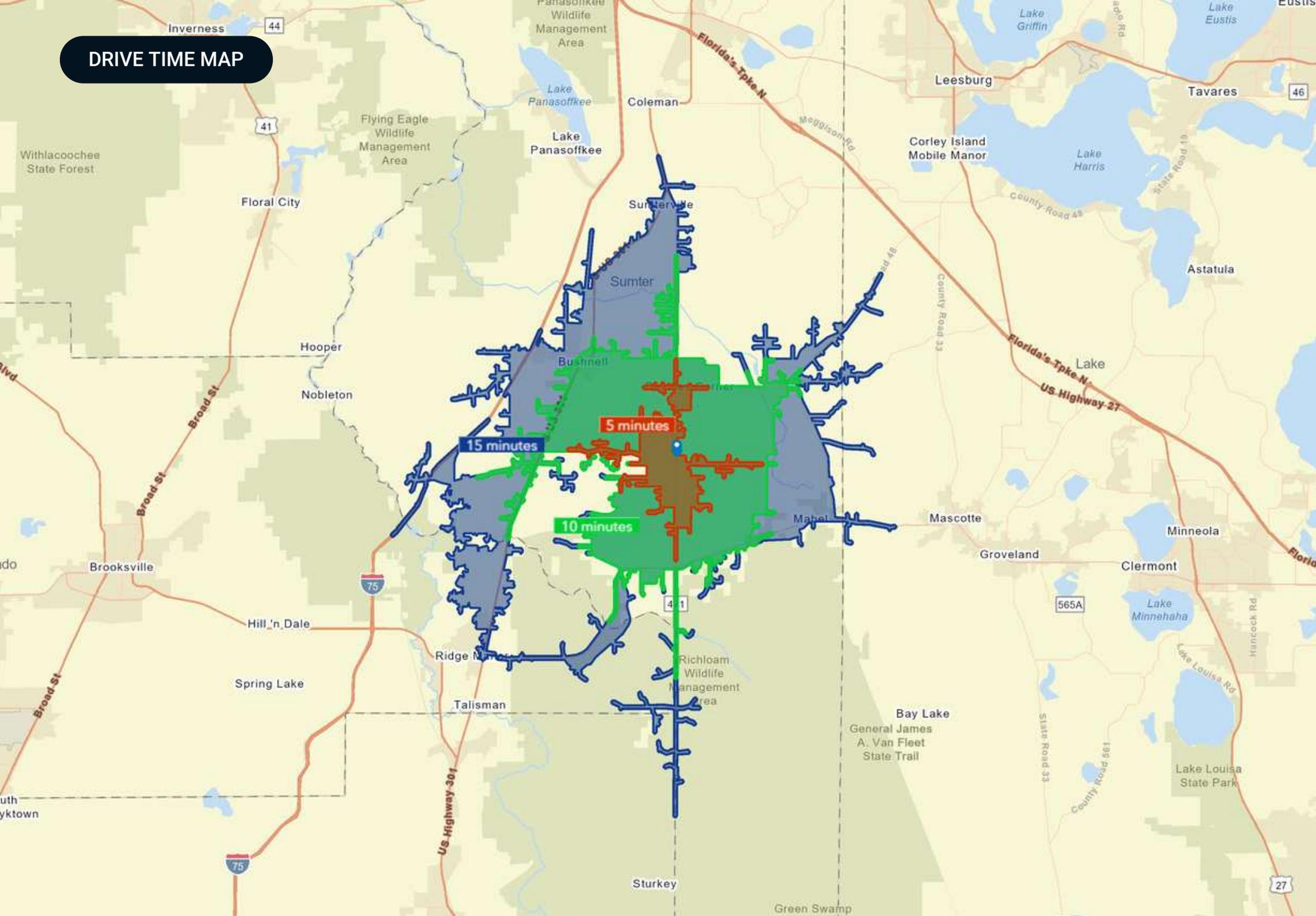
REGIONAL & LOCATION MAP



HIGHWAY MAP



DRIVE TIME MAP



DEMOGRAPHICS MAP & REPORT

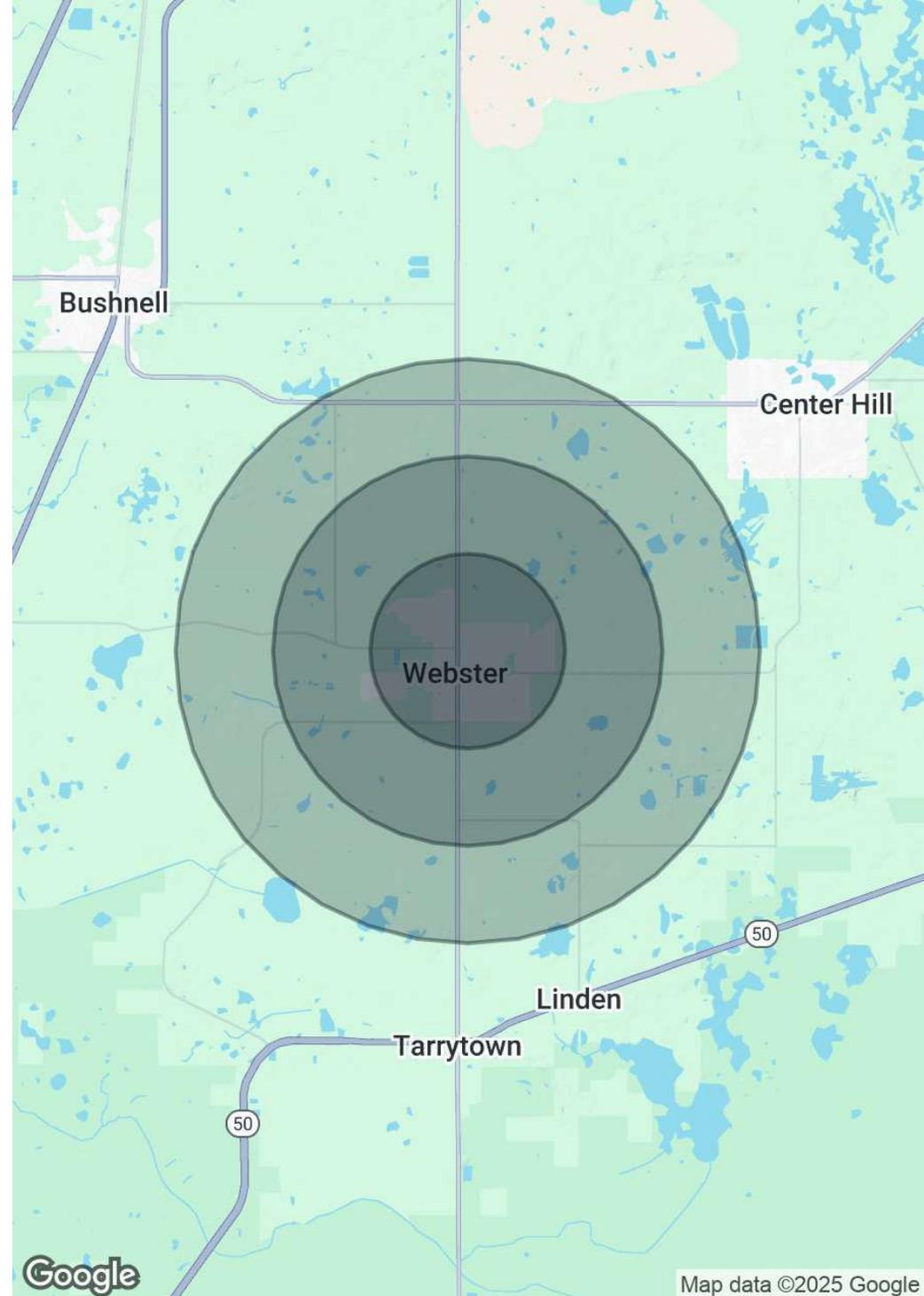
Population

	1 Mile	2 Miles	3 Miles
Total Population	1,343	2,522	3,593
Average Age	45	45	45
Average Age (Male)	43	44	43
Average Age (Female)	46	46	46

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	525	992	1,399
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$78,179	\$79,090	\$79,256
Average House Value	\$330,451	\$332,433	\$331,707

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Jim Allen

Senior Advisor

jimmy@saundersrealestate.com

Direct: **877-518-5263 x330** | Cell: **863-738-3636**

Professional Background

Jim Allen is an Advisor at Saunders Real Estate.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining Saunders Real Estate, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development
- Land Management

ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: **877-518-5263 x311** | Cell: **863-224-0835**

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

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Direct: **877-518-5263 x356** | Cell: **863-255-7406**

Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



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