



Sumter County Commercial Property

U.S. 301, Sumterville, Florida 33585

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I-75
(3 ± Miles)



PROPERTY OVERVIEW



Offering Summary

Total Acreage	Price:	\$2,500,000 (32 ± Acres)*
Tract A:		\$830,468 (10.63 ± Acres)
Tract B:		\$1,679,687 (21.5 ± Acres)
State:		Florida
City:		Sumterville
County:		Sumter
Property Type:		Land Investment, Commercial

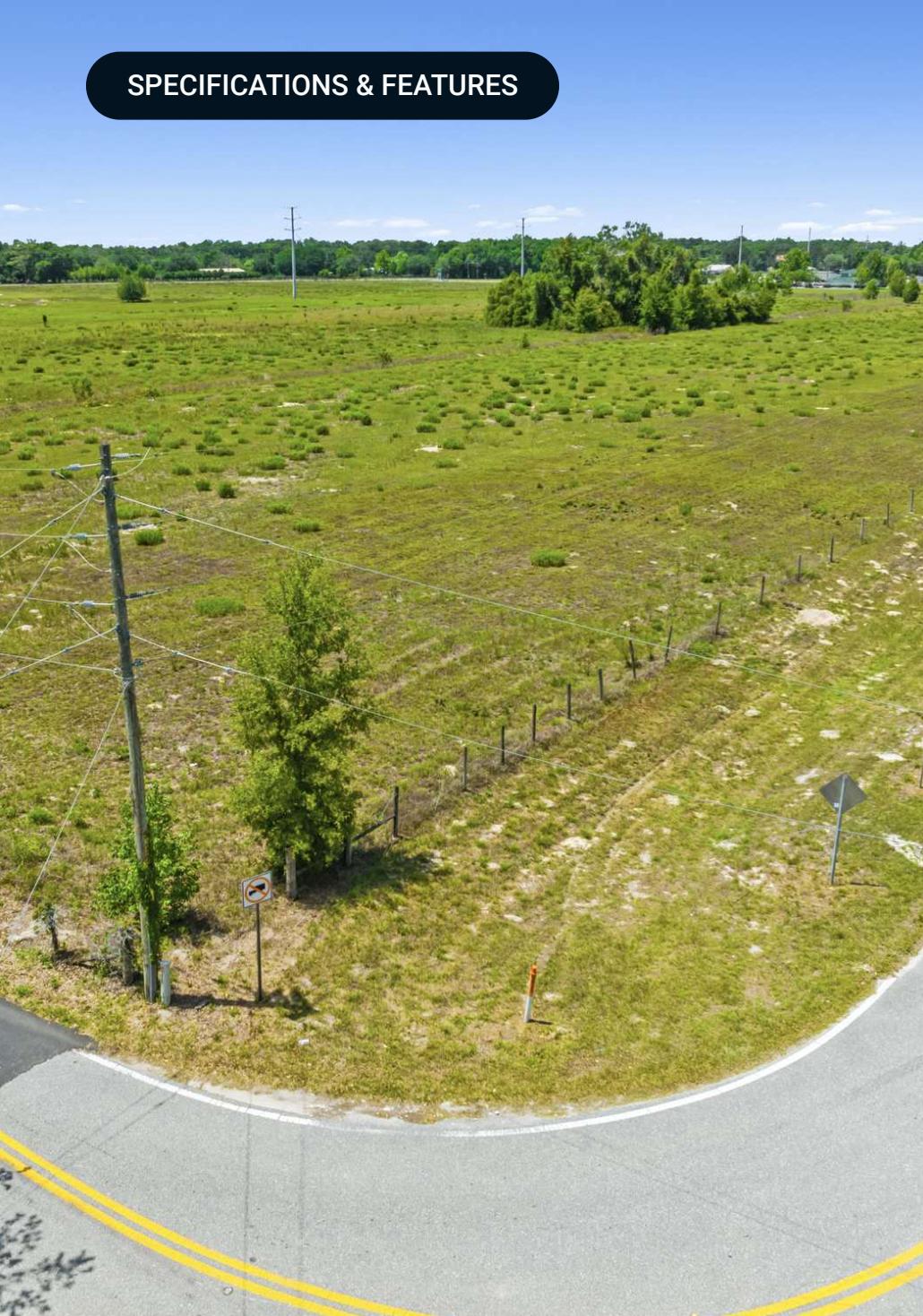
Property Overview

Sumter County Commercial Property is roughly 32 ± acres located in a rapidly growing part of the County. The subject property is entirely uplands and has extensive road frontage. There is approximately 875 ± feet on Hwy 301, 2,146 ± feet on CR 526, and 592 ± feet on CR 528. The property is zoned CL (light commercial) with a future land use of commercial.

*The seller is willing to offer the property for sale in three separate configurations. A 10.63 ± acre parcel, a 21.5 ± acre parcel, and in its entirety at 32 ± acres. Please see the parcel configuration map in the flyer for further details.

Whether purchased separately or as a whole, this property presents an excellent opportunity to acquire vacant land in the Sumter County market area. Nearby development pressure from the Villages and other commercial activity ensure the future viability of the subject property. The parcel benefits from a strategic position just 3.5 ± miles east of I-75, providing excellent access to regional markets including Tampa, The Villages, and Ocala. The site's immediate surroundings include a mix of light commercial, institutional, and residential uses.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands: 100% uplands

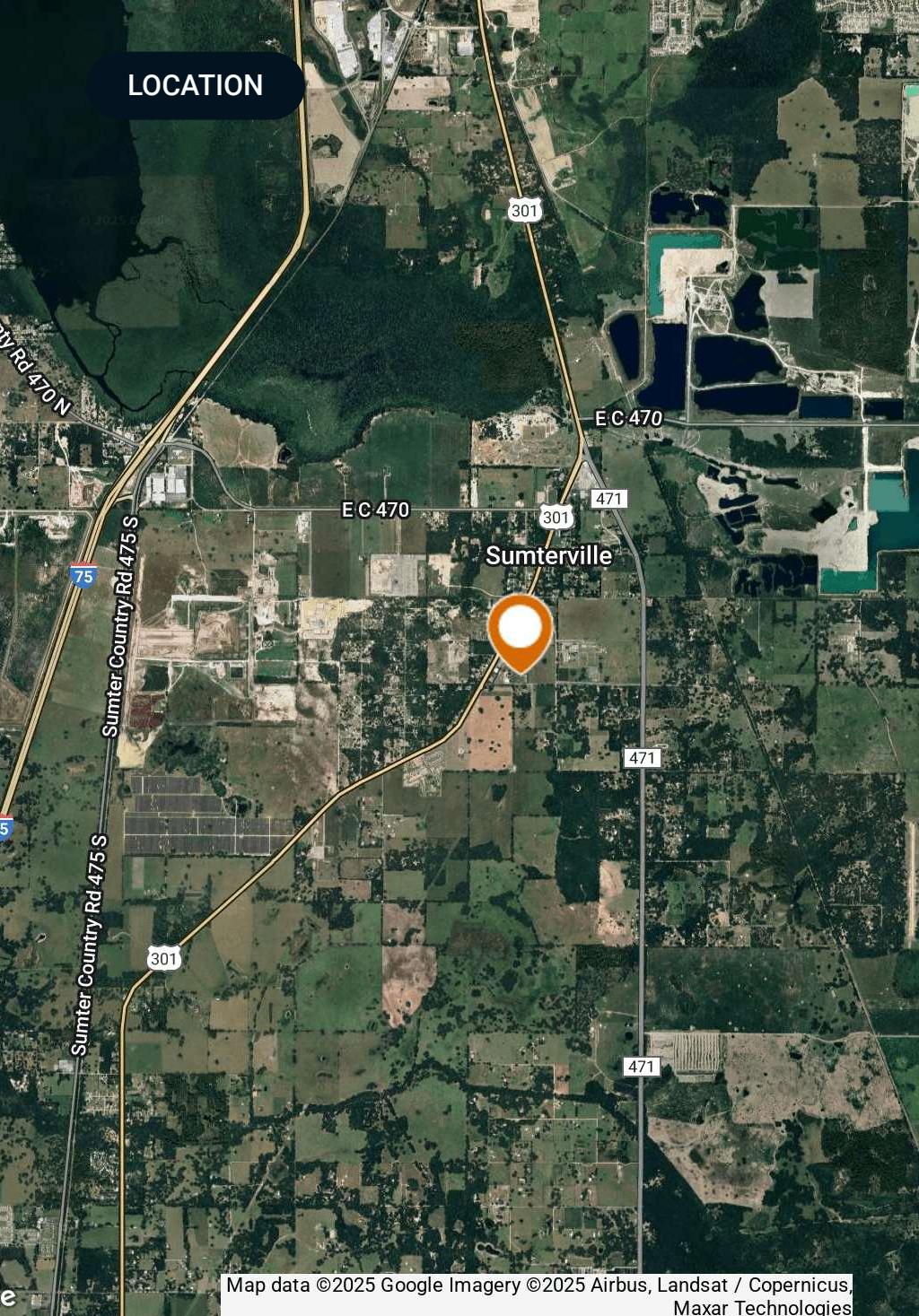
Lake Fine Sand
Tavares Fine Sand
Millhopper Sand
Astatula Fine Sand

Taxes & Tax Year: 2024- \$4,030.66

Zoning / FLU: Zoning: CL (light commercial) FLU: Commercial

Road Frontage: 875 ± feet on Hwy 301, 2,146 ± feet on CR 526, and 592 ± feet on CR 528

LOCATION



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

Location & Driving Directions

Parcel: J24-110 & J24C013

GPS: 28.738334, -82.0662652

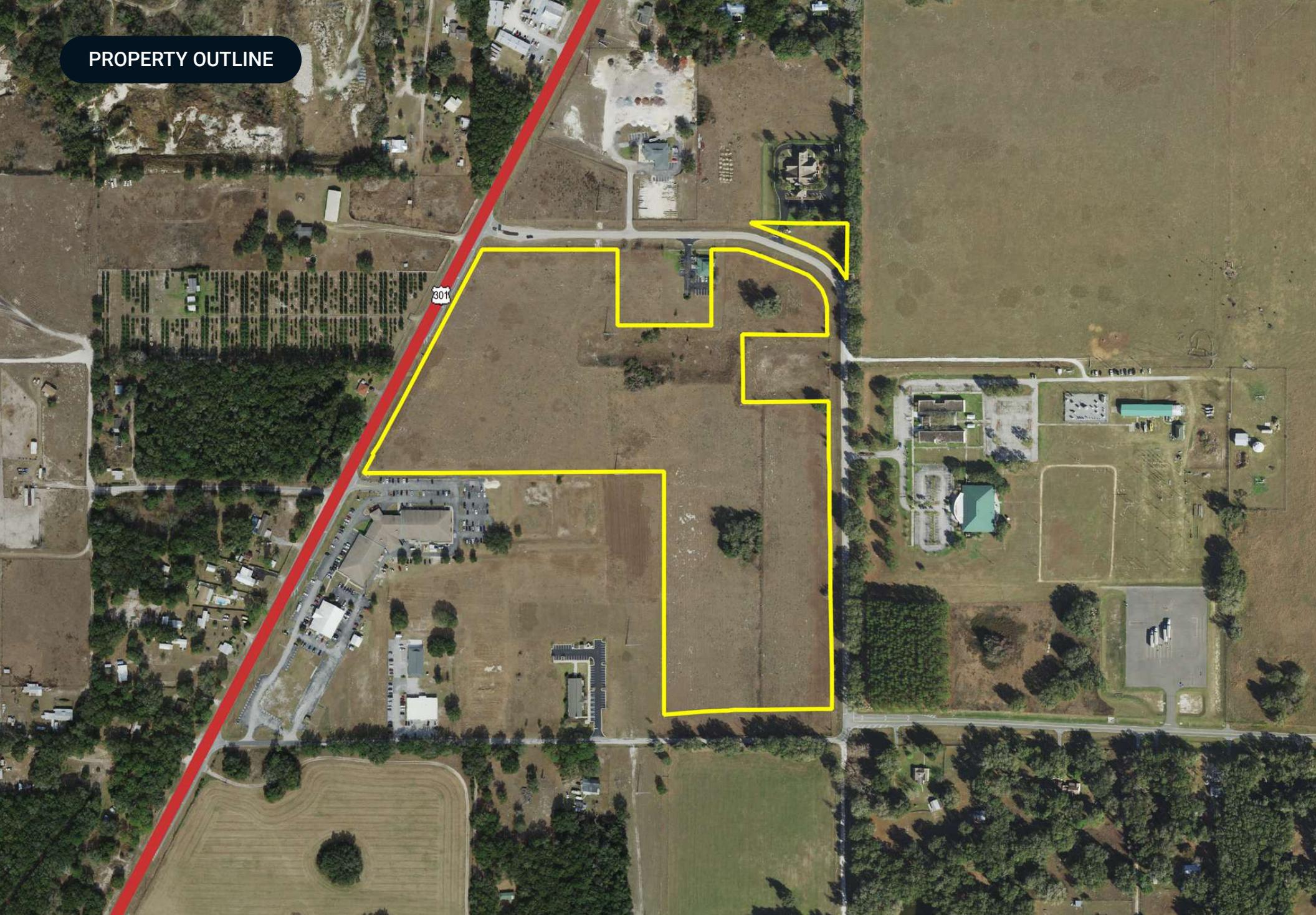
Driving Directions:

- From I-75 take CR 470 east for 2.5 miles
- Then take US Highway 301 South for 3/4 of a mile
- The subject property will be on the east side of the road at the intersection of CR 526 and US Highway 301.

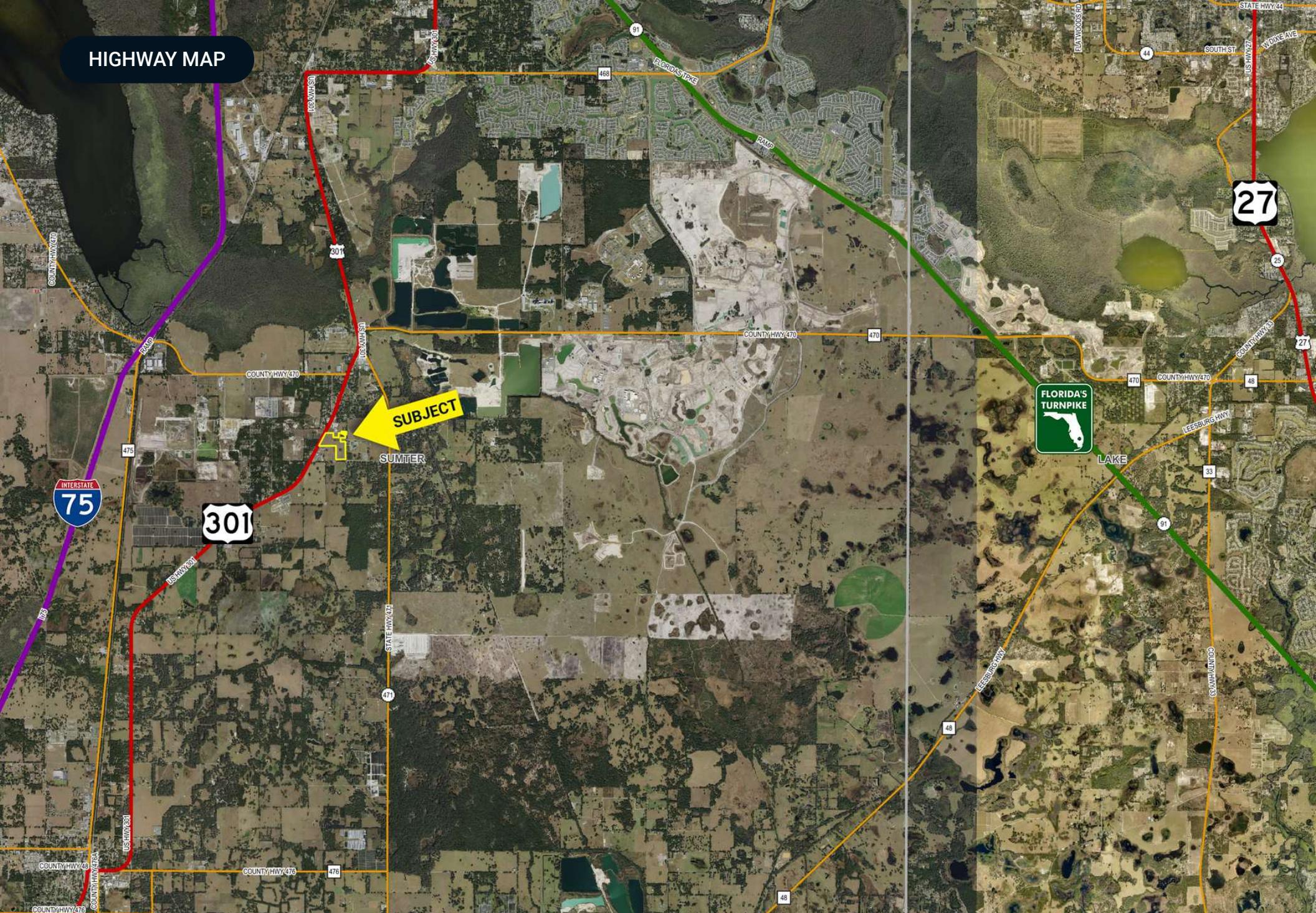
Showing Instructions:

Please contact the listing agents.

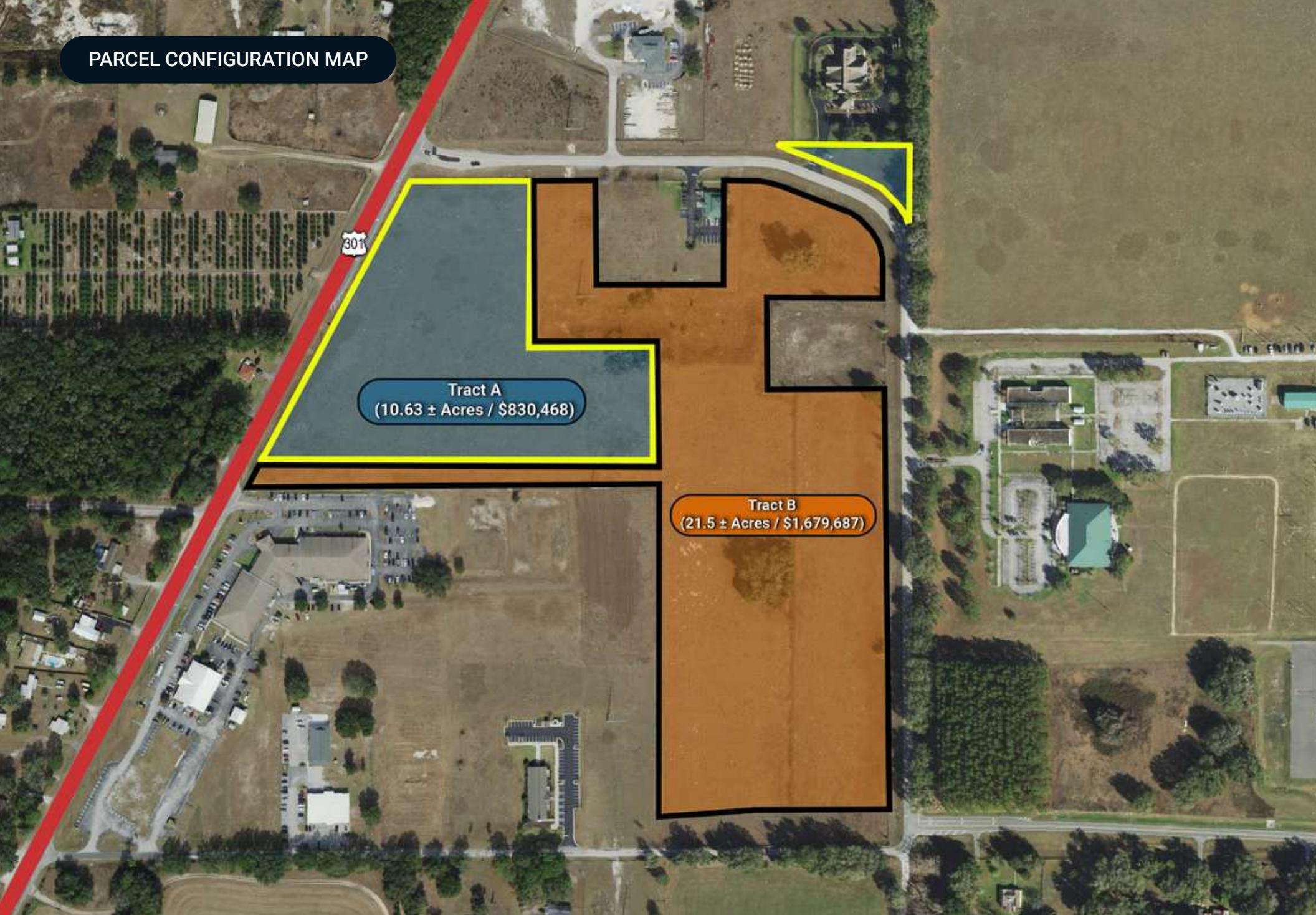
PROPERTY OUTLINE



HIGHWAY MAP



PARCEL CONFIGURATION MAP



TRACTS AERIAL



ADDITIONAL PHOTOS





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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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