

Sumter County Commercial Property

U.S. 301, Sumterville, Florida 33585

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I-75
(3 ± Miles)



301



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.

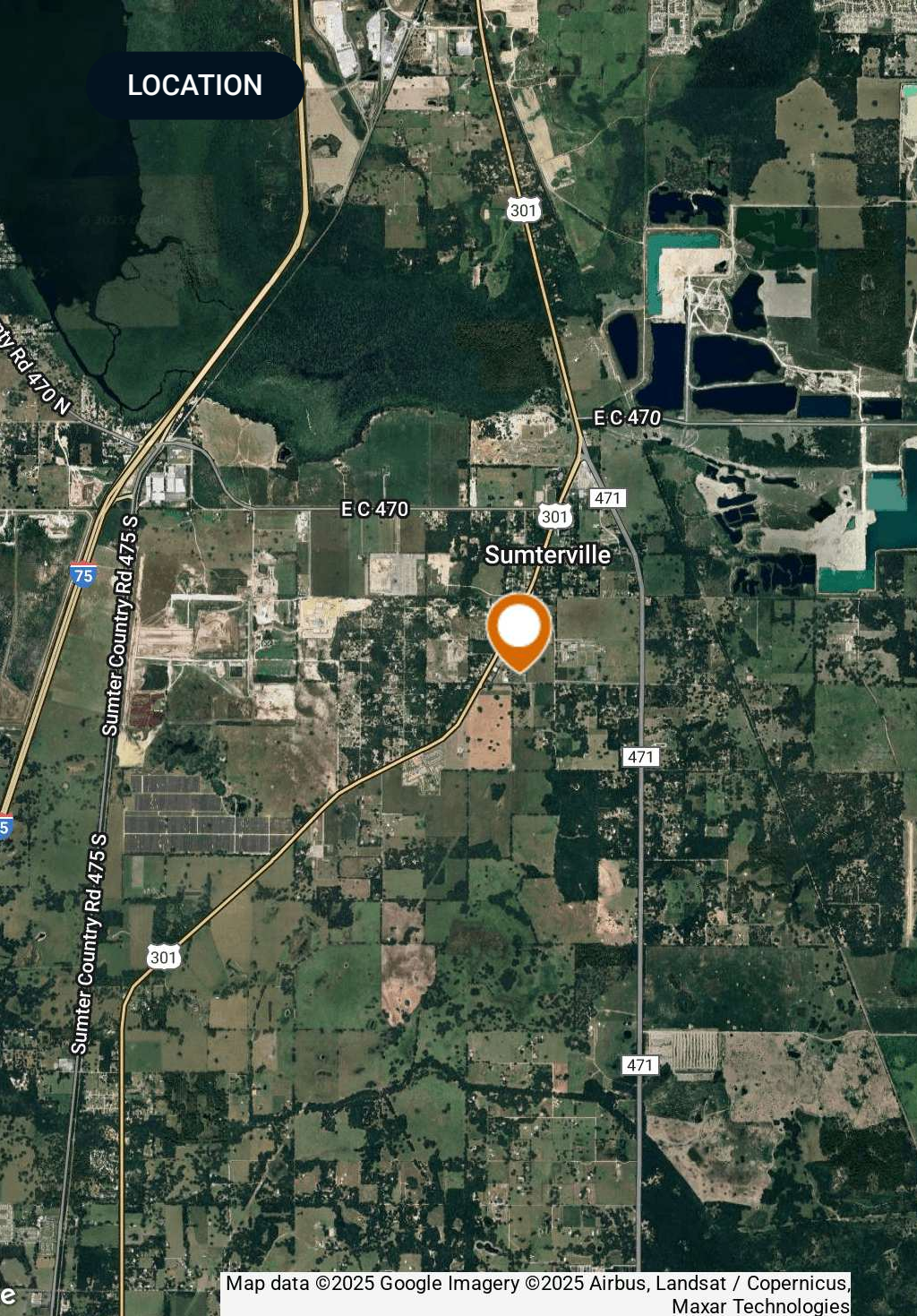
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	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



Location & Driving Directions

Parcel: J24-110 & J24C013

GPS: 28.738334, -82.0662652

Driving Directions:

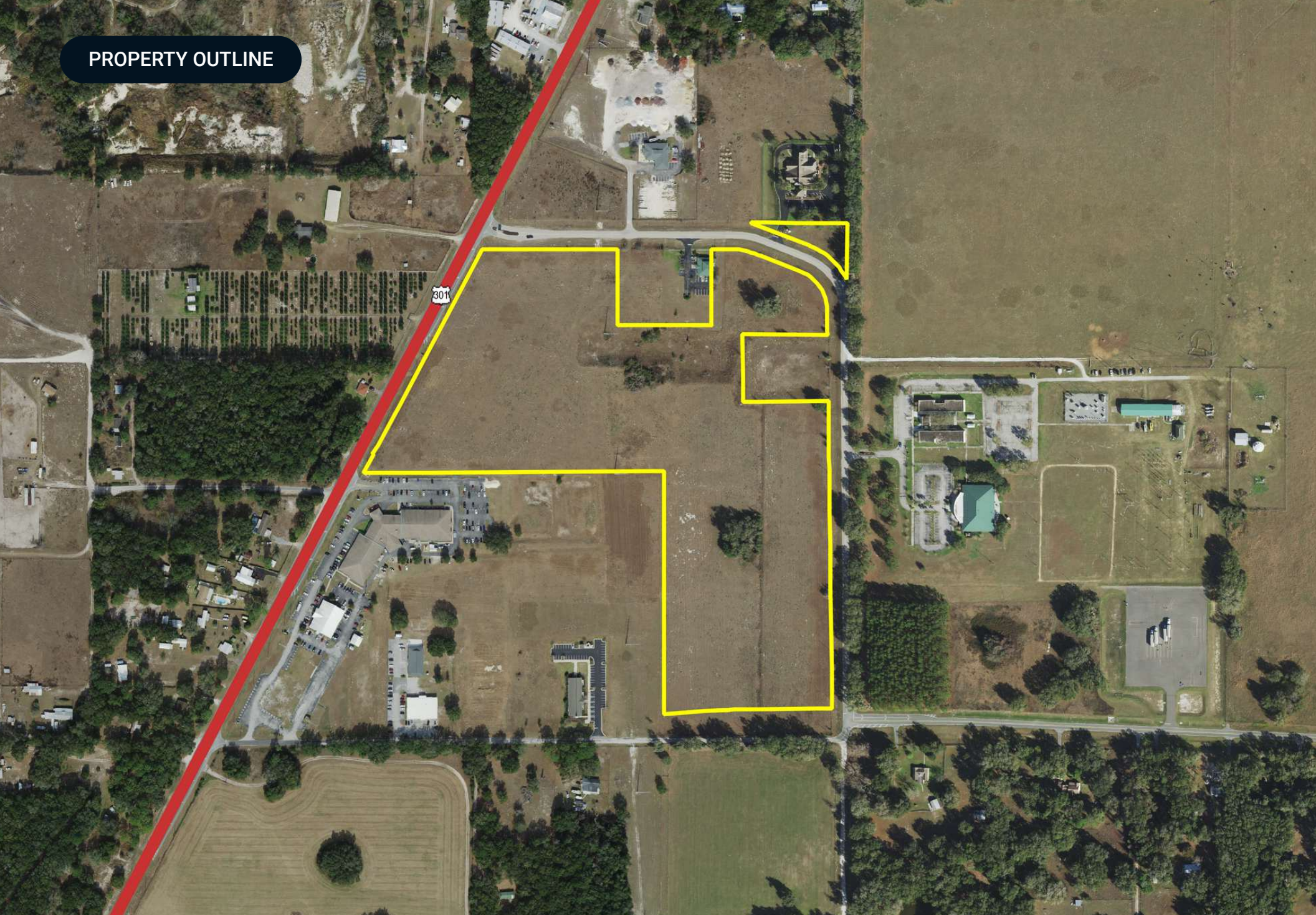
- From I-75 take CR 470 east for 2.5 miles
- Then take US Highway 301 South for 3/4 of a mile
- The subject property will be on the east side of the road at the intersection of CR 526 and US Highway 301.

Showing Instructions:

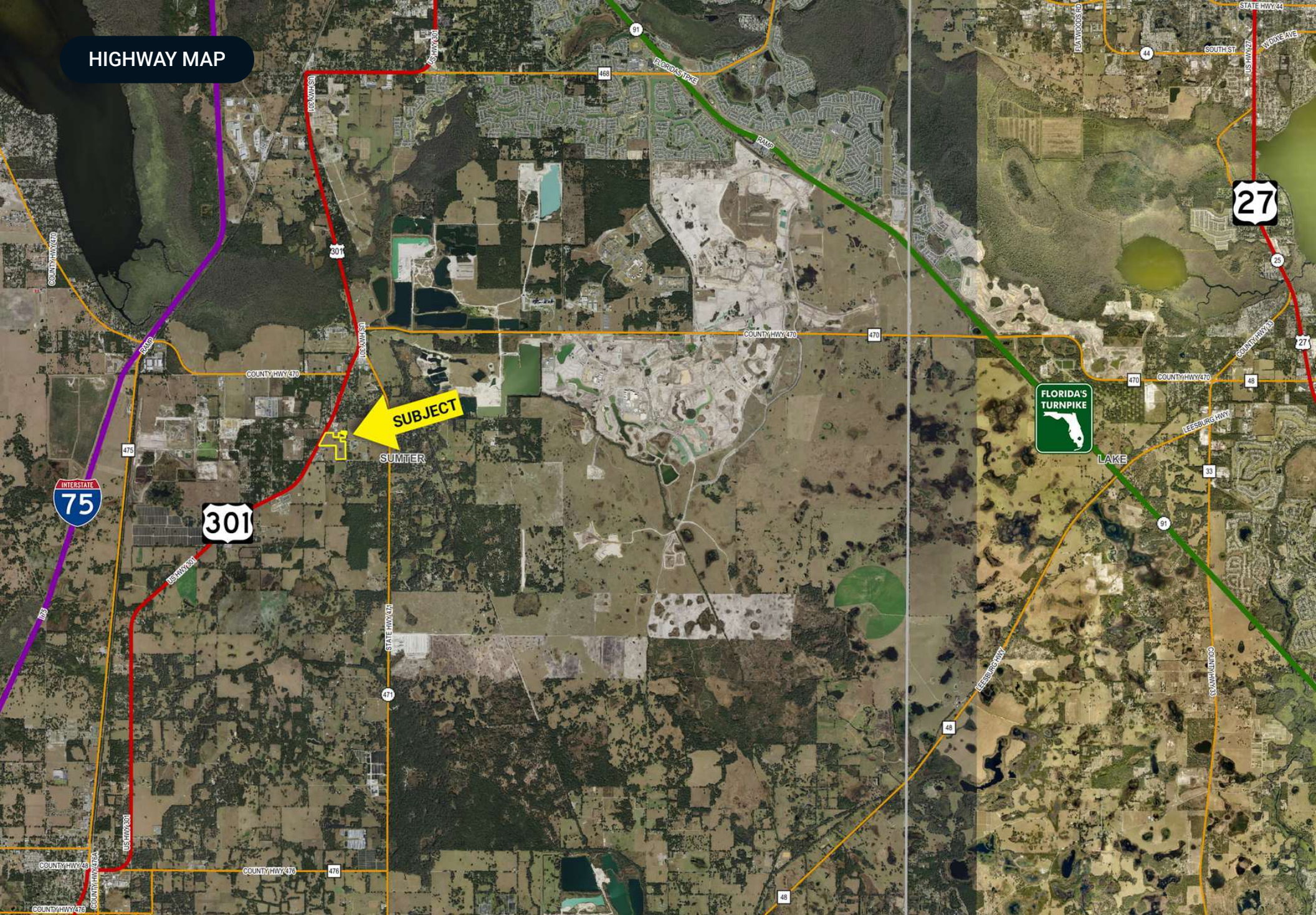
Please contact the listing agents.

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

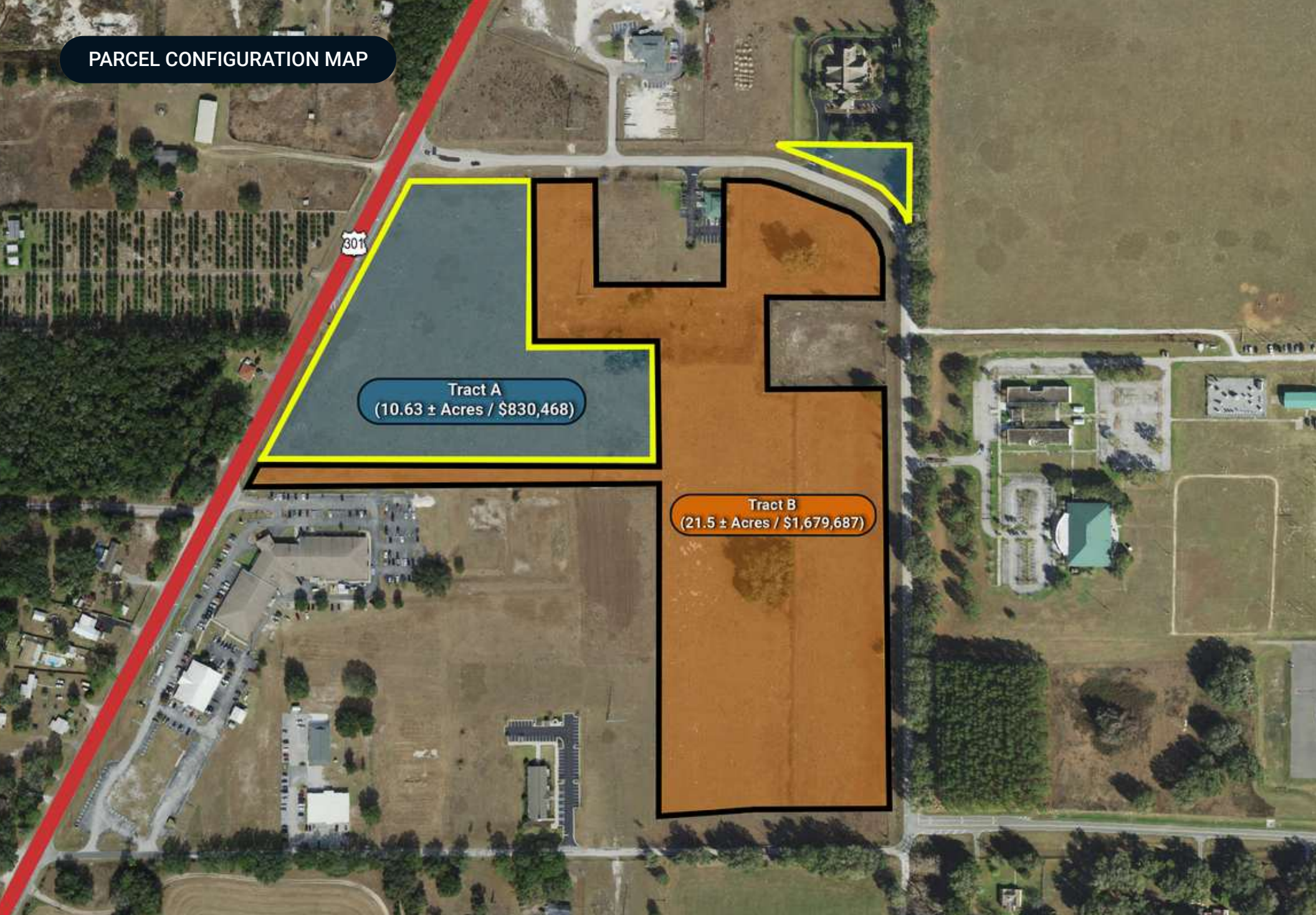
PROPERTY OUTLINE



HIGHWAY MAP



PARCEL CONFIGURATION MAP



Tract A
(10.63 ± Acres / \$830,468)

Tract B
(21.5 ± Acres / \$1,679,687)



Tract B
(21.5 ± Acres / \$1,679,687)

Tract A
(10.63 ± Acres / \$830,468)

Part of Tract A

ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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