



Sumter County Commercial Property - Tract A

U.S. 301, Sumterville, Florida 33585

Part of Tract A

Dean Saunders, ALC, CCIM
863-287-8340
dean@saundersrealestate.com

Zeb Griffin, ALC
352-630-7547
zeb@saundersrealestate.com

PROPERTY OVERVIEW



Offering Summary

Sale Price:	\$830,468
Lot Size:	10.63 ± Acres*
State:	Florida
County:	Sumter
City:	Sumterville
Property Type:	Development Land

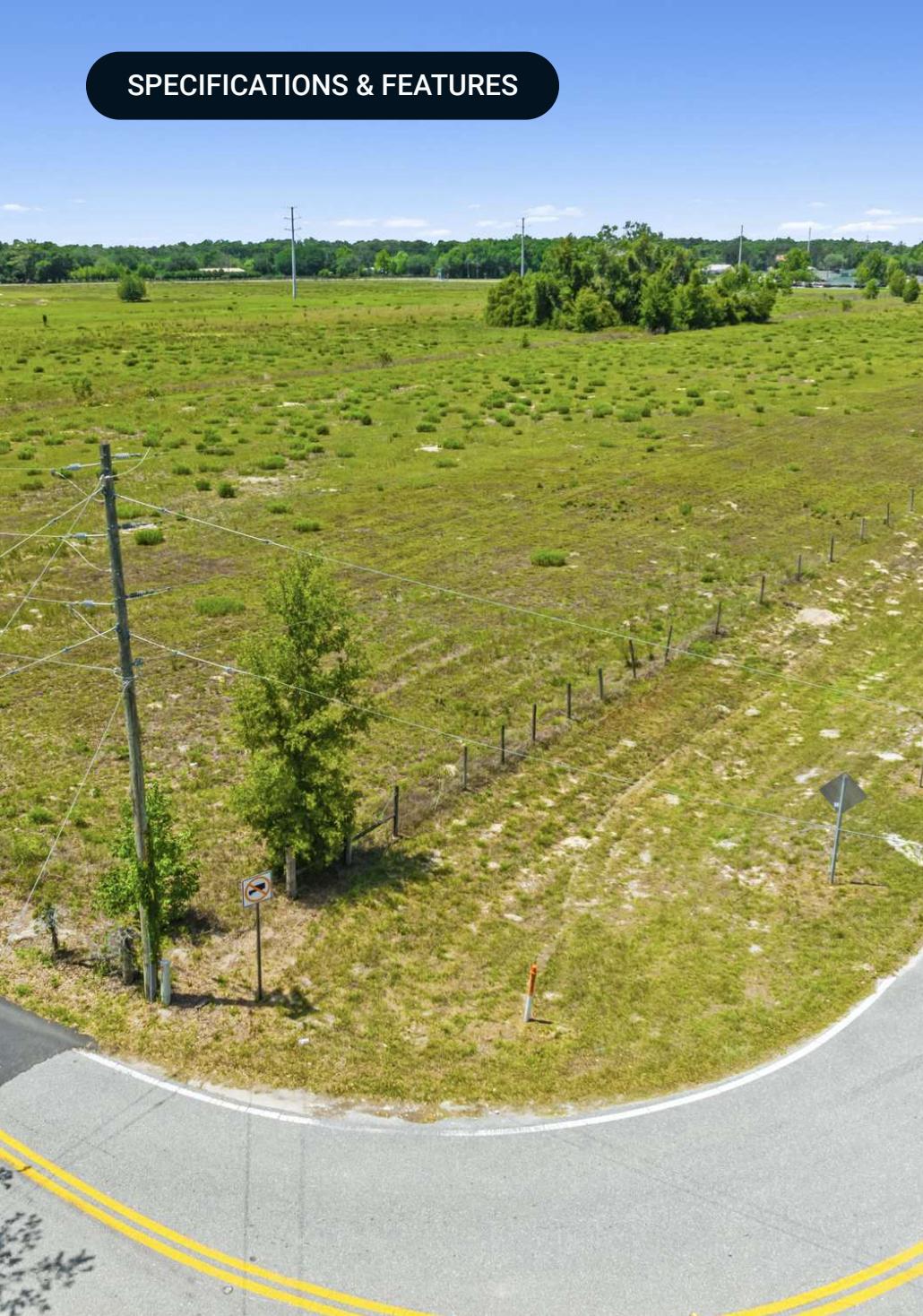
Property Overview

Sumter County Commercial Property - Tract A is roughly $10.63 \pm$ acres of development land located in a rapidly growing part of the county. The subject property is entirely uplands and has extensive road frontage on U.S Hwy 301. 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 $10.63 \pm$ acre parcel (Tract A), a $21.5 \pm$ acre parcel (Tract B), and in its entirety at $32 \pm$ acres. Please see the parcel configuration map on page 5 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 $3.5 \pm$ 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

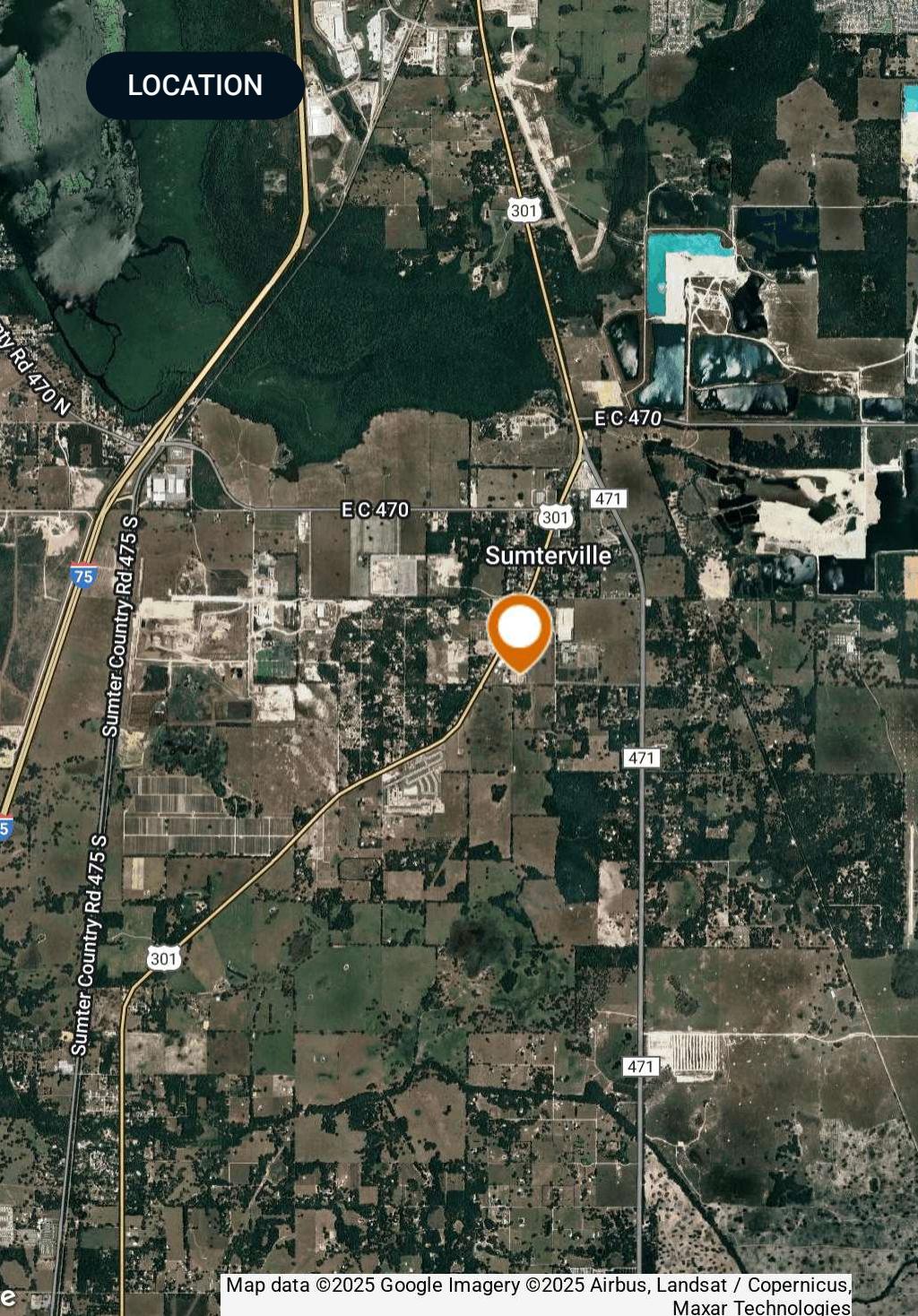
Soil Types:

Zoning: CL (light commercial) FLU: Commercial

Road Frontage:

Tract A & B: $875 \pm$ feet on Hwy 301, $2,146 \pm$ feet on CR 526, and $592 \pm$ feet on CR 528

LOCATION



Location & Driving Directions

Parcel: J24-110

GPS: 28.738334, -82.0662652

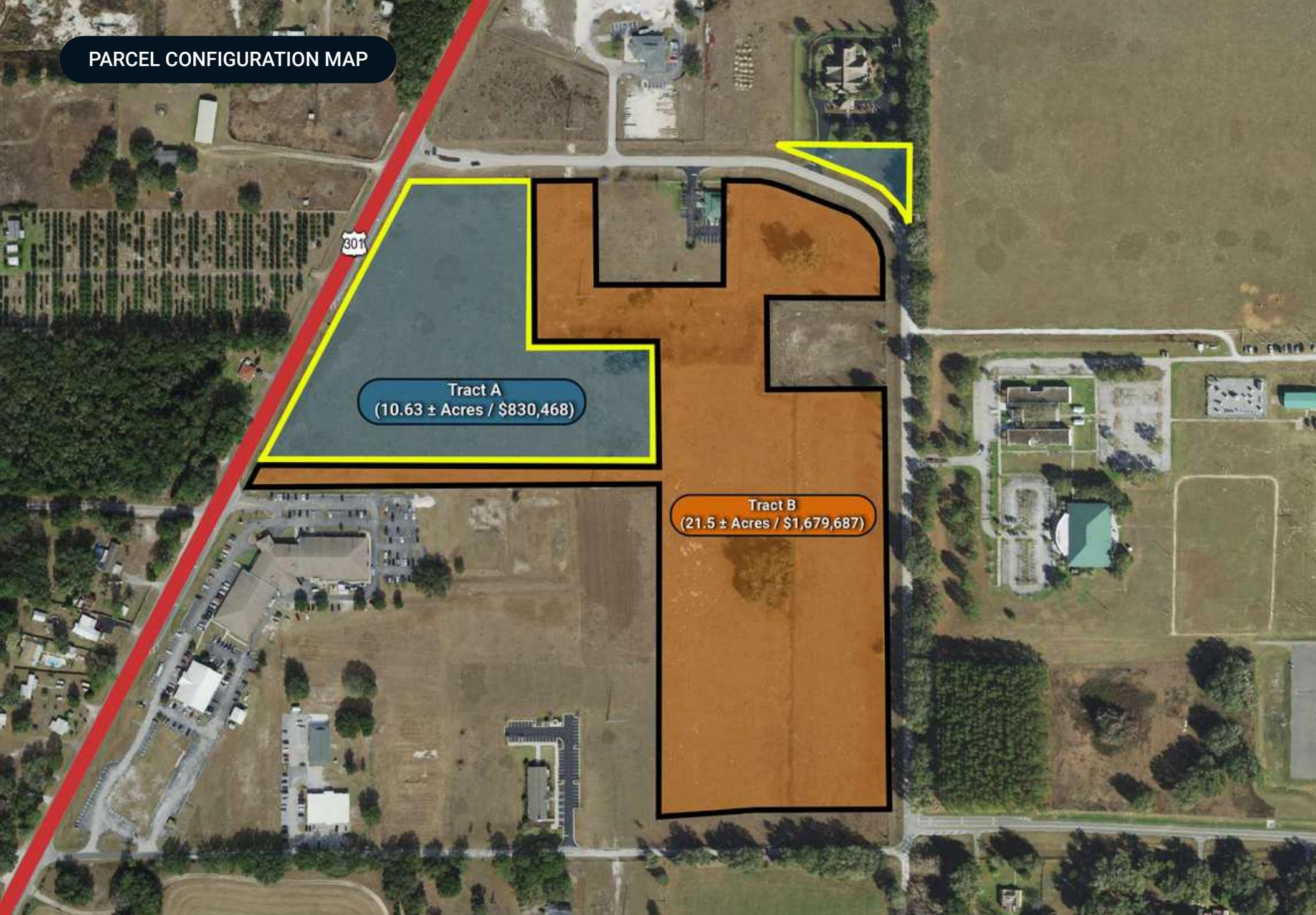
Driving Directions:

- 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.

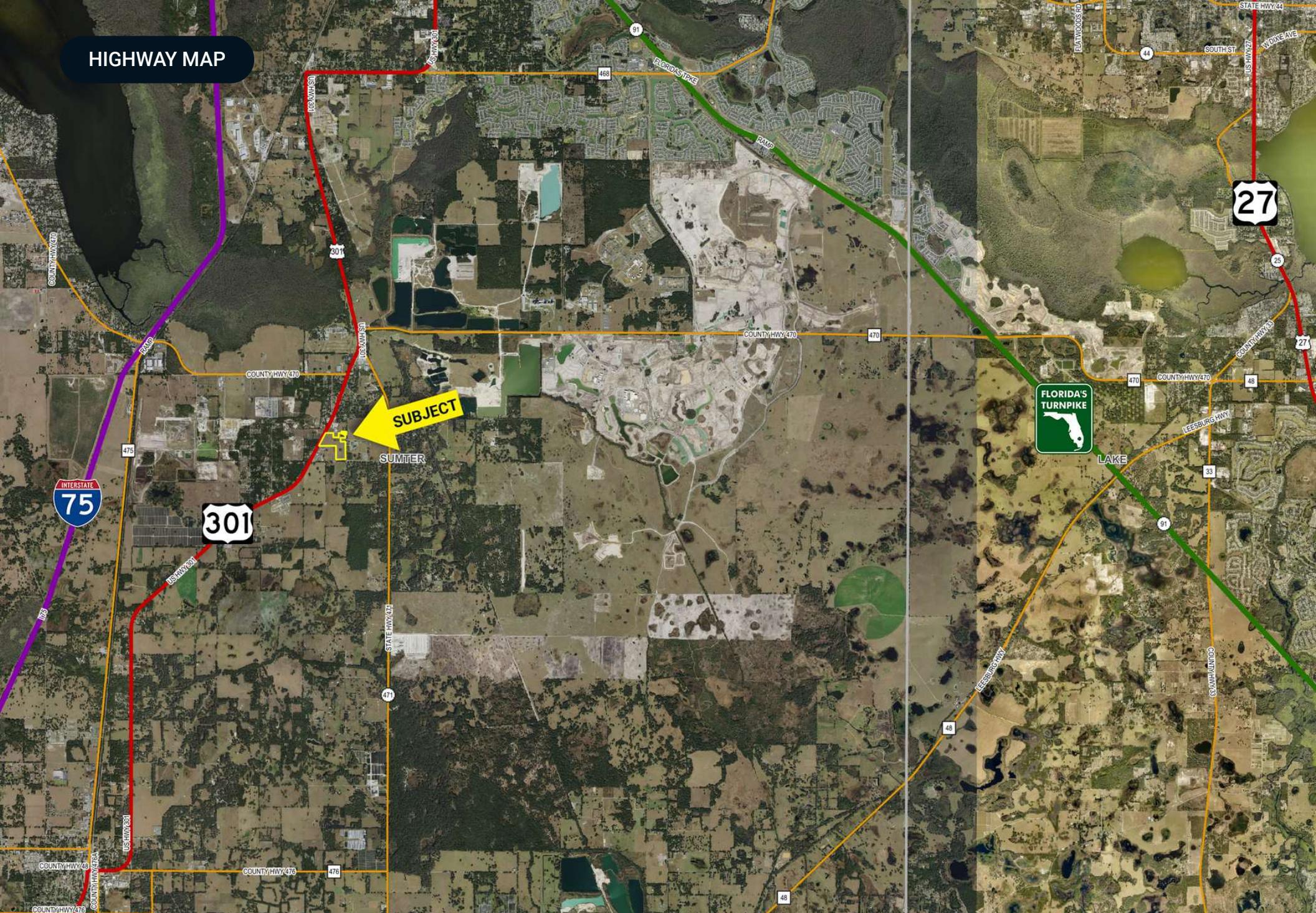
PARCEL CONFIGURATION MAP



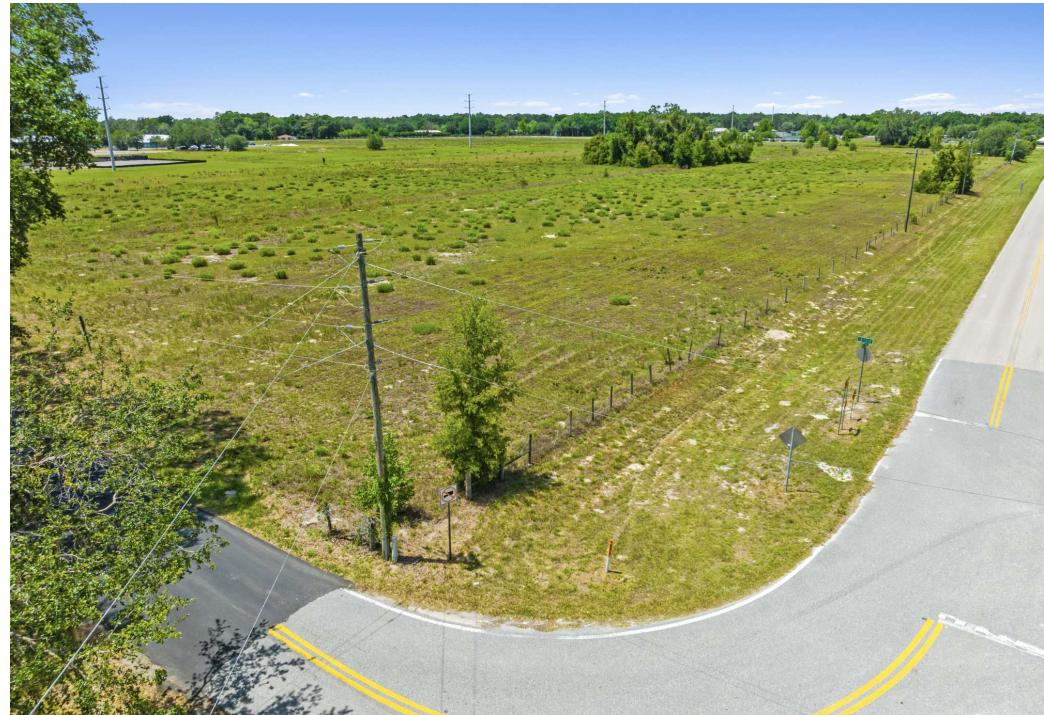
PARCEL CONFIGURATION AERIAL



HIGHWAY MAP



ADDITIONAL PHOTOS





Serving the Southeast

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.



877-518-5263 • info@saundersrealestate.com