

Sumter County Commercial Property

U.S. 301, Sumterville, Florida 33585

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

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

I-75
(3 ± Miles)



301



PROPERTY OVERVIEW



Sale Price

\$2,500,000

Offering Summary

Acreage:	32 Acres
Price / Acre:	\$78,125
State:	Florida
City:	Sumterville
County:	Sumter
Property Type:	Land Investment, Commercial

Property Overview

Sumter County Commercial Property is roughly 32 ± acres located in an 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.

This property presents and 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.

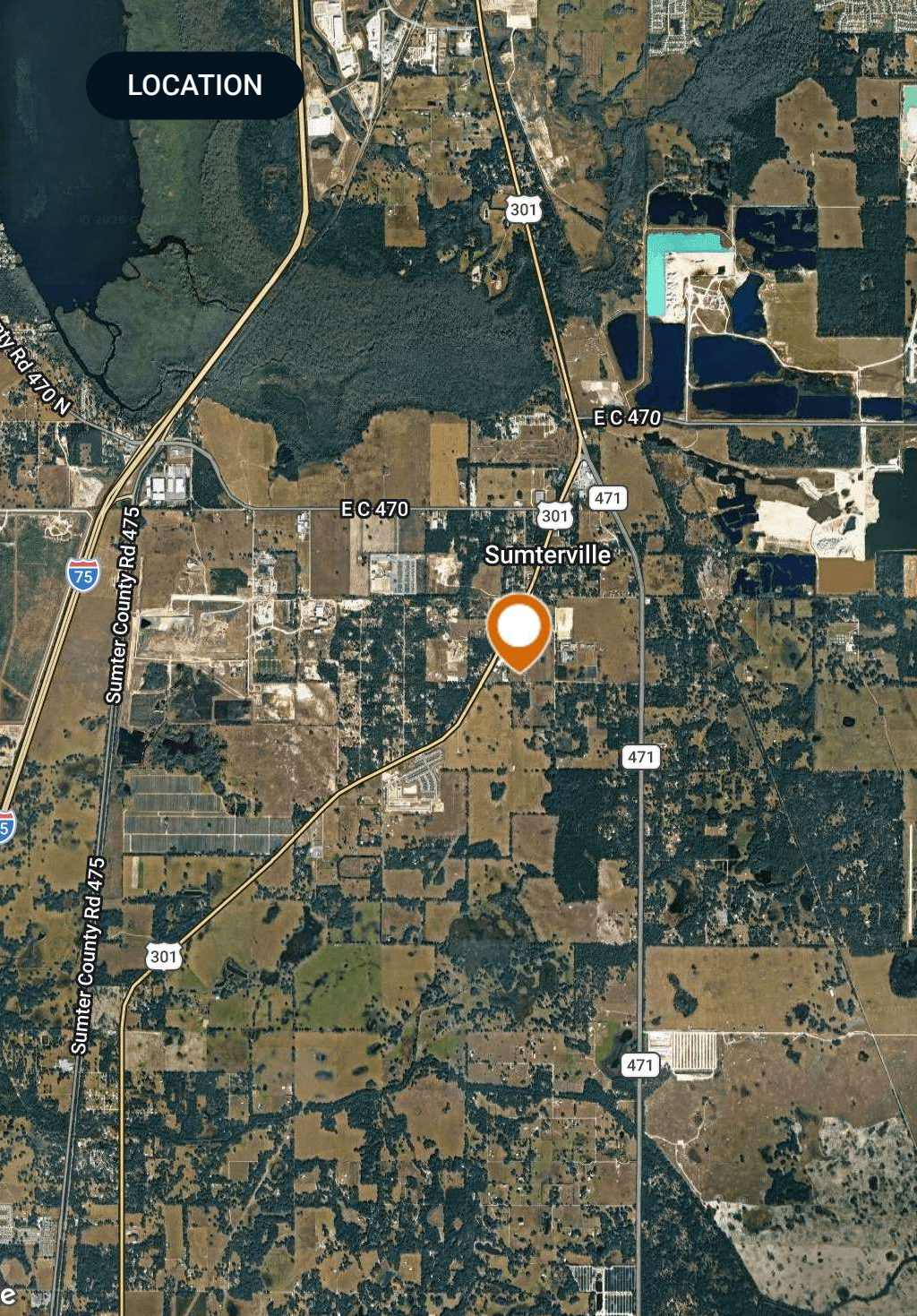
SPECIFICATIONS & FEATURES



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

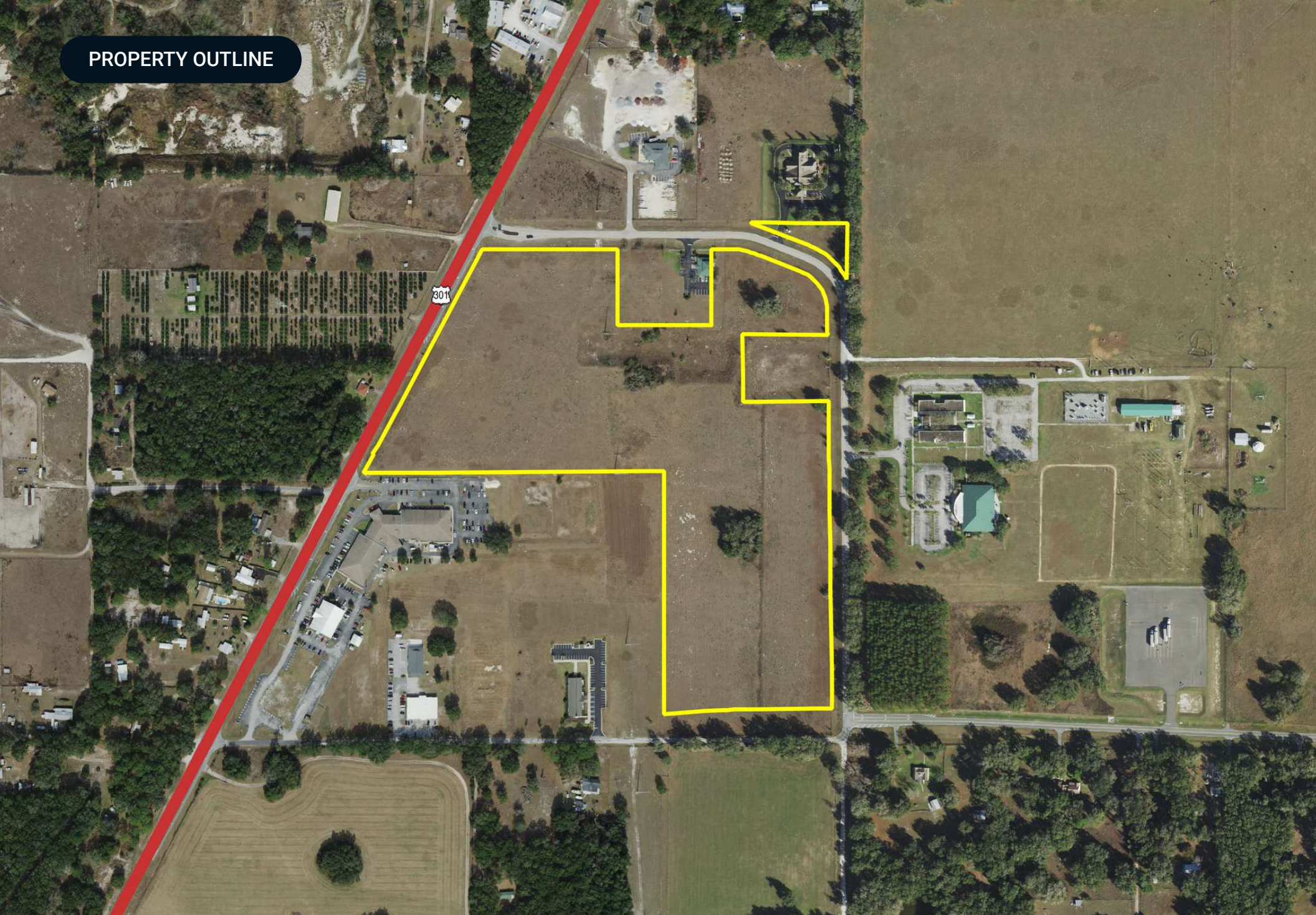
Driving Directions:

- 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.

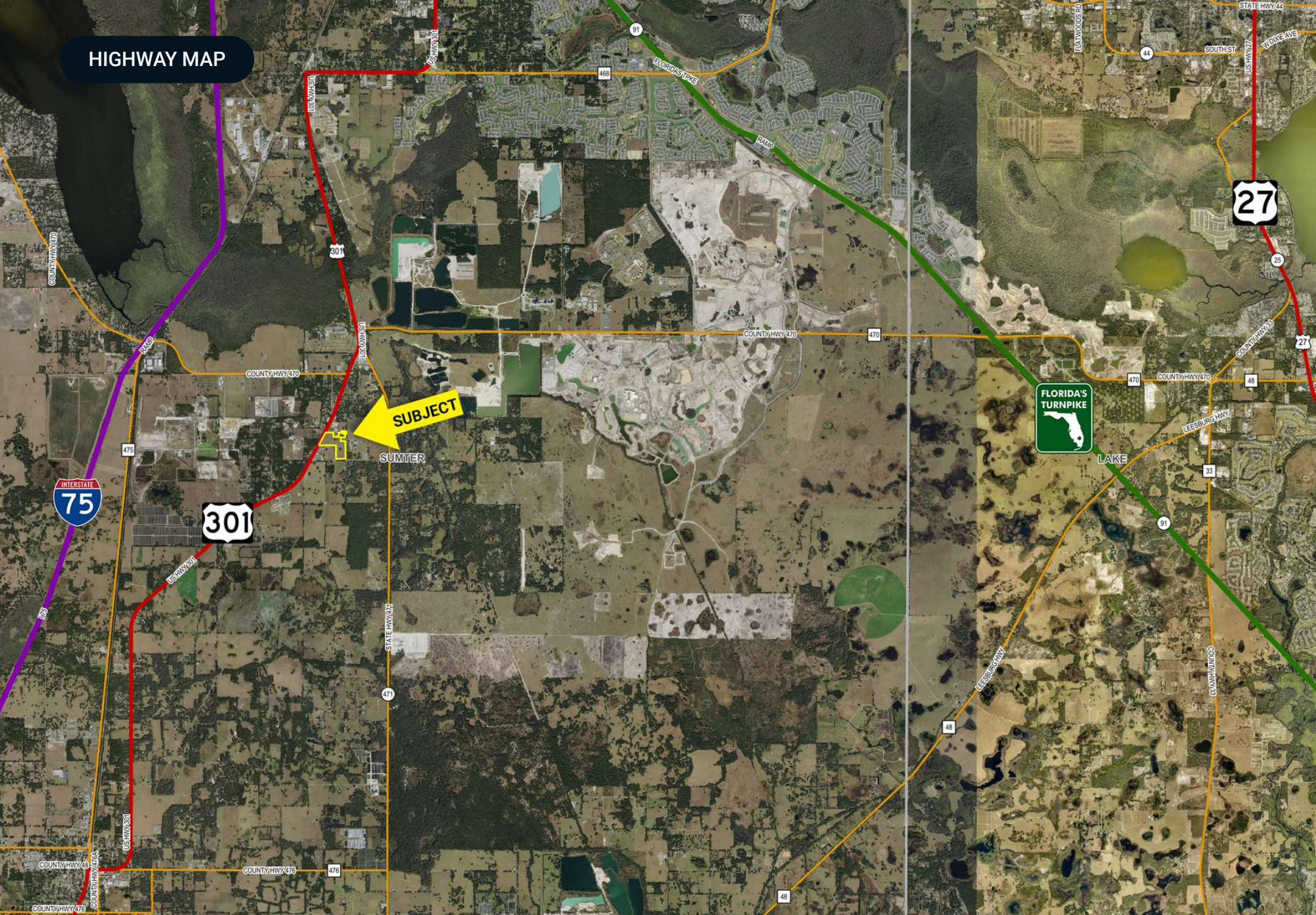
Showing Instructions:

Please contact the listing agents.

PROPERTY OUTLINE



HIGHWAY MAP



ADDITIONAL PHOTOS

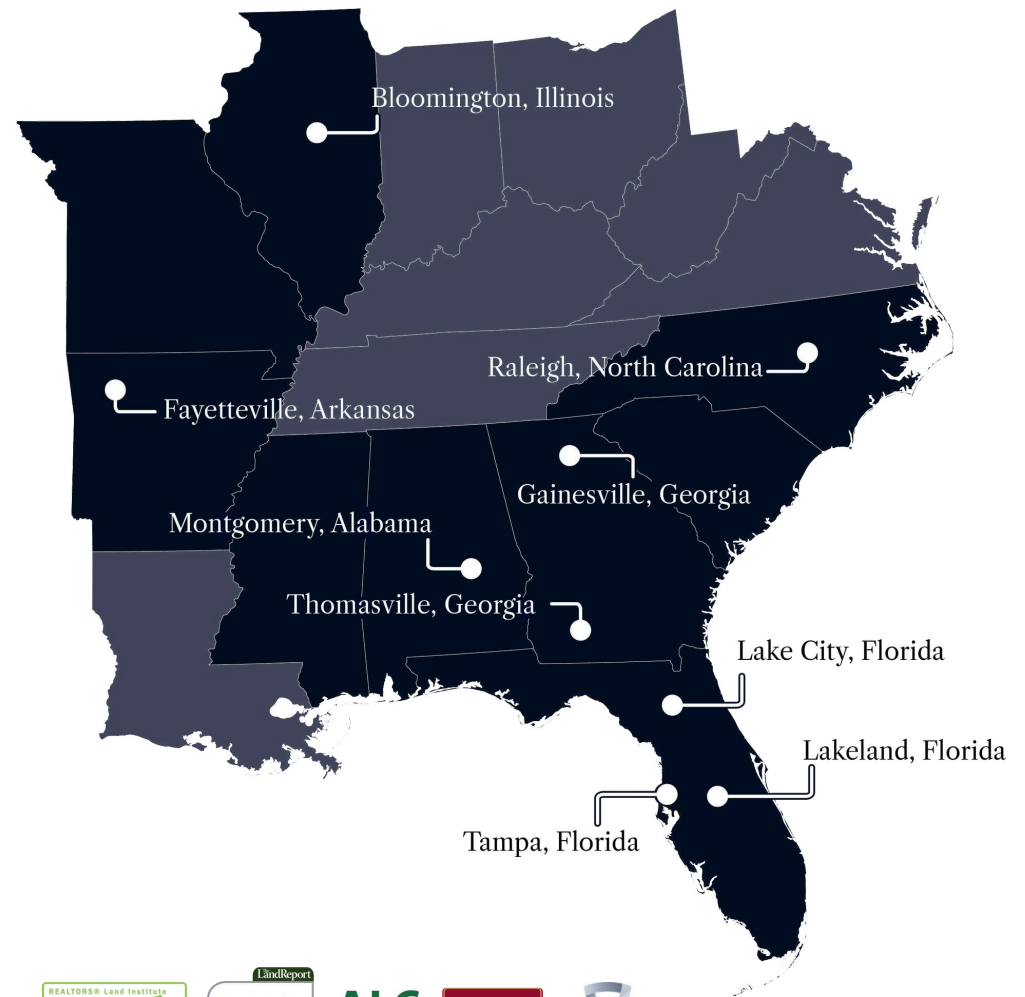




877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.