

161.75± GROSS ACRES FOR SALE OFF OF I-75 & HWY 44

# 8G Industrial Parcels

SUMTER COUNTY, FL | GOLDEN TRIANGLE

## PROPERTY FOR SALE

STATE ROAD 44

69% OF ALL FLORIDA TRUCK TRAFFIC  
PASSES THROUGH I-75/HWY 44 AND FL  
TURNPIKE INTERSECTION

FLORIDA TURNPIKE  
.5 MILES



FULL INTERCHANGE  
1.6 MILES AWAY



ACCESS TO 14  
MILLION PEOPLE  
WITHIN 4 HOURS



THE VILLAGES OF  
BROWNWOOD

IN THE "GOLDEN  
TRIANGLE" OF ORLANDO,  
TAMPA & OCALA



*Presented By*

**John A. Evans, Sr.**

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*Co-Listed with*

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## Interchange Opportunity

### COMBINED ACREAGE

- Gross Acres: 161.75+/- acres
- Area Zoned Industrial: 100.05+/- acres
- Combined Impervious Area: 72.94+/- acres

### PARCEL 1 ACREAGE & PRICING

- Gross Acreage: 29.38+/- acres
- Area Zoned Industrial: 27.6+/- acres
- Impervious Area: 15.28+/- acres
- **\$225,000/Industrial Zoned Acre**
- **Total Asking Price: \$6,212,250**

### PARCEL 2 ACREAGE & PRICING

- Gross Acreage: 132.37+/- acres
- Area Zoned Industrial: 72.44+/- acres
- Impervious Area: 57.66+/- acres
- **\$80,000/Industrial Zoned Acre**
- **Total Asking Price: \$5,795,200**

[Interactive Map Link ➔](#)



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### Connecting Central Florida

#### IN THE “GOLDEN TRIANGLE”

- 10 minutes from The Villages (Wildwood)
- 45 minutes from Orlando
- 1 hour and 15 minutes from Tampa
- 1 hour from Gainesville.
- Interstate 75 only five minutes away
- Florida Turnpike approximately 5 minutes away
- SR HWY 44 less than half a mile south of the property line.

#### USERS WHO SAID YES TO THIS REGION WITHIN 60 MI



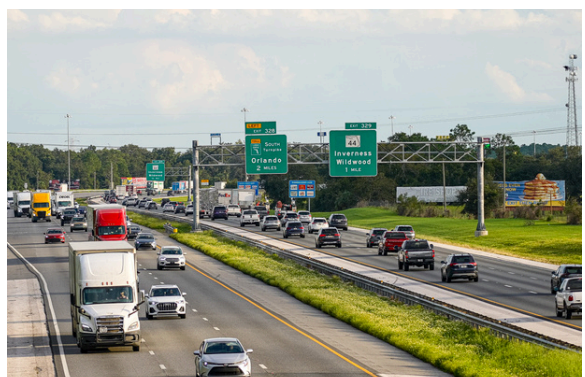








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### Industrial Zoning Matrix

#### INDUSTRIAL USES

- Hazardous Materials
- Research/testing lab for non-hazardous materials
- Manufacturing (enclosed buildings or >300' from residential areas)
- Warehousing/wholesale distribution (entirely or partially enclosed)
- Transportation (parking garages, distribution centers, truck stops, terminals)
- Utilities and services (construction debris landfill, government-operated wastewater treatment)
- Recreation (internet cafés, public parks, open spaces)

#### HEAVY COMMERCIAL USES

- Radio/TV broadcasting studio
- Medical and dental supplies and equipment; dental laboratories
- Vet clinic, large animals
- Building, heavy construction, and drilling contractors
- Dry cleaning plant, industrial laundry and linen supply
- Newspaper Printing Plant
- Sawmill
- Storage (indoor, and outdoor)
- Wrecker service

#### RETAIL USES

- Chemical supplies dealer
- Commercial and industrial equipment sales (excluding auto, appliance, and electronics)
- Lumber yard
- Plumbing and electrical supplies
- Comprehensive lumber, building, plumbing, electrical supplies, and specialized shops (cabinet, carpentry, awning, sheet metal, sign)
- Pest control services, swimming pool equipment and services, janitorial supplies and services
- Restaurant supplies and equipment, vending machine equipment
- Sex shop and sexually oriented businesses (media, theater, cabaret)

#### REPAIR AND MAINTENANCE

- Automotive repair and maintenance
- Car wash as principal use (self & full service)
- Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance
- Service station (with or without repairs)\*

**Intent of Zoning, Full Land Uses**

*\*Allowable, but contact the county beforehand.*

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INDUSTRIAL AREA 2  
AREA ZONED INDUSTRIAL = 72.44 AC  
AREA ZONED AGRICULTURAL (A10C) = 59.93 AC  
TOTAL AREA = 132.37 AC  
WETLAND AREA = 16.47 AC  
100-YR FLOODPLAIN AREA = 21.00 AC  
57.66 AC IMPERVIOUS ALLOWED  
PONDS TO BE CONSTRUCTED PER ERP 48680

LOT 4  
ZONED AGRICULTURAL (A10C) = 51.15 AC  
WETLAND AREA = 29.88 AC  
100-YR FLOOD AREA = 24.57 AC  
UPLAND AREA = 20.53 AC

LOT 5  
ZONED AGRICULTURAL (A10C) = 53.07 AC  
WETLAND AREA = 38.48 AC  
100-YR FLOOD AREA = 36.92 AC  
UPLAND AREA = 13.80 AC

LOT 6  
ZONED AGRICULTURAL (A10C) = 52.62 AC  
WETLAND AREA = 39.80 AC  
100-YR FLOOD AREA = 42.59 AC  
UPLAND AREA = 7.35 AC

LOT 1 INDUSTRIAL  
AREA ZONED INDUSTRIAL = 27.61 AC  
AREA ZONED AGRICULTURAL (A10C) = 1.77 AC  
TOTAL AREA = 29.38 AC  
WETLAND AREA = 0.00 AC  
100-YR FLOODPLAIN AREA = 2.71 AC  
15.28 AC ALLOWED IMPERVIOUS AREA  
PONDS TO BE CONSTRUCTED PER ERP 48680

**Interactive Map Link →**

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Parcel 2

Parcel 1

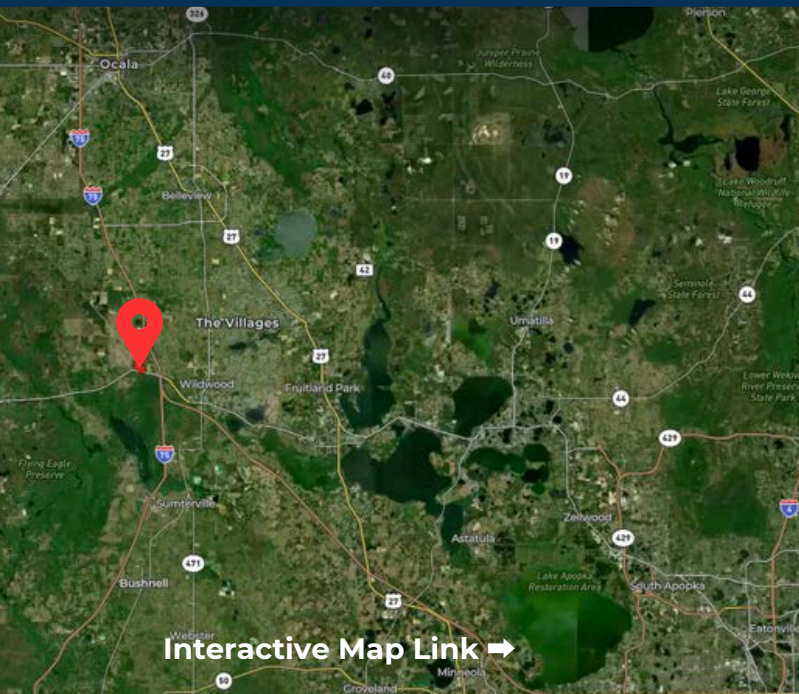
Intersection of  
I-75/Florida Turnpike  
and HWY 44

The Villages  
Wildwood

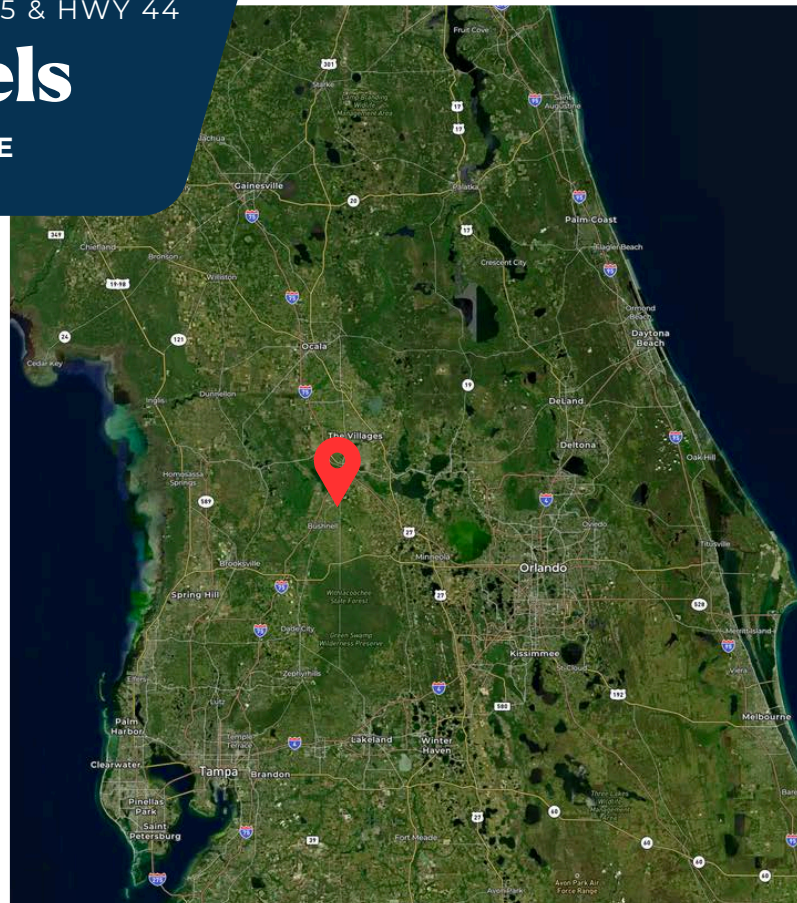
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