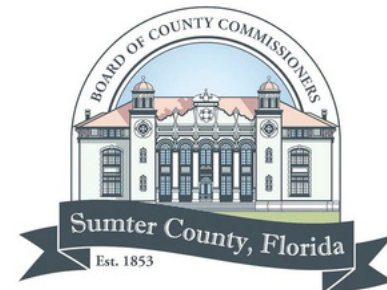


PRIME DEVELOPMENT CORNER

HWY 301 AND 470: NEAR THE VILLAGE OF MIDDLETON



**BE NEXT TO THE NEW SUMTER
COUNTY MUNICIPAL COMPLEX**



ERIN FREEL, CCIM
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PRIME DEVELOPMENT CORNER



HWY 301 AND 470: NEAR THE VILLAGE OF MIDDLETON

Seize this rare opportunity to acquire a prime parcel of vacant commercial land, ideally located at a signalized hard corner on two major roads, Hwy 301 and Hwy 470, just minutes from the newly expanding town of Middleton, Florida – a vibrant part of The Villages community.

This strategically positioned 19 acres sits between I-75 and the Florida Turnpike, offering exceptional accessibility and visibility for businesses seeking a high-traffic location. With utilities to the site, this property is primed for immediate development with Heavy Commercial Land Use.

The 20 acres abutting the property will be home to the new Sumter County Municipal complex and headquarters including the clerk of the court offices and new state-of-the-art fire training center. Development is currently underway.

Located just 3 miles from Middleton, FL, a brand-new family-friendly community within The Villages. The Villages is consistently ranked as the largest and top-selling residential community in the country.

Whether you're looking to parcel out for retail, commercial, or mixed-use development, the potential is limitless. Capitalize on the rapid growth of the surrounding area and establish your footprint in one of Florida's most sought-after communities.

Don't miss out on this once-in-a-lifetime chance to secure a prime commercial location with unparalleled exposure, right in the heart of a bustling, growing area.

PROPERTY HIGHLIGHTS

UP TO 18 ACRES

HARD CORNER AVAILABLE

750+ FEET OF 301 FRONTAGE

NEAR NEW MUNICIPAL COMPLEX

3 MILES FROM MIDDLETON

SIGNALIZED CORNER

4 MILES TO I-75

8 MILES TO THE TURNPIKE

4 MILES TO RICK SCOTT
INDUSTRIAL PARK

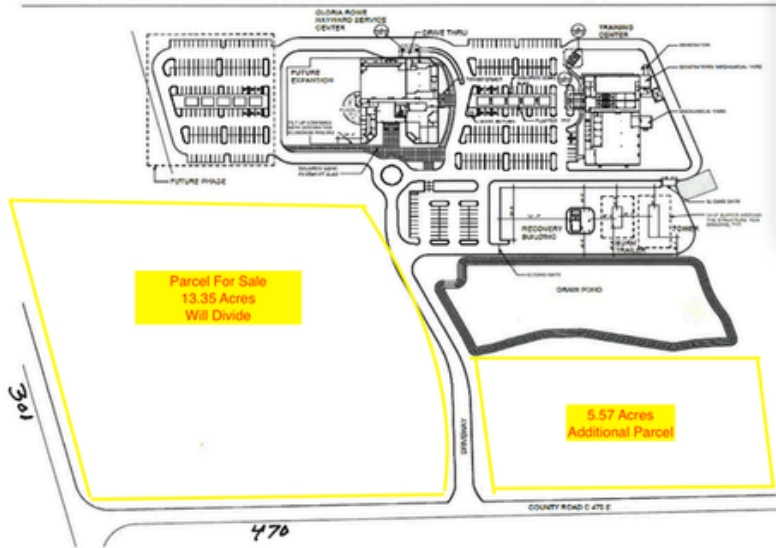




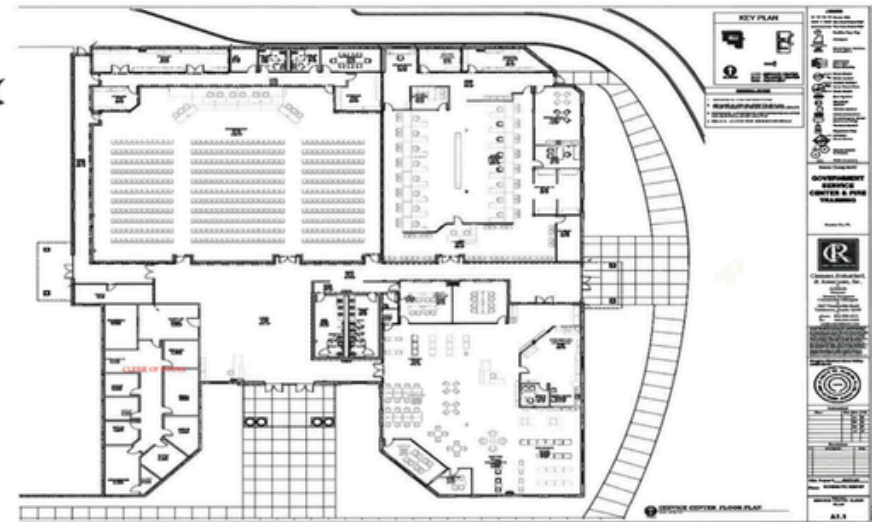




New Gloria Rowe Hayward Service Center and Fire Training Center - Community Shelter



New Service Center Floor Plan



METRO STATS

POPULATION



409,959 WITH 269+
NET GAIN EACH WEEK

GROWTH



2010-2020 POPULATION
GROWTH AT 38%

AFFORDABILITY



FL #1 RANKED MOST
AFFORDABLE METRO

TRAFFIC



97,500 - 120,000 CARS
PER DAY ON I-75

ACCESS



ACCESS TO 4 OF FLORIDA'S
6 MAJOR ARTERIES

HOUSEHOLDS



WORLD'S LARGEST ACTIVE
ADULT COMMUNITY

HOME SALES



15-20% INCREASE IN
HOME VALUES

INCENTIVES



FULFILLMENT & OR DATA
CENTER, MANUFACTURING



Erin Freel, CCIM

Broker Associate

*Erin is an entrepreneur,
author, award-winning
Realtor®, Triathlete,
and IronMan.*



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Fewer than 10 percent of commercial real estate professionals are CCIMs, or Commercial Certified Investment Members, and that 10 percent averages 42 percent more transactions annually than typical brokerage specialists.

Boyd Real Estate

\$100+ MILLION

2024 Transactional Volume



TARGET



REGIONS

D·R·HORTON
America's Builder

ACE
The helpful place.

♥CVS



Walmart 

Panera
BREAD™

UFHealth
SHANDS

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THE
Boyd
GROUP

CO-LISTING AGENT



Reggie Caruthers

Owner/Broker

PRESIDENT, OWNER / BROKER ALC, CCIM

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Reggie Caruthers has a long and rich history operating as a Broker for the past twenty-five years. Specializing in representing clients in the purchases and sales of vacant land, industrial sites and commercial property in Sumter County, as well as Lake and Marion, he keeps current on transactions in these areas and stays up-to-date with the local zoning codes and future land uses of the area.

2020 REALTORS® Land Institute's Florida Chapter "Land Realtor® of the Year" and past REALTORS® Land Institute's Florida Chapter "Land Realtor® of the Year". In 2007, the Florida Commercial Brokers Network awarded him with the "Allan White Award", in memory of FCBN member, Allan White. The Allan White Award is awarded to Realtors for demonstrating creativity in resolving the most complicated real estate transactions.