

FOR SALE BY OWNER

PRICE: \$1,295,000

Rudy Singh. Text/Cell: 954-873-4257
Email: rsingh6561@gmail.com

Total 7.5 Acres. Off Hwy. 301. Belleview, FL. Area is Booming.
4.9 Acres zoned B2. 2.6 Acres zoned R4 Mixed Use.

12100 SE Hwy 301, Belleview FL. 34420.

Entrance to Nicholas Estates. Beautiful corner property with a subdivision of nice homes.

414 Ft. fronting along Hwy. 301 in Belleview. 650 Ft. deep. Partially cleared corner lot

Property Description

Prime location on Hwy 301 with B-2 Zoning (Neighborhood businesses) with many permitted uses. This property will be perfect for a retail strip center, bank, restaurant, hotel/motel, health care center, service type business, offices or even a gas station/truck stop.

Growing area just minutes from "The Villages" and along the entrance to Nicholas Estates Residential Community. Mixed use of Commercial in front. Multi family/residential behind is also feasible.

The property has several ingress & egress options as it is fronted by US 301 corner lot. Positioned so close to The Villages as well as being no more than an hour (66 miles) from Orlando, Gainesville or Tampa, the property offers many opportunities... Strip Plaza/Retail Sales, Offices, Hotel/Motel, Health Care/Treatment Center etc.

Zoning. The parcel is 7.5 Acres. 4.9 acres are zoned commercial B2 (Neighborhood Business) and the back portion of 2.6 acres is zoned Residential-R3. Can Build 6 homes on it.

Property Type **Land**
Subtype **Commercial, Residential**
Zoning **B-2 & R-4**
Lot Size (acres) **7.5**
APN **3899-000-002**

Marketing Description

Excellent location in south Belleview close to The Villages. Property has double zoning 4.9 acres of B-2 (Community Business) with S US HWY 301 road frontage and 2.60 acres of R-4 (residential mixed use) which backs up to already existing Nicholas Estates neighborhood. This is an ideal location to any business wanting to be close to The Villages and Ocala or a developer/investor/owner user looking for a mixed use parcel for added income. Re-Zoned Commercial Corridor. 2 mile radius of Winn-Dixie, WellsFargo, Dunkin Donuts, and McDonalds. Brand new Dollar General was just built next door completed in 2019.

Investment Highlights US Hwy 301 Road Frontage Close to Ocala and Villages. Mixed

Use Property | Community Business & Residential. Area is Booming.