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2,199,000

Prime Investment & Development area! Over 560 feet of Highway frontage on 441/27 & approximately 7 acres of land. Mixed Use Zoning: C-2/General Commercial, Industrial, CPUD with a FLU of Commercial & CPUD with a FLU of Industrial. The zoning is designed to accommodate both general retail sales/services & more, making this a one of a kind property w/ endless possibilities. Located in the city limits of Fruitland Park (The Friendly City) & includes City Utilities. Four separate Alternate Keys: 2898119, 1204101, 1170559, & 1170541 included in sale and can be divided as parcels are separate. Property recently was cleared of old buildings and debris. 1 building remains and will be removed. 2018 Taxes include all 4 parcels. Land has EPA certification from 2015, see attachment. Property is adjacent to Lake Griffin State Park offering 500 acres of hiking, fishing, boating, camping & exploring. Excellent Central Florida Service Location with easy access to the Florida Turnpike, I-75, 466 & 27. Centrally located between Leesburg & "The Villages", only 30 miles South of Ocala & 1 hour to the Orlando Theme Parks/Attractions & the Orlando Airport. Beaches are within 2 hours heading to the East/West Coast. "The Villages" is one of the largest 55+ communities in Florida & in the World, growing everyday. Hospitals, Shopping, Restaurants, Schools, Entertainment, & more all close by. Best Value in the area. FDOT averages 31,000 trips per day. Information contained herein is deemed to be accurate, buyer to verify.

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