



# KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

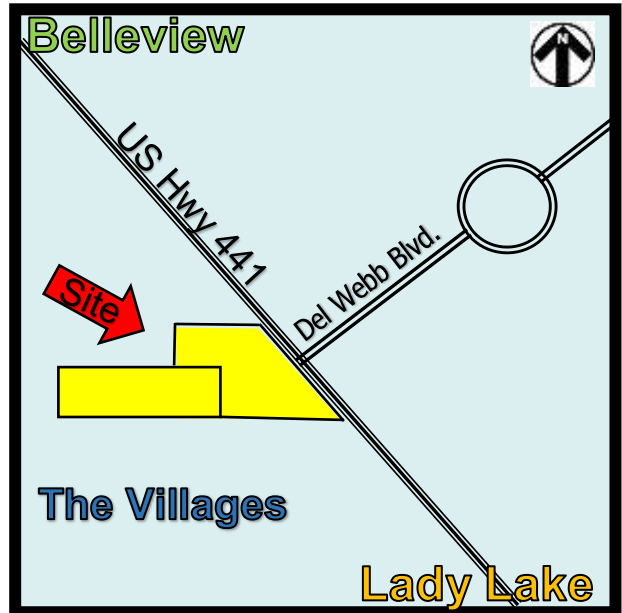
## THE VILLAGES/ DEL WEBB AREA 5.22 ACRE SIGNALIZED VACANT LAND FOR SALE



**0 S. US HIGHWAY 441  
SUMMERFIELD, FL 34491**

- RARE SIGNALIZED T-JUNCTION
- STACKING NEW LANE ACCESS NORTH & SOUTH
- FACING DEL WEBB'S MAIN ENTRANCE
- 5 MINUTES NORTH OF THE VILLAGES
- VACANT LAND WITH B4 ZONING
- IDEAL FOR STRIP CENTER, MEDICAL CENTER, GROCERY STORE, GAS STATION, RESTAURANT OR HOTEL

**• PRICE: \$2,500,000**



REVISED: 3/6/24

**PROPERTY OVERVIEW**

SV-447

**ADDRESS:** 0 S. US Hwy. 441  
Summerfield, FL 34491

**LOCATION:** Westerly side of South US Hwy. 441,  
5 miles North of The Villages

**LAND AREA:** 5.22 acres  
**DIMENSIONS:** 425' Highway Frontage  
Irregular Depth

**ZONING:** B4 (Marion County)  
**LAND USE:** Commercial  
**FLOOD ZONE:** X (No Flood Insurance Required)

**IMPROVEMENTS:** N/A

**LEGAL DESCRIPTION:** Lengthy (In listing folder)

**YEAR BUILT:** N/A

**UTILITIES:** Electric – (Duke Energy)  
Water & Sewer (Marion County Utilities)  
Cable & Internet (Spectrum)

**PARKING:** N/A

**PRESENT USE:** Vacant Land

**TAXES:** \$7,013 (2023)

**MORTGAGE HOLDER:** Free & Clear

**PARCEL ID'S #:** 46059-000-00 and 46064-000-00

**PRICE:** \$2,500,000

**TRAFFIC COUNT:** 33,000 VPD (US Hwy. 441)

**TERMS:** Cash to Seller

**NOTES:** This commercial 5+ acre vacant property is unique because it faces the Del Webb community in Marion County, just North of the Villages on very accessible Hwy 441. There are currently 33,000 vehicles a day with the signalized crossroad to the Del Webb community. This parcel is zoned B4 (one of the most comprehensive categories for commercial development) and could accommodate many various developments such as a strip mall plaza, a large medical center and physician's offices, a grocery store with shops, a large restaurant and/or gas station, or a large hotel. Fairly flat property with gentle slope to the back for retention area, partially cleared, and ready for development with onsite utilities. Marion County is favorably anticipating a well-needed commercial project on this site.

**KEY HOOK #:** N/A  
**K&H SIGNAGE:** N/A  
**SHOWING INFORMATION:** Drive to site

**ASSOCIATE:** Don Wallace (941) 780-5030 and  
Philippe Beau (727) 409-7554  
**LISTING CODE:** SV-447-2.5-16/18



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