



LAND FOR SALE / LEASE

5 Acre Outparcels

County Rd. 48 & I-75
Bushnell, FL 33513

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



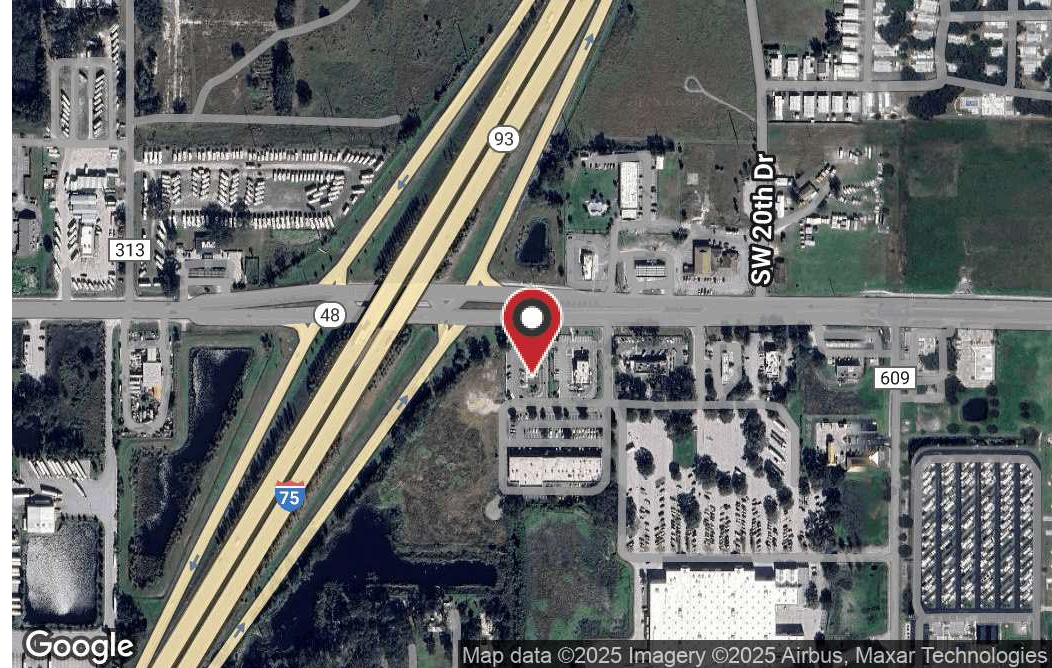
Pad Ready Outparcels - Bushnell, FL

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PROPERTY DESCRIPTION

This fully developed 5+ acre parcel features 3 individual lots with full utility infrastructure already in place; strategically located on Highway 48. This site offers unmatched visibility and convenience, positioned adjacent to a thriving Walmart Shopping center and McDonalds. It is also surrounded by expanding retail, including a new Wawa and Culver's currently under construction. This high-traffic area presents a rare investment or development opportunity, ideal for retail, office, or service-related uses; however, not suitable for gas station development. With strong consumer draw and growing commercial interest, this is a premier location for your next project in the heart of Sumter County.



PROPERTY HIGHLIGHTS

- 3 fully developed lots (Total: 5 acres)
- All utilities in place
- Frontage on Hwy 48, immediately off I-75 in Bushnell, FL
- Adjoins Walmart Shopping Center and McDonald's-New Wawa and Culver's under construction
- VPD: 13,100

OFFERING SUMMARY

| | |
|-------------------|------------------|
| Sale Price: | Subject to Offer |
| Lease Rate: | Negotiable |
| Lot Size (Total): | 5+ Acres |

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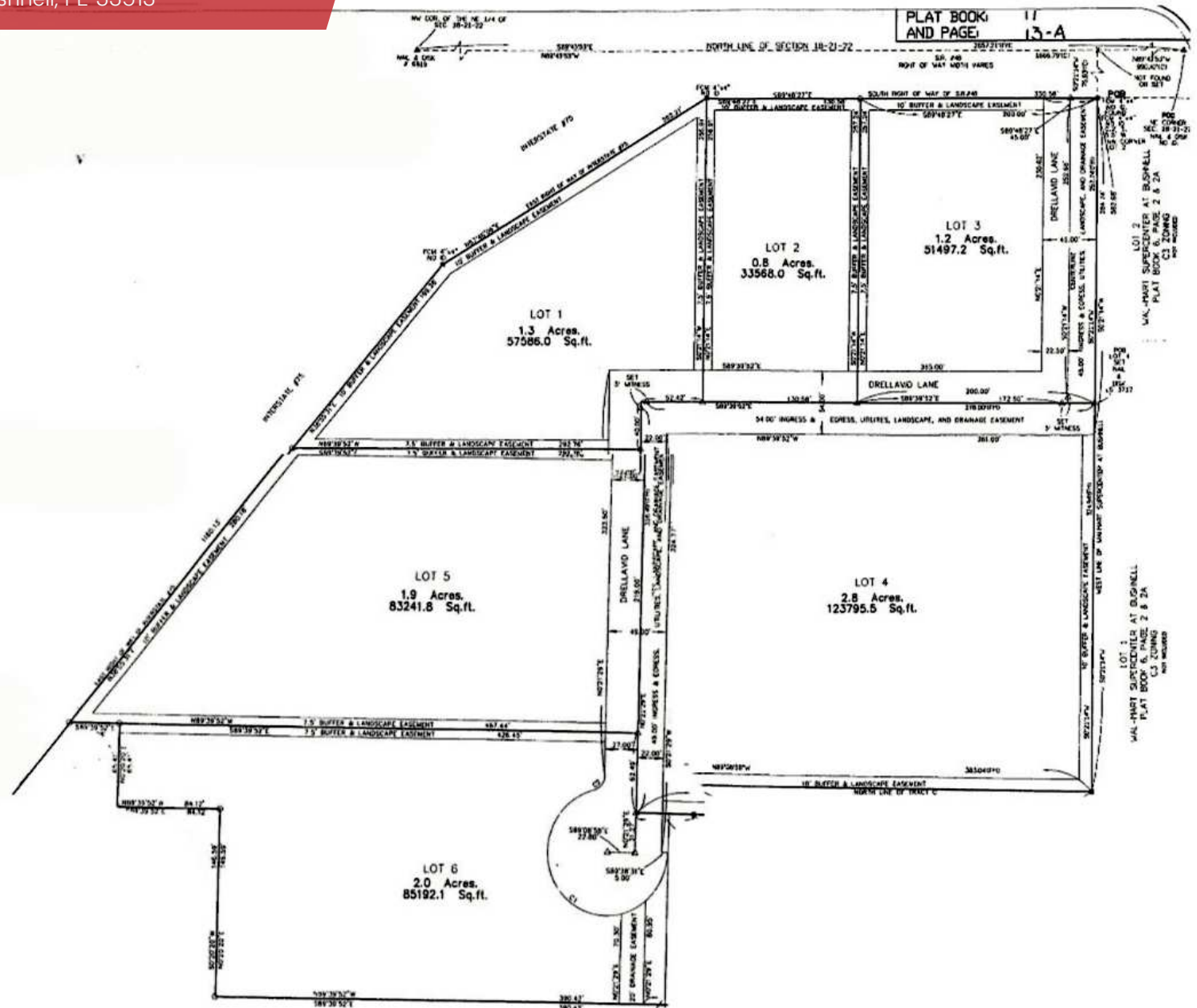
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Meet the Broker

Bill Nye 813.997.9971



BILL NYE

BILL@NYECOMMERCIAL.COM

Bill is the Broker/owner of Nye Commercial Advisors, Inc. He graduated from West Virginia Wesleyan University with a Bachelor's degree in Math and Business and then obtained a Master's Degree in Administration (Westminster College, Pa.). Bill's Real Estate career commenced in 1974. His over 50 years of experience, education, knowledge, and expertise makes him a leader in the Tampa Bay area and surrounding Commercial Investment Community. He was the first CCIM (Certified Commercial Investment Member) Members in Pasco County, Florida (1980). Bill's focus lies in asset management, consulting, development, retail brokerage, land brokerage and industrial brokerage. He has represented clients in all facets of the commercial investment field and has been involved in transactions in excess of one billion dollars. Bill is the parent of three grown children, in the Real Estate field, and six very loved grandchildren. He prides himself on family and community involvement and was instrumental in starting the "Day Break Rotary" in Zephyrhills in 1995 and remains a dedicated member.

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