

H-3070

G5083135

**Home/
Office &
Pole Barn**

6.10 ACRES

PRICE -

\$1,100,000

7592

CR 225,

Wildwood



Opportunity awaits with these 6.1 +/- acres zoned Heavy Commercial that are directly located on State Road 44, only a few miles west of The Villages Brownwood Town Center, and one mile east of the I-75 Interchange. This property includes a home/office comprised of 1,100 square feet and a 30 x 36 pole barn for storage. Ingress and Egress is great with 500' of frontage on State Road 44 and 235' of frontage on County Road 225. Both have clear access with a median cut on State Road 44. This major transportation corridor can get you to either Orlando, Tampa, or Gainesville in approximately one hour or so! It is also on the edge of The Villages that has a population of 129,000 and deemed the fastest growing MSA in the US. As of now, there is a strong lease in place for a portion of this property. This would convey to the new owner, or it can be terminated. This site is served by the City of Wildwood with both water and wastewater. Possible owner financing with agreed upon terms and subject to financial underwriting. Call today to set up your showing!