



FOR SALE
US Hwy 301
Coleman, FL 33521



- **Zoned Heavy Commercial**
- **Asking price of \$1,500,000**
- **Approximately 6.4 acres**
 - **City of Coleman water**
 - **Two parcels**
- **Possible owner financing**



Century 21
Prime Property Resources, Inc
Laurian Keen, Realtor
1034 W. C-48 Bushnell, FL 33513



PROPERTY DESCRIPTION

Calling all investors and business owners! This 6.4+/- acres is next to Governor Rick Scott's Industrial Park, which consists of 424 acres. These land tracts are expecting to bring in thousands of new jobs! These 6.4+/- acres consist of two parcels and are situated in the heart of Sumter County development. While being zoned Heavy Commercial, this property has endless possibilities of commercial uses. The Villages abut this property on both east and south borders. It is also situated on busy US HWY 301. Utilities include water from the City of Coleman, electric from Seco Energy, and cable/internet/phone from Spectrum. Possible owner financing with agreed upon terms and subject to financial underwriting. Call today with any questions or to set up your showing!



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Photos





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Land, Site, and Tax Information

Legal Desc: To be determine by survey and or closing agent. SE/TP/RG: 36-19-22 Subdivision #: Tax ID: F36-041 Taxes: \$928 Homestead: AG Exemption YN: Add Parcel: Yes Ownership: Fee Simple Book/Page: 3237/289 Lot Dimensions: 619x450 Water Frontage: No Utilities: Electrical Nearby, Water Connected Water: Public Sewer: None Fences: Barbed, Board, Partial Horse Amenities:	CDD: # of Parcels: 2 Zoning: CH Future Land Use: Zoning Comp: Tax Year: 2022 Annual CDD Fee: Additional Tax IDs: F36-098 Complex/Comm Name: Land Lease Fee: Lot Size Acres: 6.40 Waterfront Ft: 0	Block/Parcel: None Front Footage: 679 Front Exposure: West Lot #: None Other Exemptions: Lot Size: 278,784 SqFt / 25,900 SqM
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Community Information

HOA / Comm Assn: No	HOA Fee:	HOA Pmt Sched:
Master Assn/Name: No		Master Assn Fee:
		Mo Maint\$(add HOA):
		Master Assn Ph:

Realtor Information

List Agent: Laurian Keen E-mail: lauriancentury21@gmail.com Office: CENTURY 21 PRIME PROPERTY RESOURCES INC Original Price: \$1,500,000 Previous Price: Owner: Listing Service Type: Full Service Single Agent: 2% Dual Variable Compensation YN: No	List Agent ID: 260506537 List Agent Fax: 352-793-8701 Office Fax: 352-793-8701 Price Change: Owner Phone: Bonus: Non-Rep: 2%	List Agent Direct: 352-446-0706 List Agent Cell: 352-446-0706 Office ID: 81600054 Office Phone: 352-793-6911 Expiration Date: 09/08/2023 Listing Type: Exclusive Right To Sell Bonus Exp Date: Trans Broker: 2%
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Realtor Info: Brochure Available, List Agent is Related to Owner, See Attachments, Sign
Showing Instructions: Call Before Showing, Call Listing Agent, Use ShowingTime Button

Driving Directions: From the intersection of S Commercial Street and E Warm Spring (US Hwy 301) head south on US Hwy 301. The property is approximately .25 miles down on the left. Look for sign.

Realtor Remarks: List Agent is Related to Owner. Please submit all offers with POF. All measurements are approximate. The commission will be calculated from the purchase price less any concession, if negotiated. Commission will only be paid upon a successful closing.

Seller's Preferred Closing Agent

Closing Agent Name: Ashley Hunt	Phone: 352-748-5888
Email:	Fax:
Address: 110 Cleveland Ave Wildwood, Florida 34785	
Closing Company Name: Hunt Law Firm, P.A.	