



43.8 AC LAND PARCEL



*Conceptual rendering for illustrative purposes

For Sale

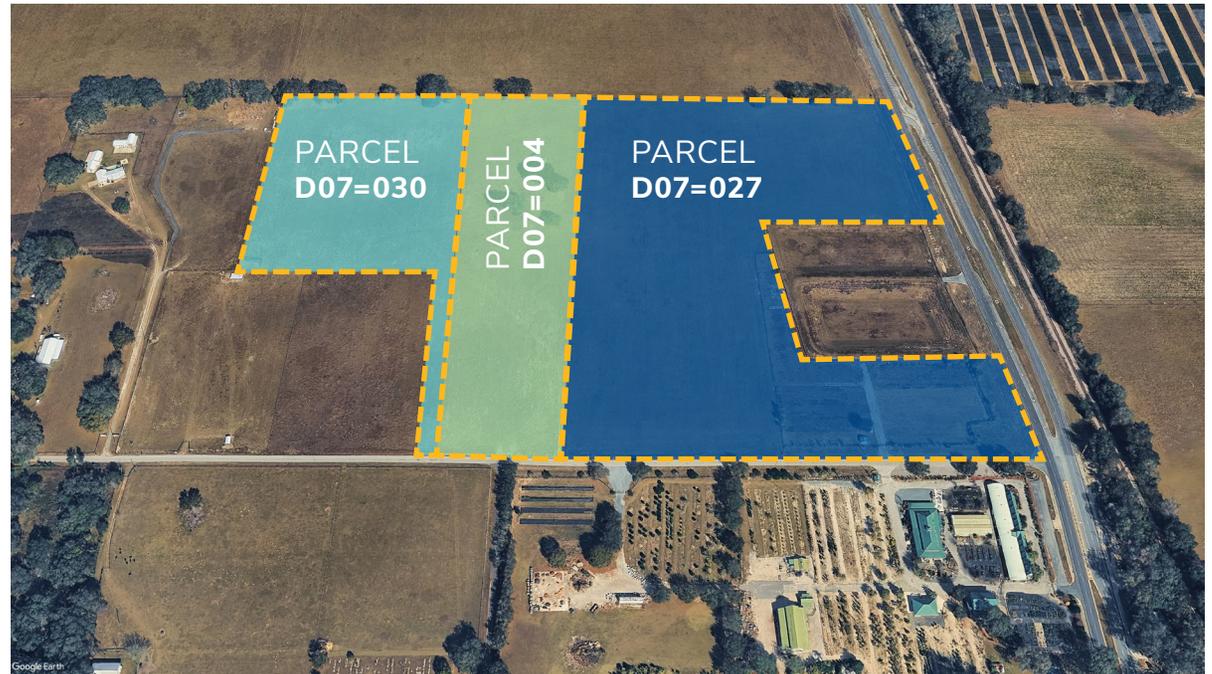
12556 N US Highway 301
Oxford, FL 34484

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Property Overview

Introducing 12556 N US Highway 301, a ±43.8-acre land development opportunity in Oxford, Florida, within rapidly growing Sumter County and near The Villages metropolitan area. The property spans three parcels with substantial frontage along U.S. Highway 301. With direct highway and county road access, on-site electricity, and surrounding residential and commercial uses, the site offers strong future residential, retail or commercial development potential. This represents an attractive opportunity for land banking or entitlement-driven development in one of Florida's fastest-growing population centers.



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Property Highlights

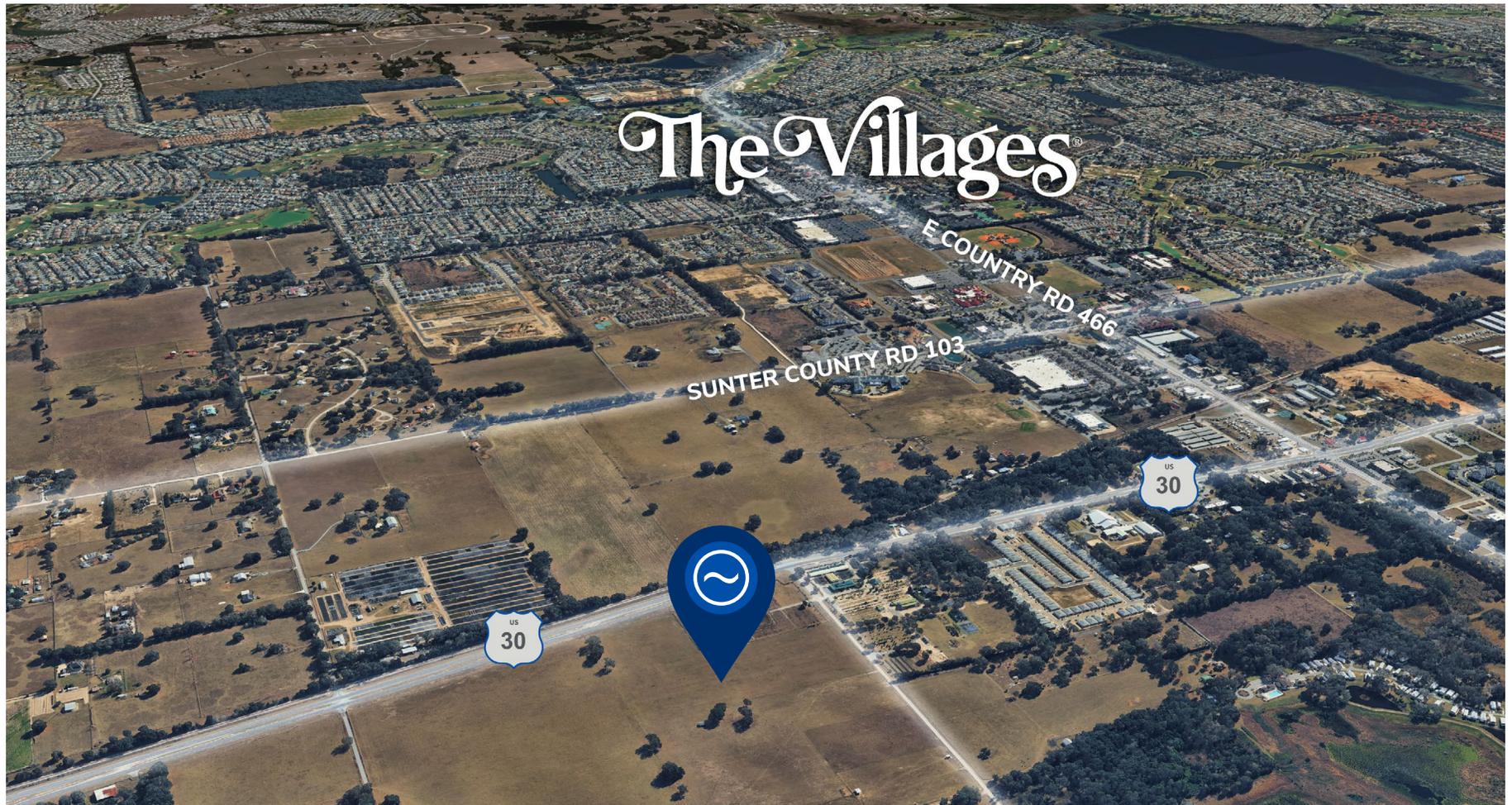
- Privately owned land parcel consisting of multiple parcels
- Total land area: ±43.8 acres (3 parcels)
- U.S. Highway 301 and county road frontage
- Utilities: Electricity available
- Flood Zone: Zone X (minimal flood risk)
- Adjacent land uses: Residential and commercial
- Located in Oxford, Sumter County, Florida, within the broader The Villages regional growth market

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Location Overview

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Let's Connect

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