



7.5 Acres Mixed Use LAND FOR SALE

12100 SE Hwy 301, Belleview FL 34420



FOR SALE: \$1,295,000

- **7.5 Acres Mixed Use: DOUBLE ZONING**
 - 4.9 Acres is zoned commercial B2 (Neighborhood Business)
 - 2.6 Acres is zoned Residential R4. Can build 6 homes or 10 units
 - 414 Ft. fronting HWY. 301 in Belleview & 650 Ft. deep
 - Partially cleared corner lot
 - Property faces entrance to Nicholas Estates
- **B-2 Zoning: Neighborhood business = 4.9 Acres** with many permitted uses:
 - Perfect for Retail; Bank, restaurant, hotel/motel, health care center, service type business, offices, gas station/truck stop.
 - Growing area just minutes from "The Villages" and along the entrance to Nicholas Estates Residential Community.
 - Mixed use of Commercial in front.
- **R-4 Zoning: Multi-family/residential = 2.6 Acres** to the rear of the property 10 units or 6 homes permitted.
 - The property has several ingress & egress options on US 301. Close proximity to The Village About 15 min to OCALA and 1 hour to Orlando .
 - The property offers many opportunities... Retail plaza, Offices, Hotel/Motel, Health Care Center, ALF, etc.
- Within 2 mile radius of Winn-Dixie, Wells Fargo, Dunkin Donuts, McDonalds, and brand new Dollar General
- Parcel #: 3899-000-002



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