

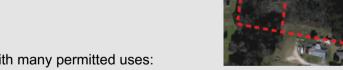
7.5 Acres Mixed Use LAND FOR SALE 12100 SE Hwy 301, Belleview FL 34420



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



JACQUELINE TAVARES Newmark Commercial Real Estate Lic Real Estate Broker 561 - 702 - 8187

jnewmark@newmarkcommercial.com

Disclaimer: Although information has been obtained from sources deemed reliable, owner, Newmark Commercial Real Estate and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer this information without express or implied warranties of any kind. All rights reserved. This sion purposes only.