

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 50.3 acres total, of which 33.55 acres are zoned for heavy commercial use on SR 44 in Sumter County, FL. This site boasts over 2,700 linear feet of frontage on SR 44, with plans for a traffic signal in front of it. With an average annual daily traffic count of around 10,900 as per FDOT, the site is situated less than 1-mile away from the I-75 exit and is ideal for commercial uses. Adding to its appeal, the site is located right across from a 100-acre lot that was purchased by Old Dominion trucking for a logistics hub. Survey available for review. There are approximately 4 acres of wetlands on the site.

LOCATION DESCRIPTION

The subject site is situated on the southern side of SR 44, at the intersection with County Road 231. This prime location is just about a mile west of I-75 in Sumter County, FL. With its connectivity to the recently extended Suncoast Parkway, as well as US 27, the FL Turnpike, and I-75, SR 44 is an excellent route for trucking purposes. Sumter County is centrally located in the state of Florida, making it an ideal logistics hub for trucking operations due to its strategic proximity to major highways and population centers within an hours reach.

PROPERTY SIZE

50.3 Acres

ZONING

33.55 acres are zoned CH (Heavy Commercial) within Sumter County

PARCEL ID

C33-045

PRICE

\$6,900,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

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Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



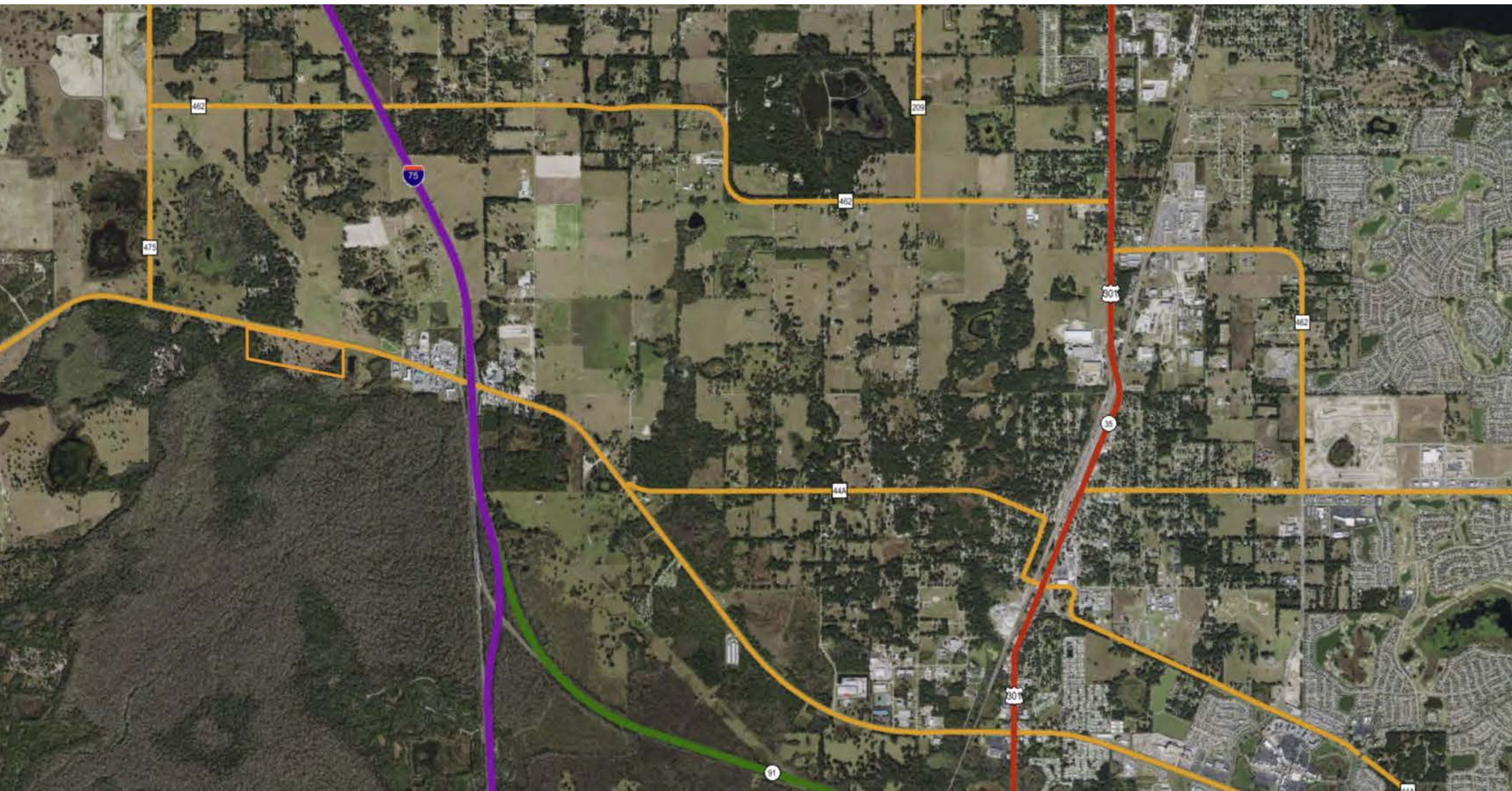
Aerials (cont.)



Additional Photo



Aerials (cont.)



Demographics Map & Report

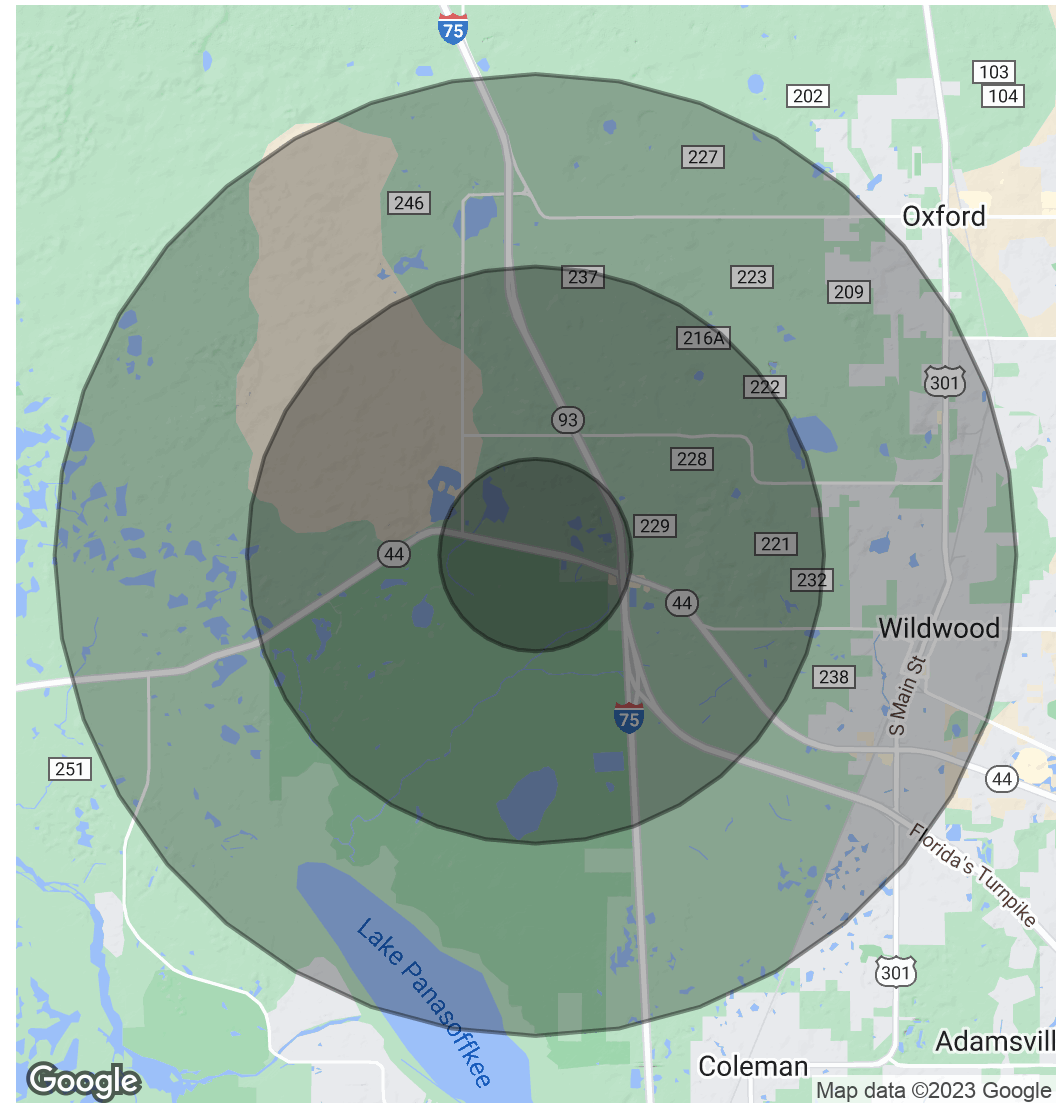
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 416 | 5,867 | 26,755 |
| Average Age | 39.6 | 41.4 | 58.4 |
| Average Age (Male) | 39.9 | 41.7 | 56.6 |
| Average Age (Female) | 39.6 | 43.0 | 59.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 195 | 2,848 | 16,012 |
| # of Persons per HH | 2.1 | 2.1 | 1.7 |
| Average HH Income | \$47,167 | \$44,527 | \$61,913 |
| Average House Value | \$106,455 | \$143,555 | \$275,575 |

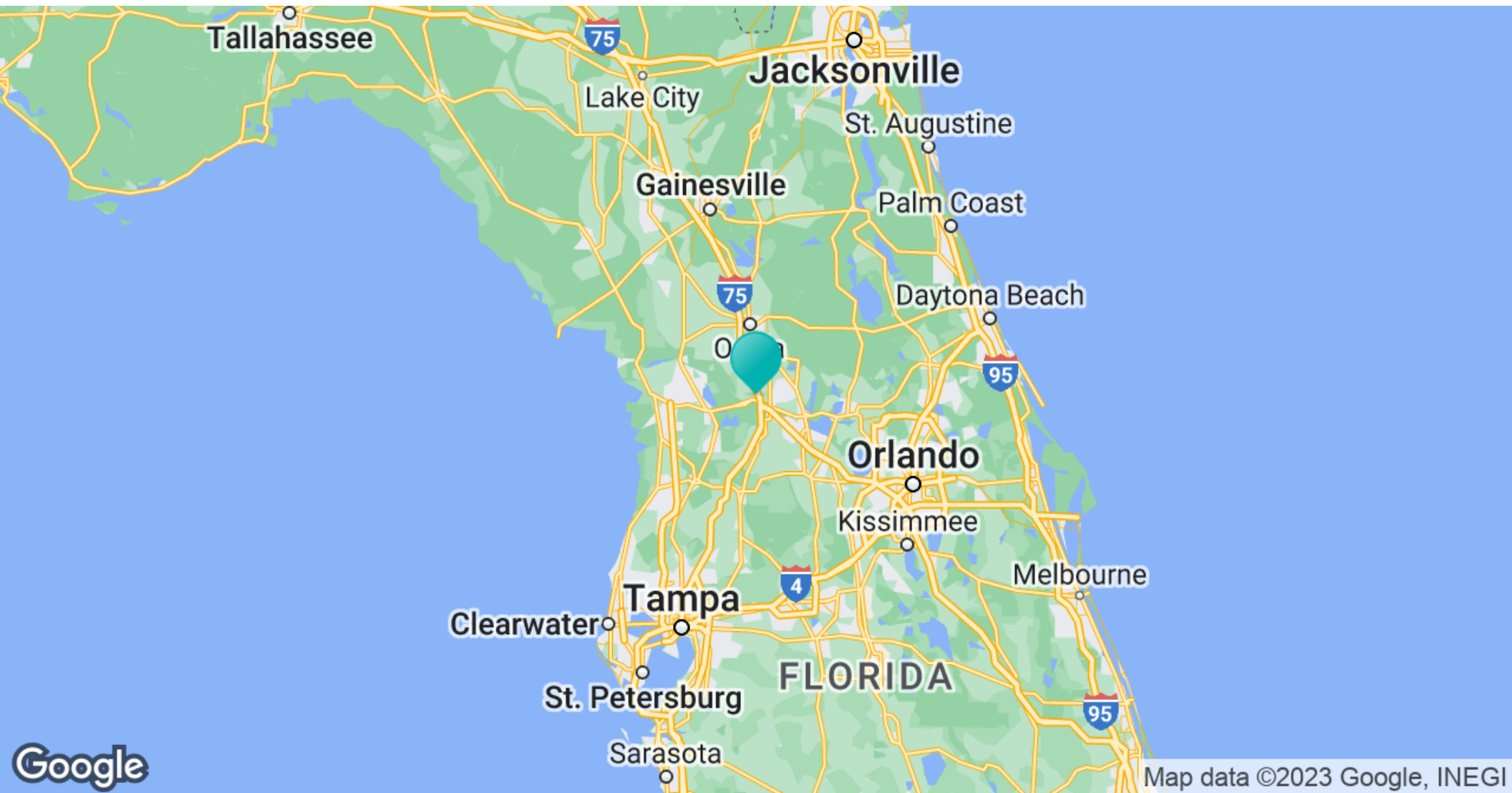
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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