



# 7.5 Acres Mixed Use LAND FOR SALE

## 12100 SE Hwy 301, Belleview FL 34420



MORE INFO HERE

### ASKING PRICE: \$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 Villages and about 1 hour (66 miles) from Orlando, Gainesville and Tampa.
  - 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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