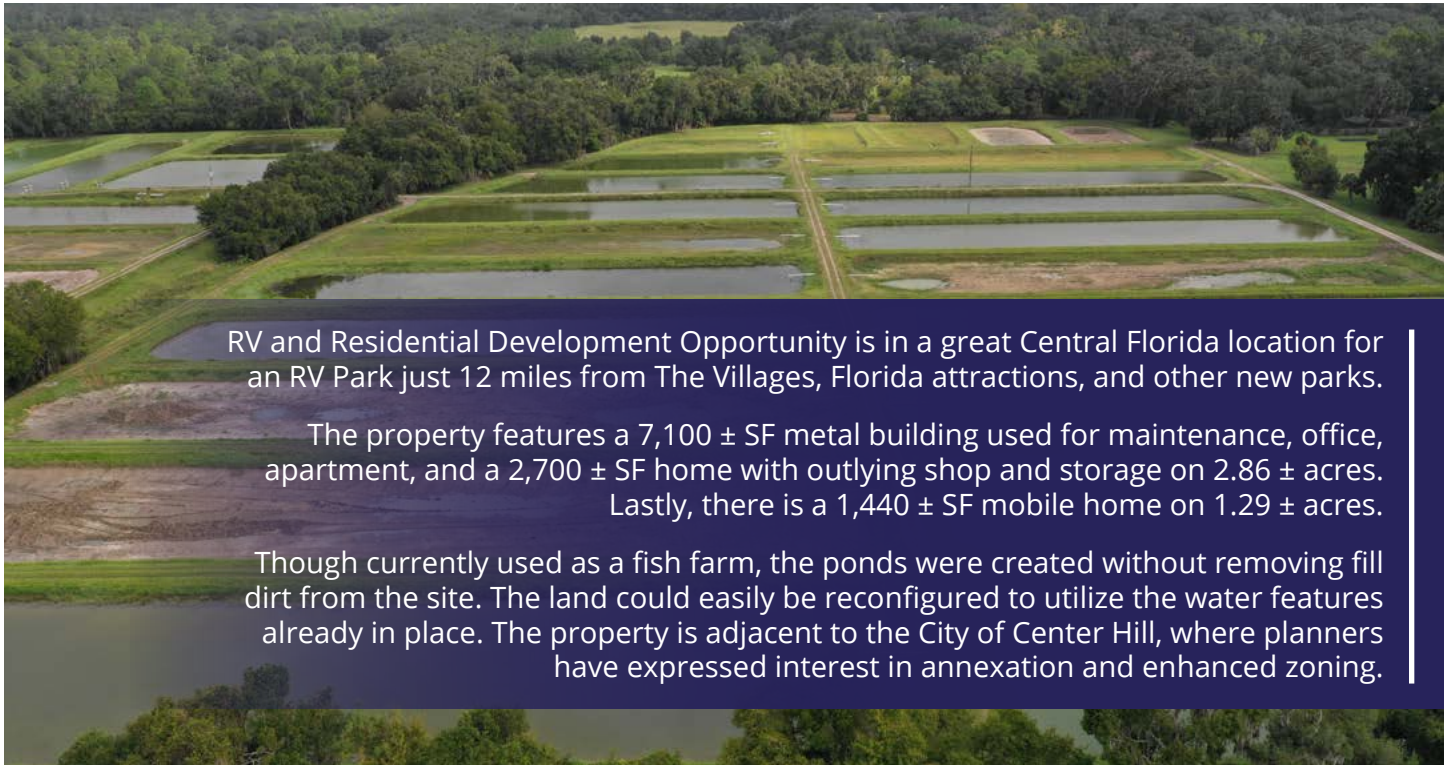


RV AND RESIDENTIAL DEVELOPMENT OPPORTUNITY

CENTER HILL, FL | SUMTER COUNTY

82 ± AC TOTAL





RV and Residential Development Opportunity is in a great Central Florida location for an RV Park just 12 miles from The Villages, Florida attractions, and other new parks.

The property features a 7,100 ± SF metal building used for maintenance, office, apartment, and a 2,700 ± SF home with outlying shop and storage on 2.86 ± acres. Lastly, there is a 1,440 ± SF mobile home on 1.29 ± acres.

Though currently used as a fish farm, the ponds were created without removing fill dirt from the site. The land could easily be reconfigured to utilize the water features already in place. The property is adjacent to the City of Center Hill, where planners have expressed interest in annexation and enhanced zoning.

SPECIFICATIONS & FEATURES

Acreage: 82 ± AC

Sale Price: \$1,600,000

Price per Acre: \$19,512

Site Address: 9684 CR 705, Center Hill, FL 33514

County: Sumter

Lake Frontage/Water Features: Man made aerated ponds

Road Frontage: 1,285 ± FT on CR 705

Soil Types: Mostly Ft. Green, Paisley and Eaugallie Fine Sands with Bouldery Subsurface

Uplands/Wetlands:

- 80.3 ± AC Uplands
- 1.7 ± AC Wetlands

Water Source & Utilities: Well and septic / Sumter Electric

Irrigation/Wells:

- Two 8" wells
- One 4" well

Grass Types: Bahia

Taxes & Tax Year: \$3,614 (2020)

Zoning/FLU: AGR

Fencing: Perimeter fence

Potential Recreational Uses: This property is currently a fish farm that can be converted into an RV Park, mobile home, or residential community. The fill dirt was not removed from the site when the ponds were created. Adjacent to the City of Center Hill, where planners have expressed interest in annexation and enhanced zoning.

General Points of Interest: The Villages, Central Florida attractions, and fishing

Current Use: Fish Farm

Land Cover: Multiple man-made ponds on upland property

Structures:

- 7,100 ± SF metal building used for maintenance, office, apartment
- 2,700 ± SF home with outlying shop and storage on 2.86 ± AC
- 1,440 ± SF mobile home on 1.29 ± AC
- Homesite with well/septic on 2.3 ± AC

LOCATION & DRIVING DIRECTIONS

Parcel IDs: Q33-004, Q34-009, Q33-034, Q34-091

GPS Location: 28.615377, -82.00309900000002

Driving Directions:

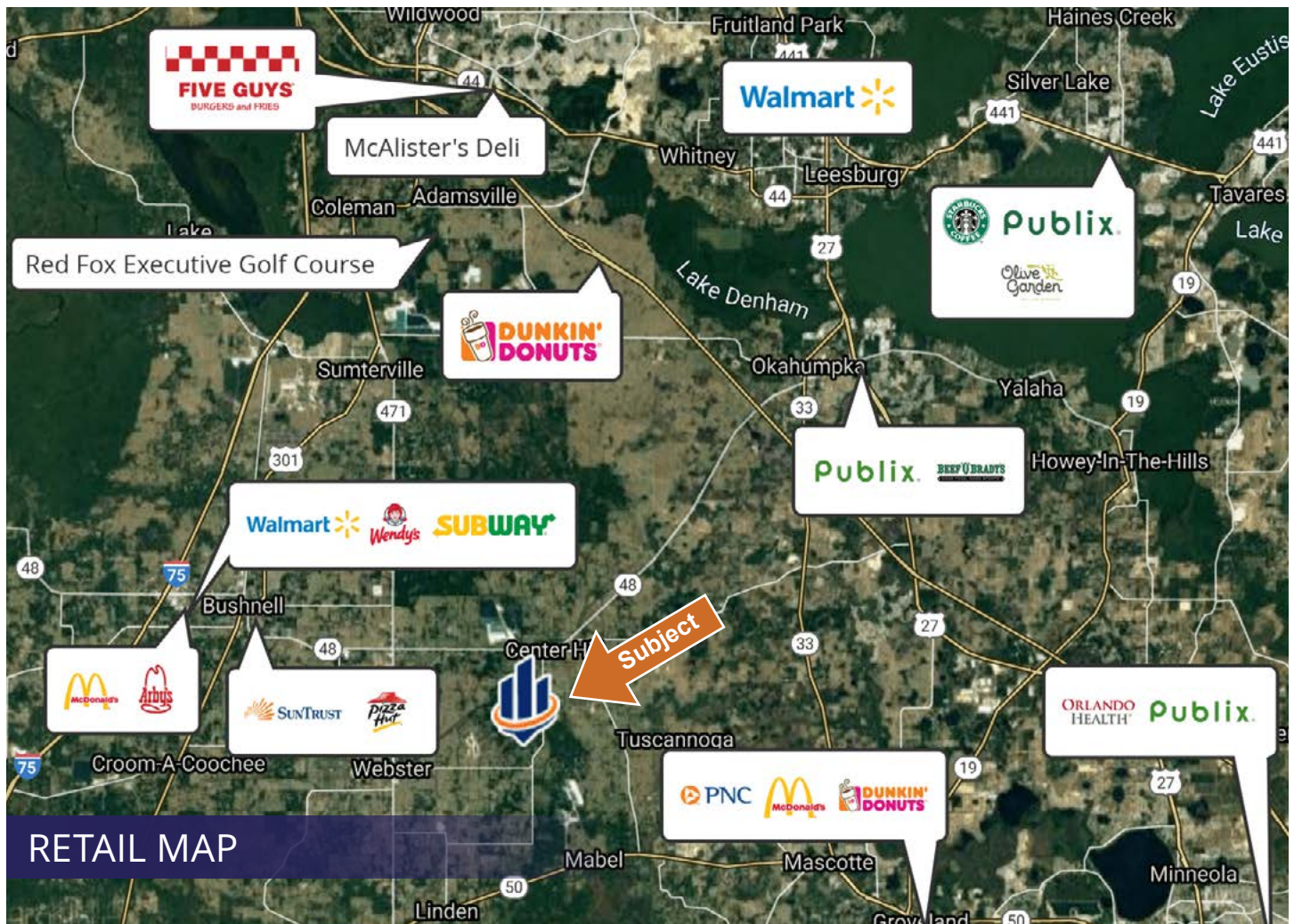
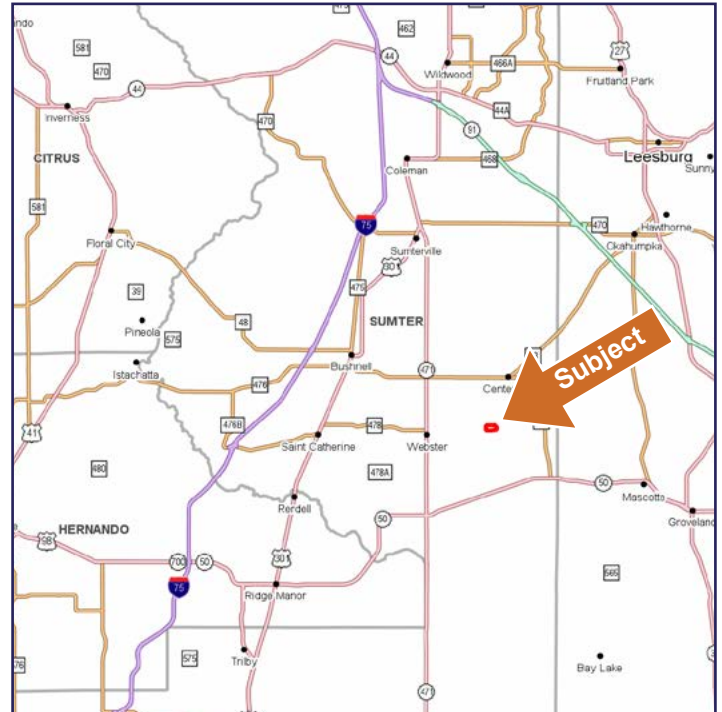
From Center Hill:

- Head south on CR 478 W (Virginia Avenue) for 2.5 miles. Tan metal building will be on the right.

From Webster:

- East on CR 478 E for 3.1 miles, tan metal building on the left.

Showing Instructions: By appointment only. Contact Carson Futch at 863.559.0800, to learn more or to schedule a showing time.



RETAIL MAP

2,700 ± SF home with outlying shop and storage

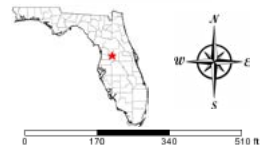


AERIAL MAP



County Boundaries
Polygons Drawing
Lines Drawing
Labels Drawing
Points Drawing
Streets MapWise

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1723 Bartow Rd | Lakeland, Florida 33801

82 ± AC • RV or Residential Development Opportunity

Great investment opportunity

Adjacent to the City of Center Hill where planners have expressed interest in annexation and enhanced zoning.

Visit SVNsaunders.com and search for: **RV Residential Development**

Carson Futch 863.216.5913 | carson.futch@svn.com

Jeff Cusson, CCIM 772.332.9070 | jeffcusson@svn.com



HEADQUARTERS

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Lake City, Florida 32055
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GEORGIA

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Thomasville, Georgia 31792
229.299.8600

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