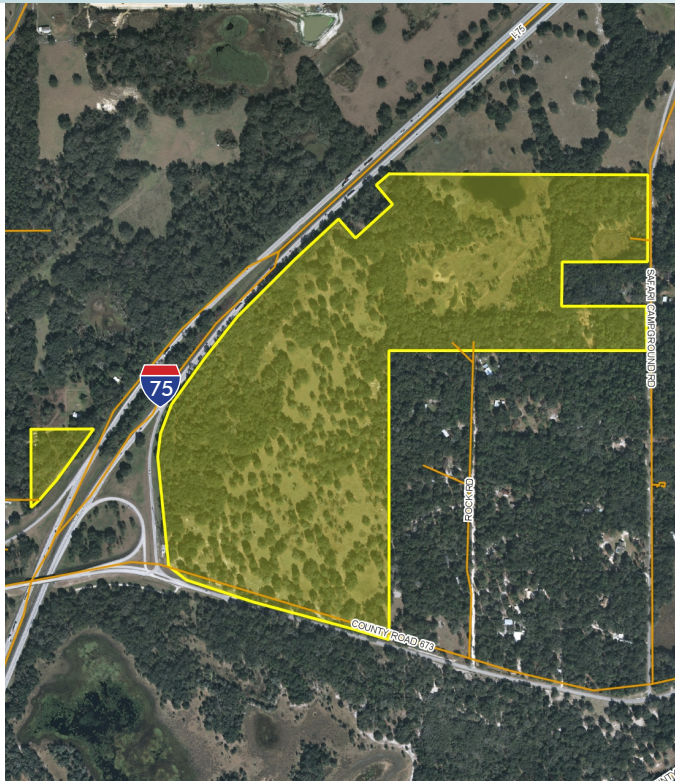


I-75 INTERCHANGE

146± acres
Sumter County, FL

**Low Tax
OPPORTUNITY
ZONE**

LAND FOR SALE



LOCATION

Located at the interchange at the NE corner of I-75 and Hwy 478 (CR 673).

The 10± acre portion of the property on the west side of I-75 is located in a Low Tax Opportunity Zone which means investors, such as businesses, developers and financial institutions that invest in targeted areas can defer capital gains taxes through investments in federally established Opportunity Funds.

SIZE

146± acres

PRICE

~~\$2,625,000 (\$17,500/ac)~~
REDUCED TO \$2,250,000 (\$15,410/ac)

ZONING/FUTURE LAND USE

This 10± acres along east side of I-75 at Hwy 478 (CR 673) zoned Commercial with FLU of Commercial.

Remaining 136± acres zoned Agricultural with FLU of Agricultural.

ROAD FRONTAGE

1,600'± on Hwy 478 (CR 673)
2,345'± on I-75

Offering subject to errors, omission, prior sale or withdrawal without notice.

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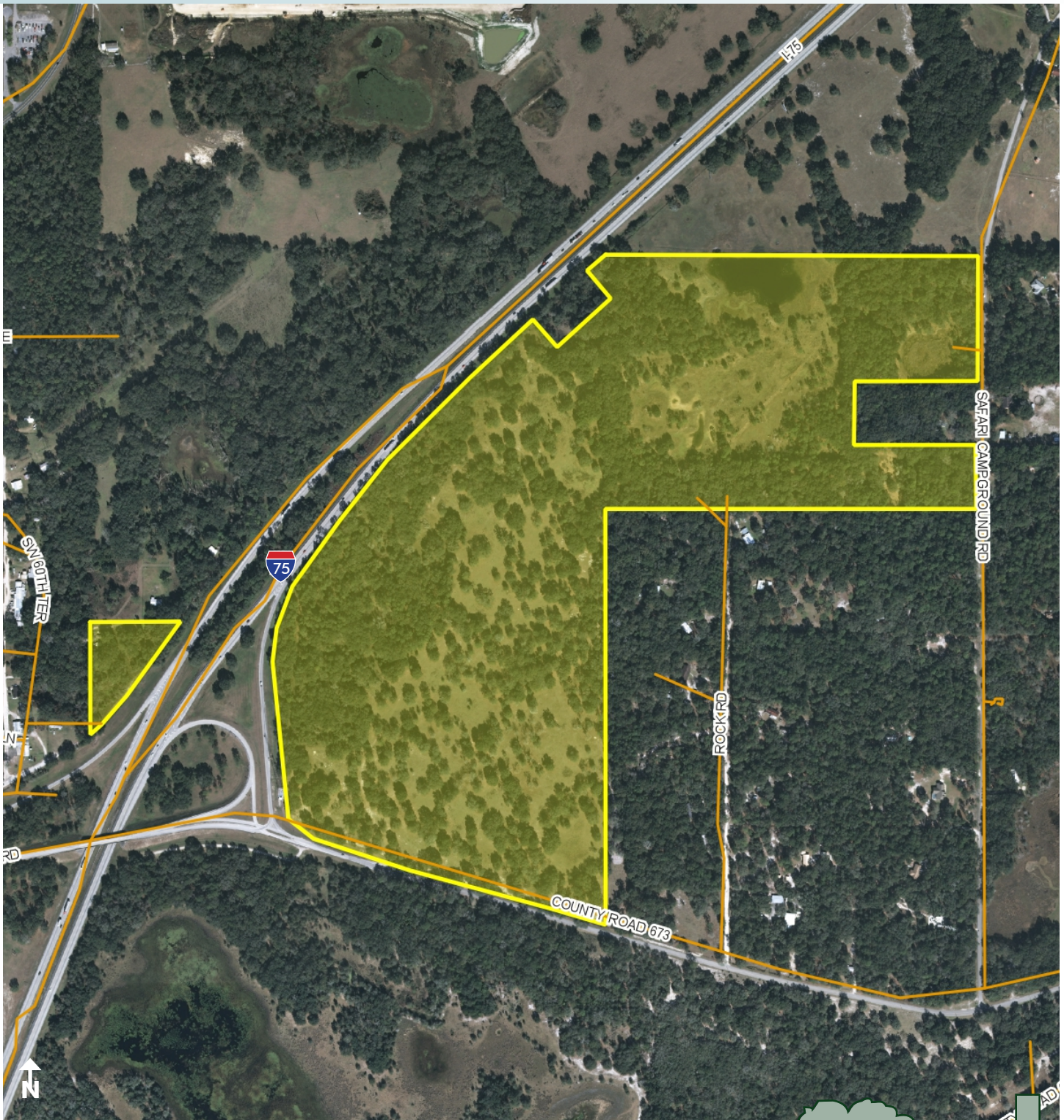
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I-75 INTERCHANGE LAND

146± acres

Sumter County, FL



PARCEL MAP

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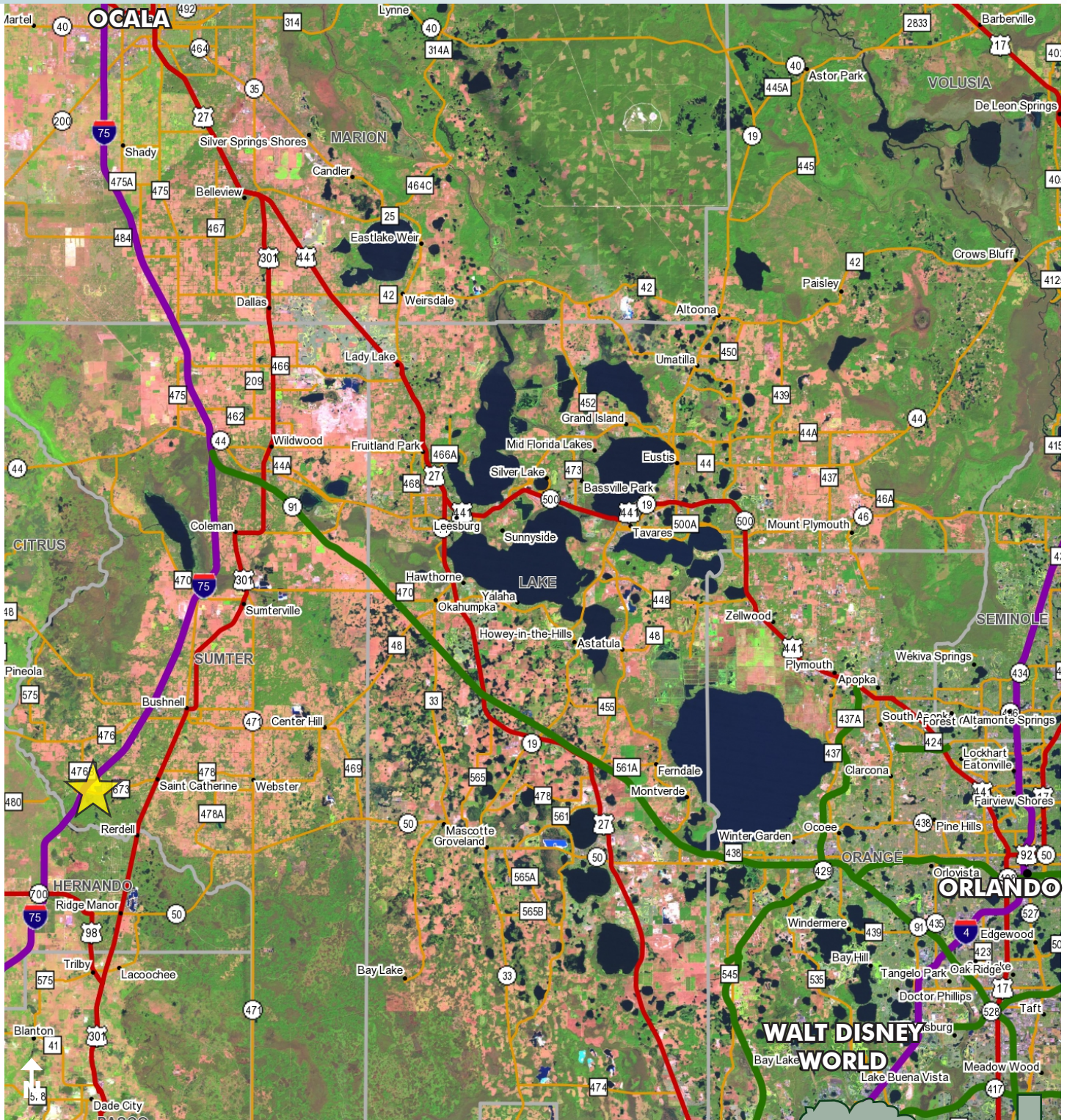
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I-75 INTERCHANGE LAND

146± acres

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LOCATION MAP

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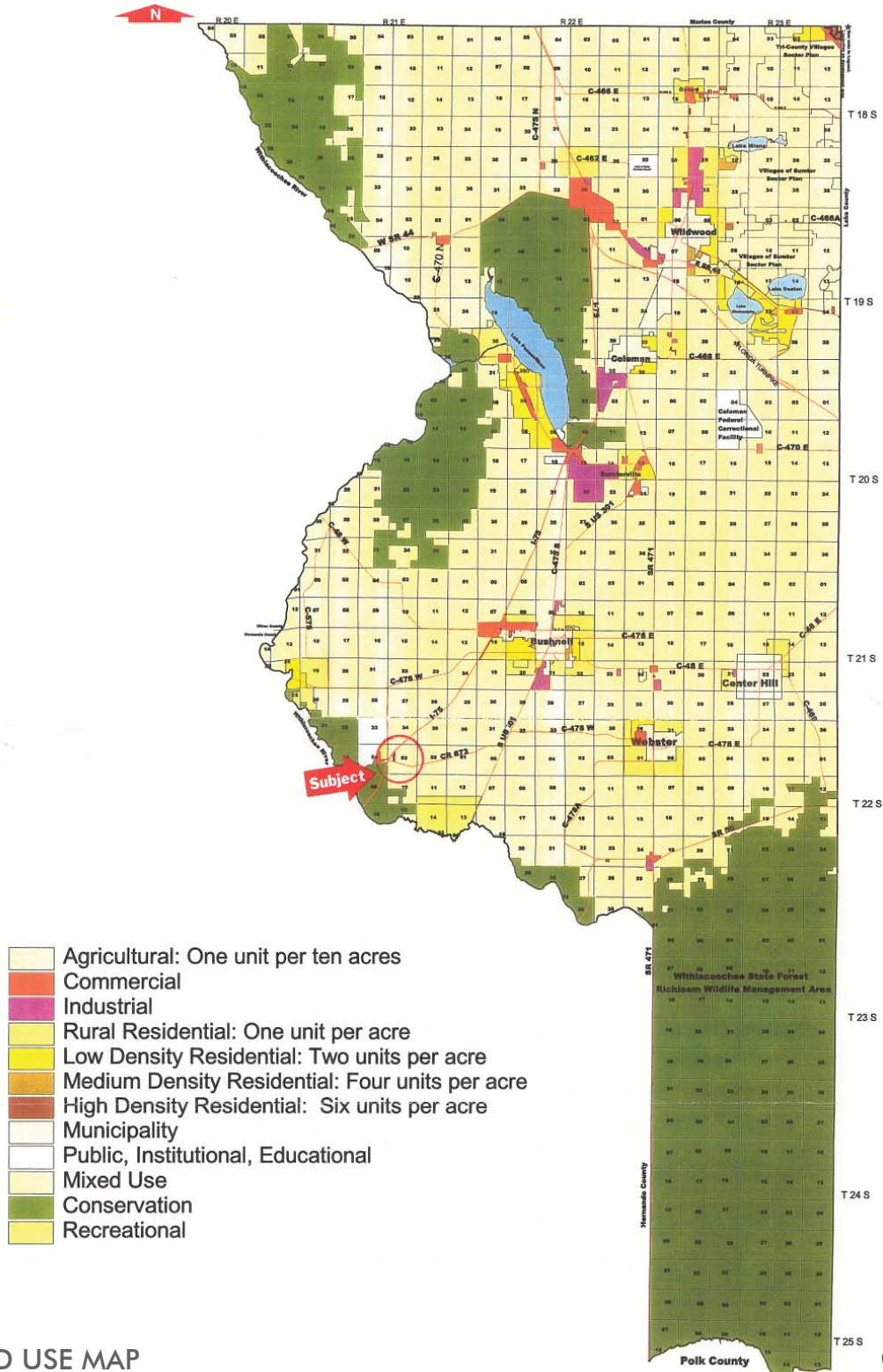
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LAND USE MAP

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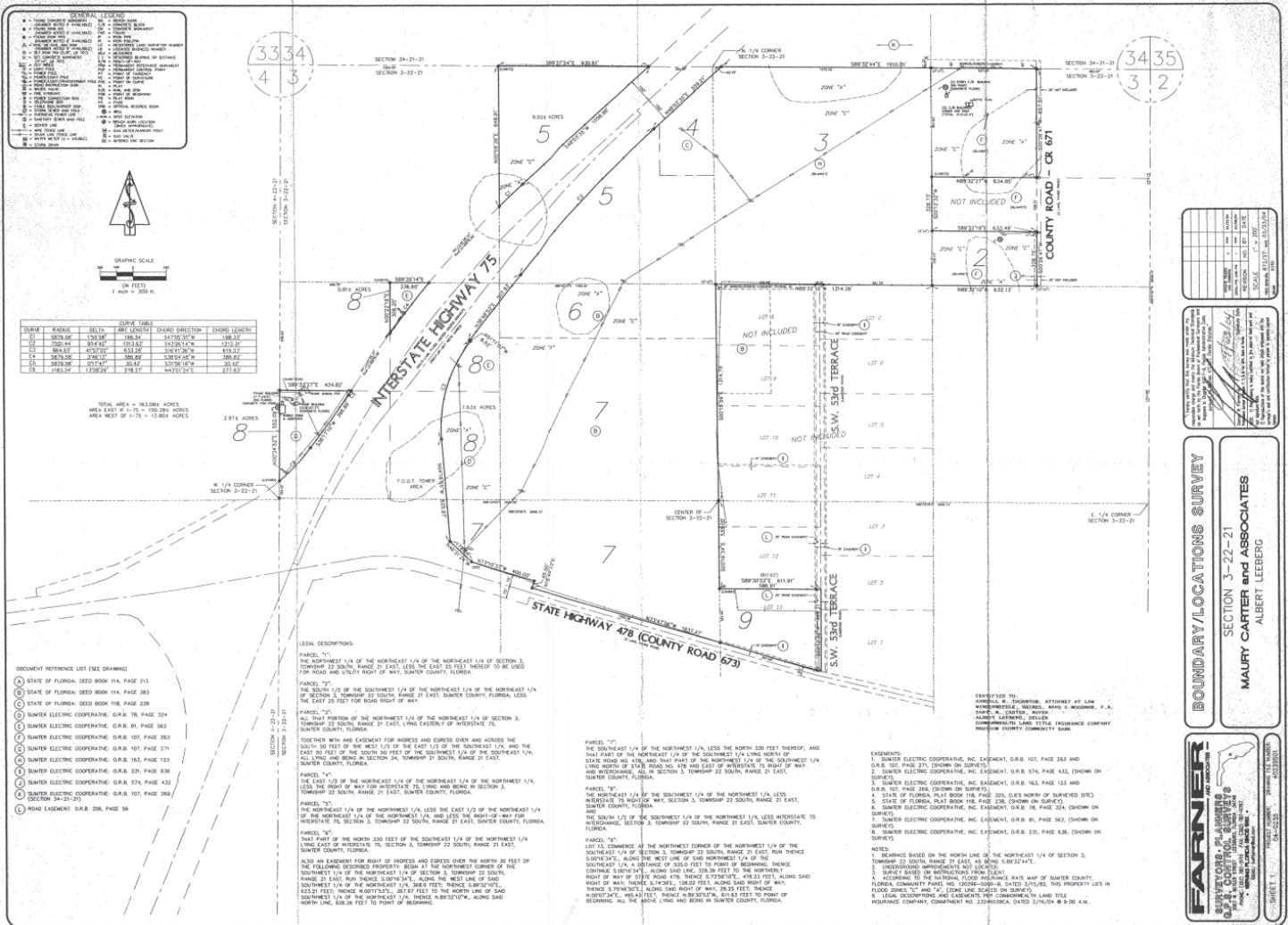
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I-75 INTERCHANGE LAND

146± acres

Sumter County, FL



BOUNDARY/SURVEY

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