

\$99,900 - 2099 N Us Hwy 301, COLEMAN

MLS® #G5085500

\$99,900

3 Bedroom, 1.00 Bathroom, 1,980 sqft

Residential on 0.50 Acres

N/A, COLEMAN, FL

This unique property near The Villages and new commercial corridor presents an exceptional chance for investors or business owners. Located directly on HWY 301 with 127+/- feet of road frontage, this property combines residential and commercial potential with its high visibility and strategic position at the edge of The Villages expansion area. Adjacent to the Governor Rick Scott Industrial Park and future commercial corridors, itâ€™s just 15 minutes from Brownwood Square, less than 10 minutes from the Village of Fenney, Magnolia Plaza, and the upcoming Middleton community and the future Sumter County Seat. The property includes a 3-bedroom, 1-bathroom site-built home that could be transformed into office space, or a place for storage. Also on the property is a detached, converted 2-story apartmentâ€™all sold AS-IS. With quick access to major routes like the Florida Turnpike and I-75, this is an ideal spot for various commercial ventures. Donâ€™t miss the opportunity to invest in one of Sumter Countyâ€™s high-demand growth areas. Contact us today to learn more and schedule a showing!



Built in 1920

Essential Information

MLS® # G5085500

Price \$99,900

Sold Price	\$95,000
Date Sold	January 30th, 2025
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,980
Acres	0.50
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2099 N Us Hwy 301
Area	Coleman
Subdivision	N/A
City	COLEMAN
County	Sumter
State	FL
Zip Code	33521

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen
Appliances	None
Heating	None, Propane
Cooling	None

Exterior

Exterior Features	Private Mailbox, Storage
Roof	Metal
Foundation	Crawlspace, Slab

Additional Information

Date Listed	August 9th, 2024
Days on Market	374
Zoning	RES

Listing Details

Listing Office	ERA GRIZZARD REAL ESTATE
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Listing information last updated on October 28th, 2025 at 3:21am EDT