



Offering Memorandum



4.23 Commercial Acres Hwy 475A

13350 SOUTHWEST 16TH AVENUE, OCALA, FL 34473

PRESENTED BY:

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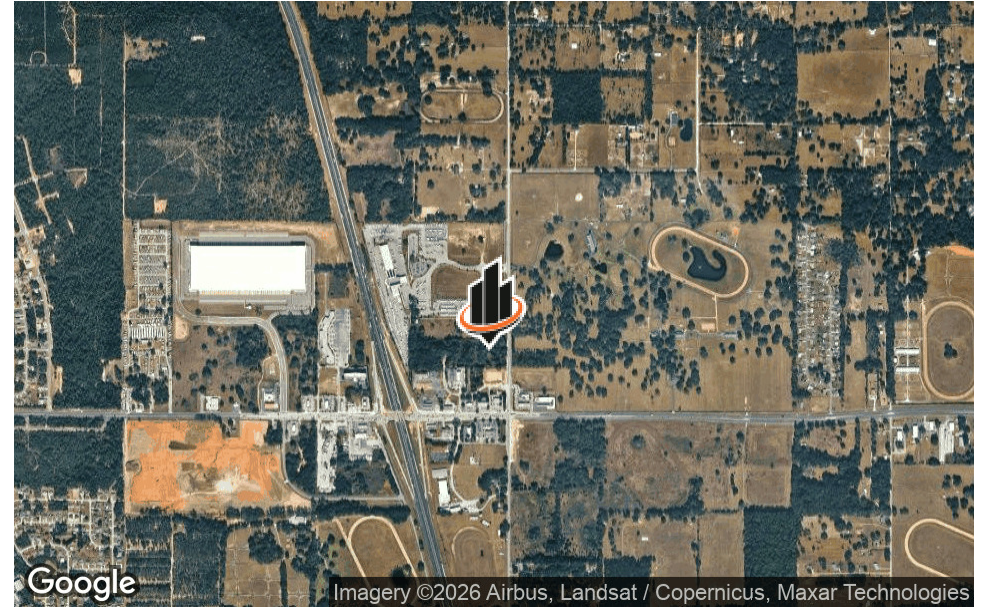
FL #SL3591852

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
LOT SIZE:	4.23 Acres
ZONING:	PUD
FUTURE LAND USE:	Employment Center
APN:	41200-065-00



PROPERTY DESCRIPTION

4.23 commercial acres along Hwy 475A near the very busy I-75/Hwy 484 interchange in Ocala, Florida, #1 US Metro for population growth 2023-2025. The property's commercial land use (Employment Center) provides for many different potential uses including industrial small bay/flex space, retail, hospitality and office/medical. The surrounding retail/hospitality environment is well-established with brands including Cracker Barrel, Wawa, Tractor Supply, Zaxbys, Sonny's, Burger King, McDonald, Popeyes, Waffle House, Dunkin' Donuts, RaceTrac, Pilot, Shell, Exxon, Hampton Inn and Microtel operating in close proximity. The current zoning is PUD with approvals for a 64 multifamily units.

PROPERTY HIGHLIGHTS

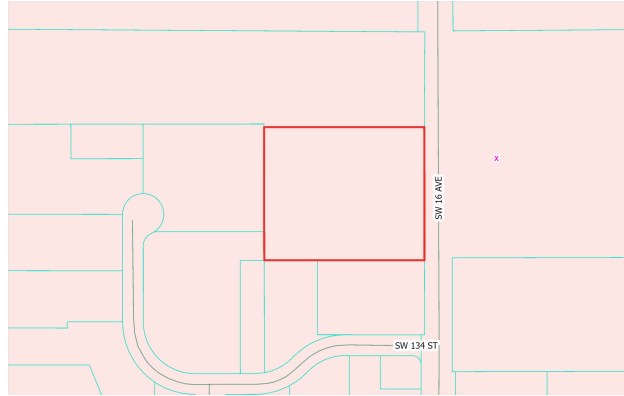
- #1 US Metro Growth Market
- 385' Frontage on Hwy 475A
- Close to I-75/Hwy 484 Interchange

THE PROPERTY

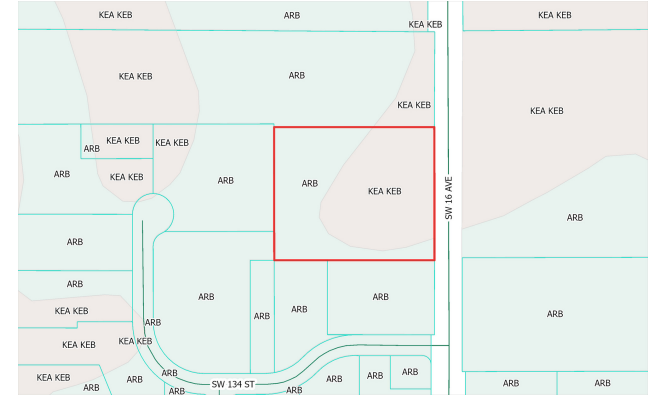




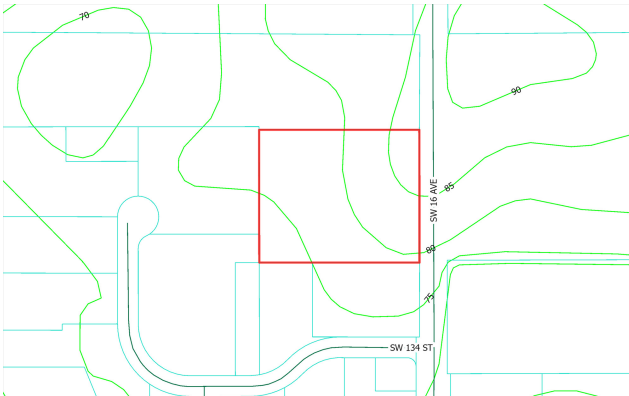
Aerial



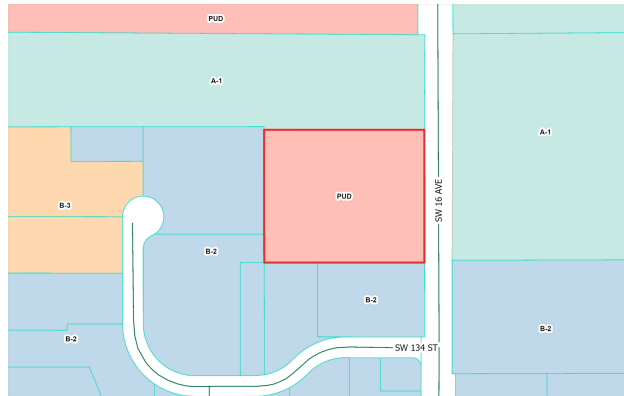
Fema Flood



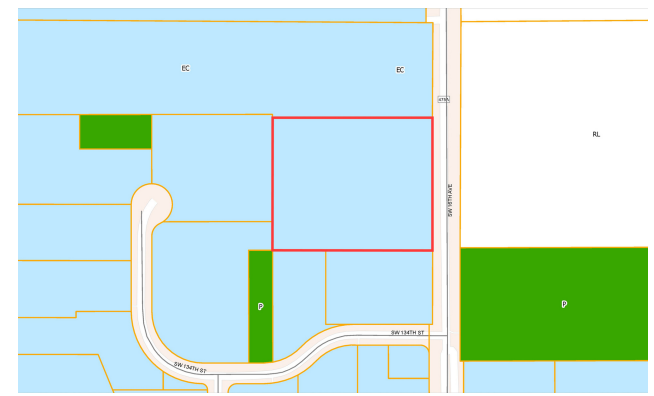
Soils



Topo



Zoning



Future Land Use

LOCATION DESCRIPTION

Located along Interstate 75 in North Central Florida, Ocala is a one-hour drive North of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing costs make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 1500 horse farms with plenty of green space for all to enjoy. If the beach is your pleasure, both coasts are within a one-hour drive. The Ocala National Forest provides residents and visitors with thousands of acres of forest, trails, lakes, and rivers. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.

AERIAL MAP

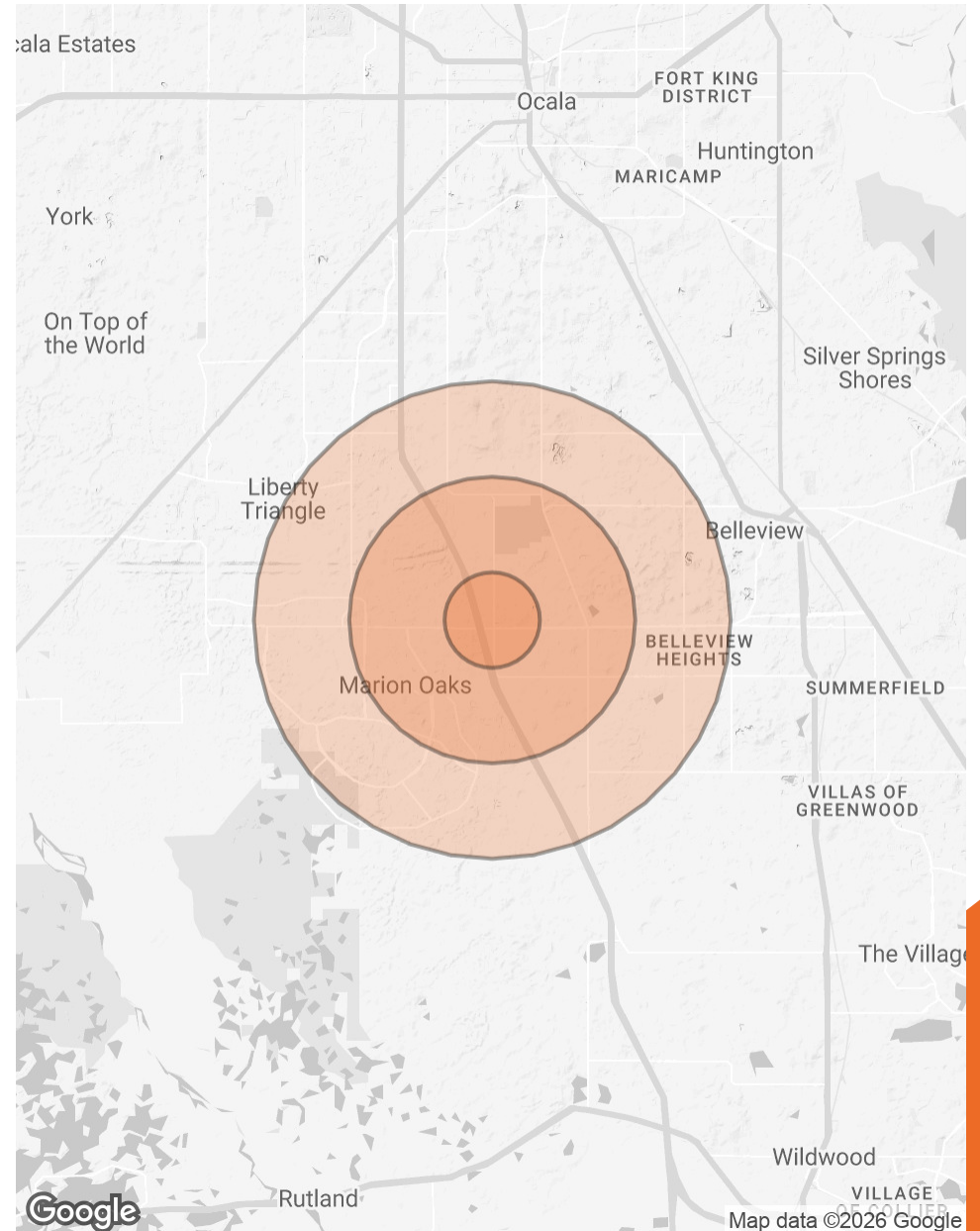


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	841	13,220	41,180
AVERAGE AGE	48.6	41.5	43.4
AVERAGE AGE (MALE)	45.7	46.1	44.0
AVERAGE AGE (FEMALE)	52.4	40.0	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	349	4,865	15,503
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$101,107	\$81,751	\$84,358
AVERAGE HOUSE VALUE	\$310,498	\$273,456	\$259,955

2023 American Community Survey (ACS)



MEET THE TEAM



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