

LAND FOR SALE

SW Corner of 318 & I-75 Interchange | Reddick, FL 32686

41± ACRES | \$8,500,000



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

SW Corner of 318 & I-75 Interchange

Discover an exceptional development and/or investment opportunity at West Highway 318 & I-75 interchange in Reddick, Florida 32686. This prime property, zoned PUD, offers expansive potential for the discerning Land/Other investor. Positioned in the in the Ocala corridor of I-75, this versatile space presents a myriad of development possibilities. Located between the Ocala and Gainesville MSA's and adjacent to future World Equestrian Center expansion and the Sunny Oaks development, its strategic location and PUD zoning make this property a valuable asset with numerous prospects for future growth. Take advantage of this rare chance to secure a corner on I-75 with over 71,000 AADT (22,000 trucks).

- Zoned PUD
- Exceptional development zoning
- Prime investment opportunity
- Highly traffic count location
- Strategic positioning
- Valuable asset for future growth

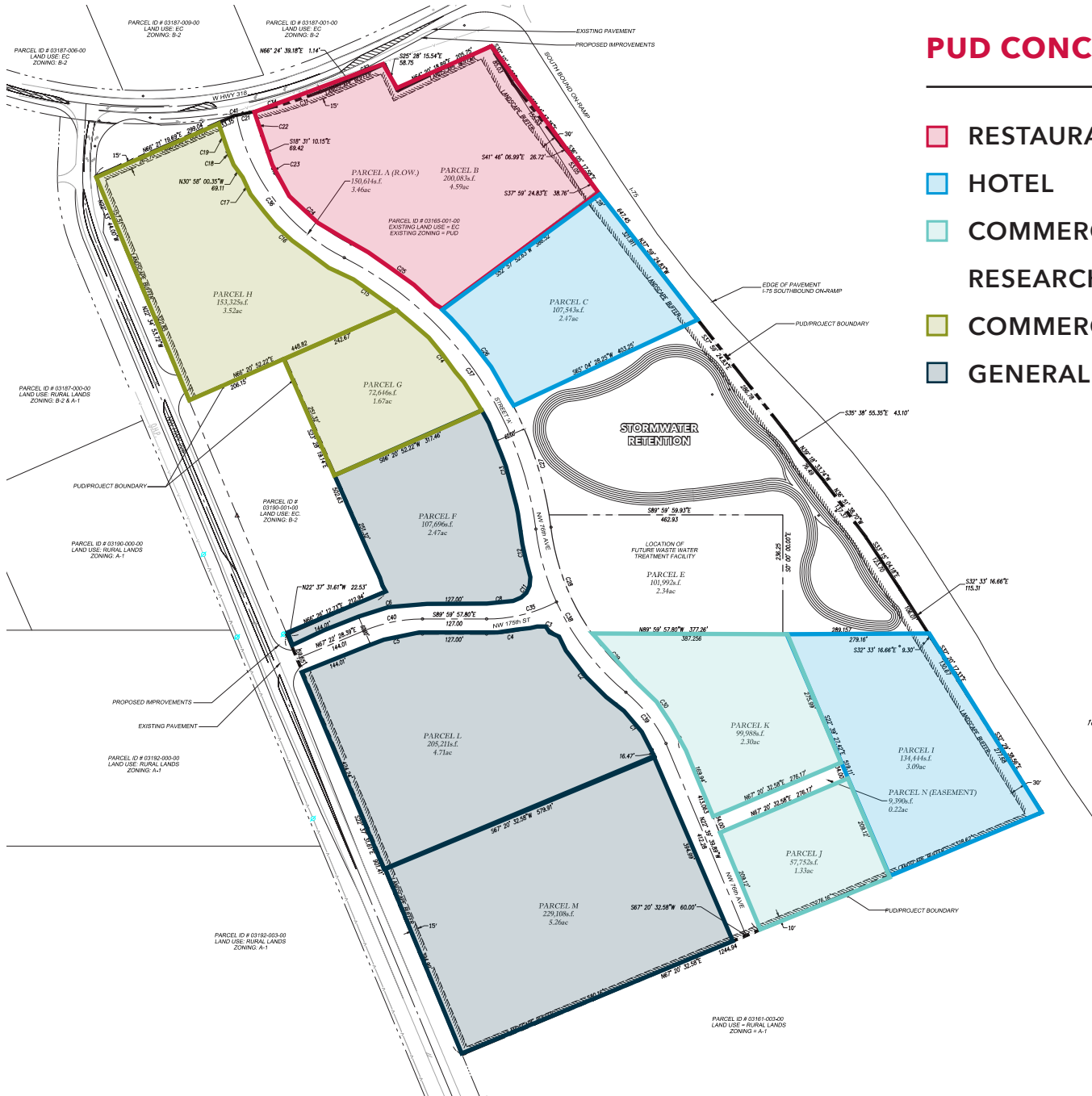


SITE LAYOUT

SW Corner of 318 & I-75 Interchange

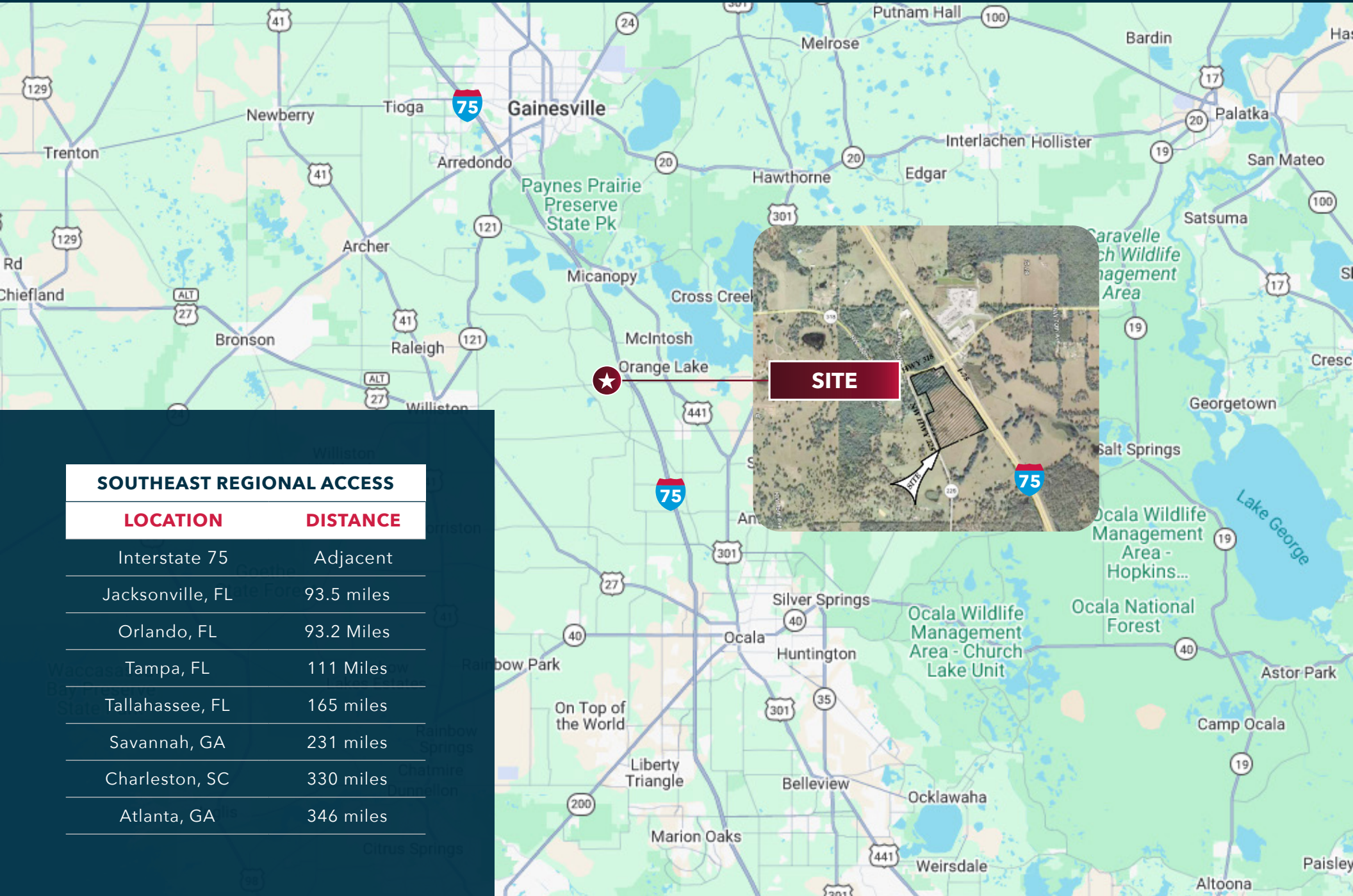
PUD CONCEPTUAL PLAN

- RESTAURANT
- HOTEL
- COMMERCIAL / INDUSTRIAL OFFICE /
RESEARCH & DEVELOPMENT
- COMMERCIAL
- GENERAL RETAIL



PROPERTY LOCATION

SW Corner of 318 & I-75 Interchange



SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
Interstate 75	Adjacent
Jacksonville, FL	93.5 miles
Orlando, FL	93.2 Miles
Tampa, FL	111 Miles
Tallahassee, FL	165 miles
Savannah, GA	231 miles
Charleston, SC	330 miles
Atlanta, GA	346 miles

PROPERTY ACCESS

SW Corner of 318 & I-75 Interchange



318

75

Exit 368

SITE

NW HIGHWAY 225

318

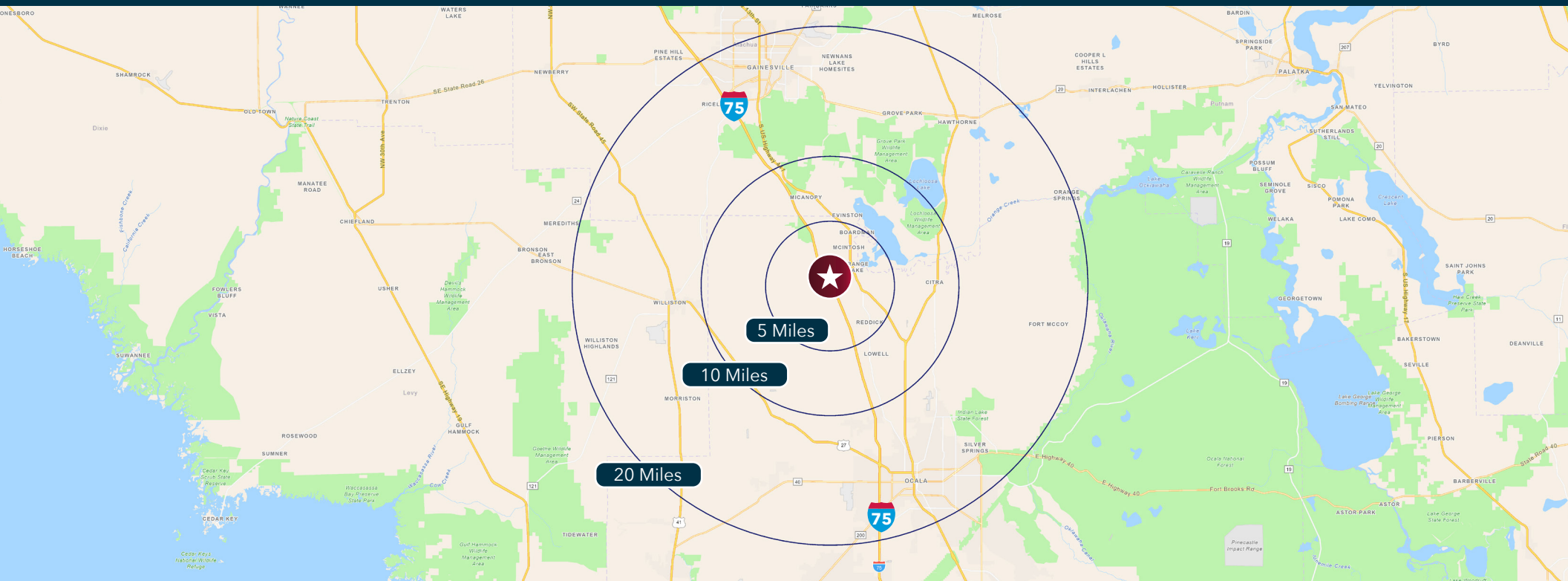
Proposed

Sunny Oaks
Industrial
Development

75

DEMOGRAPHICS

SW Corner of 318 & I-75 Interchange



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
5 MILE	5,933	6,081	\$89,378	\$101,537
10 MILE	16,274	16,519	\$89,711	\$100,537
20 MILE	340,593	355,623	\$84,361	\$94,165

Source: ESRI Business Analyst

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