



Robb Harrison
— REALTY INC. —
Putting Your Dreams Together
WWW.ROBBHARRISON.COM

**PRIME COMMERCIAL
DEVELOPMENT OPPORTUNITY**

**12.8 ACRES
ON U.S. HIGHWAY 441**

BELLEVIEW, FLORIDA



U.S. 441
FRONTAGE



12.8
ACRES



B-4
ZONING



HIGH
VISIBILITY
LOCATION

OFFERED AT
\$1,299,000

MLS# OM699685

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**SURROUNDED BY ESTABLISHED
COMMERCIAL ACTIVITY**



AUTOMOTIVE & SERVICE
Auto repair, car sales,
towing & tire services



**RESTAURANTS &
DAILY NEEDS**
Fast food, dining,
convenience stores



CONTRACTORS & TRADES
Building supply, electrical,
plumbing & construction



**RETAIL & LOCAL
SERVICES**
Retail shops, banking,
salons & more



**RESIDENTIAL
SUPPORT**
Established neighborhoods
driving local demand



**MEDICAL &
PROFESSIONAL SERVICES**
Clinics, offices &
professional practices



IDEAL COMMERCIAL USES

- Retail / Highway-Oriented Commercial
- Contractor or Trade Headquarters
- Automotive Service or Sales
- Equipment Sales & Outdoor Display
- Fleet Operations / Service Yard
- Storage / Flex Commercial
- Office / Service Campus
- Logistics / Distribution / Service Hub
- Investment Hold / Future Phased Development



EXPERIENCE. LOCAL KNOWLEDGE. RESULTS.



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Robb Harrison
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352-598-2871

Putting Your Dreams Together

LOCAL EXPERTISE. STRONG CONNECTIONS. LASTING RESULTS.

WHY THIS SITE WORKS



VISIBILITY
Direct frontage on U.S. Highway 441
High daily traffic counts and excellent
exposure for your business.



SCALE
12.8 acres of usable land provides
flexibility for a wide range of commercial
and industrial development.



LOCATION
Strategically positioned near the Market
of Marion and established businesses
in Belleview's growth corridor.



FLEXIBILITY
B-4 Commercial Zoning allows a broad
range of commercial uses to meet
your business goals.



BUSINESS SYNERGY
Surrounded by automotive, retail,
contractors, medical and service
businesses creating built-in demand.



SECURE YOUR FUTURE ON U.S. 441

This is a rare opportunity to own 12.8 acres of B-4 commercial land with prime highway frontage in Belleview's high-growth corridor. Whether you're expanding, relocating, or investing, this site is ready for your vision.

LOCATION. VISIBILITY. OPPORTUNITY.

Let's Build Your Success Together

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