



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SV-430

# OCALA

## CR 484 COMMERCIAL ACREAGE

### FOR SALE



### 0 CR 484 OCALA, FL 34480

- 3± ACRES OF COMMERCIAL LAND
- ZONED B-4 REGIONAL BUSINESS (2.33 AC)
- ON I-75 CONNECTOR, EASY TRUCK ACCESS
- STACKING TURN LANE OFF CR 484
- GROWTH AREA/PATH OF PROGRESS
- HEAVY TRUCK PARKING ALLOWED
- MANY COMMERCIAL USES, INC. STORAGE
- **PRICE: \$349,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED: 5/17/22

**PROPERTY OVERVIEW**

SV-340

**ADDRESS:** 0 CR 484  
Ocala, FL 33480

**LOCATION:** CR 484, 2 miles east of I-75 Interchange.

**LAND AREA:** 3 ± acres  
**DIMENSIONS:** 185.5' x 706'

**ZONING:** B4 - Regional Business & A1 – General  
Agricultural (Marion County)

**LAND USE:** RAC (Rural Activity Center)  
**FLOOD ZONE:** X (No flood insurance required)

**IMPROVEMENTS:** Vacant Land

**LEGAL DESCRIPTION:** Lengthy (In Listing folder)

**PRESENT USE:** Vacant Land

**UTILITIES:** Electric – SECO Energy  
Water, Sewer & Trash – Future - Marion County Utilities  
Cable & Internet: Xfinity

**TRAFFIC COUNT:** 19,500 VPD

**TERMS:** Cash at Closing

**TAXES:** \$1,116 (2021)

**PRICE:** \$349,000

**PARCEL ID #:** 41491-007-00

**NOTES:** Your chance to get Vacant Land with intense Commercial Zoning (B4 / Regional Business) in South Marion County, on the hot Interstate 75 / CR484 Development Corridor! A new 943,000+ SF warehouse on 64 acres will soon be on CR484 only about 2 miles to the west at the I-75 Interchange. Existing B4 zoning allows for a large variety of commercial uses, including Heavy Commercial Truck Parking. This 3-acre parcel could be designed for warehousing, delivery, and shipping directly off of I-75. Ask about larger parcel availability up to 10 acres. Don't wait, call now - Don Wallace or Philippe Beau at 727-441-1951.

**KEY HOOK #:** N/A

**ASSOCIATES:** Don Wallace & Philippe Beau

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** SV- 340-3-26/18

**SHOWING INFORMATION:** Drive to site.



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