

4+ ACRES ON HWY 441

7461 S HWY 441, OCALA, FL 34480

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	4.4 Acres
Zoning:	B-4, M-2
Market:	Ocala MSA
Traffic Count Street:	31,500

PROPERTY OVERVIEW

Highly desirable B4 and M2 zoning on this 4.4 acre commercial property located directly on Hwy 441/US 301 between Belleview and Ocala. The average daily traffic count is 31,500. This property is priced to sell and within 1 mile of the Greenway Trail. The property includes 5 plus buildings, including residential, automotive garage, storage and office. There are currently multiple tenants using the property that are month to month that can relocate or stay. Appraisal completed February 2023, priced to sell. The nearby Greenway trail hosts more than 300 miles of trails of all types —hiking, mountain biking, equestrian and paved multi-use.

PROPERTY HIGHLIGHTS

- Desirable B4 and M2 zoning
- 31,500 average daily traffic count on Hwy 441
- 1 mile from Greenway

FOR MORE INFORMATION CONTACT:

Erin Freel | Agent | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

LAND FOR SALE



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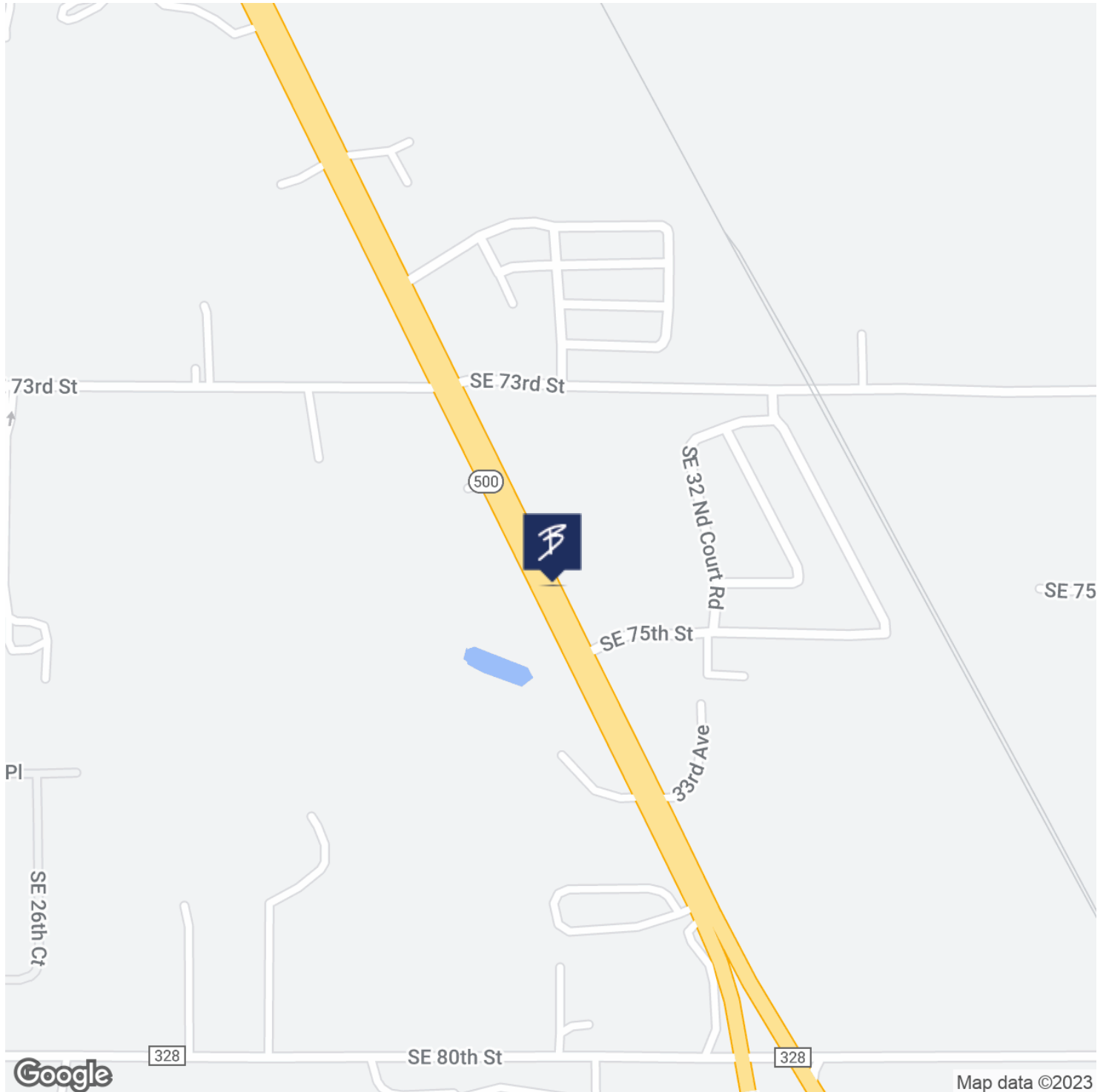


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LOCATION MAP

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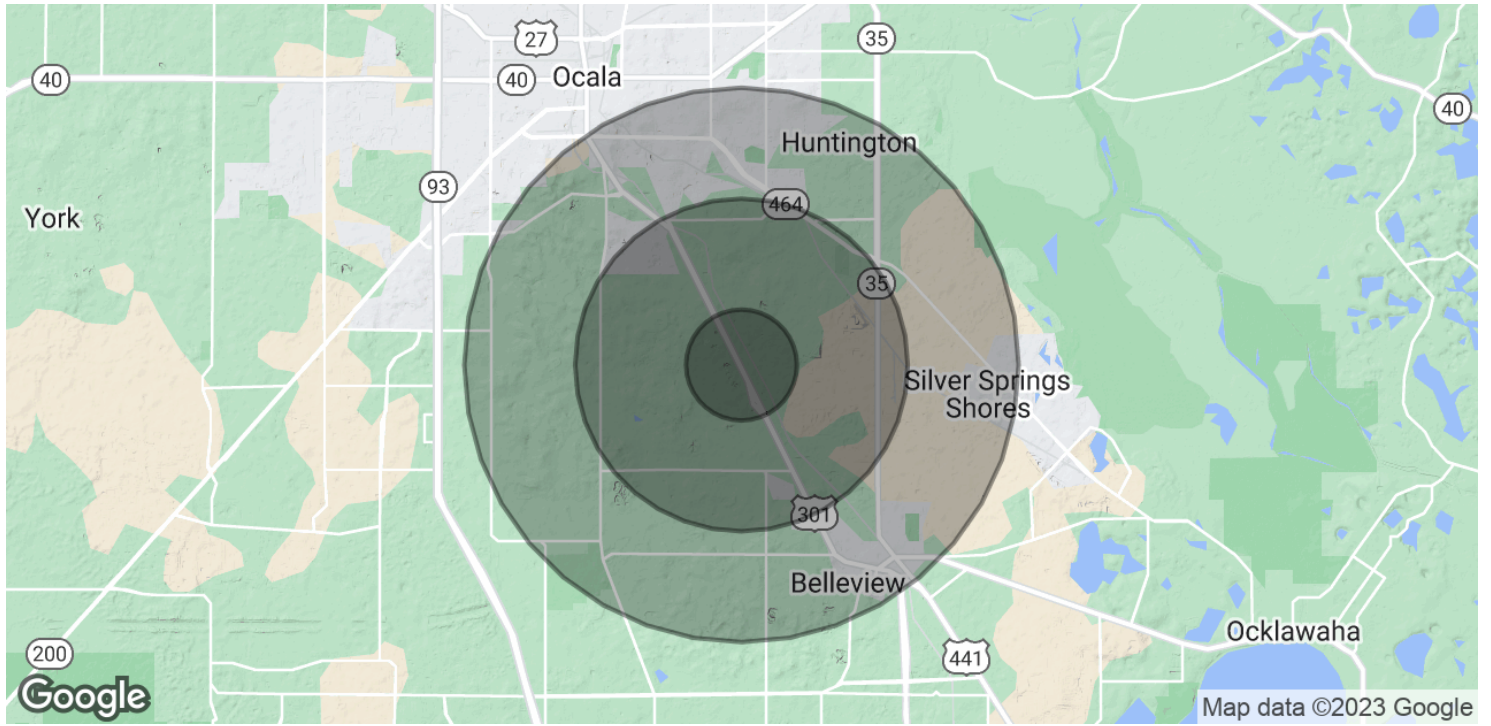


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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	865	9,405	39,287
Average Age	43.6	40.7	41.1
Average Age (Male)	35.6	35.1	37.2
Average Age (Female)	45.6	42.6	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	410	4,217	15,665
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$48,496	\$56,334	\$50,287
Average House Value	\$111,690	\$139,653	\$135,505

* Demographic data derived from 2020 ACS - US Census

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