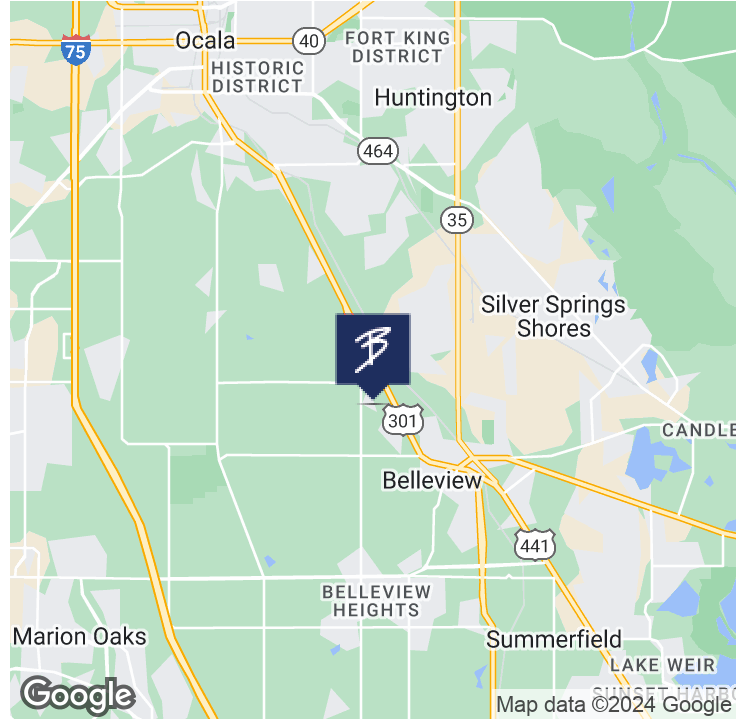


# 21 ACRES MIXED USE LAND ON 441

TBD SOUTH HWY 441, OCALA, FL 34480

EXECUTIVE SUMMARY

LAND FOR SALE



## OFFERING SUMMARY

Sale Price:	\$2,310,000
Lot Size:	20.9 Acres
Zoning:	B5, M1
Traffic Count Street:	29,500

## PROPERTY OVERVIEW

With 750 ft of Hwy 441 frontage, this 20.9 acres of mixed use land (B5 and M1) is prime commercial property and priced competitively. Located just North of the signalized intersection of 92nd Loop (Belleview bypass), the land is mostly cleared and ready for commercial use. B5 is Heavy Business and is the most comprehensive business zoning in Marion County. M1 is a light industrial classification. An additional, 6.75 acres fronting 92nd Loop/Belleview Bypass is available (from separate seller) to help secure the entire corner. See photo. The traffic count is 29,500 AADT and conveniently located between Ocala and The Villages, and close to the Florida Greenway. According to the 2023 US News and World Report the Ocala Metro is the 10th safest, 6th fastest growing and 16th best places to retire. The Ocala Metro ranked #2 nationally in new single home construction per capita.

## PROPERTY HIGHLIGHTS

- Mixed Use
- B5 and M1
- 29,500 AADT
- 750 FT Frontage on 441
- Adjoining parcel available

FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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ADDITIONAL PHOTOS

LAND FOR SALE



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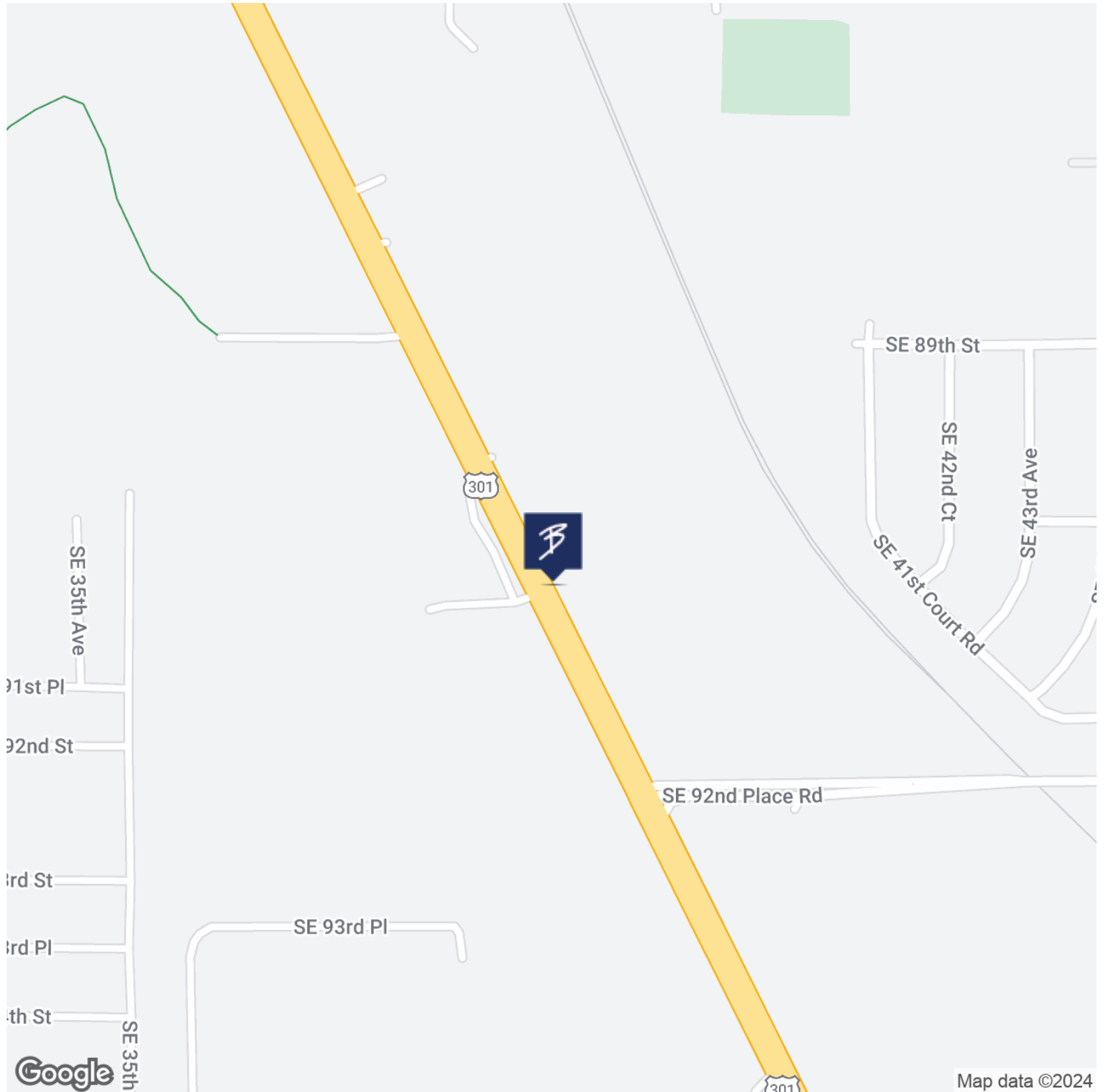


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LOCATION MAP

LAND FOR SALE



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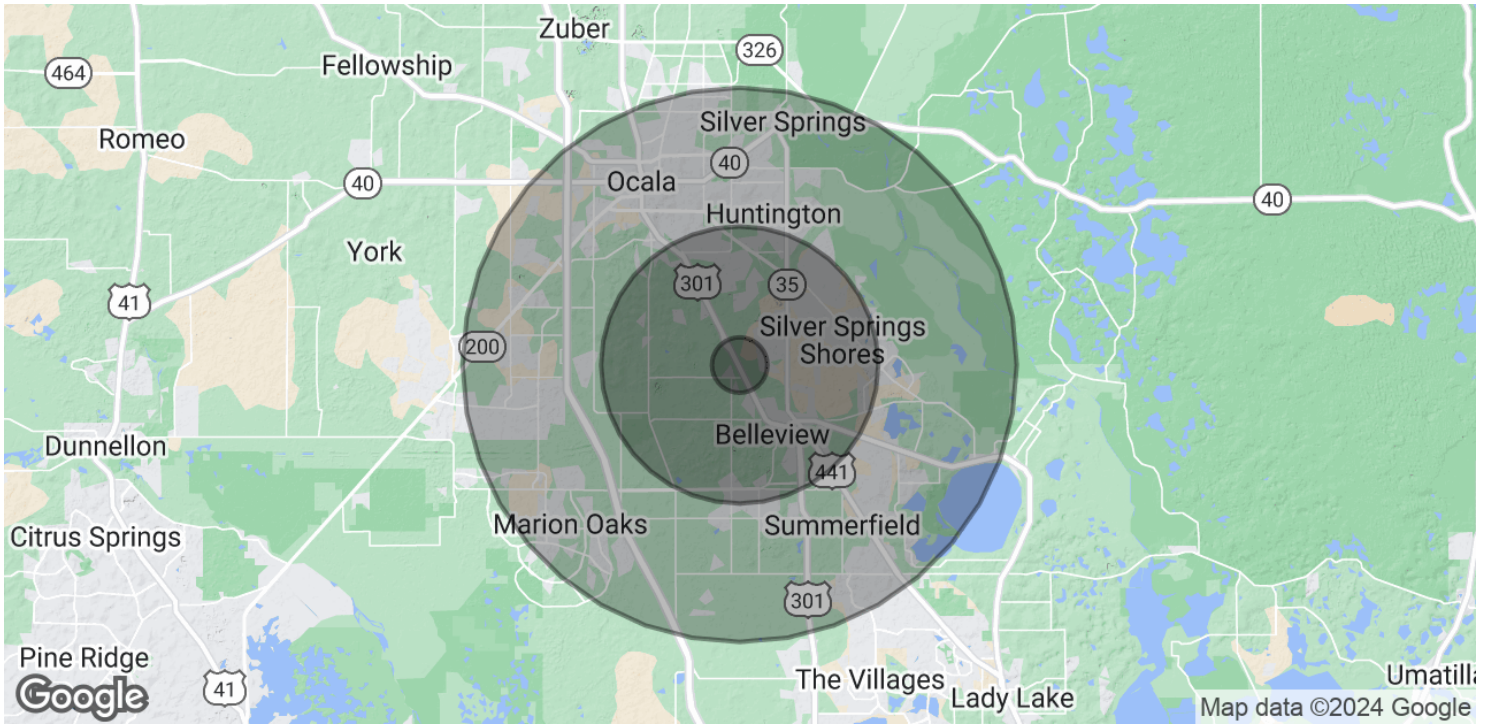


# 21 ACRES MIXED USE LAND ON 441

TBD SOUTH HWY 441, OCALA, FL 34480

DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,262	57,949	219,207
Average Age	45.0	39.8	44.1
Average Age (Male)	46.3	37.5	42.6
Average Age (Female)	49.1	42.1	45.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	590	24,193	99,069
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$62,400	\$66,876	\$59,363
Average House Value	\$208,897	\$174,646	\$165,271

\* Demographic data derived from 2020 ACS - US Census

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