

10+ ACRES B2 IN BELLEVIEW CITY LIMITS

11444 SOUTHEAST 55TH AVENUE, BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$844,800
Lot Size:	10.24 Acres
Zoning:	B2
Market:	Business Development
Traffic Count Street:	27,500

PROPERTY OVERVIEW

Priced to sell, this is an excellent opportunity to own 10+ acres of commercial land in Belleview! This property consists of three contiguous parcels totaling 10.24 acres and is zoned B2, which allows for a variety of commercial uses. The property is located just off of 441 on SE 55th Avenue Road, with 540 feet of road frontage on 55th Avenue Road. Property is adjoining the Walgreens and Belleview US Post Office and in close proximity to the signaled intersection of US 441 and SE 110th Street with 27,500 Average Annual Daily Traffic. The property is in Flood Zone X, which is the lowest risk flood zone. This property is an excellent opportunity for investors or developers who are looking to own a large tract of land within the city limits of Belleview. The property, with frontage on 2 roads, is well-positioned for future development, and the zoning allows for a variety of commercial uses such as retail, entertainment and motels/hotels. Belleview is located in Marion County and centrally located between Ocala and The Villages with fast and convenient access to Interstate 75. According to the 2023 US News and World report, the 10th safest, 6th fastest growing metros and 16th best places to retire. The Ocala Metro ranked #2 nationally in new single home construction per capita.

PROPERTY HIGHLIGHTS

- 10+ acres in City Limits
- 3 Contiguous Lots
- B2

FOR MORE INFORMATION CONTACT:

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

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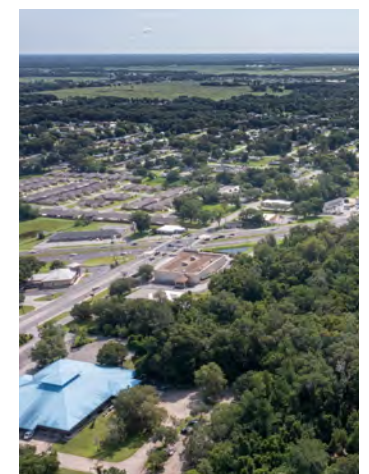
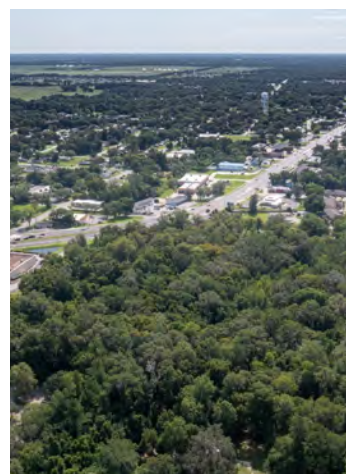
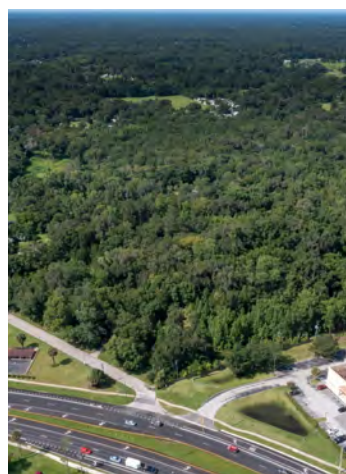
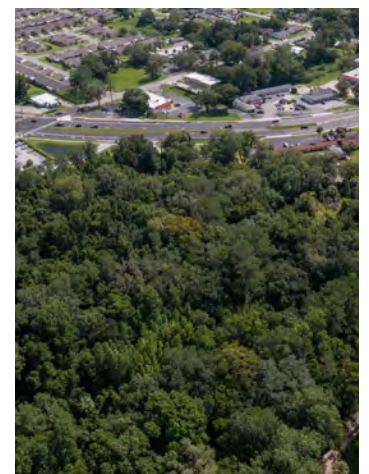
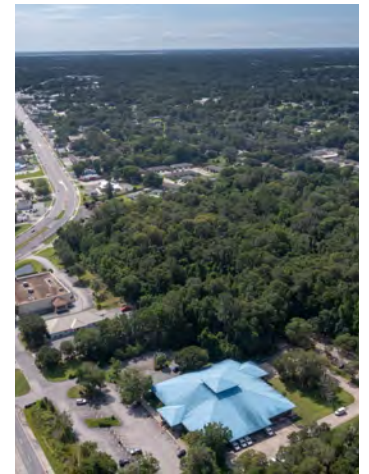
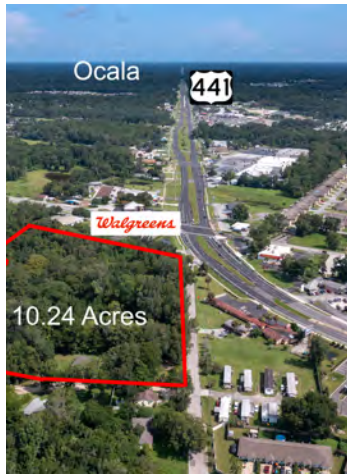


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ADDITIONAL PHOTOS

LAND FOR SALE



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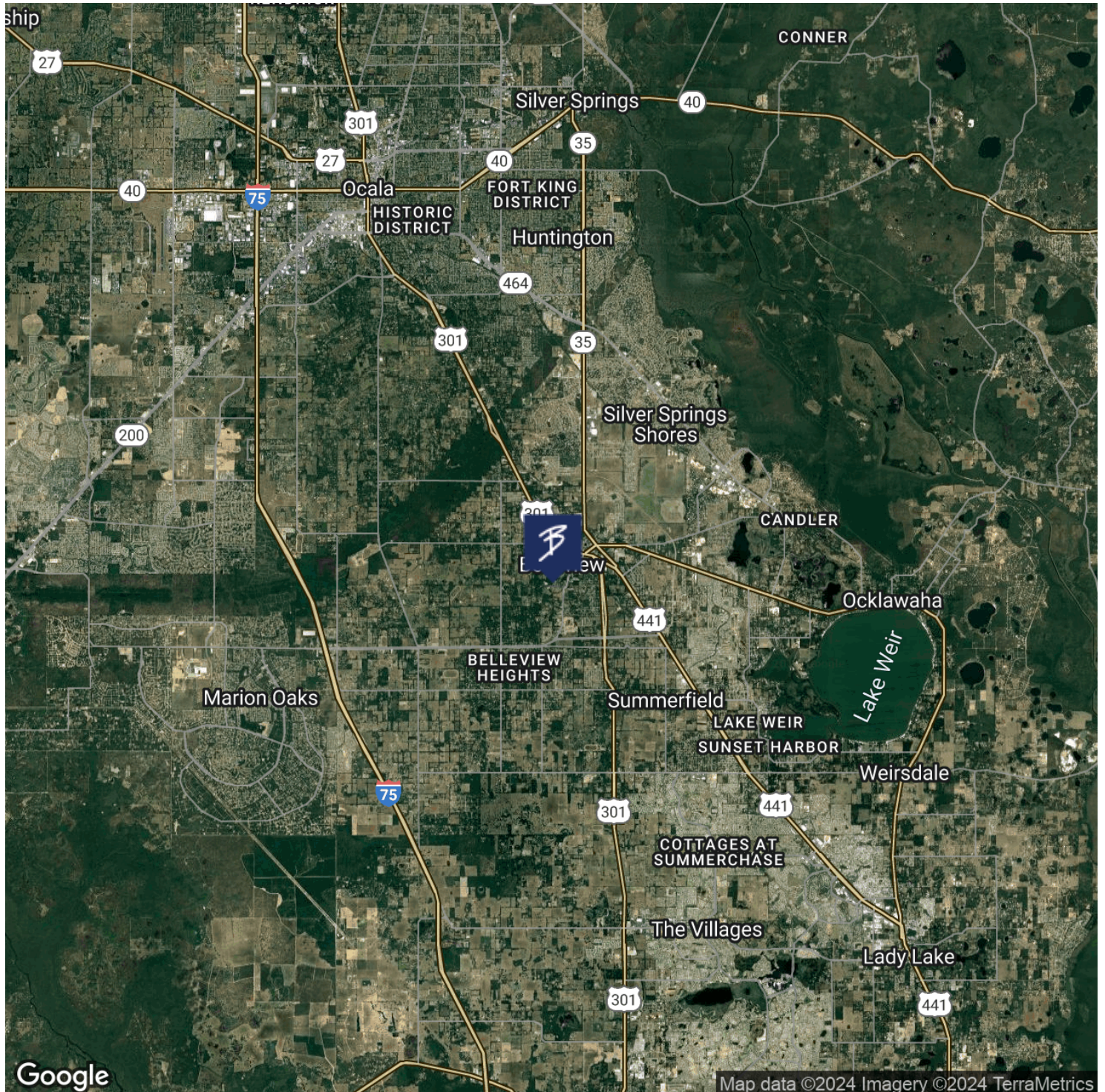


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LOCATION MAP

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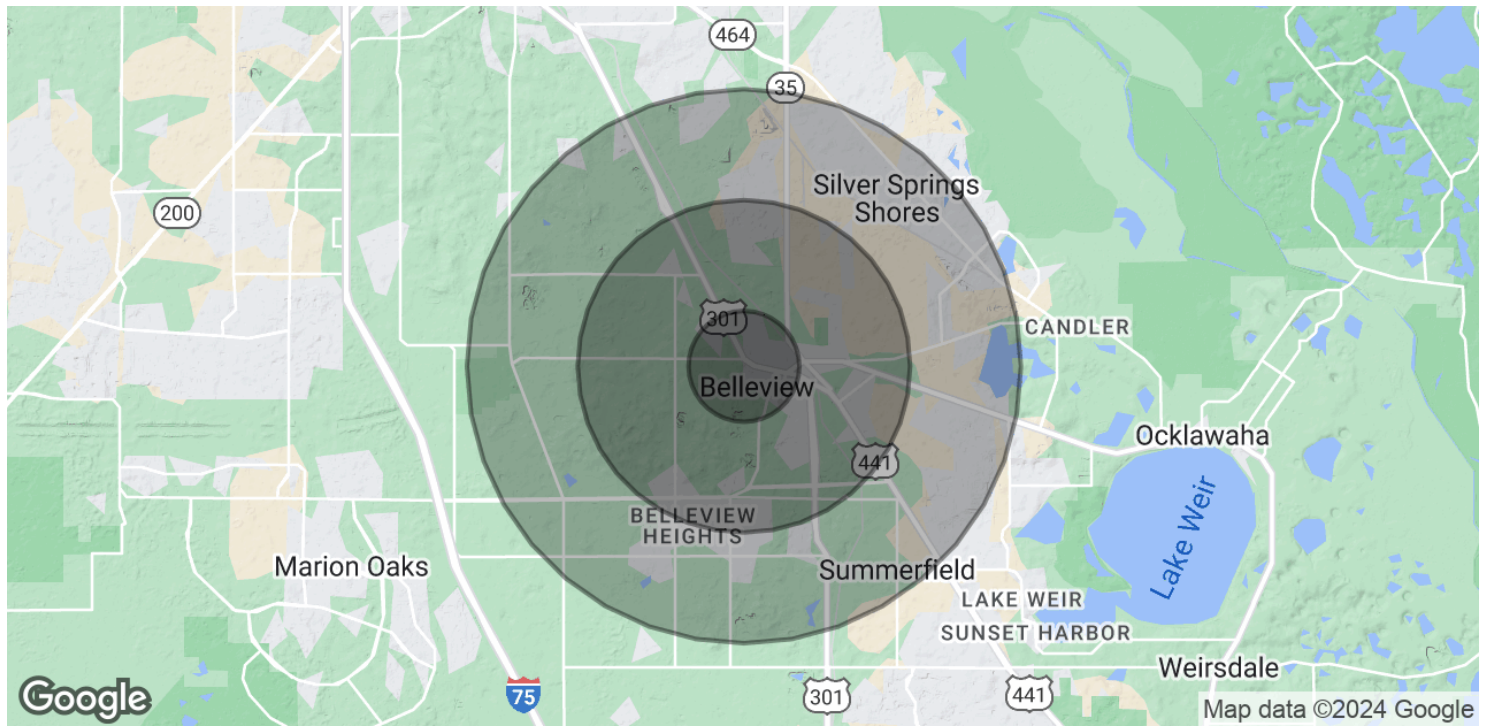


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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,736	17,332	50,078
Average Age	45.7	41.2	43.3
Average Age (Male)	42.6	39.0	41.0
Average Age (Female)	48.3	45.2	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,219	7,722	22,251
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$53,146	\$53,025	\$54,609
Average House Value	\$117,697	\$133,315	\$154,107

* Demographic data derived from 2020 ACS - US Census

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