

# 8G INDUSTRIAL

121+/- BUILDABLE ACRES FOR SALE

8G INDUSTRIAL

69% OF ALL TRUCK TRAFFIC IN FLORIDA PASSES HERE

1/2 MILE SOUTH OF HWY 44/I-75

 MoonBeam  
Land Company, Inc.

 FOUNDRY  
COMMERCIAL

# LOCATION

CONNECTING CENTRAL FLORIDA

OCALA  
25 MI



ORLANDO  
55 MI

TAMPA  
70 MI



Adding auxiliary lanes between interchanges to help reduce congestion and improve reliability on I-75. Improvements beginning 2025.



69% OF ALL TRUCKS  
PASSES THROUGH  
INTERCHANGE



ACCESS TO 14M  
PEOPLE WITHIN 4  
HOURS



FULL INTERCHANGE  
1.6 MILES AWAY



LOCATED INSIDE THE "GOLDEN TRIANGLE"  
OF ORLANDO, TAMPA AND OCALA



# ZONING & USE

8 G Farms was successfully amended the Future Land Use assignment on 121 total acreage MOL and rezoned the site from agricultural to the favorable industrial designation in December 2022, which allows for a wide variety of future uses. Industrial Zoning Districts permit manufacturing and industrial activities including manufacturing, fabricating, processing, assembling, storing, warehousing, wholesaling, distributing or otherwise handling.

## USERS + CAPITAL



USERS WHO SAID YES TO THIS REGION WITHIN 60 MILES

# CONCEPTUAL PLAN

OCALA  
22.9 MI | 47 MIN

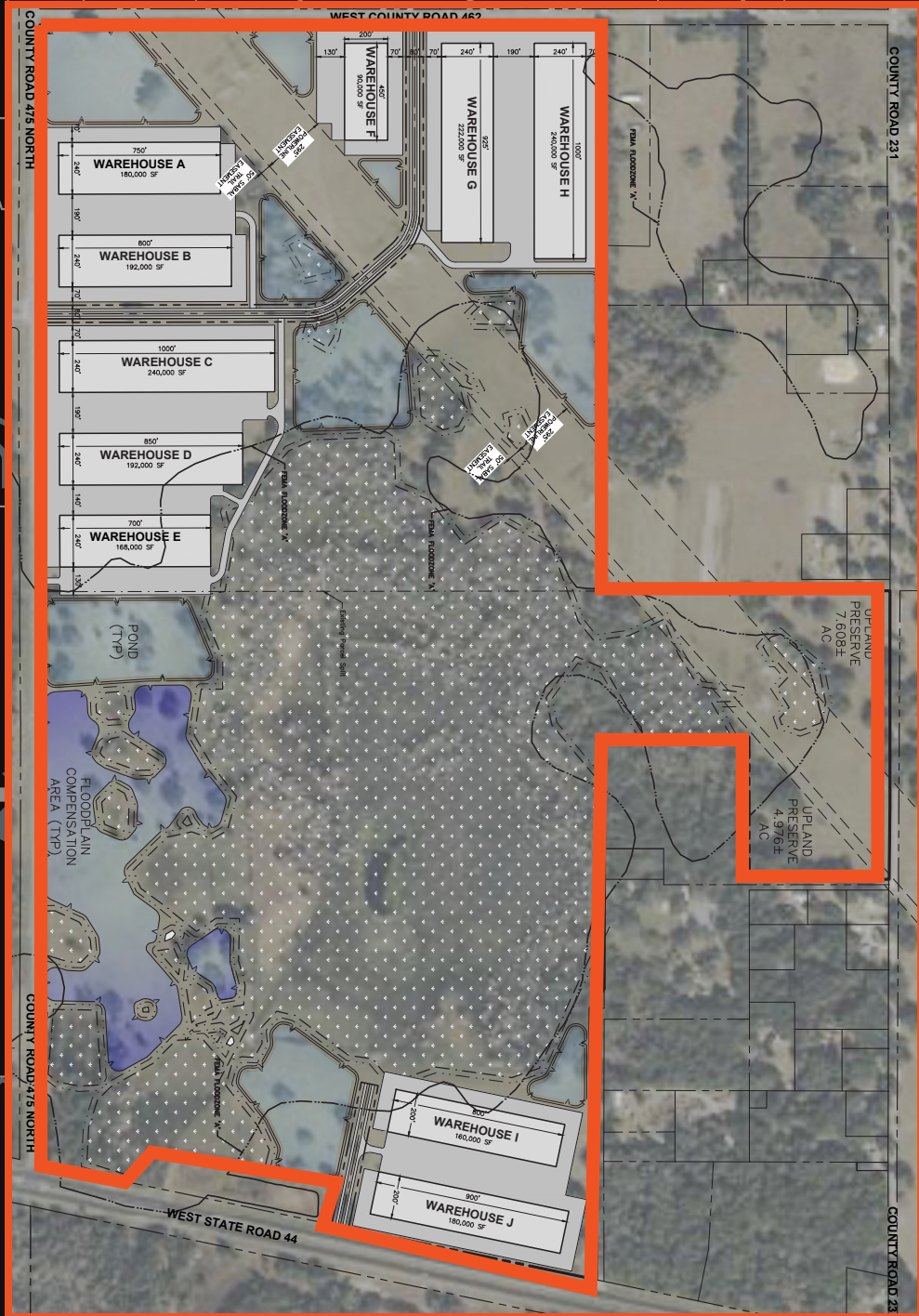
THE VILLAGES  
10 MI | 20 MIN

10 MI | 20 MIN

WILDWOOD  
5.4 MI | 11 MIN

5.4 MI | 11 MIN

SUMTERVILLE



# 8G INDUSTRIAL

## OPPORTUNITY AND PRICING

### SIZE

Up to 358 +/- gross acres  
121 +/- net buildable acres

### PRICING

Bulk Price for Entire Project - 358 gross acres  
121 +/- buildable acres  
\$100,000/acre = \$12,100,000.00

### INDIVIDUAL PARCEL PRICING:

#### PARCEL 1

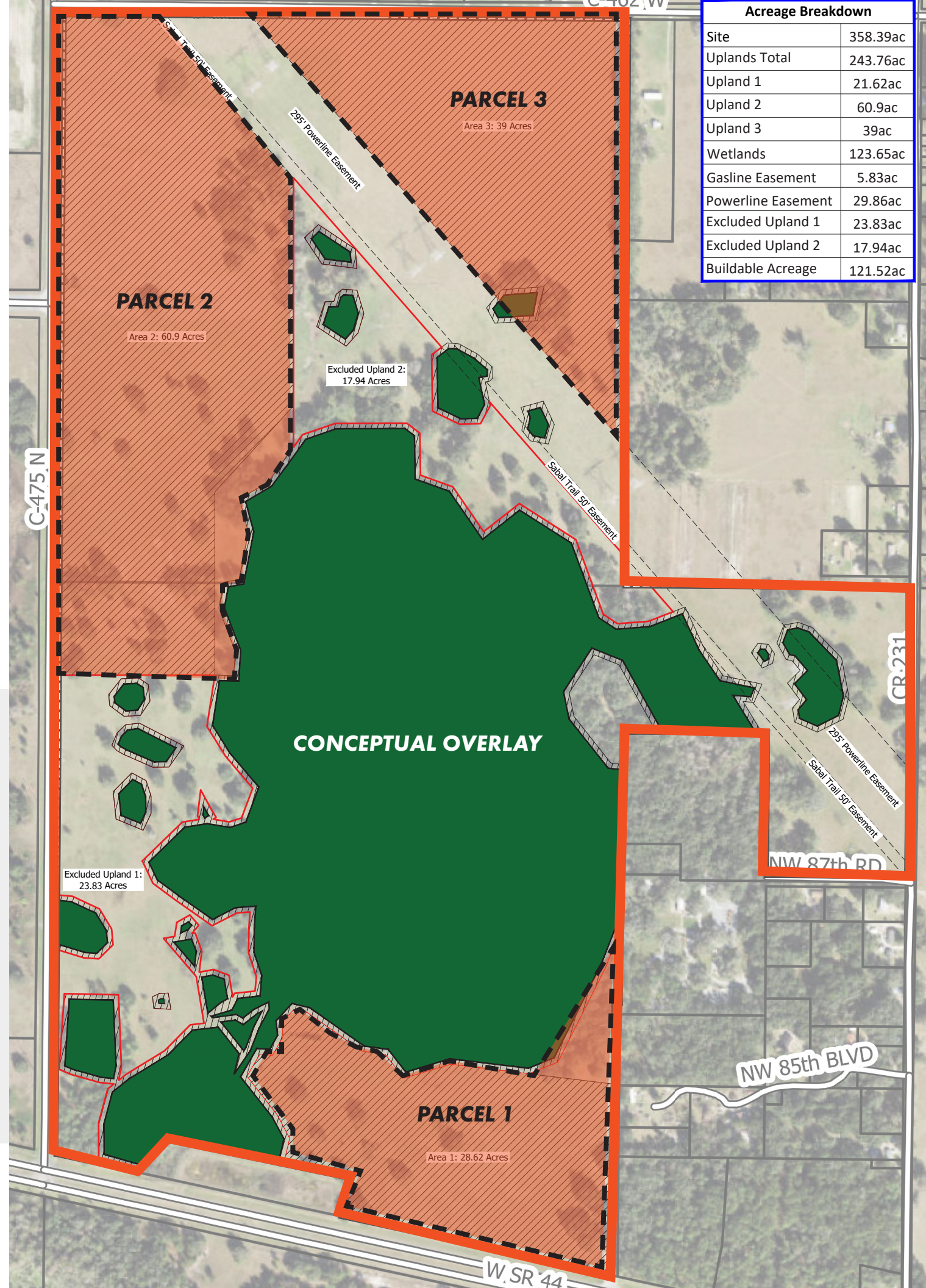
28.62 +/- acres  
\$225,000/acre = \$6,439,500.00

#### PARCEL 2

60.9 +/- acres  
\$80,000/acre = \$4,872,000.00

#### PARCEL 3

39 +/- acres  
\$50,000/acre = \$1,950,000.00



# CONTACTS

**THANK YOU**

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