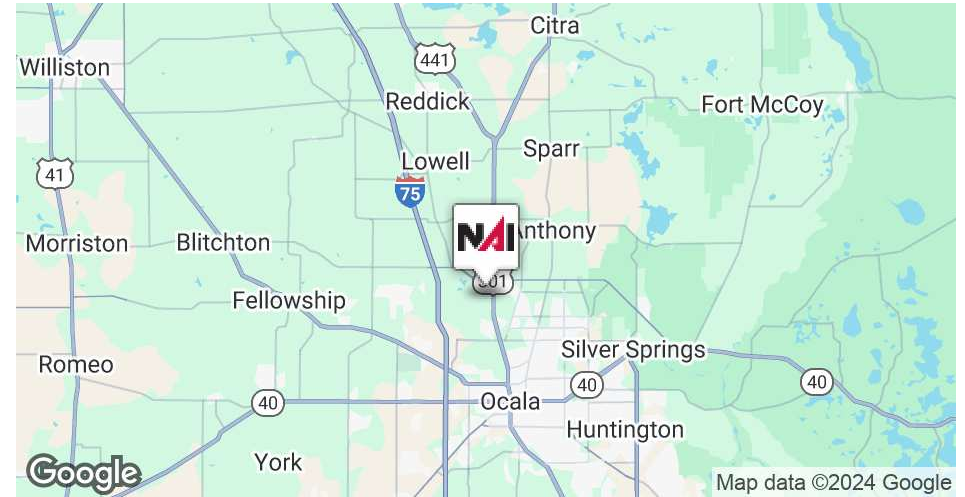


**FOR SALE**  
\$250,000



### Property Highlights

- 1 Acre M2 Industrial Land
- Parcel 13444-016-00 in Big Sun Industrial Park
- Park is adjacent to Miller Marine in NW Ocala
- Cleared & level land
- Has access to multi parcel drainage retention pond in rear
- May have access to underground fire water tank

Demographics	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	12	79	639
<b>Total Population</b>	28	185	1,555
<b>Average HH Income</b>	\$58,452	\$61,542	\$70,811



### Randy Buss, CCIM, SIOR

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Commercial Real Estate Services, Worldwide.

# 1 Acre M2 Big Sun Industrial Park Vacant Land

1926 Northwest 57th Street, Ocala, FL 34475

<b>Sale Price</b>	\$250,000
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## Location Information

<b>Building Name</b>	1 Acre M2 Big Sun Industrial Park Vacant Land
<b>Street Address</b>	1926 Northwest 57th Street
<b>City, State, Zip</b>	Ocala, FL 34475
<b>County</b>	Marion
<b>Market</b>	Ocala/Gainesville
<b>Sub-market</b>	Ocala
<b>Cross-Streets</b>	Hwy 301/441 & NW 57th Street

## Building Information

<b>Number of Lots</b>	1
<b>Best Use</b>	Industrial building

## Property Information

<b>Property Type</b>	Land
<b>Property Subtype</b>	Industrial
<b>Zoning</b>	M2
<b>Lot Size</b>	1 Acres
<b>APN #</b>	13444-016-00
<b>Lot Frontage</b>	174 ft
<b>Lot Depth</b>	250 ft
<b>Amenities</b>	Has access to an existing drainage retention area (DRA) and May have access to an underground water fire tank located on/adjacent to the parcel.

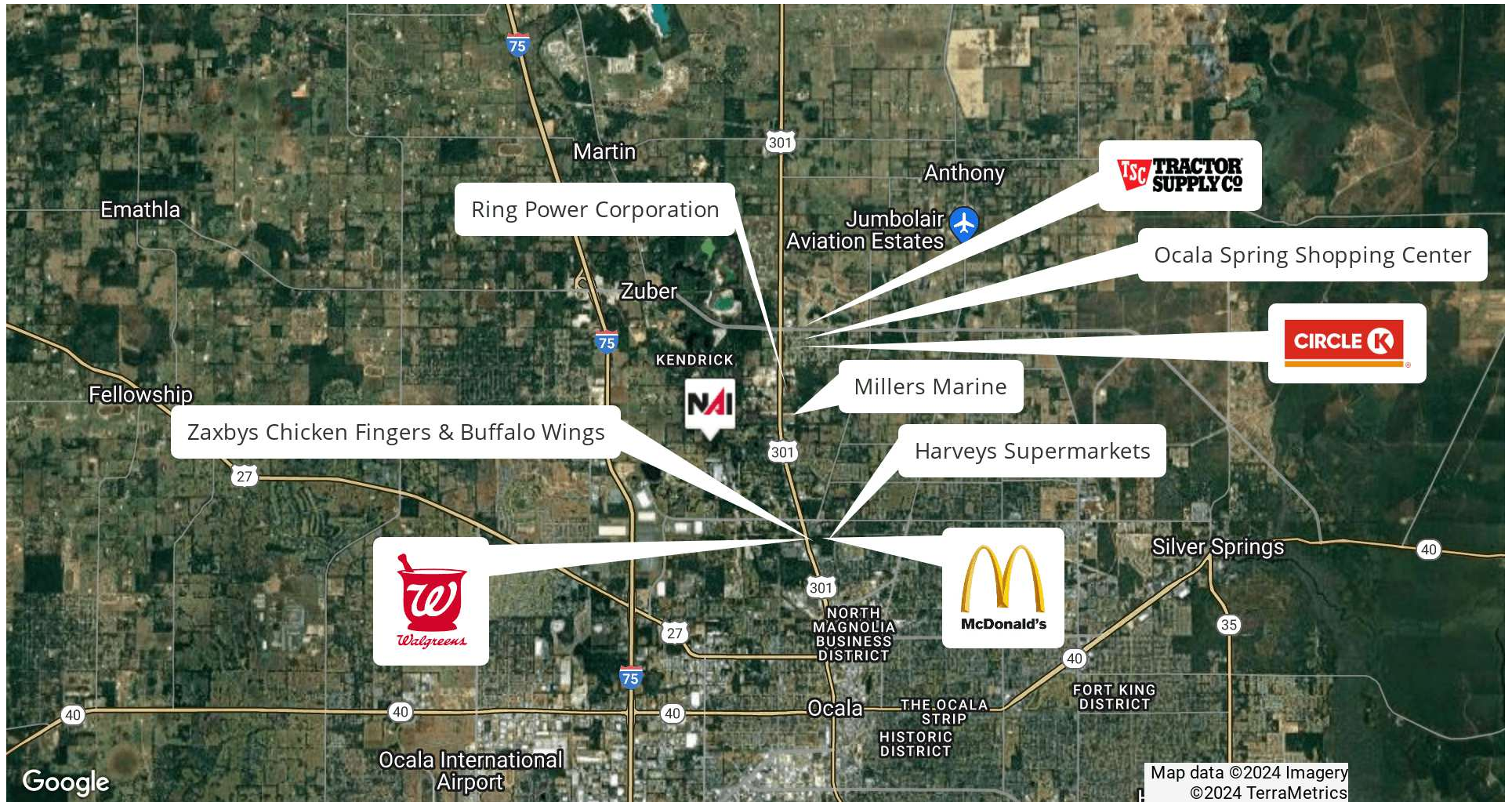
## Parking & Transportation

## Utilities & Amenities

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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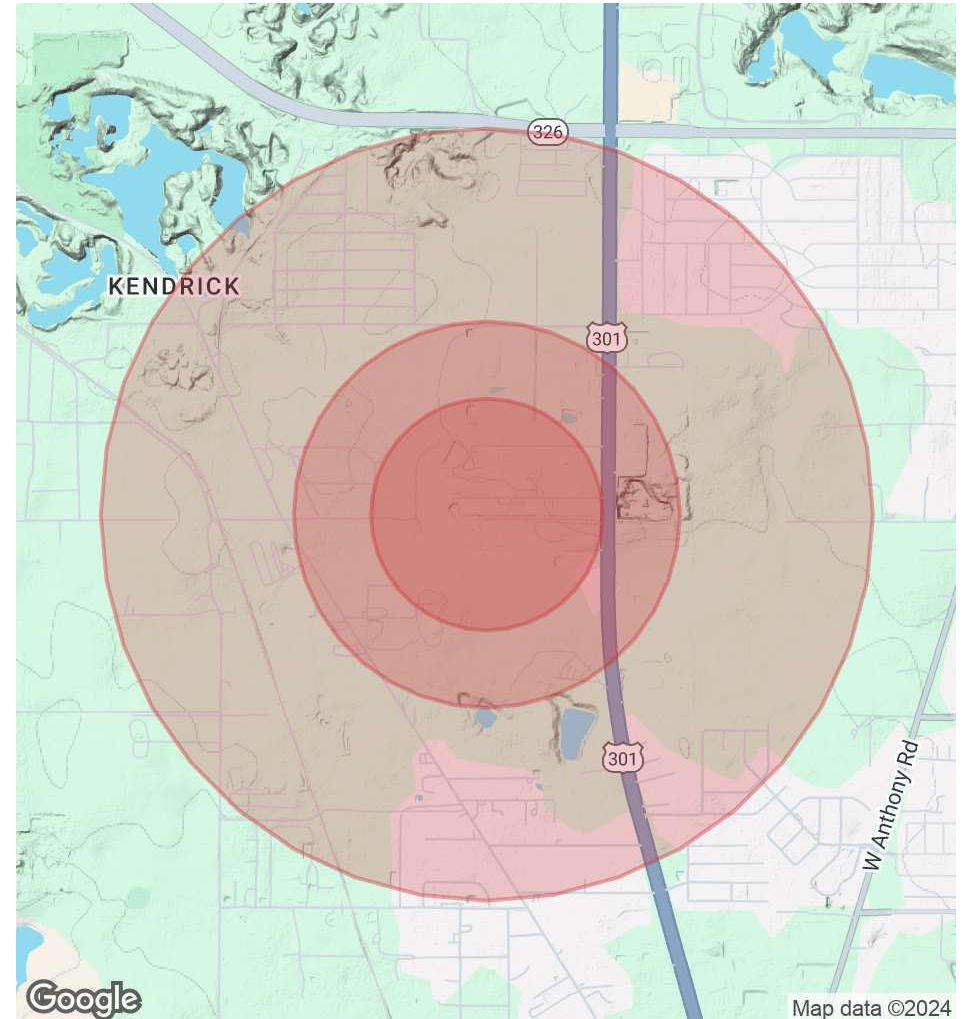
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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	28	185	1,555
<b>Average Age</b>	41	41	41
<b>Average Age (Male)</b>	40	40	40
<b>Average Age (Female)</b>	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	12	79	639
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$58,452	\$61,542	\$70,811
<b>Average House Value</b>	\$150,667	\$167,206	\$202,459

Demographics data derived from AlphaMap



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### Professional Background

#### Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

#### Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management Corp. and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management Corp.

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