

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!
- Has 10,000 gallon underground Fire water tank, shared with neighbor!

Demographics	1 Mile	3 Miles	5 Miles
Total Households	639	6,657	22,353
Total Population	1,555	16,655	57,279
Average HH Income	\$70,811	\$79,146	\$73,119



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1 Acre M2 Big Sun Industrial Park Vacant Land

1926 Northwest 57th Street, Ocala, FL 34475

Sale Price	\$250,000
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Location Information	
Building Name	1 Acre M2 Big Sun Industrial Park Vacant Land
Street Address	1926 Northwest 57th Street
City, State, Zip	Ocala, FL 34475
County	Marion
Market	Ocala/Gainesville
Sub-market	Ocala
Cross-Streets	Hwy 301/441 & NW 57th Street

Building Information	
Number of Lots	1
Best Use	Industrial building

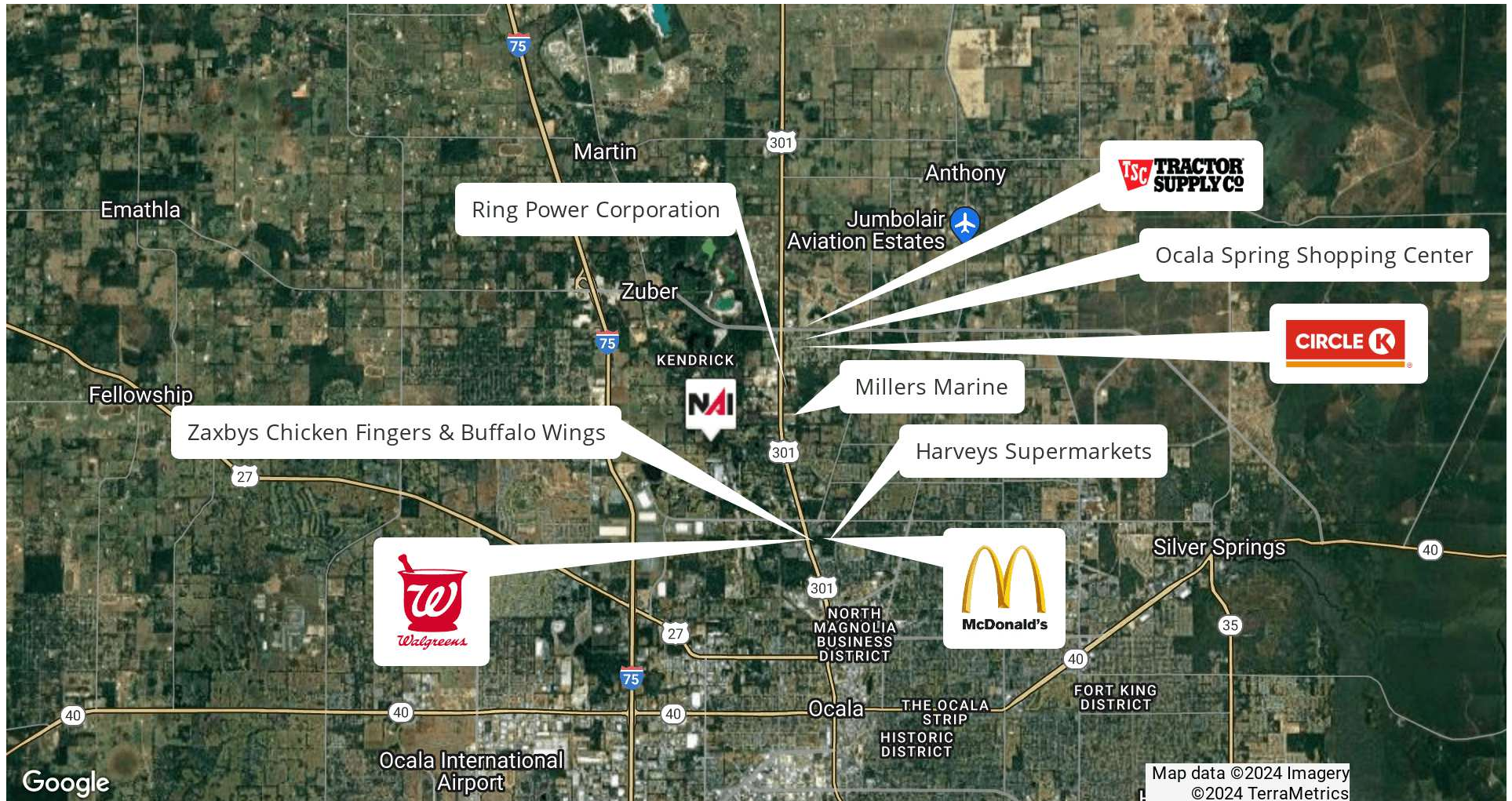
Property Information	
Property Type	Land
Property Subtype	Industrial
Zoning	M2
Lot Size	1 Acres
APN #	13444-016-00
Lot Frontage	174 ft
Lot Depth	250 ft
Amenities	Has 10,000 gallon underground fire water tank for shared use with neighbor. A GREAT benefit for fire protection and insurance. Also has existing drainage retention area (DRA) located on/adjacent to the parcel.

Parking & Transportation

Utilities & Amenities

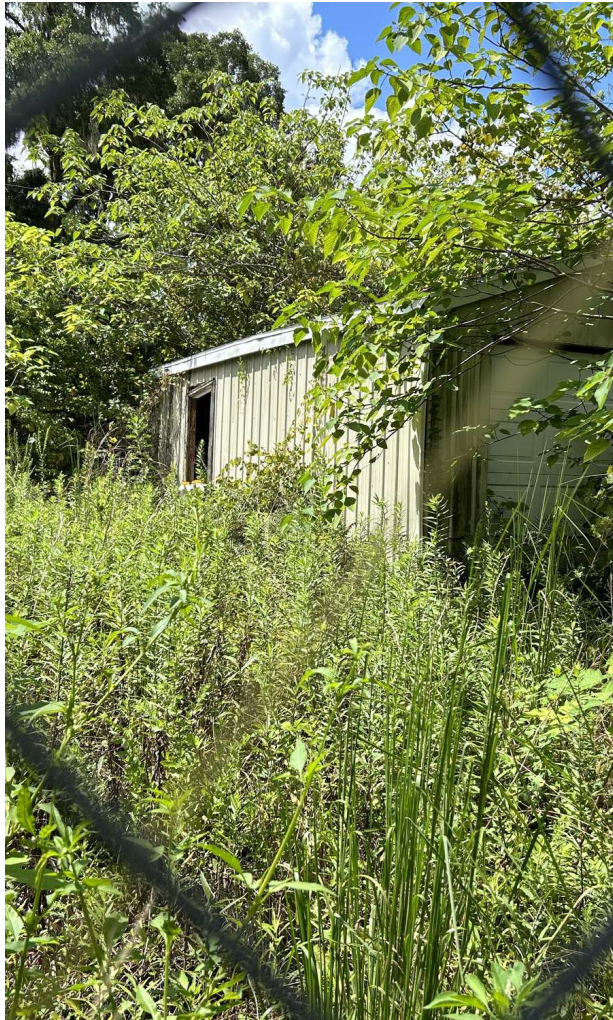
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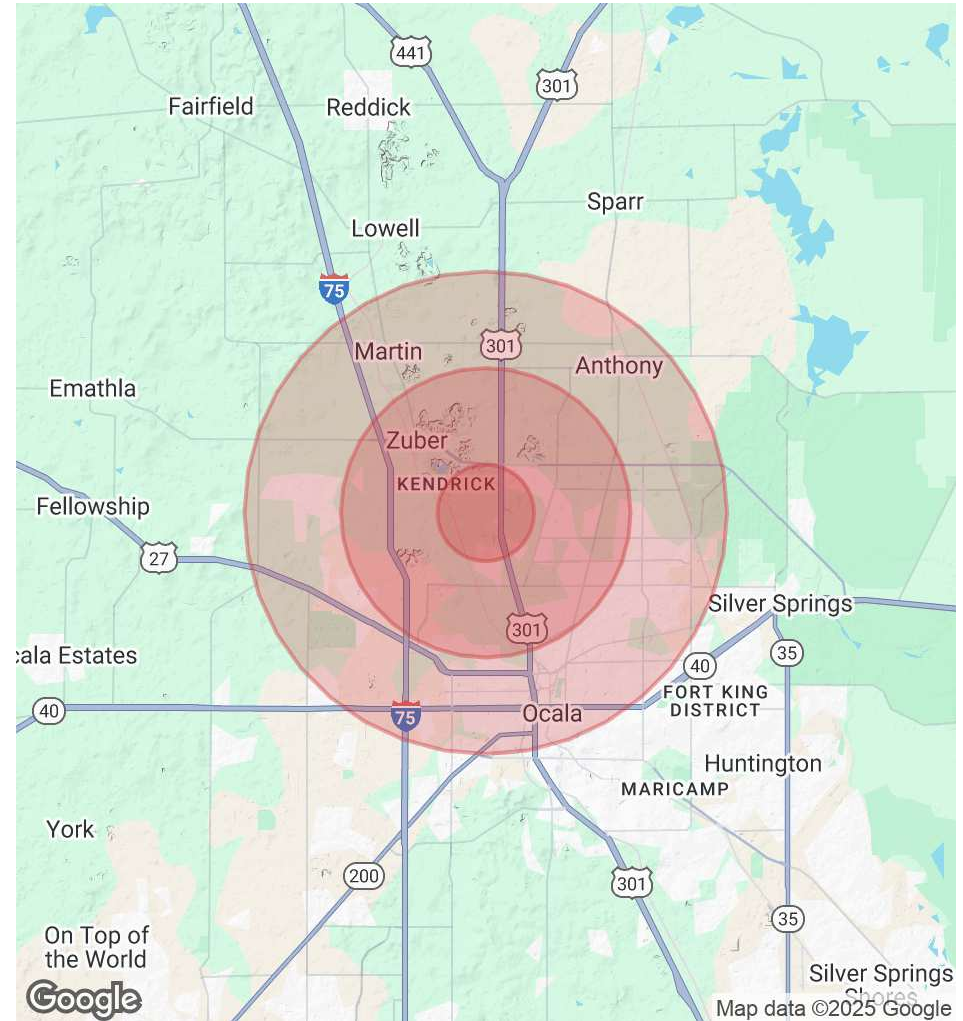
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,555	16,655	57,279
Average Age	41	43	43
Average Age (Male)	40	41	42
Average Age (Female)	41	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	639	6,657	22,353
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$70,811	\$79,146	\$73,119
Average House Value	\$202,459	\$243,548	\$233,753

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.

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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