

# THREE SEAS MULTIFAMILY IN BELLEVIEW

4799 SE 106TH PLACE RD, BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

MIXED-USE DEVELOPMENT FOR SALE



## OFFERING SUMMARY

Sale Price: \$1,800,000

Lot Size: 8.0 Acres

Zoning: B-4

Traffic Count Street: 30,500

## PROPERTY OVERVIEW

Prime commercial mixed-use opportunity directly on 441/301 in Bellevue. Conceptually designed for commercial use on the land facing the highway, and 60 units of multi-family apartments or townhomes. Located between the Publix Plaza and Ace Hardware, and across the street from Cobblestone, this location is ideal for numerous commercial/retail options. This thoroughfare connects Ocala to The Villages with an average daily traffic count of 30,500 cars. The two parcels total 7.95 acres with 450 feet of frontage on 441, and water and sewer are already built to the location. The FDOT curb cut is approved and some engineering is complete.

## PROPERTY HIGHLIGHTS

- 8 Acres
- 450 Feet frontage
- Mixed Use Conceptuals
- Commercial and Multi-family
- 30,000+ cars per day

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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ADDITIONAL PHOTOS

LAND FOR SALE



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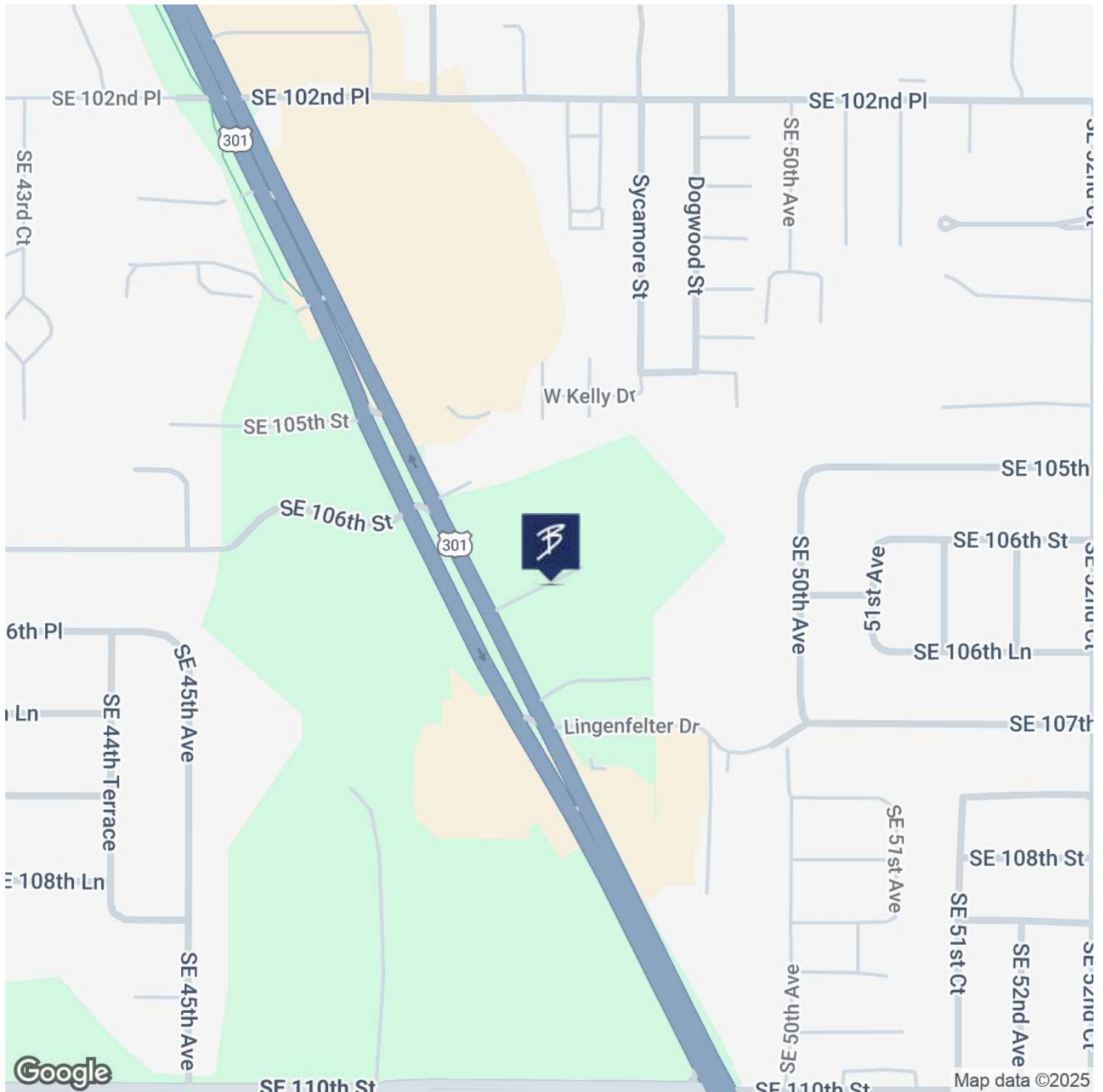


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LOCATION MAP

LAND FOR SALE



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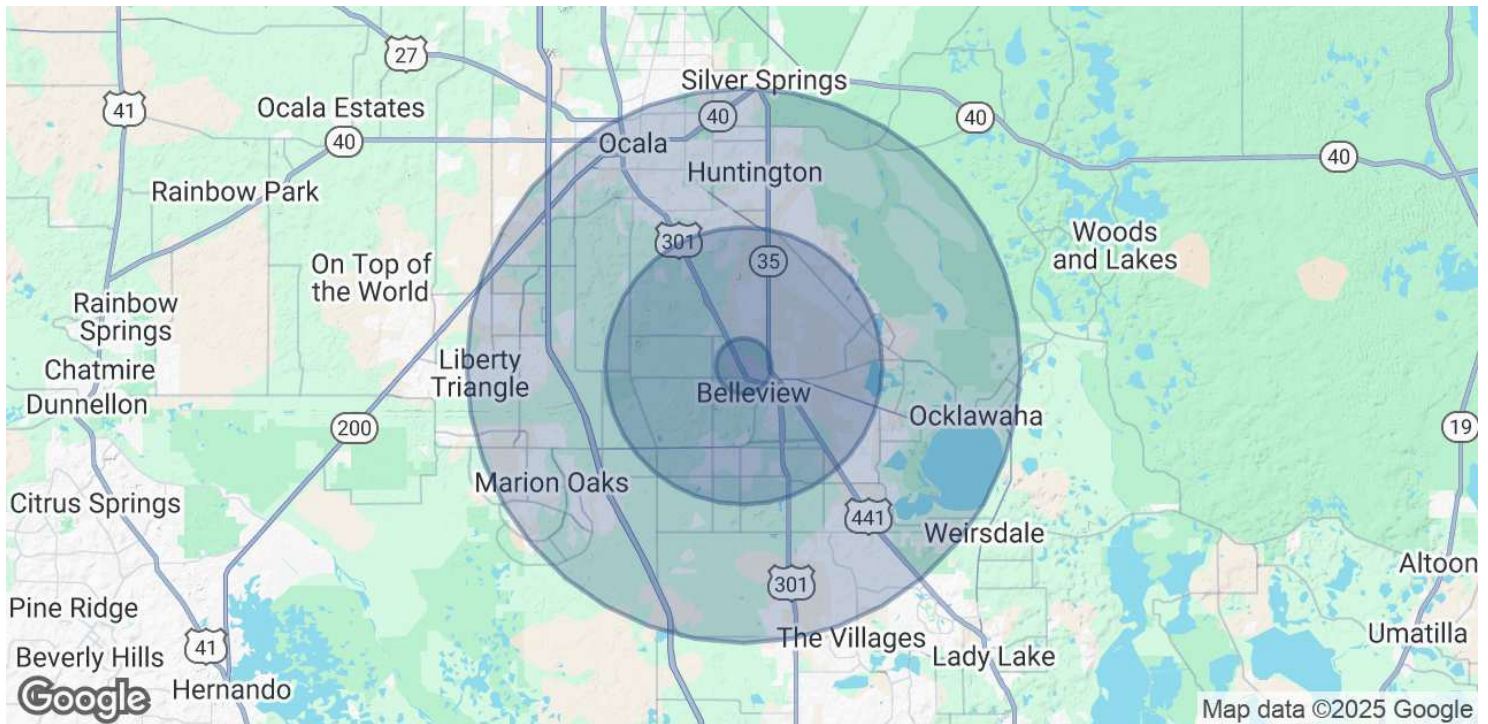


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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,337	59,593	223,514
Average Age	44	44	47
Average Age (Male)	42	43	46
Average Age (Female)	45	45	48

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,780	23,711	92,841
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$80,549	\$78,029	\$87,482
Average House Value	\$249,638	\$255,824	\$282,593

Demographics data derived from AlphaMap

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