

8G INDUSTRIAL

121 +/- BUILDABLE ACRES FOR SALE

8G INDUSTRIAL

69% OF ALL TRUCK TRAFFIC IN
FLORIDA PASSES HERE

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



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

amazon



FedEx

chewy

WERNER
ENTERPRISES

USERS WHO SAID YES TO THIS REGION WITHIN 60 MILES

CONCEPTUAL PLAN

OCALA

22.9 MI | 47 MIN



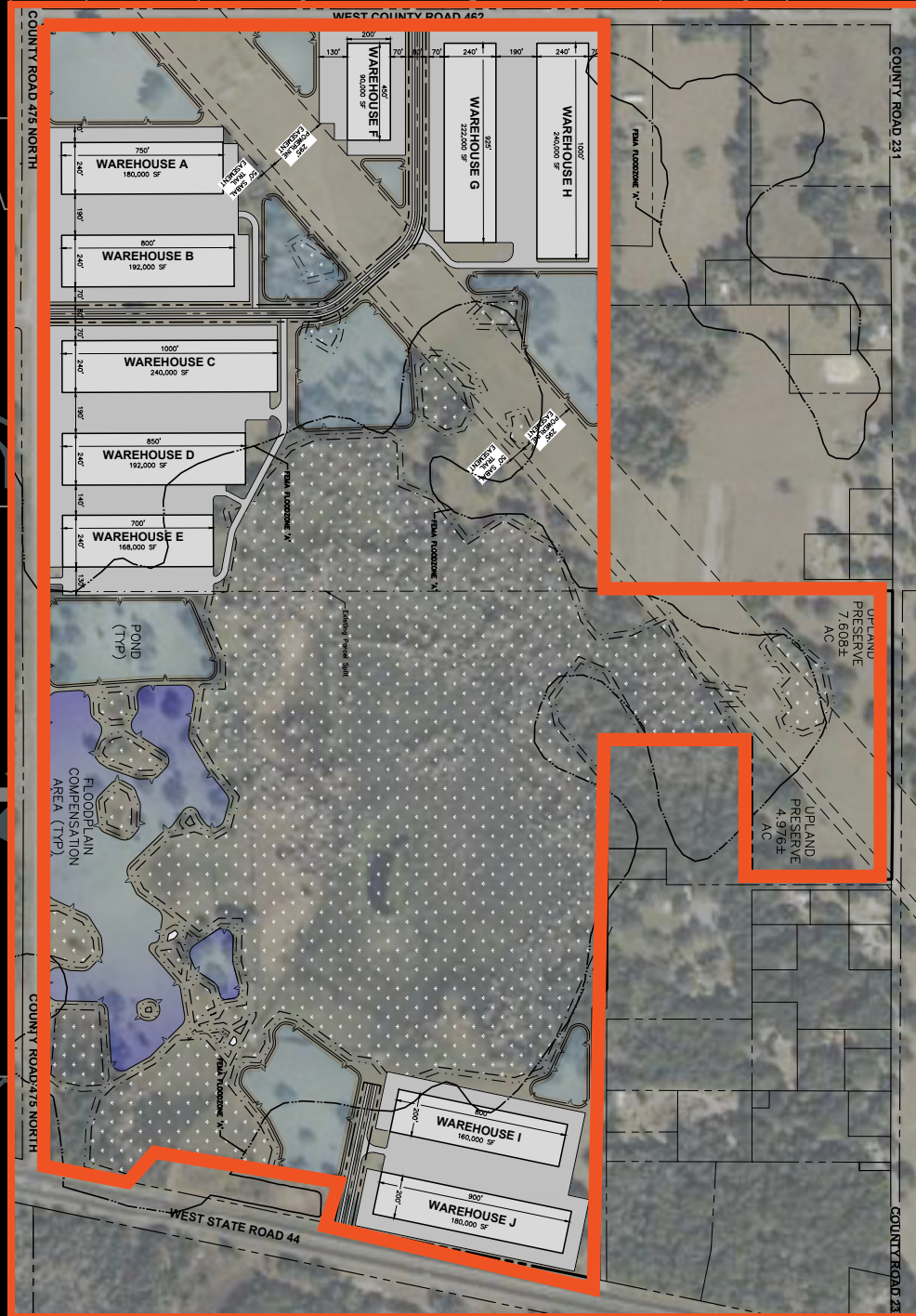
THE VILLAGES

10 MI | 20 MIN

WILDWOOD

5.4 MI | 11 MIN

SUMTERVILLE



475

COUNTY RD 222

462

301

COUNTY RD 229

1.6 MI | 3 MIN

3 MI | 5 MIN

INTERSTATE 75

44

FL-TPKE

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

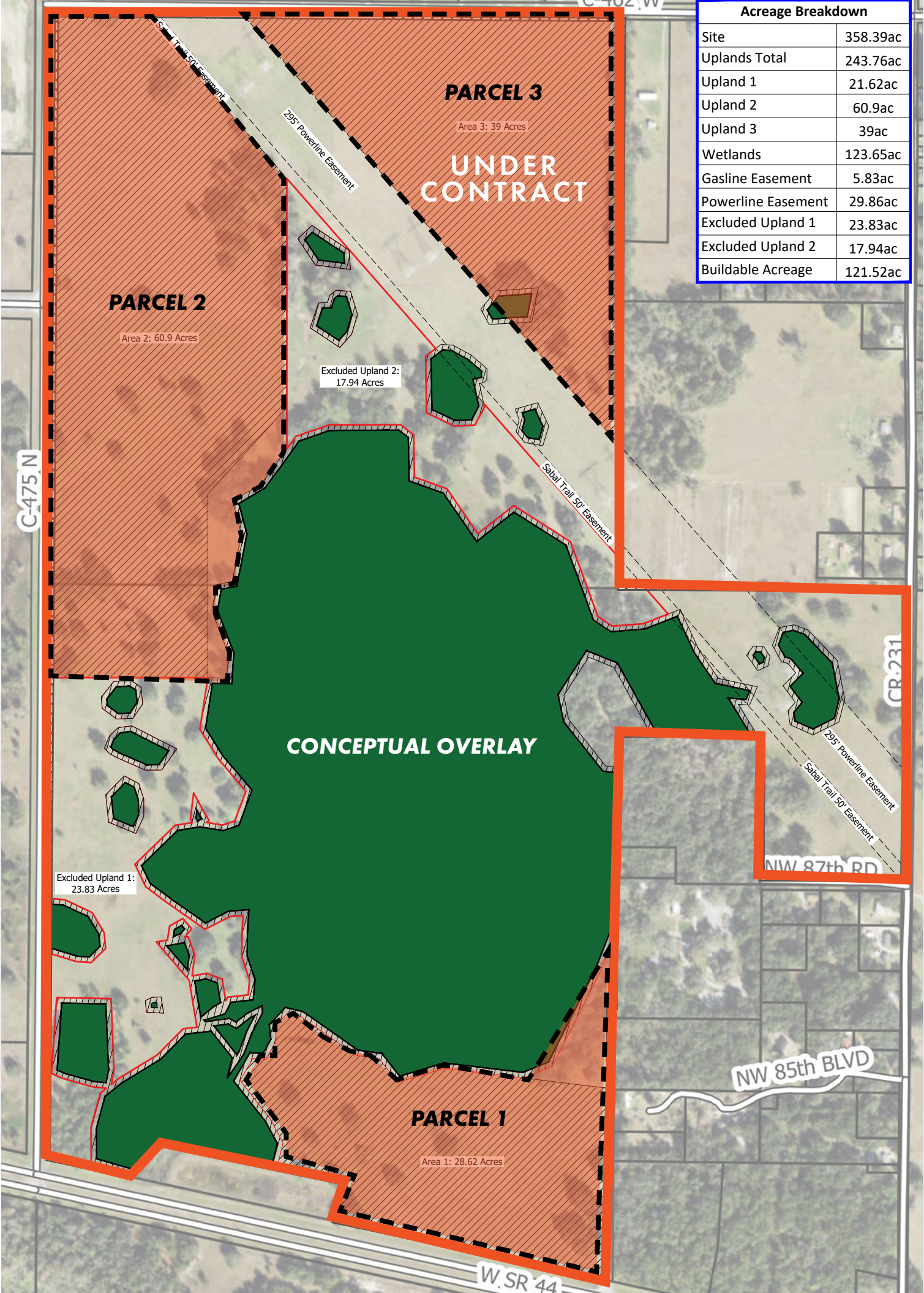
28.62 +/- acres
\$225,000/acre = \$6,439,500.00

PARCEL 2

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

PARCEL 3 (UNDER CONTRACT)

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



CONTACTS

THANK YOU

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