PRIME COMMERCIAL CORNER – HWY 326 & HWY 441 | B2 ZONING | .70 ACRES

WEST HIGHWAY 326, OCALA, FL 34475

EXECUTIVE SUMMARY LAND FOR SALE

OFFERING SUMMARY

Sale Price:	$199,000
Lot Size:	0.7 Acres
Zoning:	B2
Traffic Count Street:	11,900 AADT

PROPERTY OVERVIEW

Two high-visibility vacant commercial lots totaling 0.70 acres with B2 zoning located at the prominent intersection of Highway 326 and Highway 441, directly beside CVS. This highly trafficked corridor offers exceptional exposure and steady vehicle counts, making it ideal for a wide range of retail, medical, or service-oriented uses.

The site is cleared, level, and fully ready for development, with excellent eastbound access from I-75 as traffic flows directly into Ocala. This is one of the few reasonably priced, ready-to-build commercial opportunities remaining in this rapidly growing corridor.

PROPERTY HIGHLIGHTS

- Top 10 Fastest-Growing Metros in the U.S.
- #1 in the Nation for Job Growth (Milken Institute)
- Top 3 Metro for Talent Attraction (Lightcast)
- Over 400,000 residents in the Ocala Metro Area
- Nearly 6 million annual visitors to the region
- Home to the World Equestrian Center, Florida's premier luxury equestrian destination
- Explosive industrial, medical, and residential expansion

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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ADDITIONAL PHOTOS

LAND FOR SALE

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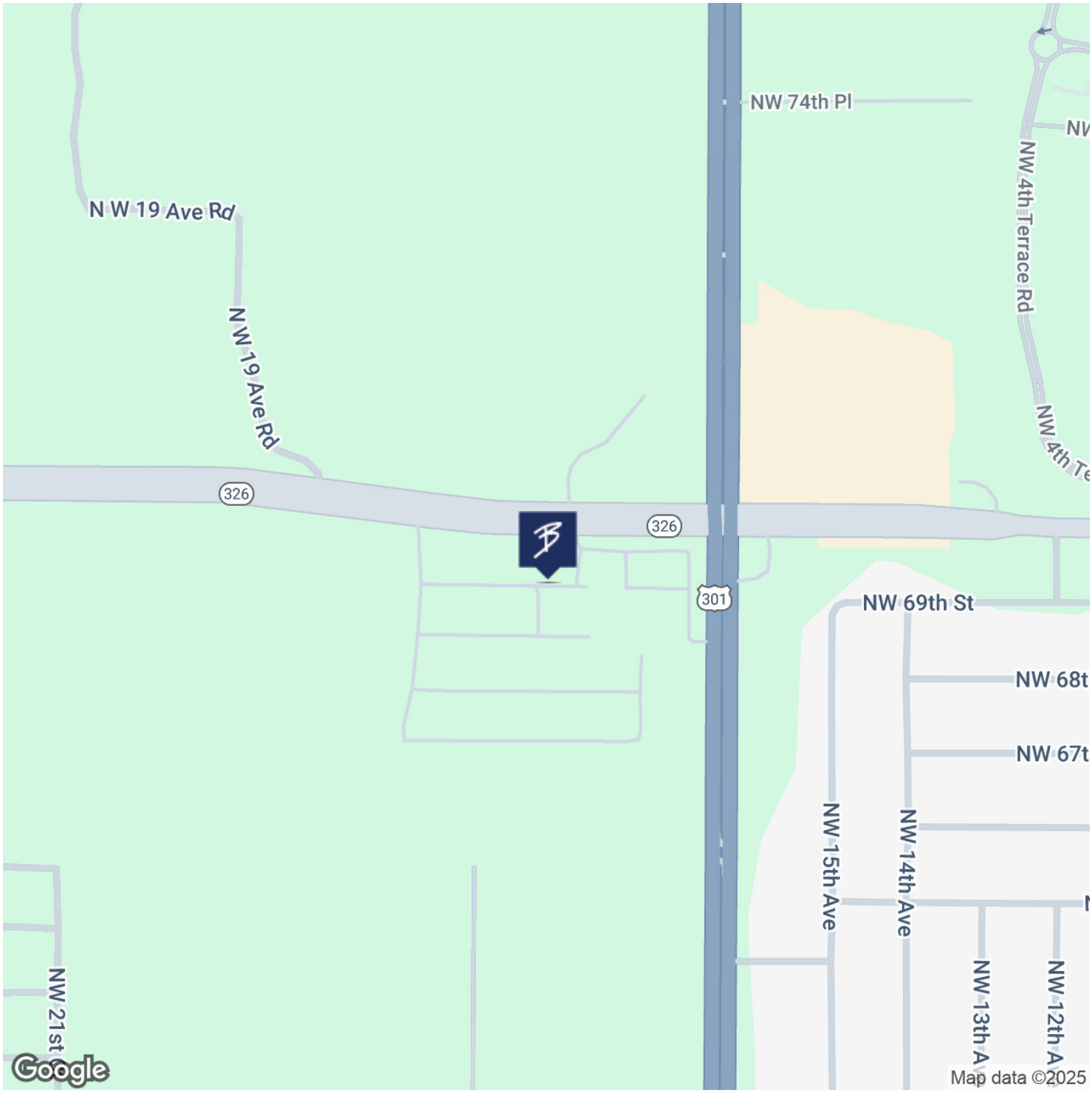
LOCATION MAP

LAND FOR SALE



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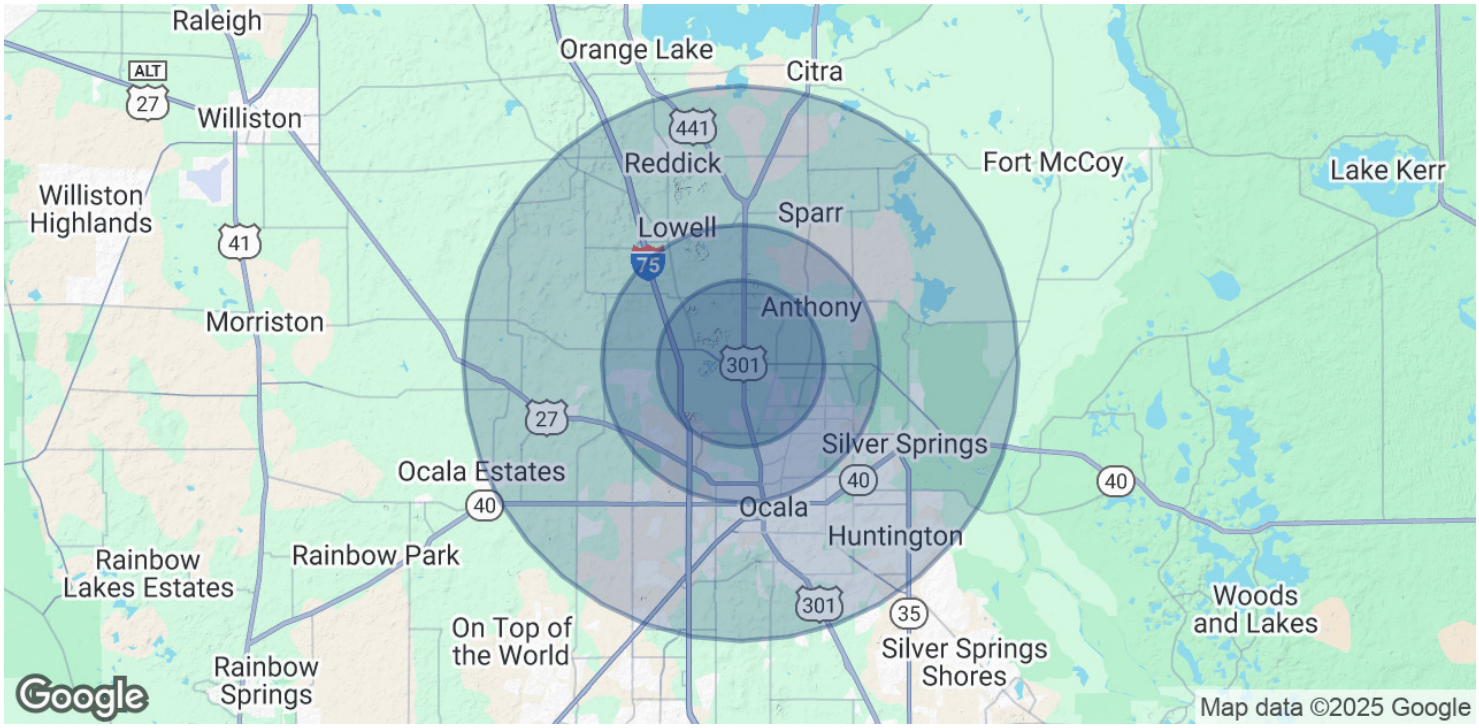
DEMOGRAPHICS MAP & REPORT — LAND FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,334	49,641	162,065
Average Age	42	42	44
Average Age (Male)	41	41	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,469	18,504	63,774
# of Persons per HH	2.5	2.7	2.5
Average HH Income	$83,956	$74,873	$87,324
Average House Value	$268,339	$235,902	$277,061

Demographics data derived from AlphaMap

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