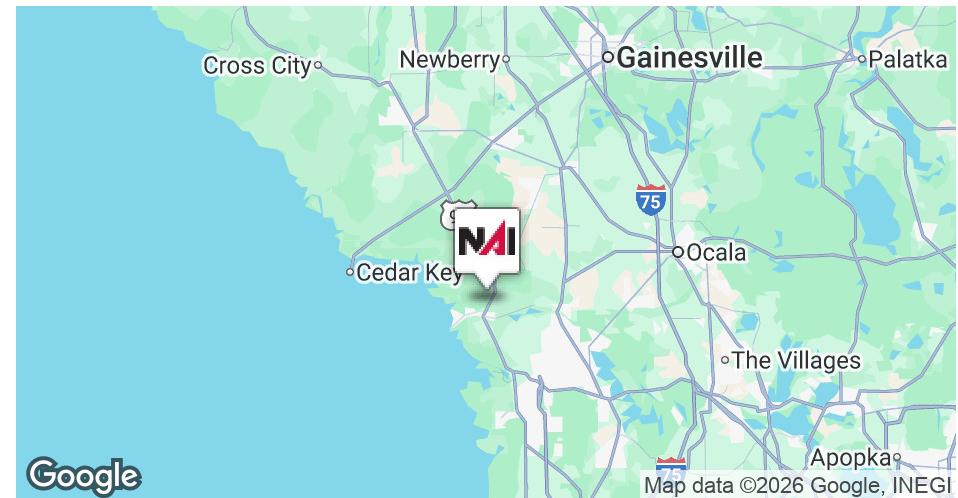


FOR SALE
\$295,000



Property Highlights

- Now on the Market at \$23,450/acre!
- Mostly wooded 12.58 acres with frontage along US Hwy 19
- Zoned C3 Commercial with a land use as "C" Commercial.
- Levy County Parcel ID 0299300000
- 1,471sf office on property built in 1979 that holds little to no value. Being sold for land value.
- AADT 6,900 cars per day (FDOT)

Demographics	3 Miles	5 Miles	10 Miles
Total Households	570	1,860	7,493
Total Population	1,300	4,343	17,735
Average HH Income	\$43,149	\$44,972	\$50,523



Randy Buss, CCIM, SIOR

Managing Partner

352.482.0777 x7214

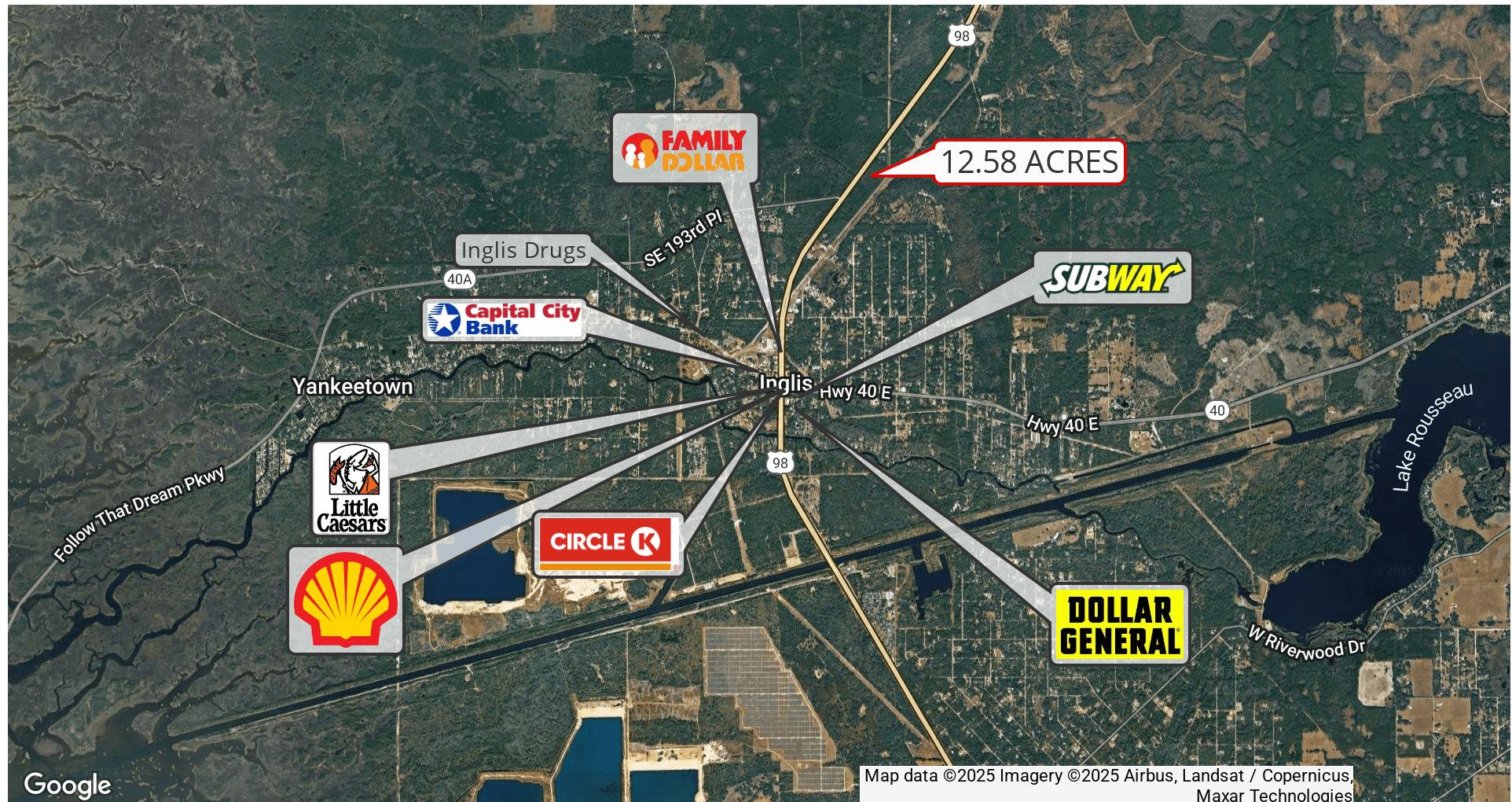
randy@naiheritage.com

2605 SW 33rd St. Suite 200

Ocala, FL 34471

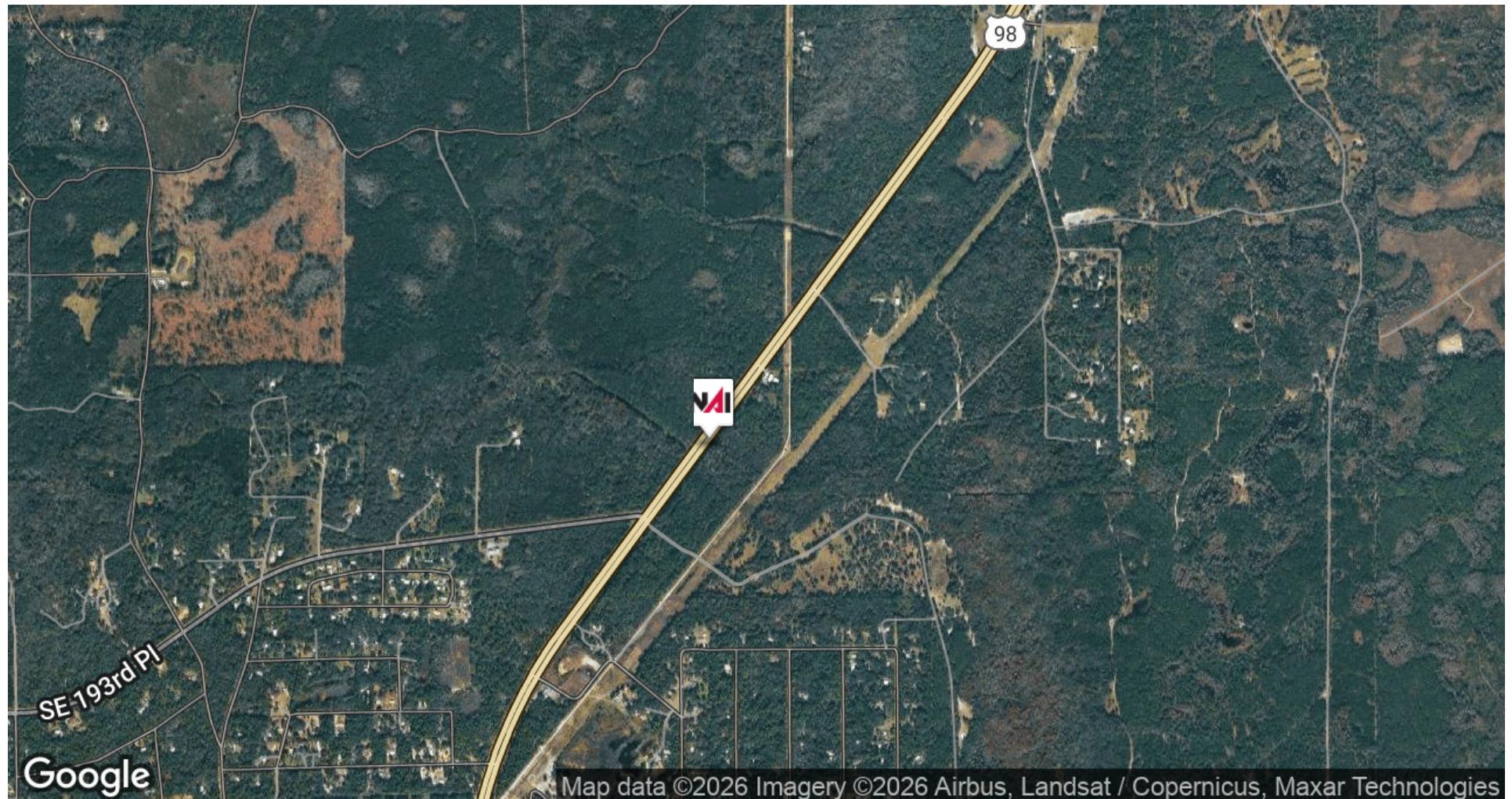
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FL #BK3105657

Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services, Commercial Property Management via alliance provider Heritage Management LLC, 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 / LLC 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 LLC 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 LLC.

NAI Heritage
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