

8G INDUSTRIAL

121+/- BUILDABLE ACRES FOR SALE

8G INDUSTRIAL

69% OF ALL TRUCK TRAFFIC IN FLORIDA PASSES HERE

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

 MoonBeam
Land Company, Inc.

FOUNDRY
COMMERCIAL

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



USERS WHO SAID YES TO THIS REGION WITHIN 60 MILES

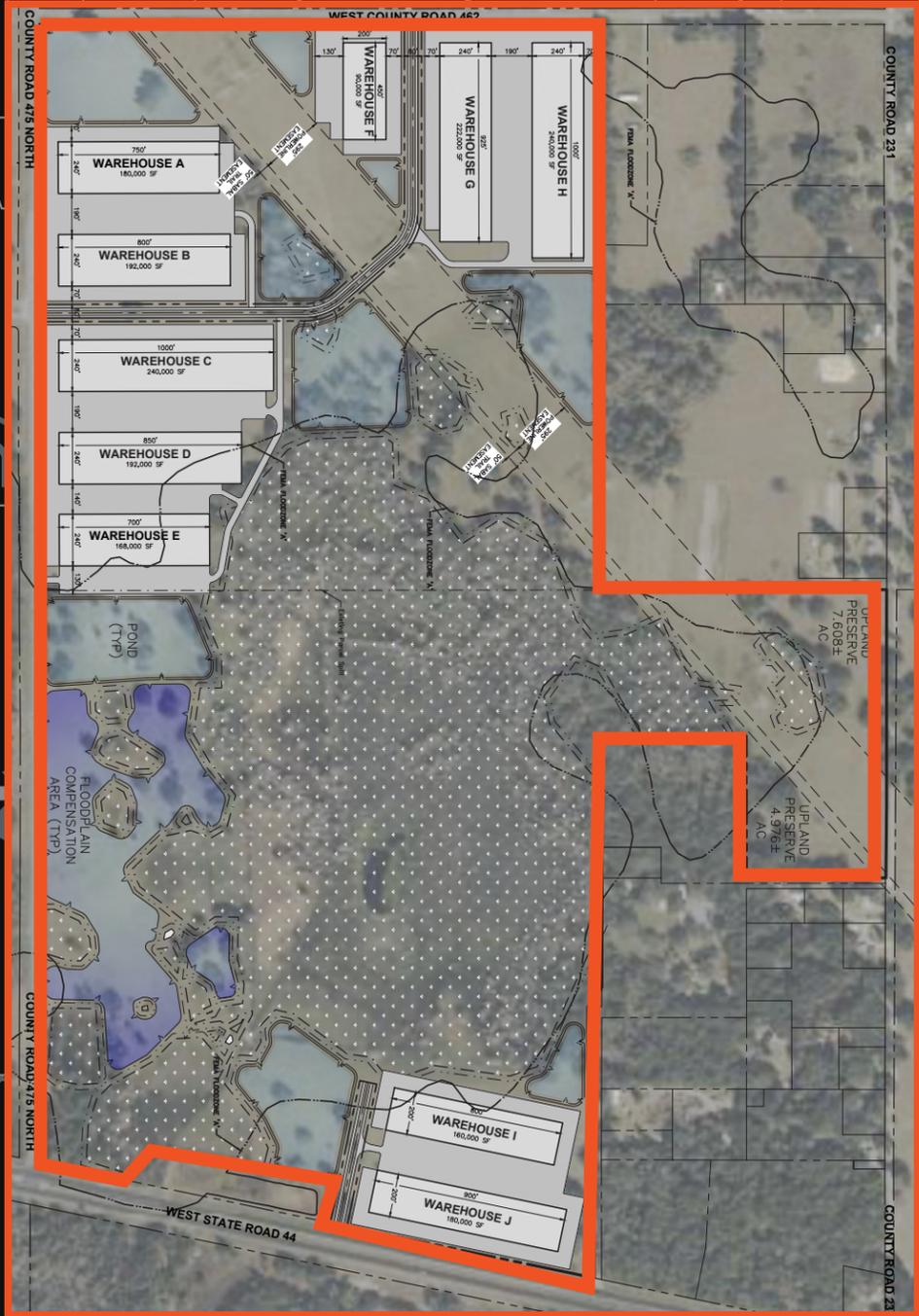
CONCEPTUAL PLAN

OCALA
22.9 MI | 47 MIN

THE VILLAGES
10 MI | 20 MIN

WILDWOOD
5.4 MI | 11 MIN

SUMTERVILLE



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

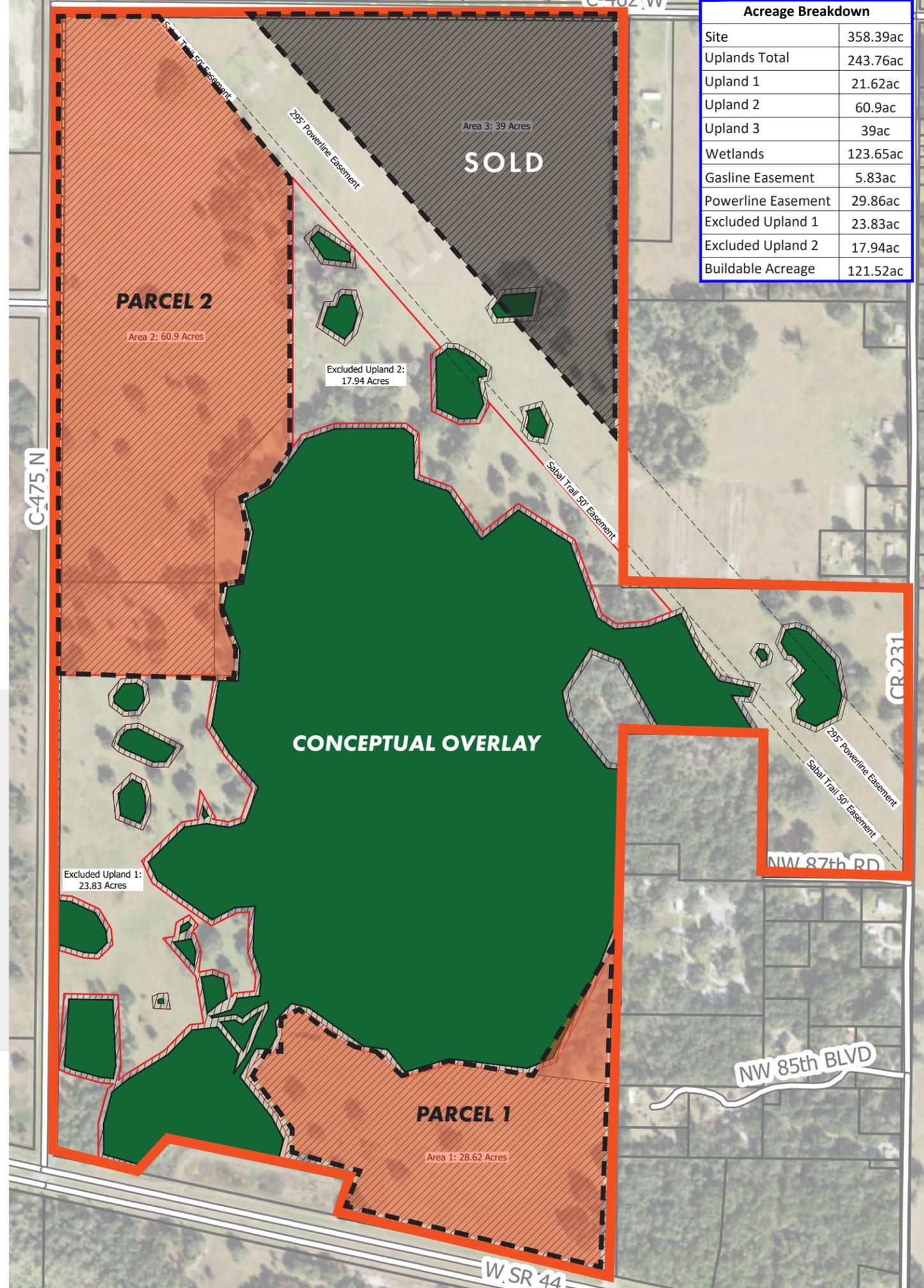
INDIVIDUAL PARCEL PRICING:

PARCEL 1

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

PARCEL 2

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



Acreage Breakdown	
Site	358.39ac
Uplands Total	243.76ac
Upland 1	21.62ac
Upland 2	60.9ac
Upland 3	39ac
Wetlands	123.65ac
Gasline Easement	5.83ac
Powerline Easement	29.86ac
Excluded Upland 1	23.83ac
Excluded Upland 2	17.94ac
Buildable Acreage	121.52ac

CONTACTS

THANK YOU

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