



## OFFERING SUMMARY

Sale Price: \$745,000

Lot Size: 2.71 Acres

Zoning: B4

Traffic Count Street: 21,000 AADT

## PROPERTY OVERVIEW

Exceptional opportunity to acquire 2.71± acres of commercially zoned (B-4) vacant land in a rapidly growing corridor of Ocala. Ideally positioned just off U.S. Highway 27 with immediate proximity to the interstate, this site offers outstanding accessibility and visibility for a wide range of commercial or industrial users.

The B-4 zoning allows for flexible development options including warehouse, distribution, light industrial, automotive, and service-based uses—making it an ideal investment for owner-users, developers, or investors seeking to capitalize on the area's continued growth.

Convenient access to the newly completed NW 44th Avenue provides a direct route to a signalized intersection, allowing for efficient and truck-friendly ingress and egress.

Surrounded by expanding commercial activity and conveniently located near major transportation routes, this property is perfectly suited for businesses requiring efficient logistics and regional connectivity.

## PROPERTY HIGHLIGHTS

- 2.71± Acres
- B-4 Commercial Zoning (Flexible Use Potential)
- Excellent Access to Interstate & Major Thoroughfares

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

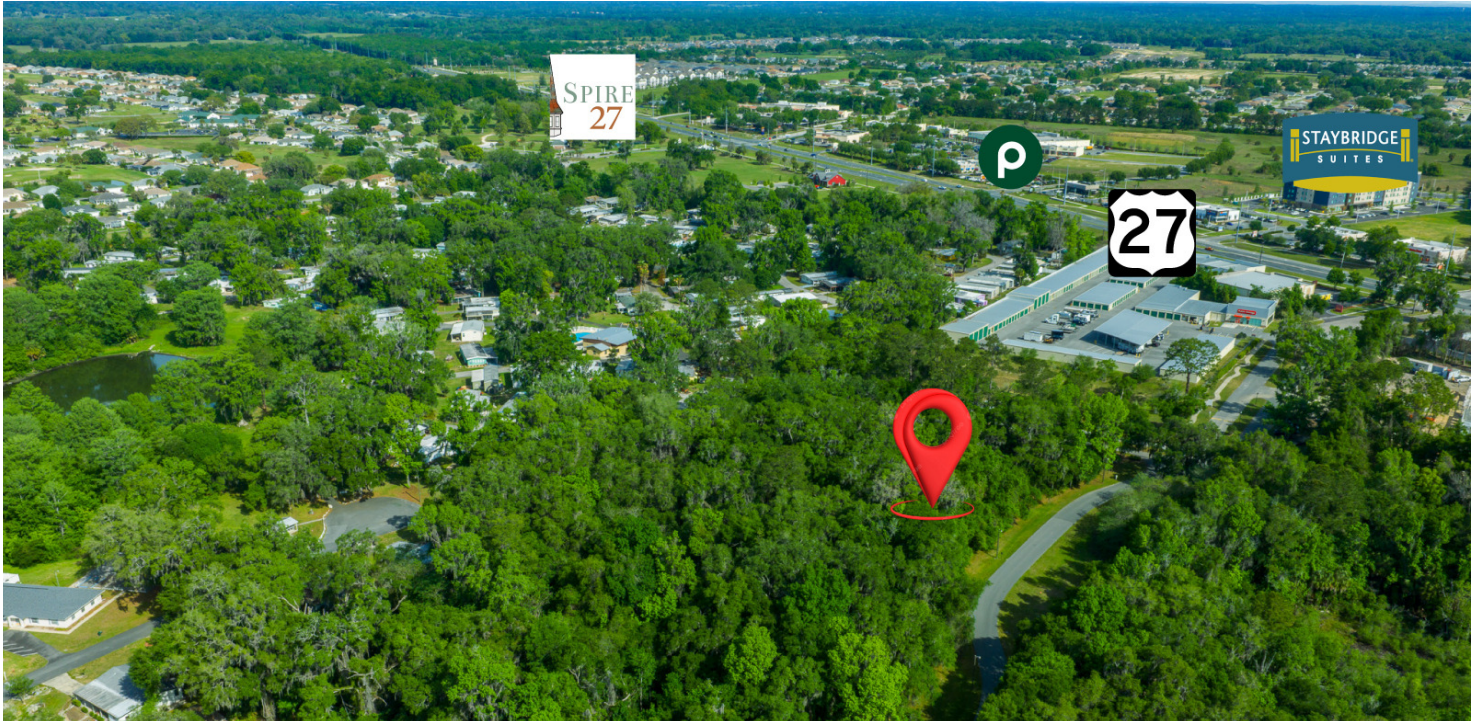
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PRIME 2.71± ACRE COMMERCIAL SITE | B-4 ZONING | STRATEGIC OCALA LOCATION  
TBD NW 45TH TERRACE, OCALA, FL 34482

ADDITIONAL PHOTOS

LAND FOR SALE



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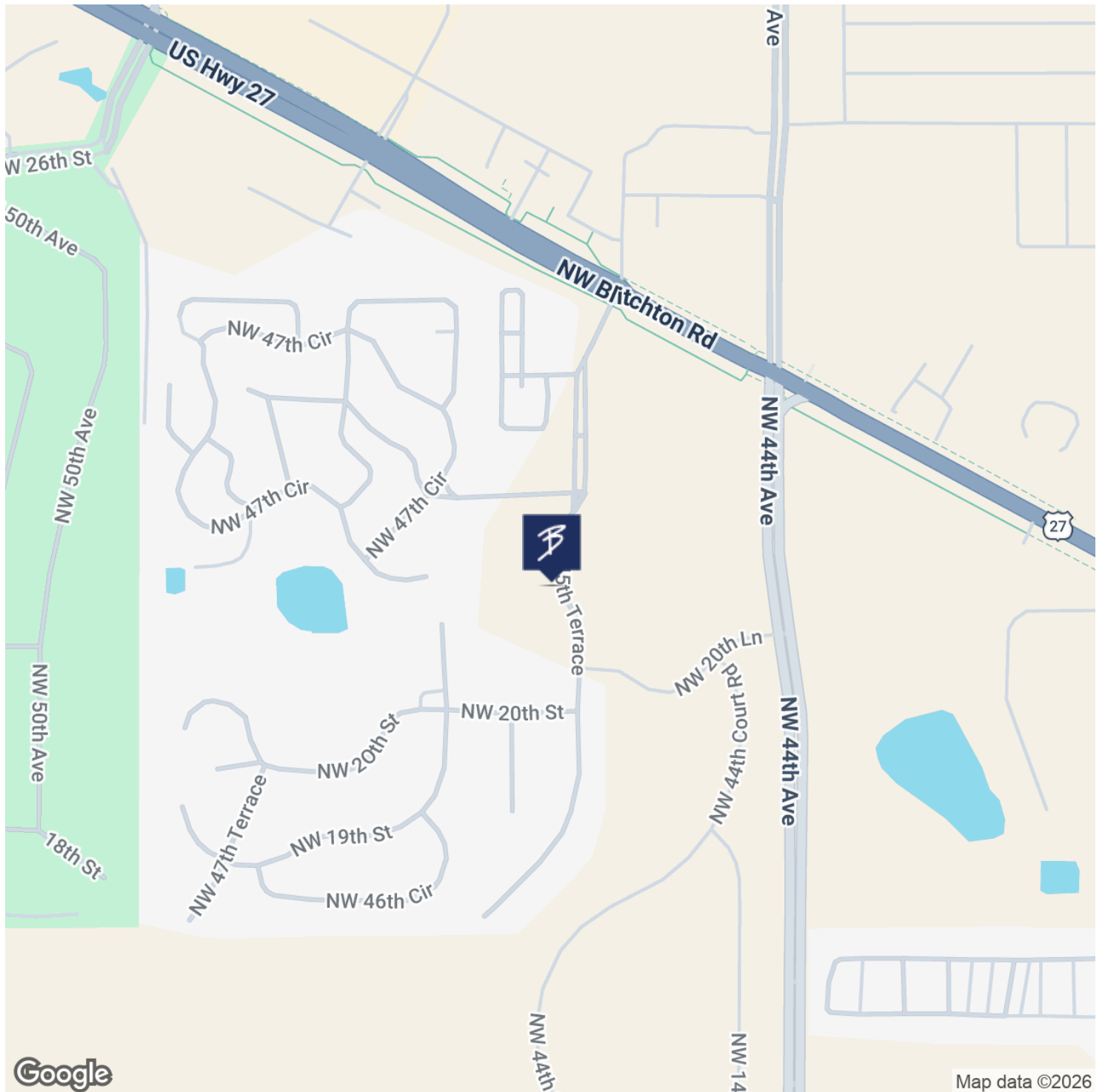
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LOCATION MAP

LAND FOR SALE



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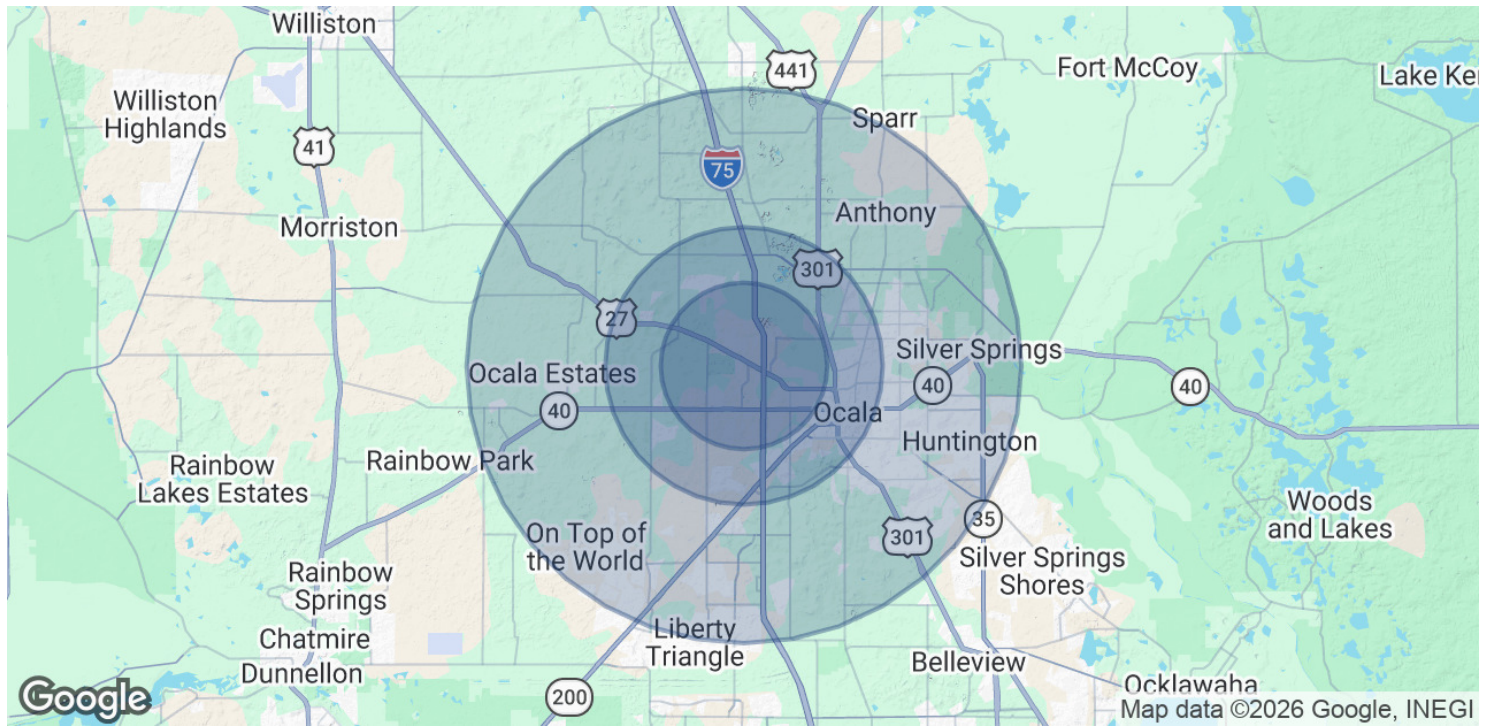
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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,184	11,142	74,095
Average Age	55.1	45.4	45.3
Average Age (Male)	50.4	43.2	43.5
Average Age (Female)	58.9	46.7	46.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	917	4,238	29,074
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$139,742	\$104,562	\$77,757
Average House Value	\$464,695	\$279,124	\$264,649

2023 American Community Survey (ACS)

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