

8G INDUSTRIAL

89 +/- 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

MASTER MASS GRADING PERMIT

The mass grading permit applies to the entire site and is complete. No modifications are required for individual parcels as outlined.

ZONING

In December 2022, 8G Farms successfully amended the Future Land Use designation and rezoned 121± upland acres from agricultural to Industrial. This favorable industrial zoning permits a wide variety of uses, including manufacturing, fabricating, processing, assembling, storing, warehousing, wholesaling, distributing, and related industrial activities.

SWFWMD (ERP PERMIT)

Mass grading and retention ponds for designed industrial lots are fully permitted.

USERS + CAPITAL











USERS WHO SAID YES TO THIS REGION WITHIN 60 MILES

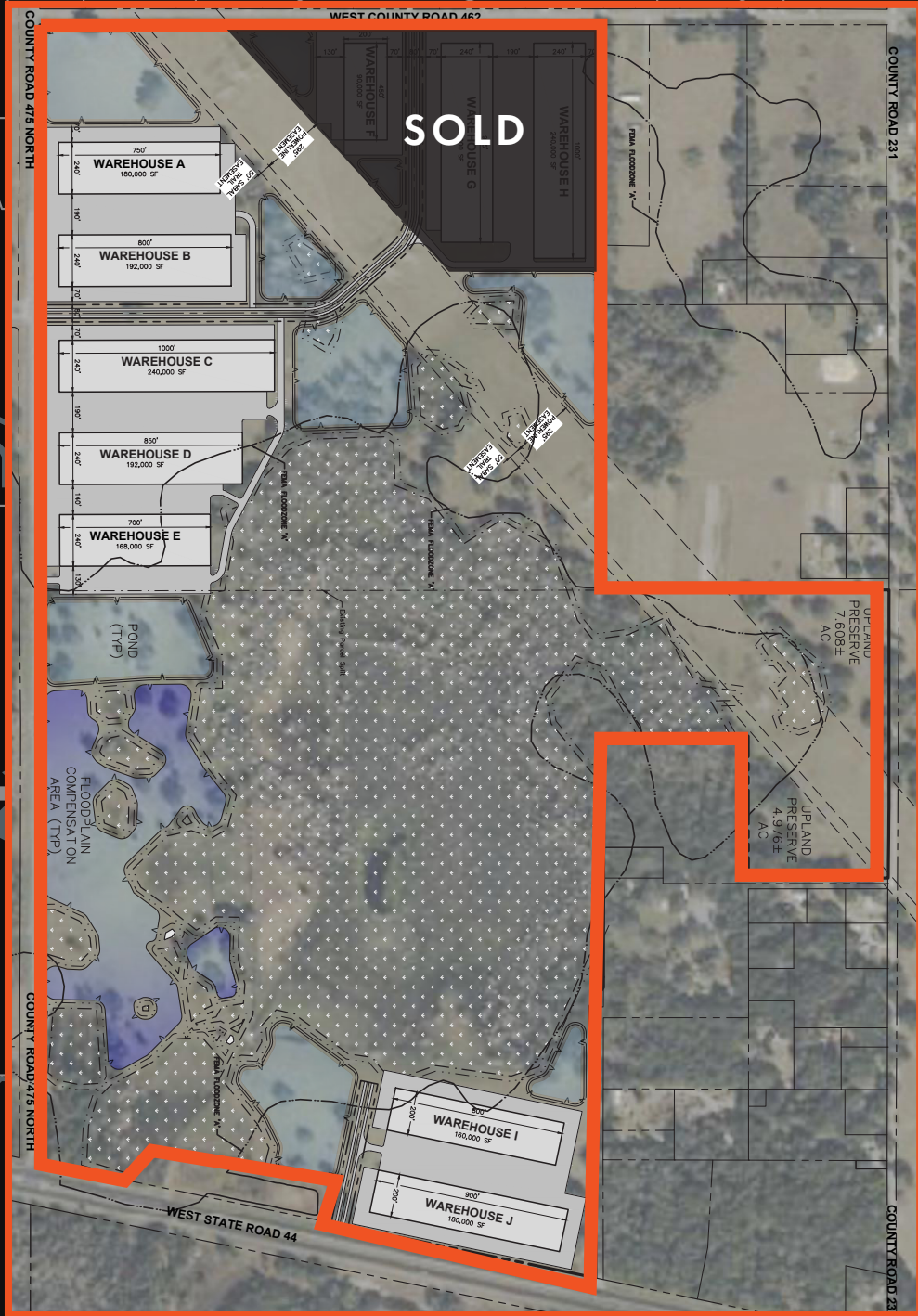
CONCEPTUAL PLAN

OCALA
22.9 MI | 47 MIN

THE VILLAGES
10 MI | 20 MIN

WILDWOOD
5.4 MI | 11 MIN

SUMTERVILLE



475

462

301

1.6 MI | 3 MIN

3 MI | 5 MIN

INTERSTATE
75

44

FL-TPKE



8G INDUSTRIAL

OPPORTUNITY AND PRICING

SIZE

Up to 319 +/- gross acres
89.5 +/- net buildable acres

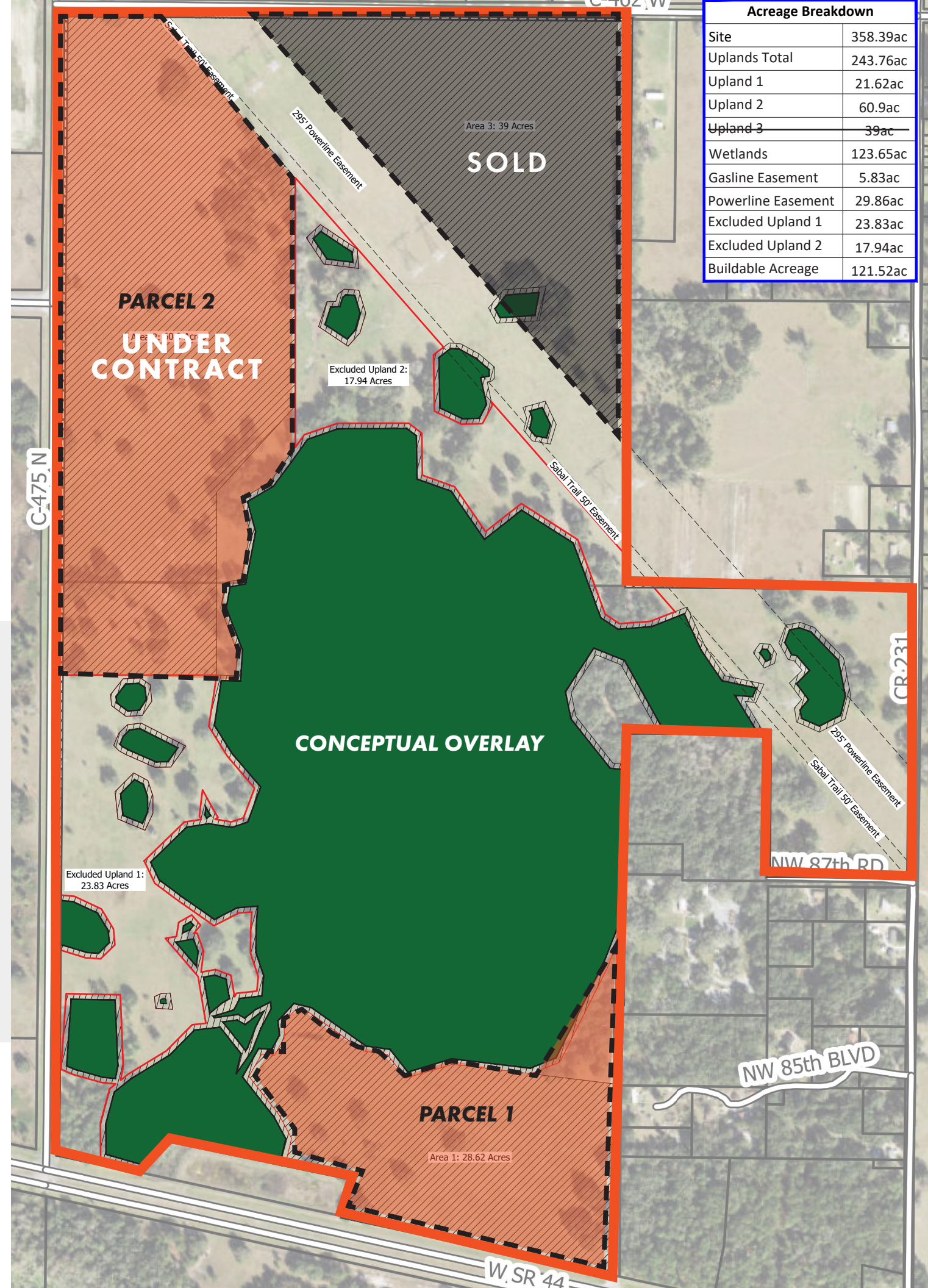
INDIVIDUAL PARCEL PRICING:

PARCEL 1

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

PARCEL 2

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



CONTACTS

THANK YOU

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