

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

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price: \$599,000

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:

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

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ADDITIONAL PHOTOS

LAND FOR SALE



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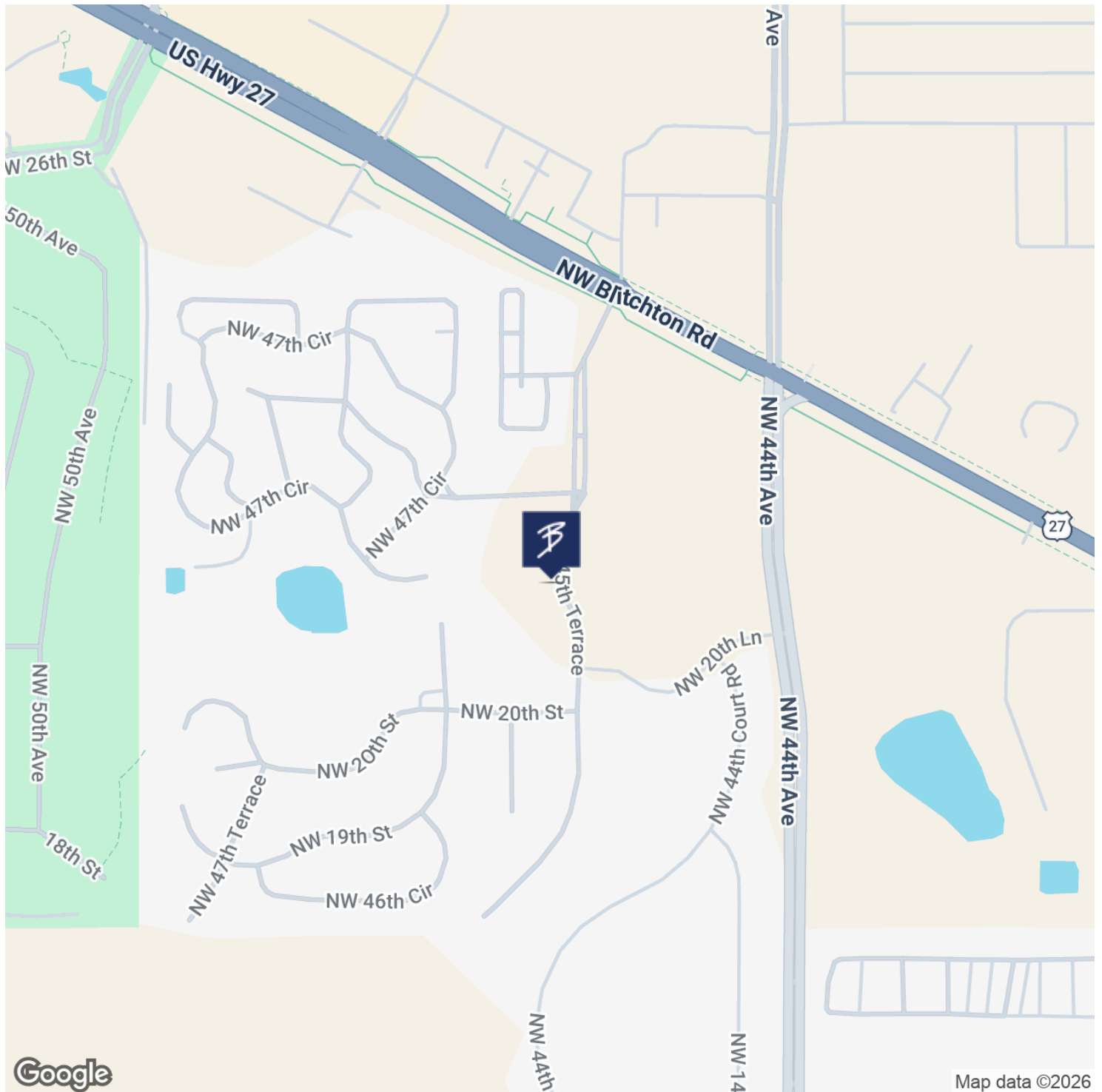
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LOCATION MAP

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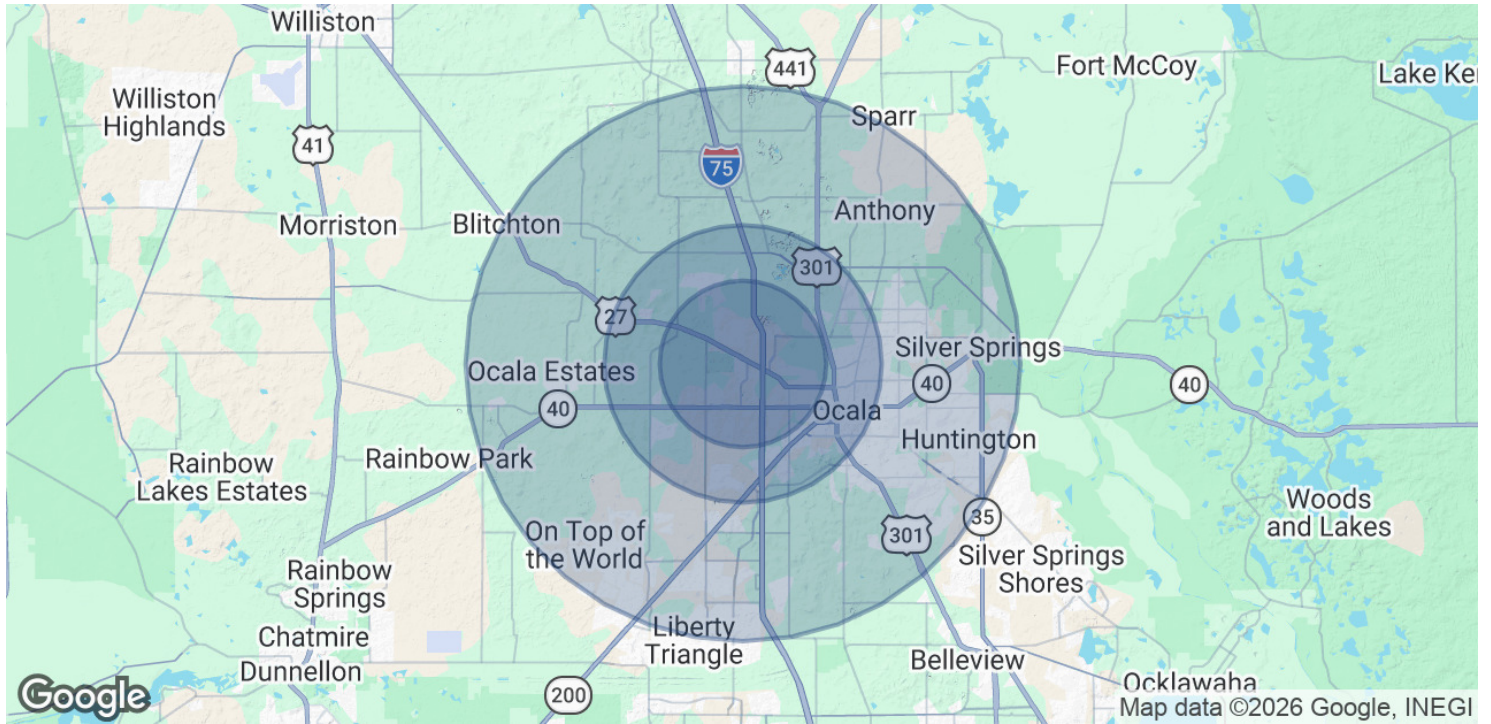


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DEMOGRAPHICS MAP & REPORT

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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