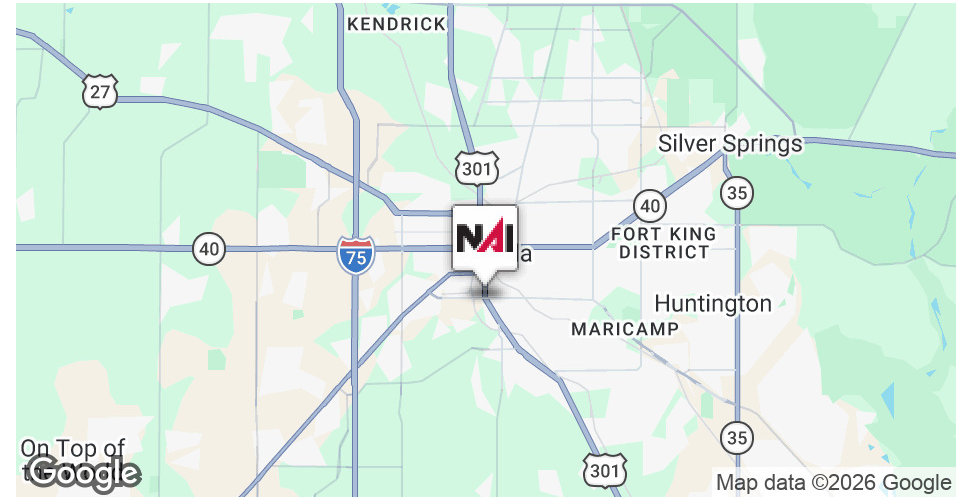


**FOR SALE**  
\$850,000



### Property Highlights

- Premier redevelopment land with high visibility to Hwy 441/SR301
- 2.15 Acres, B4 Zoning in 3 parcels
- Parcels: 30815-000-00 (1.67Ac), 30821-000-00 (.24Ac), 30818-000-00 (.24Ac)
- A redevelopment site with nearby utilities for efficient connection
- Direct access to major collector road enhances convenience
- B4 uses: Retail, Auto Sales & Repair, Restaurants, Office, Hospitality, Storage, Service Businesses, Entertainment, Healthcare, Religious and more.
- Level and cleared vacant land.

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,805	16,726	37,225
<b>Total Population</b>	4,171	41,923	92,126
<b>Average HH Income</b>	\$77,870	\$74,401	\$80,518



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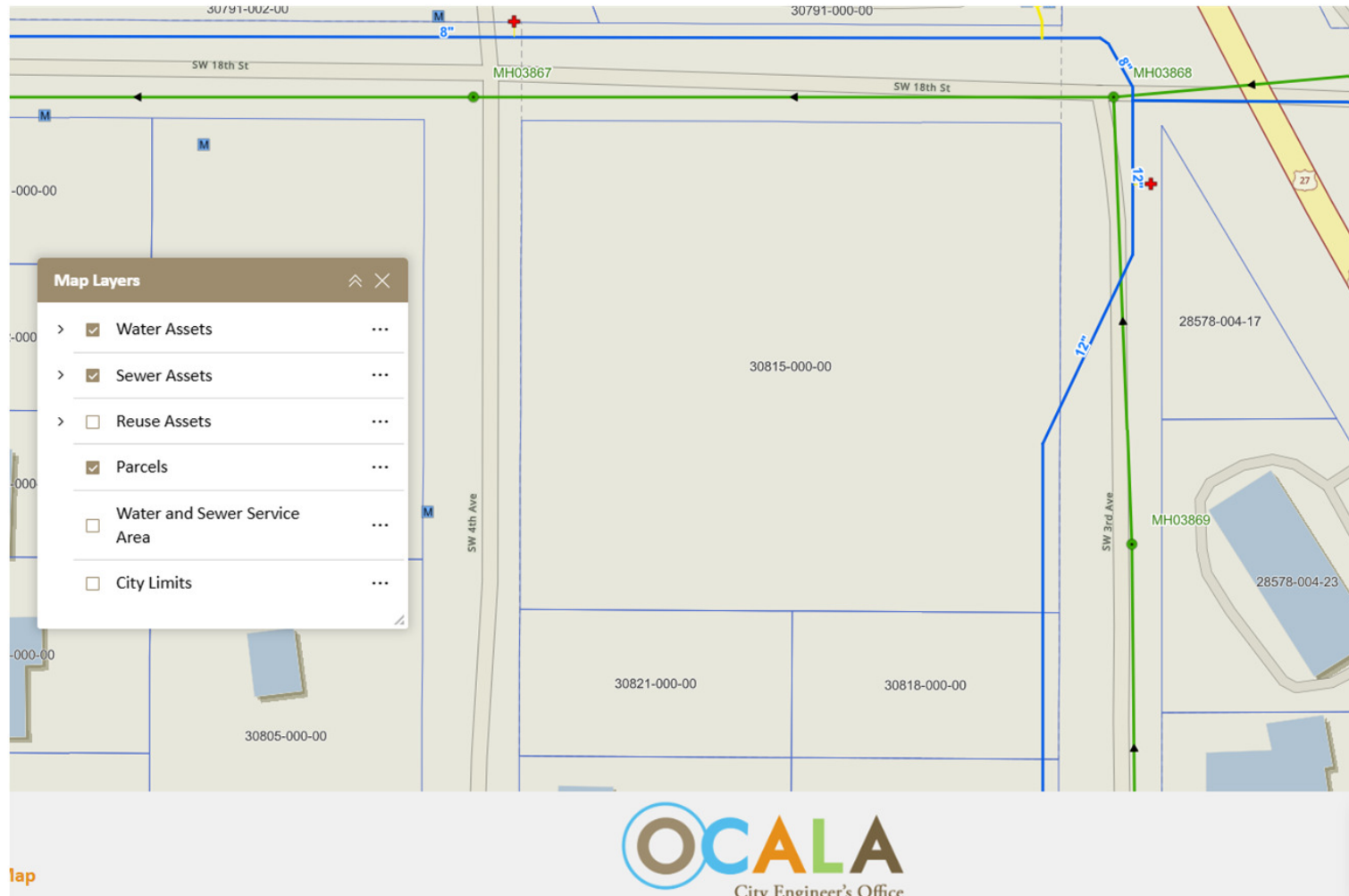
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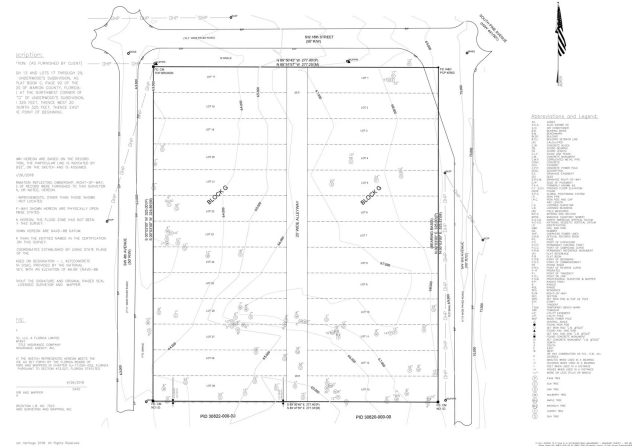
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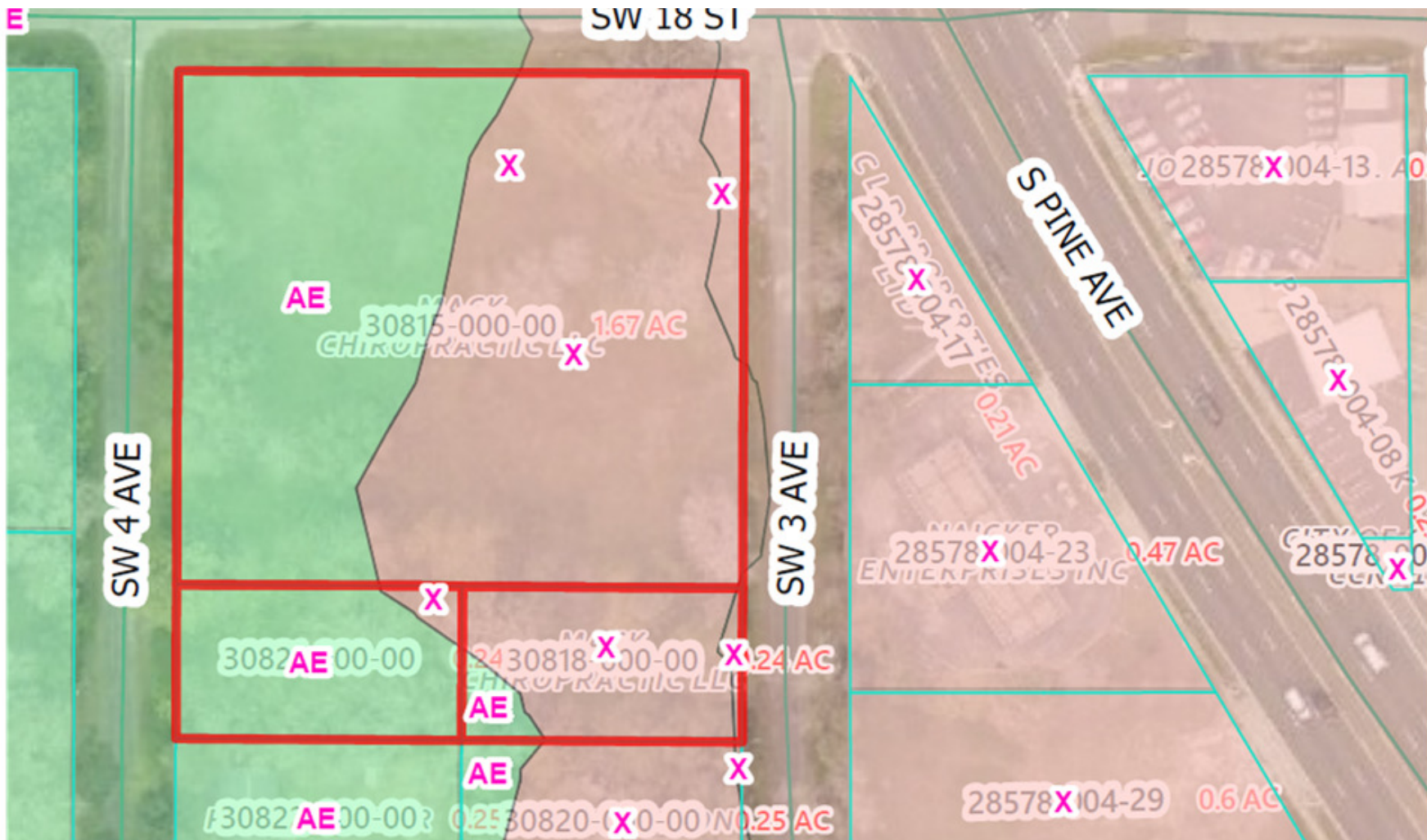
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### Randy Buss, CCIM, SIOR

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### Professional Background

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 3000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp (now 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 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.

### Education

University of South Florida - Bachelor of Science Mechanical Engineering (BSME) 1991

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