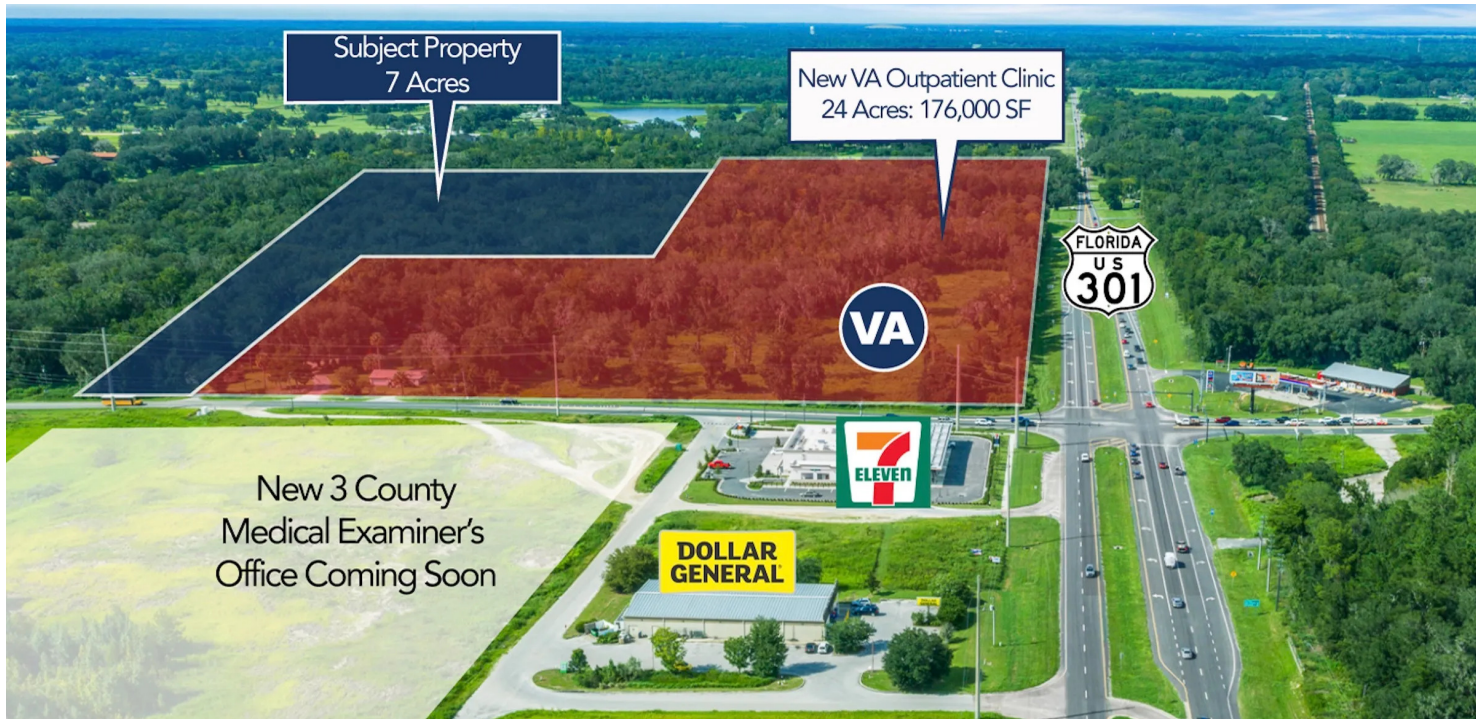


COMMERCIAL POTENTIAL AT 42 AND 301

6415 SE HIGHWAY 42, SUMMERFIELD, FL 34491

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,499,999
Lot Size:	7.0 Acres
Zoning:	A1
Market:	Commercial Investment, Development
Submarket:	Medical

PROPERTY OVERVIEW

Exceptional development opportunity adjacent to the newly awarded U.S. Department of Veterans Affairs medical facility at the northwest corner of US Hwy 301 and CR 42 in Summerfield, Marion County.

The VA has officially selected the adjoining site for its new The Villages Outpatient Clinic, a major new medical facility planned for approximately 176,000 square feet with 950 parking spaces. The VA has awarded a 20-year lease for the facility, representing a total lease contract value of approximately \$258 million.

The subject property consists of approximately 7 acres immediately adjacent to the VA site, creating a rare opportunity for commercial development positioned to serve veterans, VA employees, healthcare providers, visitors and the rapidly growing population of The Villages/Summerfield market. With the VA site now confirmed, the property is ideally positioned for a variety of complementary commercial and medical uses.

Across the intersection is the site for the new 3 County Medical Examiner's Office, while a newer 7-Eleven occupies the neighboring hard corner, further establishing the US 301/CR 42 intersection as an emerging commercial and medical node.

The property currently includes a 2,034 SF residence built in 1975, providing potential interim use while redevelopment plans and entitlements are pursued.

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



COMMERCIAL POTENTIAL AT 42 AND 301

6415 SE HIGHWAY 42, SUMMERFIELD, FL 34491

PROPERTY DESCRIPTION

LAND FOR SALE



PROPERTY HIGHLIGHTS

- ±7 Acres Adjacent to Newly Awarded VA Medical Facility
- Major ±176,000 SF VA Outpatient Clinic Planned Next Door
- 950 Parking Spaces Planned at VA Facility
- 20-Year VA Lease Awarded – ±\$258 Million Contract Value
- Excellent Medical, Retail, Hospitality & Service Development Opportunity
- Strategic US 301 / CR 42 Location
- Less Than One Mile From The Villages
- Growing Medical & Commercial Corridor
- Ideal for Medical Office, Rehab, Diagnostics, Hotel, Restaurant, Coffee & Veteran Services
- Existing 2,034 SF Residence Provides Interim Use Potential

COMPLEMENTARY USES NEXT TO A VA HOSPITAL

- Medical office / physician practices
- Physical therapy / rehabilitation
- Imaging / diagnostic services
- Dental / oral surgery
- Optometry / ophthalmology / hearing services
- Medical equipment / DME supplier
- Veteran-focused services and organizations
- Mental health / counseling services
- Home health / senior services
- Hotel / extended-stay lodging
- Restaurant / fast casual dining
- Coffee / breakfast concept
- Bank / credit union
- Insurance / professional services
- Small multi-tenant retail center

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COMMERCIAL POTENTIAL AT 42 AND 301

6415 SE HIGHWAY 42, SUMMERFIELD, FL 34491

ADDITIONAL PHOTOS

LAND FOR SALE



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OCALA METRO

STATS



POPULATION

409,959

269+ NET GAIN EACH WEEK



GROWTH

2010-2020 POPULATION
GROWTH AT

38%



AFFORDABILITY

FL #1 RANKED

MOST AFFORDABLE METRO



TRAFFIC

7,500 - 120,000

CARS PER DAY ON I-75



ACCESS

ACCESS TO 4 OF
FLORIDA'S 6 MAJOR
ARTERIES



MOVING IN

315 NEW RESIDENTS
PER WEEK MOVE TO
OCALA



TOP RANKED

US CENSUS BUREAU
HAS ONCE AGAIN
NAMED THE OCALA
METRO AS AMERICA'S
FASTEST GROWING
AREA.



INCENTIVES

FULFILLMENT & OR DATA
CENTER, MANUFACTURING

MEET THE TEAM

COMMERCIAL REAL ESTATE EXPERTS



ERIN FREEL, CCIM

BROKER ASSOCIATE



AWARD WINNING REALTOR



PUBLISHED AUTHOR



IRONMAN FINISHER



CCIM DESIGNATION



\$25 + MILLION IN SALES
AND LEASING ANNUALLY

WHAT IS A CCIM?

Fewer than 10% of commercial real estate professionals earn the ccim designation.

CCIM designees complete rigorous education in financial analysis, market analysis, investment strategy, and negotiation.

JOEL BOCKORAS

COMMERCIAL SALES & LEASING



INDUSTRIAL, RETAIL AND MEDICAL EXPERTISE



CENTRAL FLORIDA NATIVE



CLIENT FOCUSED ADVISOR



20 + YEARS MARKETING STRATEGIST



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813-478-1735
ERIN@ERINFREEL.COM



Ocala/Marion County - A Great Place to Live and Work

Ocala is one of the fastest growing areas not only within Florida but within the Country. **The Ocala Metro had the 2nd highest increase in home sales in Florida in the first half of 2024. (Florida Realtors July 2024)**

Over the past four years, Ocala has consistently ranked at or near the top as one of America's fastest-growing metros, gaining strength in livability, affordability, and economic performance. Its growth has been fueled by a strong job market—especially in manufacturing and healthcare—plus major investments like the World Equestrian Center and improved internet infrastructure.

TIME Magazine featured the World Equestrian Center in Ocala as one of the “World’s Greatest Places”

2023: Maintained top position in growth rankings via U-Haul and Census Bureau, with 3%+ population gain.

2024: Ranked #2 city people are moving to by PODS and U-Haul.

2025: Returned to #1 position for fastest-growing smaller metro, per U-Haul data.

265 people a week move to the Ocala Metro



- **Best Places to Live – U.S. News & World Report**

#1 Fastest Growing Metro (2024 & 2025)

March 2025 - According to the US Census Bureau, the Ocala Metro area is the fastest growing, averaging 4% increase year over year.

The Ocala Metro ranked #4 in Annual Wage Growth and #25 in 5-year Wage Growth

The Ocala Metro's annual Area Median Income increased 32.6% from 2021-2024

Top 20 US Metro for Dist./Logistics

- #17 Overall
- Only Florida Metro on list
- #1 Best Cost of Labor Support