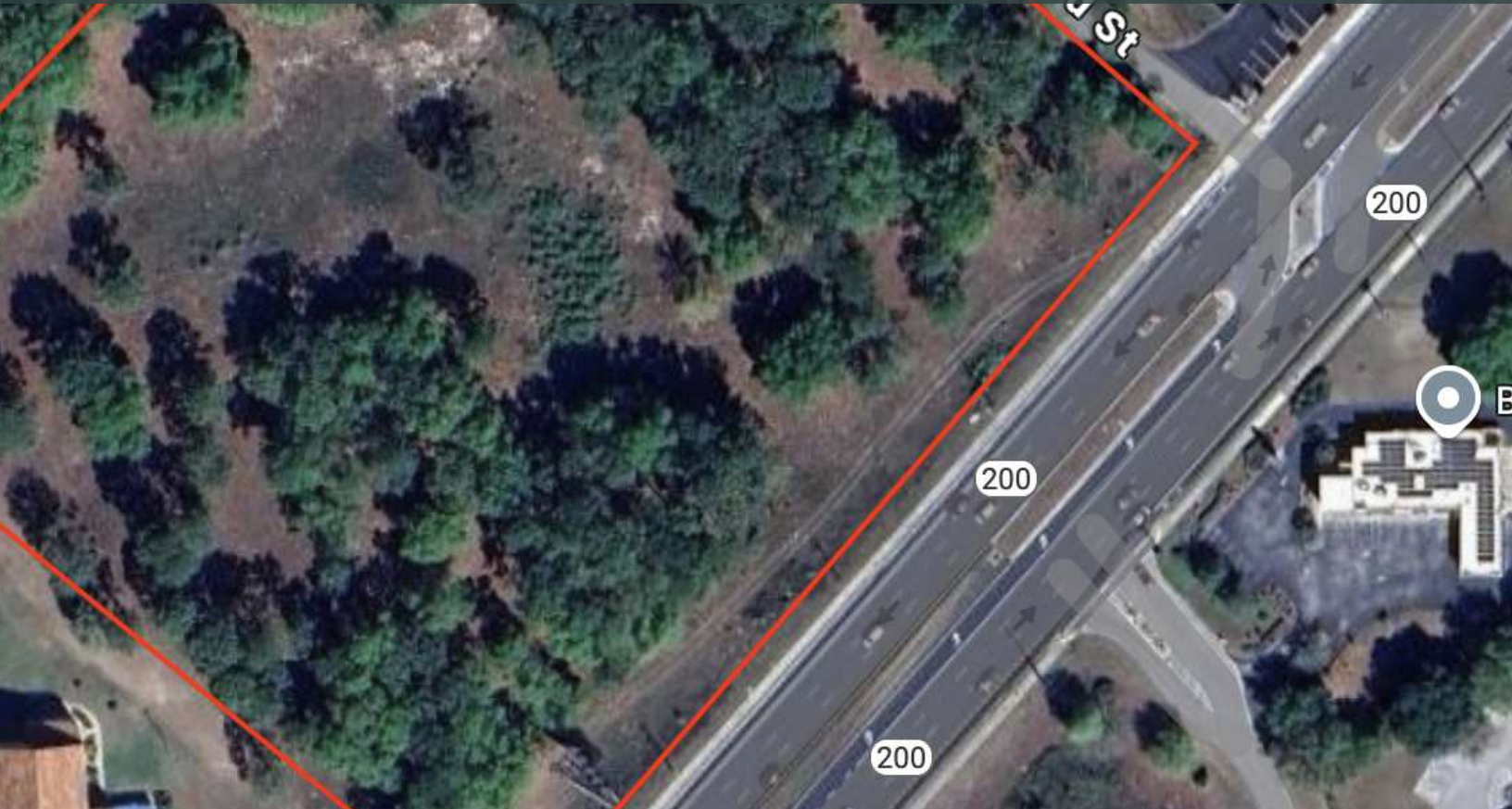


MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE

Hamilton Trust SW Highway 200

TBD SW Highway 200, Ocala , FL 34476



THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenborg.com

Thomas Oldenborg - RE/MAX Commercial - Premier Realty
1910 SW 18th Court Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenborg
RE/MAX
COMMERCIAL

MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



Property Description

Perfect for Multi-Family / Mixed-Use PUD. 10 acres zoned B-2 with 700 ft of highway 200 frontage. There are 5 parcels total that make up the 10 acres. Parcel(s) are an almost perfect square in dimensional footprint. Site takes up corner with SW 73rd Street as cross street with highway ingress/egress. Both east and west traffic have access to subject property. Good location, close proximity to all retail, restaurants, service providers, grocery. Walkability and access to local bus transit. Water and Sewer at site. Billboard on site with lease. Recent appraisal completed on 9.17.2024

Property Highlights

- 700ft of Highway 200 road frontage
- Commercial Zoning
- Close proximity to Ocala International Airport, minutes from WEC and Downtown Ocala.

OFFERING SUMMARY

Sale Price:	\$4,400,000
Lot Size:	10 Acres
Building Size:	0 SF

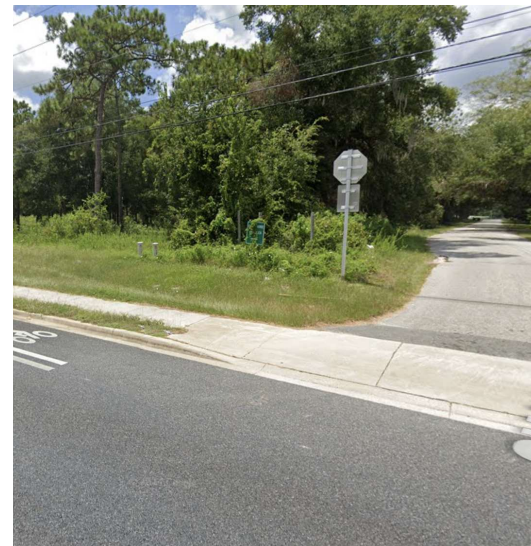
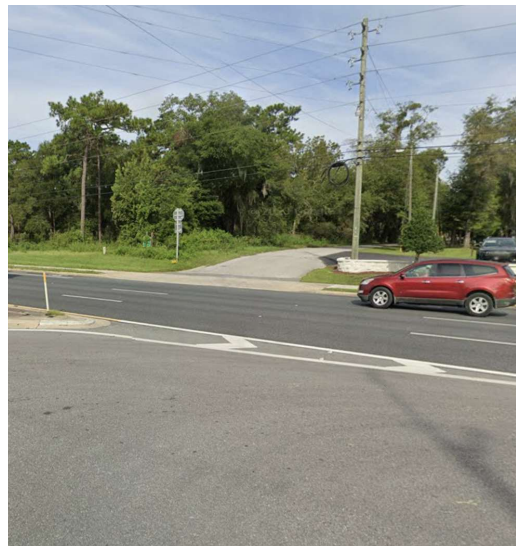
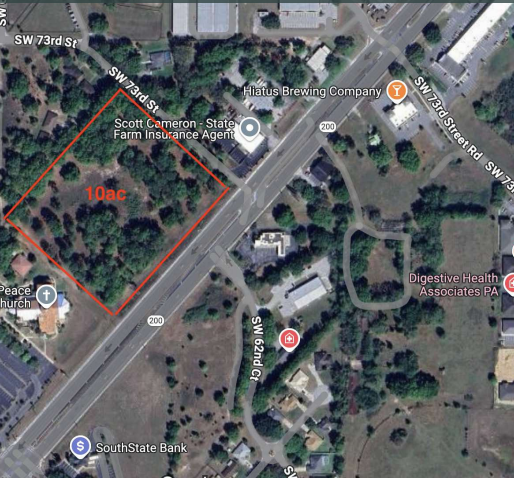
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	611	3,079
Total Population	157	1,069	5,461
Average HH Income	\$71,921	\$72,468	\$72,092

THOMAS OLDENBORG
 Commercial Real Estate Broker
 845.416.0732
 thomas@thomasoldenburg.com

1910 SW 18th Court Building 100
 Ocala, FL 34471
 352.732.3222



MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE

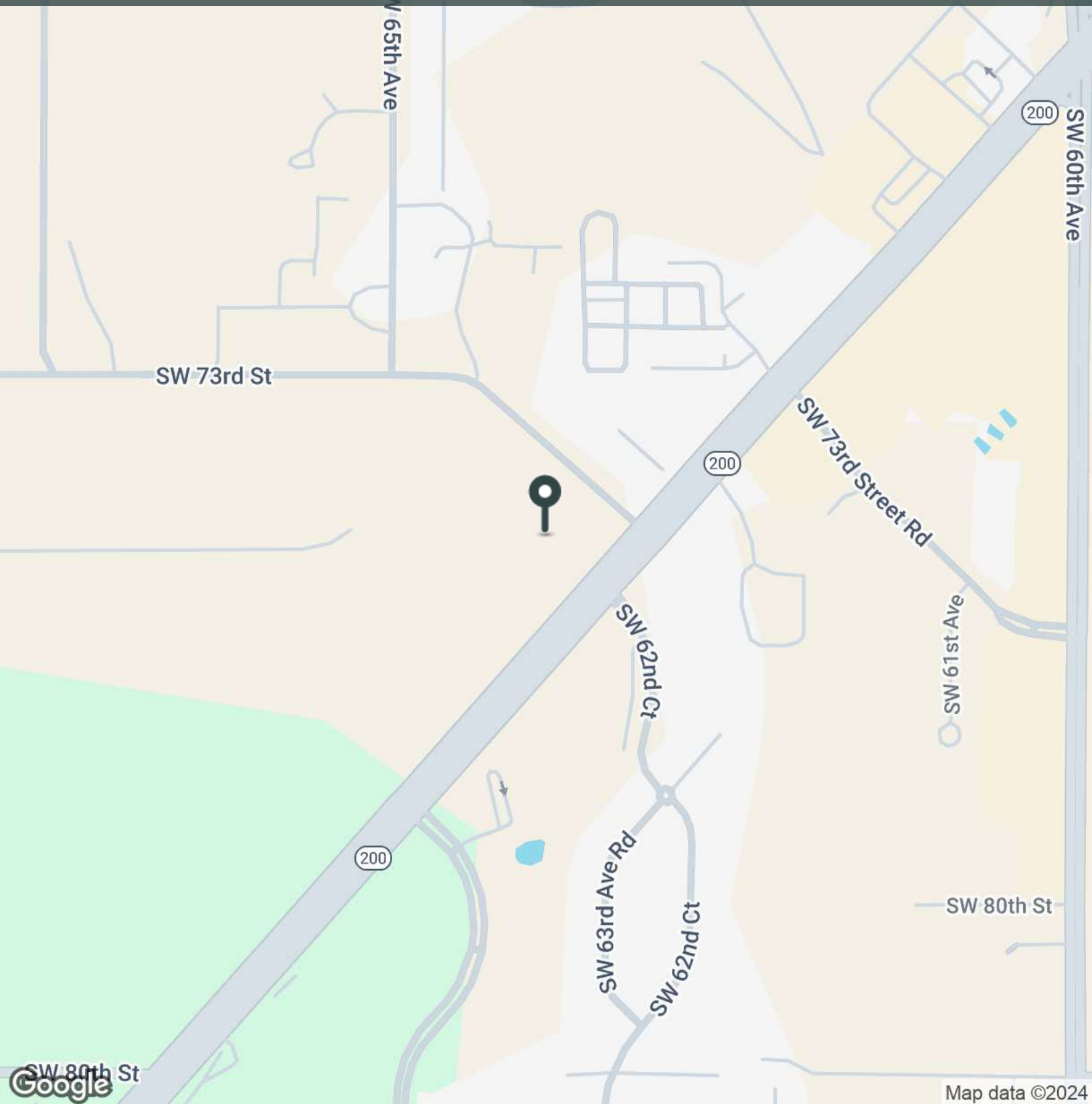


THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenberg.com

1910 SW 18th Court Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenberg
RE/MAX
COMMERCIAL

MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE

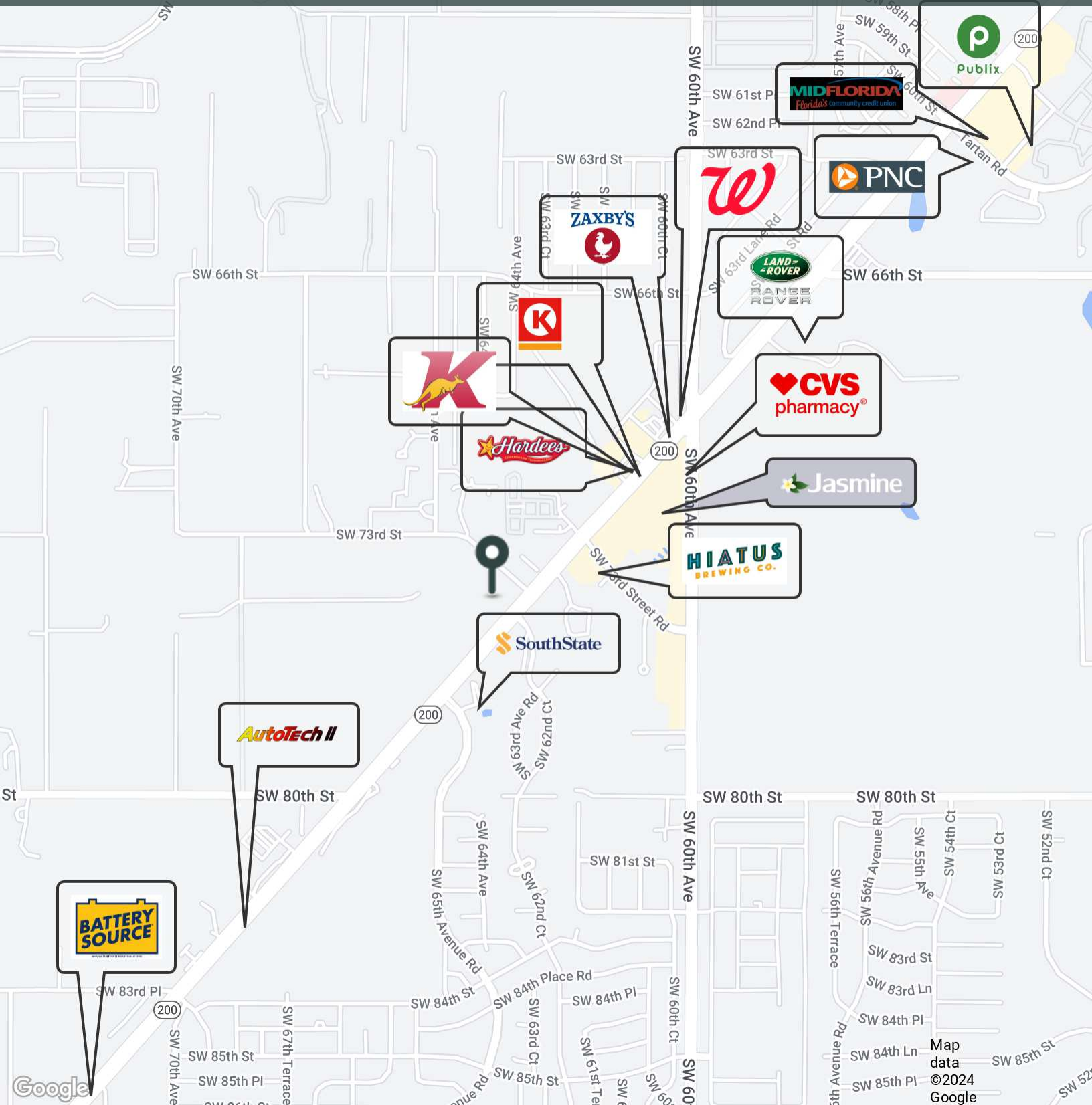


THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenberg.com

1910 SW 18th Court Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenberg
RE/MAX
COMMERCIAL

MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



THOMAS OLDENBURG
 Commercial Real Estate Broker
 845.416.0732
 thomas@thomasoldenberg.com

1910 SW 18th Court Building 100
 Ocala, FL 34471
 352.732.3222



MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



Property Description

Perfect for Multi-Family / Mixed-Use PUD. 10 acres zoned B-2 with 700 ft of highway 200 frontage. There are 5 parcels total that make up the 10 acres. Parcel(s) are an almost perfect square in dimensional footprint. Site takes up corner with SW 73rd Street as cross street with highway ingress/egress. Both east and west traffic have access to subject property. Good location, close proximity to all retail, restaurants, service providers, grocery. Walkability and access to local bus transit. Water and Sewer at site. Billboard on site with lease. Recent appraisal completed on 9.17.2024

Location Description

700ft of highway 200 road frontage

Site Description

Wooded with beautiful Oaks.

Power Description

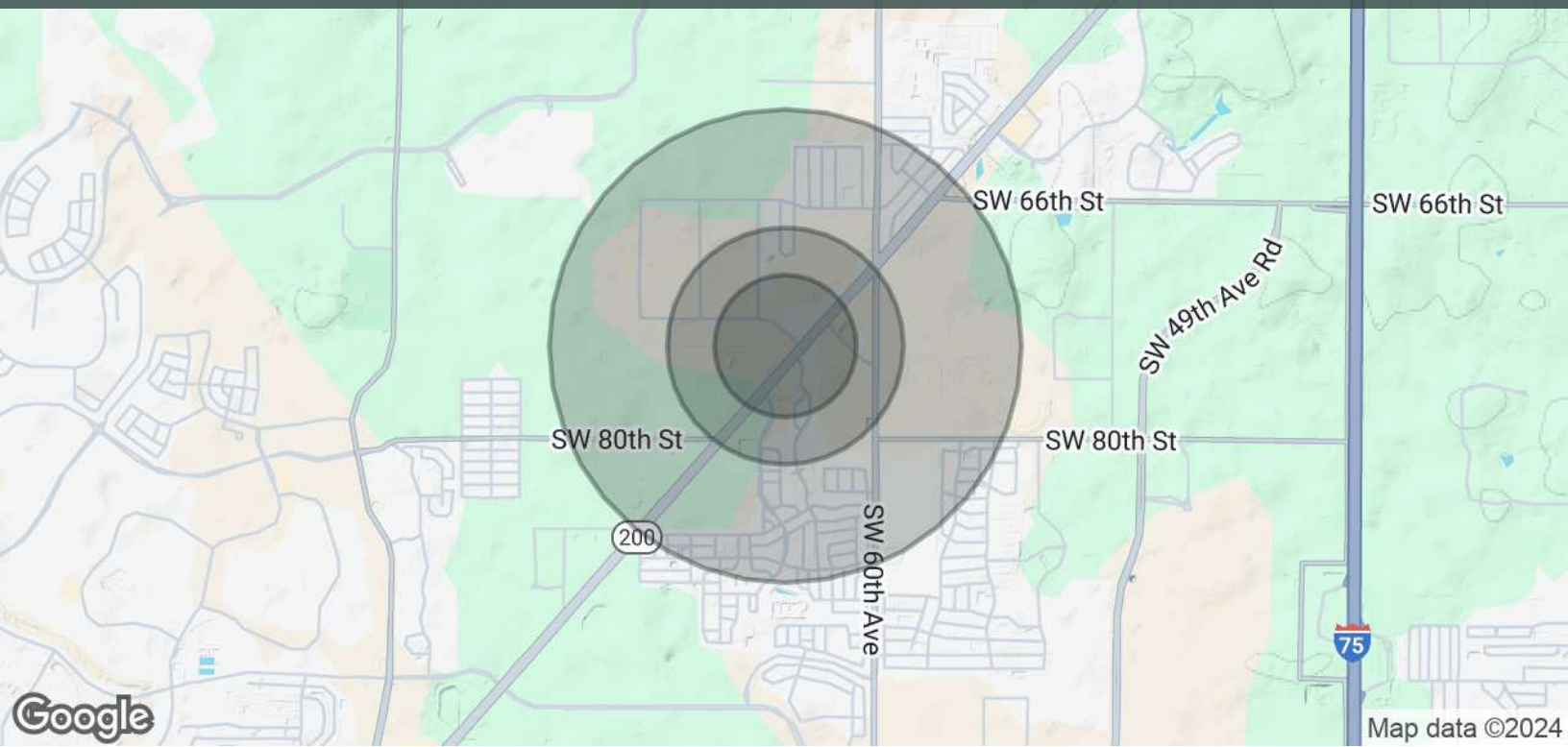
All utilities at road

THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenborg.com

1910 SW 18th Court Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenborg
RE/MAX
COMMERCIAL

MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	157	1,069	5,461
Average Age	75	73	68
Average Age (Male)	76	73	68
Average Age (Female)	75	73	69

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	611	3,079
# of Persons per HH	1.9	1.7	1.8
Average HH Income	\$71,921	\$72,468	\$72,092
Average House Value	\$284,388	\$229,714	\$213,966

Demographics data derived from AlphaMap

MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



Thomas Oldenborg

Commercial Real Estate Broker

Direct: 845.416.0732

thomas@thomasoldenborg.com

FL #SL3383087