

Timber Ridge 2 Acres OutParcel

SW State Rd 200, Ocala, FL 34481



BEAU BROKER
REAL ESTATE GROUP



PROPERTY DESCRIPTION

Property is located on State Road 200, the largest and fastest growing highway in Ocala and Marion County for Residential & Retail development! This location has great access and visibility to SR200, land is ready to be developed on. Gopher Tortoises have been removed and cleared, Zoned B4, Regional Business. AADT 35,000 cars per day (FDOT). Includes Parcel 35300-031-03 and 35300-031-04.

Ocala/Marion County is a great place have your business and to live! Forbes magazine has ranked the Ocala MSA as a Top 10 Metro for Job Creation for 4 consecutive years! Bloomberg ranked the Ocala MSA as one of the Ten Fastest Growing Economies in the country. Companies like FedEx, AutoZone, Resources, Auto Custom, and more have invested more than \$300 million on new facilities in the last few years. Ocala/Marion County is fortunate to have a diverse and rebounding economy. With a location along I-75 and the midpoint between Atlanta and Miami, this area is second to none when it comes to logistics and distribution. Our manufacturing base has strengthened and growing professional and business service sectors are on the rise. The growing population and excellent training programs supply a steady workforce stream for employers. The mild

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.97 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,305	7,574	15,796
Total Population	2,303	12,536	27,082
Average HH Income	\$49,541	\$54,321	\$56,146

Beau Broker

Managing Broker

352.208.9945

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LAND FOR SALE

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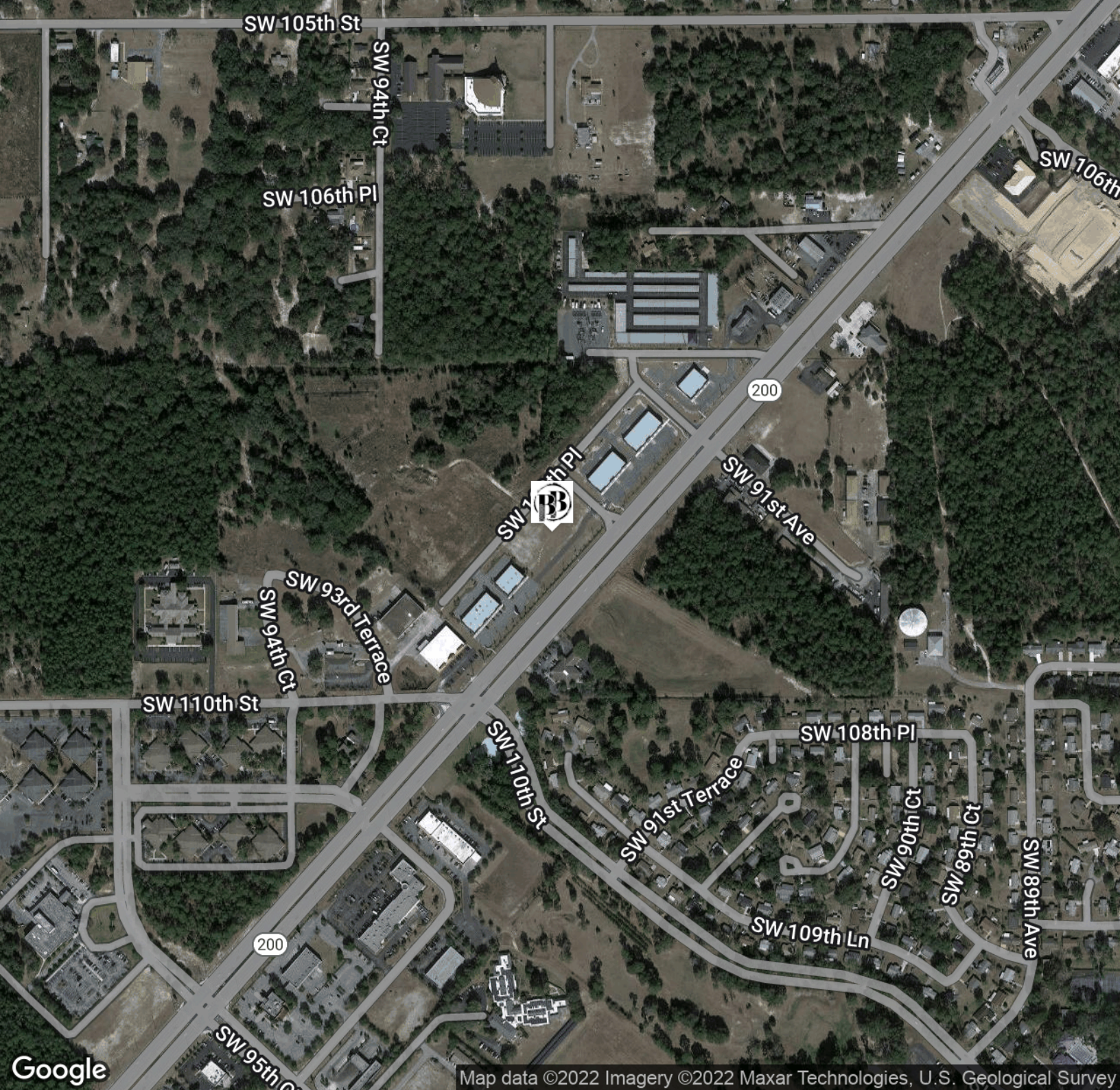
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,303	12,536	27,082
Average Age	56.9	63.7	63.7
Average Age (Male)	55.1	64.0	64.2
Average Age (Female)	67.3	68.0	65.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,305	7,574	15,796
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$49,541	\$54,321	\$56,146
Average House Value	\$144,320	\$158,149	\$170,349

* Demographic data derived from 2020 ACS - US Census

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