11 Acres of Multi-Family Development Land



Allows for 18 units per acre

1/4 mile from major thouroughfare US HWY 441

675 ft of frontage on W Anthony Road / 441 visibility



HWY 441 and W ANTHONY RD , OCALA, FL 34475 \$1,110,000



Bradley N. Busch Broker Associate 352-274-0909 bnbusch@ocalaproperty.net



Site Overview MLS #OM653889



Now available are 11.10 acres with multi-family potential and current land use for 18 units per acre. ~675 feet frontage on W Anthony Road with 441 Visibility. This property is located 1.5 miles North of Ocala Downtown. Zoned B4 Commercial which allows for a large variety of uses. Immediately nearby amenities include Walgreens, CVS, Harvey's Supermarket, McDonald's, Dunkin Donuts, Wendy's, Burger King, Taco Bell, Subway, Circle K, Family Dollar, Take 5 Oil Change, and Vanguard Highschool.

Also available is ~31 adjacent acres to to the East (MLS#OM652944), located on major thoroughfare US HWY 441 via the signalized intersection on NW 28th St and 441

Ocala was named the 5th fastest growing city in 2020 by US News & World Report and the county has approved over 53,000 housing units in the last 5 years. Growth is expected to continue increasing. Inquire today about this multi-family site!



Offering Summary MLS #OM653889





Offering

Pricing \$1,110,000
Price Per Acre \$100,000

11.10 Acres

Subject to Survey High Visibility from HWY 441 Located on the Corner of HWY 441 and W Anthony Rd

Density

Presently B-4 Commercial Zoning Possible Multi-Family Development 18 Units per Acre Multi-Family

Demographics

2 mile Population	14,709
5 mile Population	60,308
AVG HH Income	\$52,881

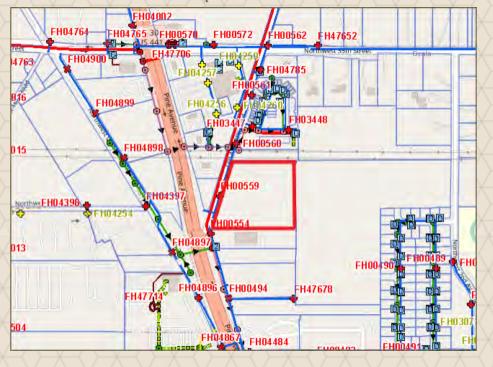
Major Traffic Routes

US HWY 441	21,200
NE 35TH ST	13,800

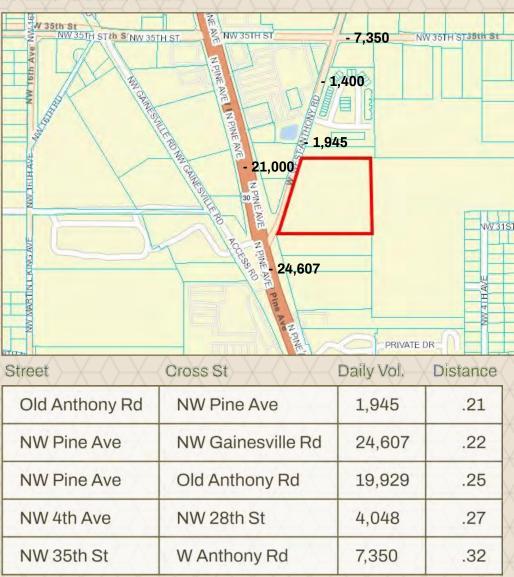


Utilities & Traffic

Water & Sewer Map



Traffic Count Data





Demographics

	2 mile	5 mile	10 mile
2010 Population	12,896	52,320	179,145
2022 Population	14,709	60,308	210,380
2027 Population (projected)	15,958	64,037	223,952
Median Age	39.2	43.3	46.1
Bachelor's Degree or Higher	31%	22%	21%

	2 mile	5 mile	10 mile
Average Household Income	\$75.346	\$64,468	\$67,744
Median Household Income	\$52,881	\$44,385	\$49,845
Median Home Value	\$179,889	\$174,209	\$167,540





Welcome to Ocala, Florida! Whether you are moving to Ocala, or visiting Marion County, you will see that it has so much to offer! Upon your arrival you will be captivated by the beautiful greenery and pastures that surround the area. In 2007 Ocala/Marion County was Officially named the "Horse Capital of the World", with its unique involvement in all things equestrian and its record of producing some of the finest champions in the sport. There is so much to explore in Ocala from: Beautiful Natural Springs, State Parks, numerous hiking and biking trails, shopping, entertainment, and much more!

With its Central Florida location, Ocala allows easy access to all big cities. Come visit Ocala, Florida today, whether you are looking to build your business or your forever home, this is the place to be.

















Busch Realty is a leader in residential and commercial real estate sales in Ocala, Florida. Our dedicated professional agents make your property acquisition or sale a streamlined process and aim for the most efficient results. We go the extra mile to listen to your objectives and achieve your goals.

As a client of ours we start with an interview to listen carefully to learn as much as we can about your property or the property you want to buy, your price range, your location and other requirements.

Taking this data in consideration we compare it to the market comparable properties and recommend pricing to make recommendations and advise to determine our target market.

Our Brokerage is not a national chain, you do not get lost with poor communication. We answer our phones and respond quickly. We harness the power of technology, but personally assist you with your questions and real estate needs. Being a brokerage since 1985 with experienced professionals we take your business very seriously.

Whether you need a house, office, multi-family or income producing asset, commercial building, retail lease, or land to build a house or business; we can help. Your real estate is an investment and you should have a real estate professional on your team.

BRADLEY N BUSCH

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Ready to Make an Offer?
Give Me a Call Today!
352-274-0909

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