

W HWY 40 OCALA, FL 34481 | 12.57 ACRES | RAC ZONING | \$2,980,000



Vacant Cleared Commercial Land. 12.57 Acres. Frontage on high traffic SR 40 West. Hard corner with traffic light at 140th Ave. 7.8 Miles (10 Min) from World Equestrian Center between Ocala and Dunnellon. 11 Miles from I-75 (14 Min). Rural Activity Center Commercial Zoning. Property is adjacent to Classic Oaks Farm across the street, Don't wait to see and secure this property. All offers are encouraged!



<u>Collection ST</u>	<u>Cross ST</u>	<u>Traffic Volume</u>	<u>Count Year</u>
SW 140TH AVE	W HWY 40 S	1,986	2018
SW 140TH AVE	W HWY 40 N	1,807	2018
W HWY 40	SW 167TH AVE	8,673	2020

AHI: 2 Mile: \$58,733 5 Mile: \$65,604 10 Mile: \$66,439