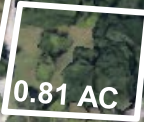
 Adena Golf and Country Club

 TSC TRACTOR SUPPLY CO

 DOLLAR GENERAL

 1.56 AC


 0.81 AC

 O'Reilly AUTO PARTS

 Advance Auto Parts

 Winn-Dixie DOLLAR TREE MIDFLORIDA

 K

N US HWY 441 | 33,184 AADT 

MNW 70TH ST | 11,400 AADT 



Marcus & Millichap
TURCHI VAUGHAN TEAM

2.37 +/- AC ON HWY 441
OFFERING MEMORANDUM
7425 N US HWY 441 | OCALA, FL 34475

2.37 +/- AC ON HWY 441

7425 N US HWY 441 | OCALA, FL 34475

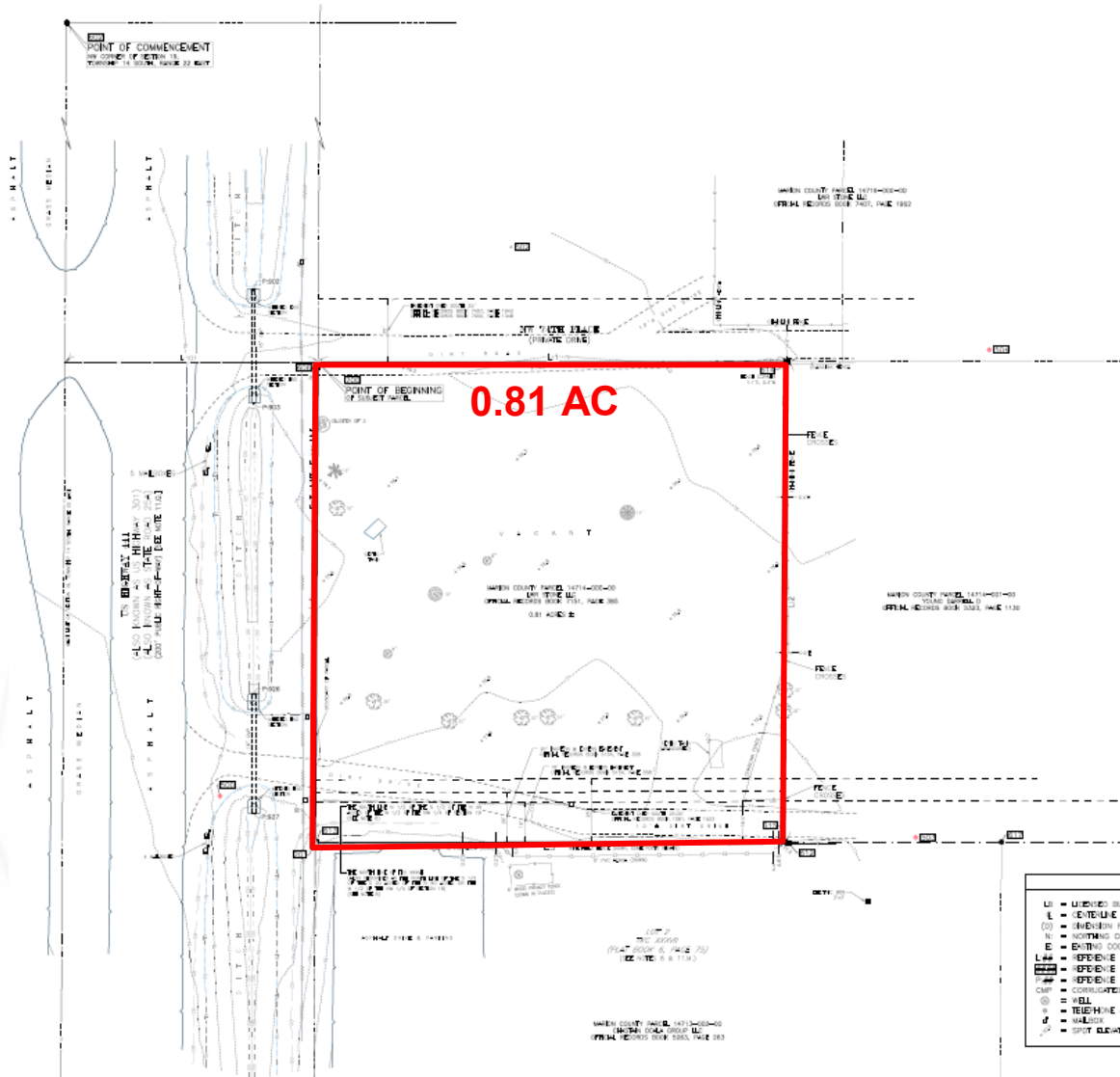
PRICE	\$860,000
PRICE/AC	\$362,869
LOT SIZE	2.37+/- ACRE
ZONING	COMMERCIAL
FRONTAGE	380' ON N US HWY 441
TRAFFIC COUNT	33,184 AADT
PARCEL ID	14714-000-00 14719-000-00

INVESTMENT HIGHLIGHTS

- 2.37+/- AC Zoned Commercial
- The 1.56 AC Parcel has a Mobile Home With Rent at \$1,000/Month
- The Commercial Zoning Designation is Intended to Provide for Mixed-Use Development Focused on Retail, Office, and Community Business Opportunities to Meet the Daily Needs of the Surrounding Residential Areas; and Allows for Mixed Residential Development as a Primary Use or Commercial Uses With or Without Residential Uses
- Site Located on N US Hwy 441 | Total Annual Daily Traffic Count of 33,184
- Located Next to Dollar General | Near Tractor Supply, O'Reilly Auto Parts, Circle K, Advance Auto Parts, and Winn-Dixie | In Front of Adena Golf and Country Club, a 420-Acre Facility Consisting of an 18-Hole Championship Golf Course, Four Pickleball Courts, Seven Clay Tennis Courts and Single-Family Detached and Attached Units - Recently Re-Opened
- U-Haul has Named its top 25 U.S. Growth Cities of 2022, With Ocala Topping the List

0.86 AC BOUNDARY TOPOGRAPHIC SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY



HORIZONTAL & VERTICAL CONTROL		
POINT DESCRIPTION	COORDINATE	COORDINATE
500 177.84 [1] 177.84	1,780,214.24	827,752.00
502 78.18 [1] 78.18	1,780,214.24	827,800.00
508 19.04 [1] 19.04	1,780,200.00	827,800.00
504 75.28 [1] 75.28	1,780,200.00	828,030.76

TABLE OF MONUMENTS		
POINT DESCRIPTION	COORDINATE	COORDINATE
200 [1] 177.84	1,780,214.24	827,752.00
201 [1] 78.18	1,780,214.24	827,800.00
202 [1] 19.04	1,780,200.00	827,800.00
203 [1] 75.28	1,780,200.00	828,030.76
204 [1] 177.84	1,780,214.24	827,752.00
205 [1] 78.18	1,780,214.24	827,800.00
206 [1] 19.04	1,780,200.00	827,800.00
207 [1] 75.28	1,780,200.00	828,030.76
208 [1] 177.84	1,780,214.24	827,752.00
209 [1] 78.18	1,780,214.24	827,800.00
210 [1] 19.04	1,780,200.00	827,800.00
211 [1] 75.28	1,780,200.00	828,030.76
212 [1] 177.84	1,780,214.24	827,752.00
213 [1] 78.18	1,780,214.24	827,800.00
214 [1] 19.04	1,780,200.00	827,800.00
215 [1] 75.28	1,780,200.00	828,030.76
216 [1] 177.84	1,780,214.24	827,752.00
217 [1] 78.18	1,780,214.24	827,800.00
218 [1] 19.04	1,780,200.00	827,800.00
219 [1] 75.28	1,780,200.00	828,030.76
220 [1] 177.84	1,780,214.24	827,752.00

LINE TABLE PER DESCRIPTION		
LINE TAG	BEARING	DISTANCE
L1	N89°29'52" E	186.18'
L2	S07°06'06" E	190.28'
L3	S89°32'06" W	186.18'
L4	N07°06'06" W	190.28'
L100	S07°06'06" E	951.28'
L101	N89°29'52" E	100.00'

LINE TABLE PER SURVEY		
LINE TAG	BEARING	DISTANCE
L1	N89°55'46" E	186.18'
L2	S07°20'46" W	190.28'
L3	S89°32'06" W	186.14'
L4	N07°20'04" E	190.49'
L100	N07°20'04" E	950.66'
L101	N89°55'46" E	100.37'

PHE INSET TABLE	
POINT DESCRIPTION	COORDINATE
922 IN ET 18' O&S	74.46
923 IN ET 18' O&S	74.38
926 IN ET 18' O&S	74.72
927 IN ET 18' O&S	74.77

LEGEND			
LI = LINED BUSINESS	○ = GATE POST	— — — — —	= BOUNDARY LINE
LI = CENTER LINE	□ = POWER POLE	— — — — —	= CENTER LINE
(D) = DIMENSION PER DESCRIPTION	○ = SIGN	— — — — —	= RIGHT-OF-WAY LINE
N = NOTHING COORDINATE	— — — — —	— — — — —	= PARCEL LINE
E = EXISTING COORDINATE	— — — — —	— — — — —	= PLAT BOUNDARY LINE
L100 = REFERENCE TO LINE TABLE	⊗ = TELEPHONE JUNCTION BOX	— — — — —	= EXISTENT LINE
L101 = REFERENCE TO CONTROL TABLE	⊗ = WELL	— — — — —	= EDGE OF ASPHALT
CMP = COMPENSATED METAL PILE	⊗ = CAMPOR TREE & SIDE	— — — — —	= TOP OF BANK
⊗ = WELL	⊗ = MANDALA TREE & SIDE	— — — — —	= BOTTOM OF BANK
⊗ = TELEPHONE JUNCTION BOX	⊗ = MAPLE TREE & SIDE	— — — — —	= OTHER BOTTOM
⊗ = SIGN	⊗ = SAW TREE & SIDE	— — — — —	= DRAIN DITCH
⊗ = SPOT ELEVATION	⊗ = PINE TREE & SIDE	— — — — —	= CHANGING UTILITY LINES
		— — — — —	= CONTOUR LINE (1' INTERVAL)
		— — — — —	= CONTOUR LINE (5' INTERVAL)

NEARBY DEVELOPMENT

Home site and membership sales at Adena Golf and Country Club, “Club Adena”, have restarted after a six-year pause. The 420-acre facility opened in 2015. It is a natural oasis property that serves organic, locally sourced food in their restaurant consisting of four pickleball courts and seven clay tennis courts with 10 buildings on the grounds having a value over \$10 million. The Spanish influence two-story, 16,651-square-foot clubhouse has a five-story tower and penthouse accommodations including a suite with touches like exquisite paintings of Russian ballet dancers. The centerpiece of Club Adena is an 18-hole, 7,242 yard championship golf course described by Golf Digest as “dramatic and unforgettable” with rolling hills and a waterfall.

The Residences at Club Adena offer member homeowners a lifestyle with a seemingly endless list of amenities including an onsite organic garden and grocery, polo fields, boutique, spa, tennis and pickleball courts, pool, restaurant, bar and lounge and bridle trail.

Club Adena is located on 950 NW 75th St, Ocala, FL – *just behind Subject Property.*



33,184 AADT

441

NW 70th St | 11,400 AADT



SITE

SITE

DOLLAR GENERAL

O'Reilly AUTO PARTS

Advance Auto Parts

Winn-Dixie

DOLLAR TREE

CVS



Adena Golf and Country Club

Tractor Supply Co.

TSC TRACTOR SUPPLY CO

FLORIDA MAP

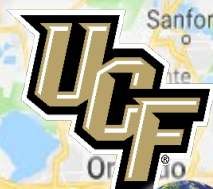


JAX Jacksonville International Airport

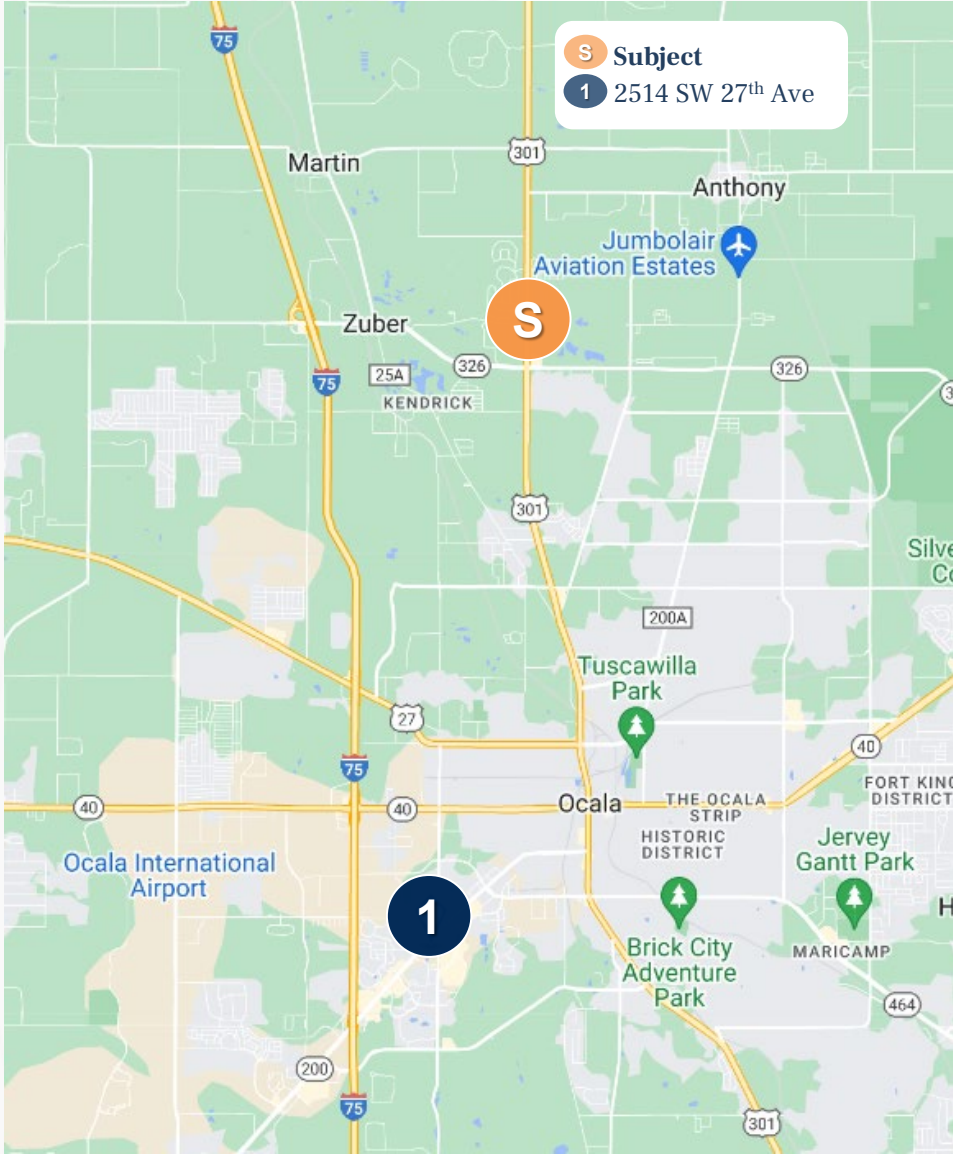
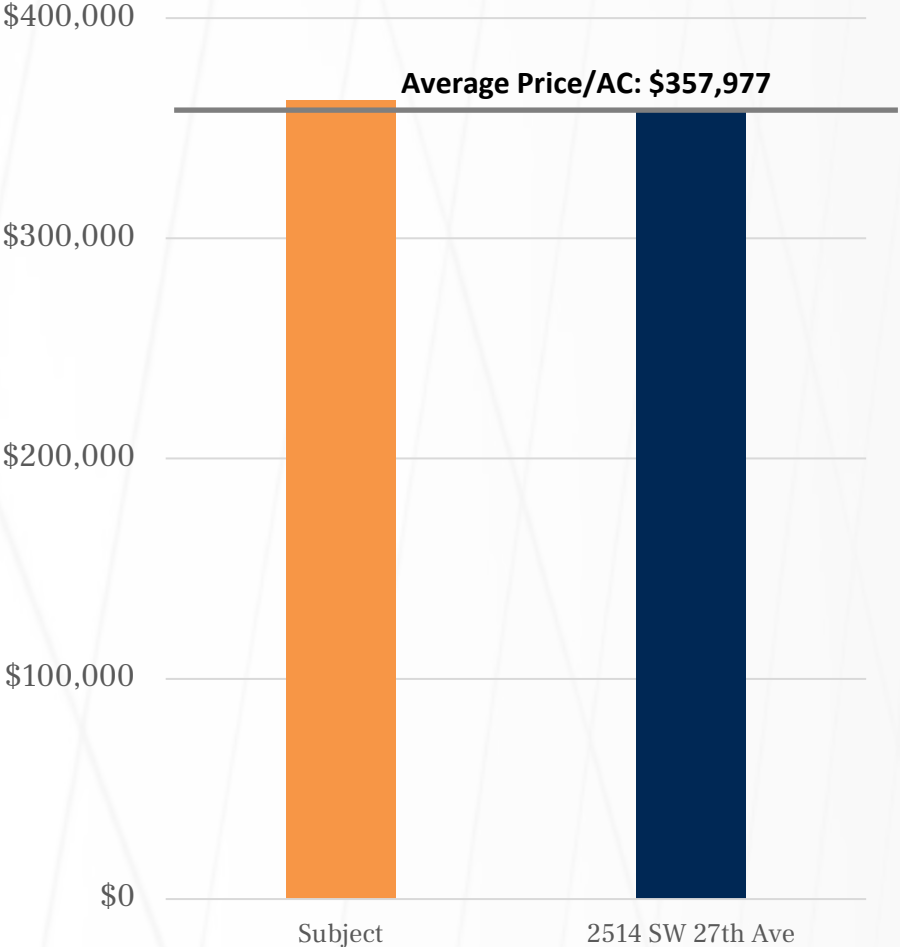


CITY OF ST. AUGUSTINE
EST. 1565

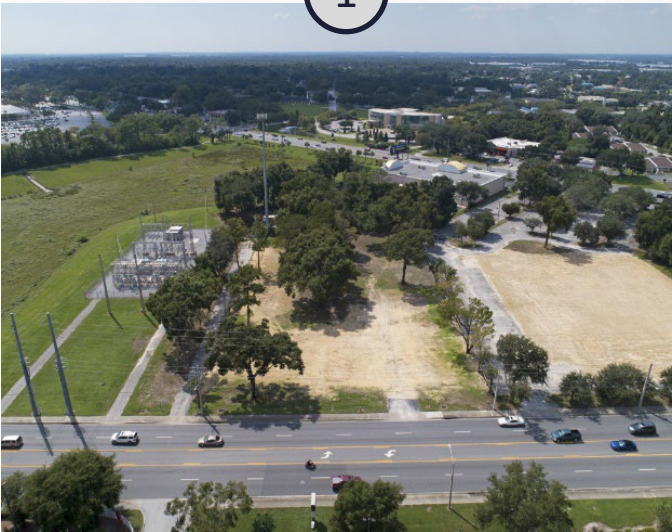
UF
UNIVERSITY of FLORIDA



Average Price Per AC



1



#	Property Address	City, State	COE DATE	AC	Price	Price/AC	Zoning
1	2514 SW 27 th Ave	Ocala, FL	04/15/24	2.57	\$920,000	\$357,977	B-2

Notes:
On SR 200

\$357,977 AVERAGE PRICE/AC



World Equestrian Center – Ocala offers a rare combination of class and capacity. The largest equestrian complex in the United States is a world-class, multi-indoor and outdoor arena facility offering state-of-the-art amenities to accommodate numerous disciplines within the equine industry and more!

The Equestrian Hotel, a stately, 248-room hotel features stylishly appointed rooms and suites with stunning views of the property. In addition to the oversized accommodations, the hotel has luxury shopping, unique dining, a state-of-the-art fitness center, resort spa and a salon.

12 miles from subject property.

FLORIDA IS THRIVING



Very
PRO-Business
Environment



NO State
Income Tax in
Florida

#2

Best State For
Business
*Chief Executive
Magazine 2021*

#4

Best Business
Tax Climate
Tax Foundation 2021

#1

Best State For
Higher Education
*U.S. News & World Reports
2021*

TOURISM



103+MM

Florida had 103MM+ visitors in the first half of 2022
-OBJ, Aug 2022



32.6+MM

The **32.628 million** visitors during 1Q22 was an **all-time three month record**
-OBJ, Aug 2022



Tourism in Florida during the first half of 2022 was **HIGHER than the first six months of 2019**, the last full year of travel before the Covid-19 pandemic began

POPULATION & JOBS



4X

Wealthy Americans are moving to FL at **4x the rate** of other states
-SmartAsset, August 2022



20,263

In 2020, Florida added a net **20,263** high-income filers (\$200K/year)
-SmartAsset, August 2022



5

Florida cities are on the Best U.S. Cities for Foreign Businesses list, incl. **Orlando (#2), Jacksonville (#8), Tampa (#11), and St. Petersburg (#33)**
Financial Times, Oct. 2022

FLORIDA IS THE #1 STATE

for Net In-Migration 2020-2021
- Orlando Business Journal, April 2022



300K PEOPLE MOVED

to the Sunshine State 2020-2021
- CBS, May 2022



2022 POPULATION

2.7M

GROWTH 2022-2027*:

8.2%



2022 HOUSEHOLDS

1M

GROWTH 2022-2027*:

8.6%



2022 MEDIAN AGE

37.9

U.S. MEDIAN:

38.6



2022 MEDIAN
HOUSEHOLD INCOME:

\$60,000

U.S. MEDIAN:

\$66,400

ABOUT ORLANDO

Orlando's population is expected to increase by more than 221,000 people over the next five years, as job gains outpace the national average

Sunshine, a warm climate and a favorable tax structure attract numerous visitors, employers and residents to the region. The metro is among the largest and fastest growing in Florida, with a population of 2.7 million people. It is also one of the nation's most popular tourist destinations and drew more than 100 million visitors in 2022. The Orlando metro encompasses four counties — Osceola, Orange, Seminole and Lake — covering more than 4,000 square miles in central Florida. Numerous lakes are scattered across the region, and the topography is generally flat, with few impediments to development. Orlando is the area's largest city, with more than 321,000 citizens, followed by Kissimmee and Alafaya, each with fewer than 100,000 people.



POPULATION

379K

GROWTH 2022-2027*:

4.2%



HOUSEHOLDS

159K

GROWTH 2022-2027*:

5.0%



MEDIAN AGE

48.8

U.S. MEDIAN:

38.6



MEDIAN HOUSEHOLD
INCOME:

\$51,500

U.S. MEDIAN:

\$66,400

ABOUT OCALA

AdventHealth Ocala and Ocala Health are two of the largest employers in the metro, with thousands of workers locally.

Known as a strong manufacturing base and for its equine industry, the Ocala metro offers distinct local advantages to attract global companies. A lower cost of doing business and its strategic location in central Florida are strong motivators for businesses that establish a footprint here. The metro comprises all of Marion County, and Jacksonville, Orlando and Tampa are all within a two-hour drive. Residents ages 65 and older account for 29 percent of the population, contributing to a large health care sector.

NON-ENDORSEMENT AND DISCLAIMERS

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. (“Marcus & Millichap”) and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACT ID ZAF0310193

BROKER OF RECORD:

RYAN NEE

License: BK3154667

Marcus & Millichap