



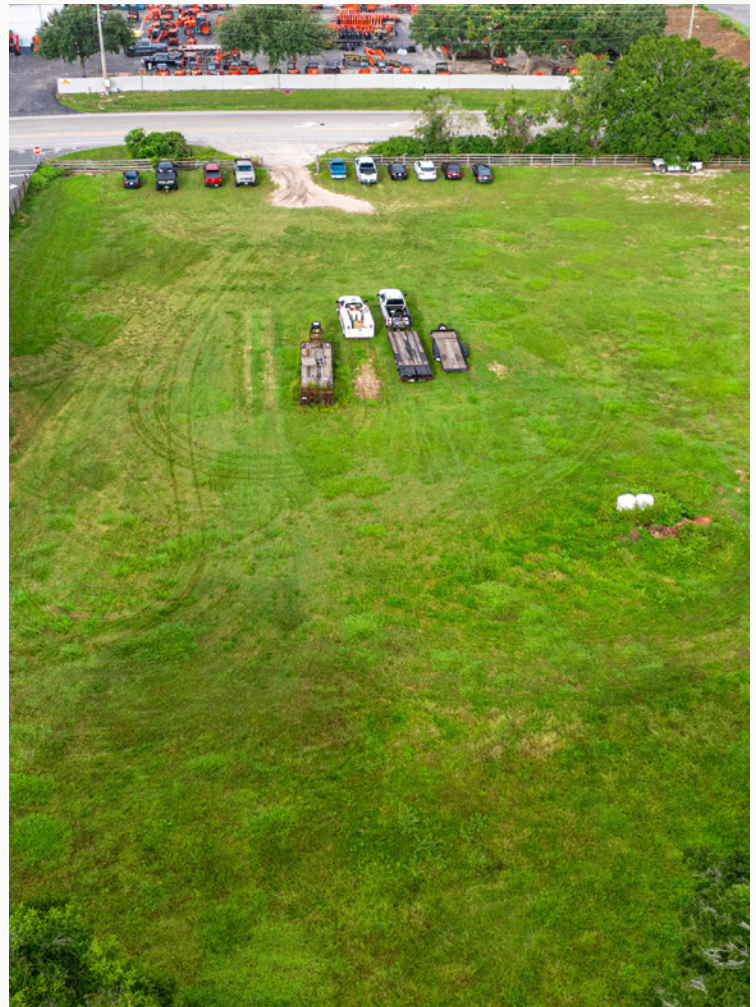
TBD NW 52ND AVENUE OCALA, FL 34482

FOR SALE
\$185,000/ACRE



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~ 12 Acres up to 25 Acres (+/-)
~ M-1 Zoning
~ Signalized Intersection



Property Overview

- A Portion of Marion County Property Appraiser Parcel ID # 23180-000-00
- Marion County Property Appraiser Parcel ID # 23176-003-00
- Acreage: 25 Acres +/- Total, or as low as 12 acres +/-
- Zoning: M-1 (zoning change in process currently)
- Location: NW 52nd Ave just off of W Hwy 40
- Highlights:
 - Excellent Commercial Development Potential
 - Signalized Intersection at NW 52nd Avenue
 - High Traffic Counts along W Hwy 40
 - Excellent proximity to I-75 + other major roads
 - Extensive food, shopping, and amenities in area
 - City of Ocala location



Property Synopsis

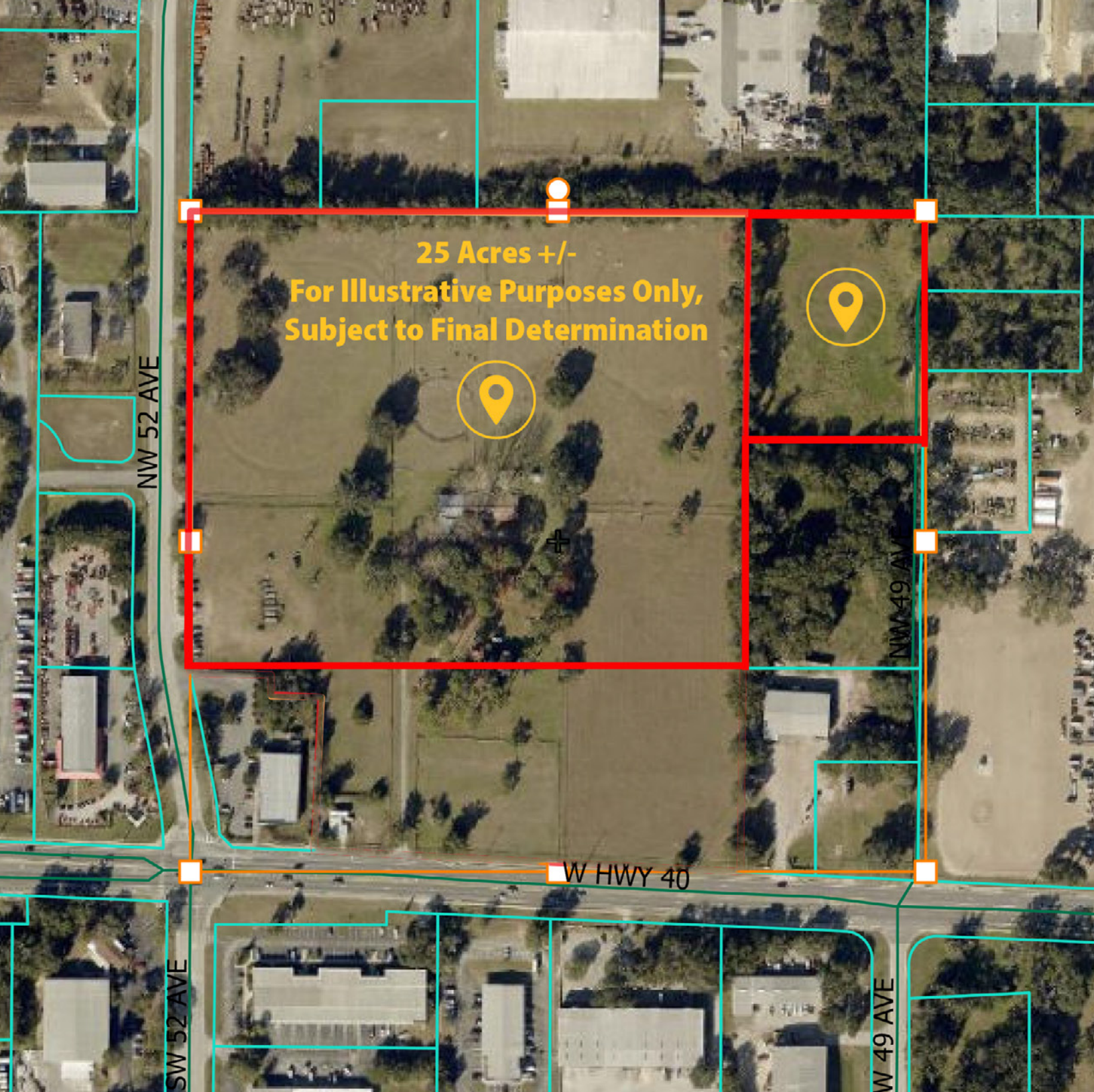
A rare opportunity to secure a large land tract with access via a signalized intersection at NW 52nd Ave just off of W Hwy 40! This 25.00 +/- acres of high-visibility land is currently being rezoned to M-1 Industrial. Parcel could be split into as low as 12 acres (+/-) or can be sold as the estimated 25 acre larger tract. Strategically located in one of Marion County's most active growth areas, this exceptional site offers outstanding development potential. With very close proximity to several large industrial developments like the Ocala Airport Commerce Park, the Ocala International Commerce Park, and Meadowbrook Industrial Park, the location is unmatched! With a premier location right in the main "hub" of Ocala/Marion County's most sought after location for large corporations seeking ease of transportation, available workforce, and economic growth, this parcel offers excellent opportunities for long term sustainability.

Truck access to the property is easy configurable, and there are no deed restrictions to the property. Excellent proximity to the I-75 interchange at Hwy 40, as well as easy access to several other highly traveled roads through the booming Ocala area. The property features excellent access from W Hwy 40 (a major traffic artery), and is surrounded by extensive shopping, dining, and service amenities. There is a City of Ocala Sewer Force Main adjacent to the property on NW 52nd Avenue, a Gravity Main, Manholes, and Sewer in the center on NW 52nd Avenue with laterals to the property. Additionally, a City of Ocala 16" Water Line is across NW 52nd Avenue with laterals in place to the property and hydrants located along NW 52nd Avenue. The area boasts strong demographics, above-average rooftop counts, and close proximity to a large amount of both new and existing construction projects. With its combination of size, accessibility, and market exposure, this parcel is ideally suited for a landmark project in a high-demand location.



LOCAL AREA





MCPA
AERIAL



PROPERTY PHOTOS

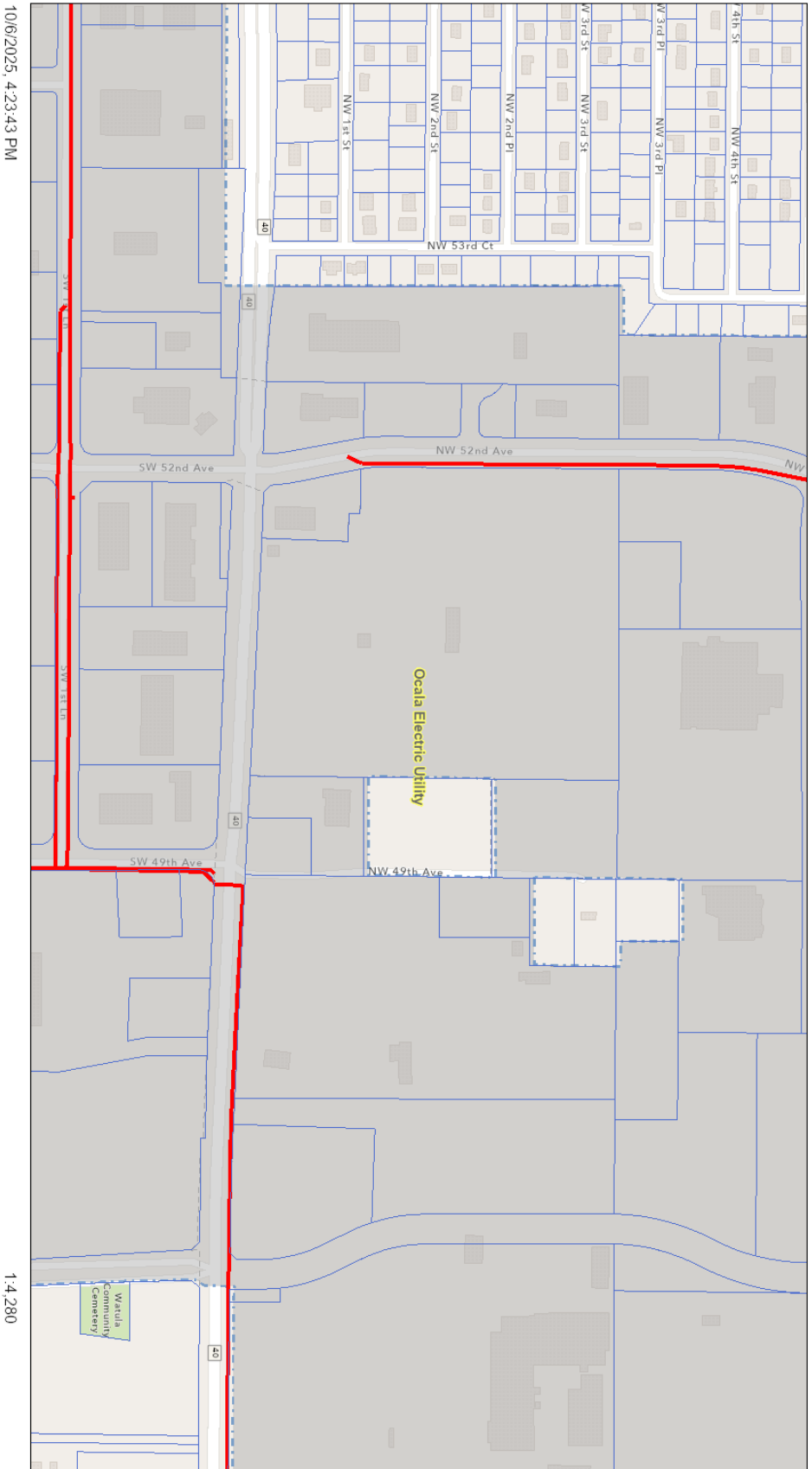


PROPERTY PHOTOS





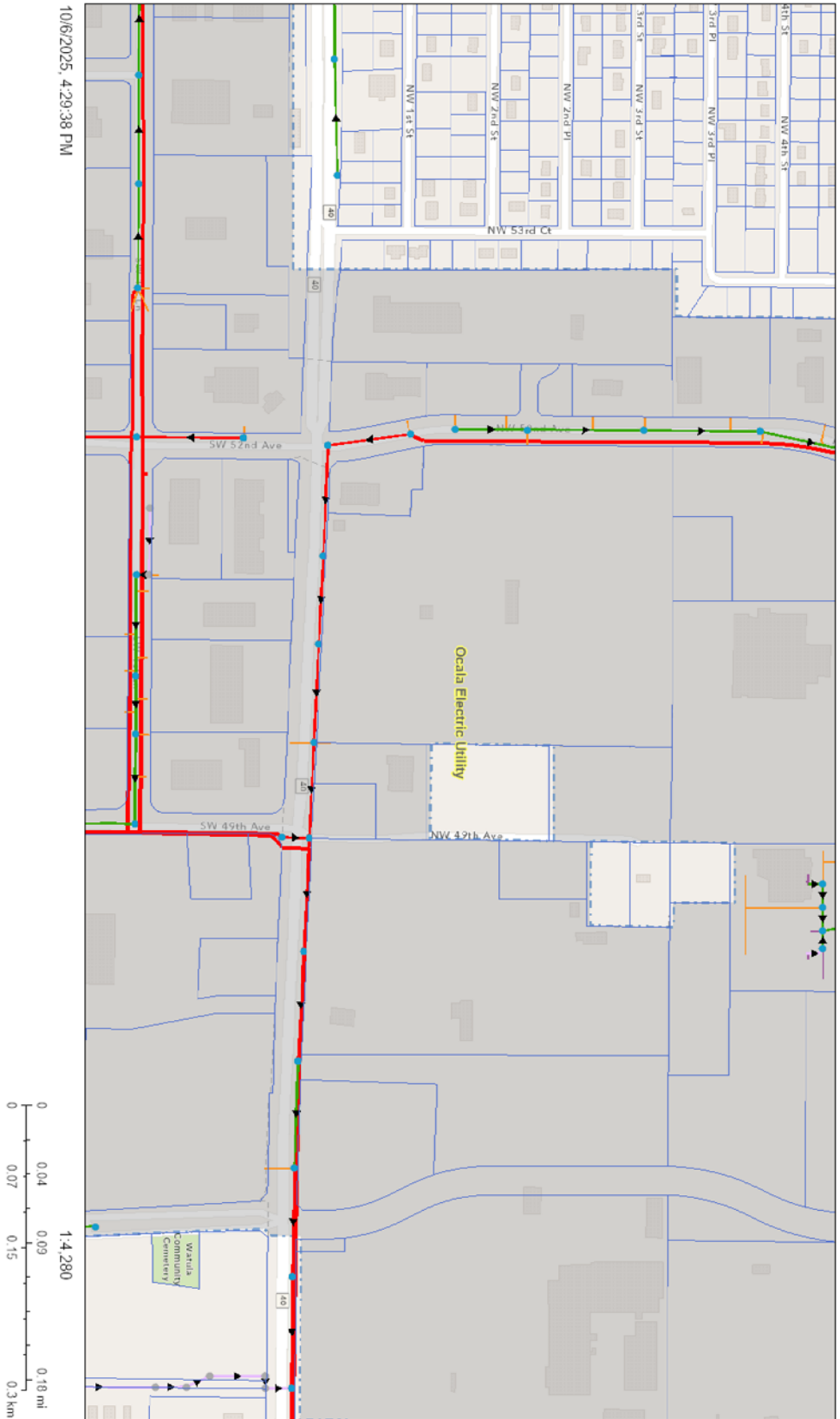
Courtesy of the Ocala Map Experience ArcGIS Web Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



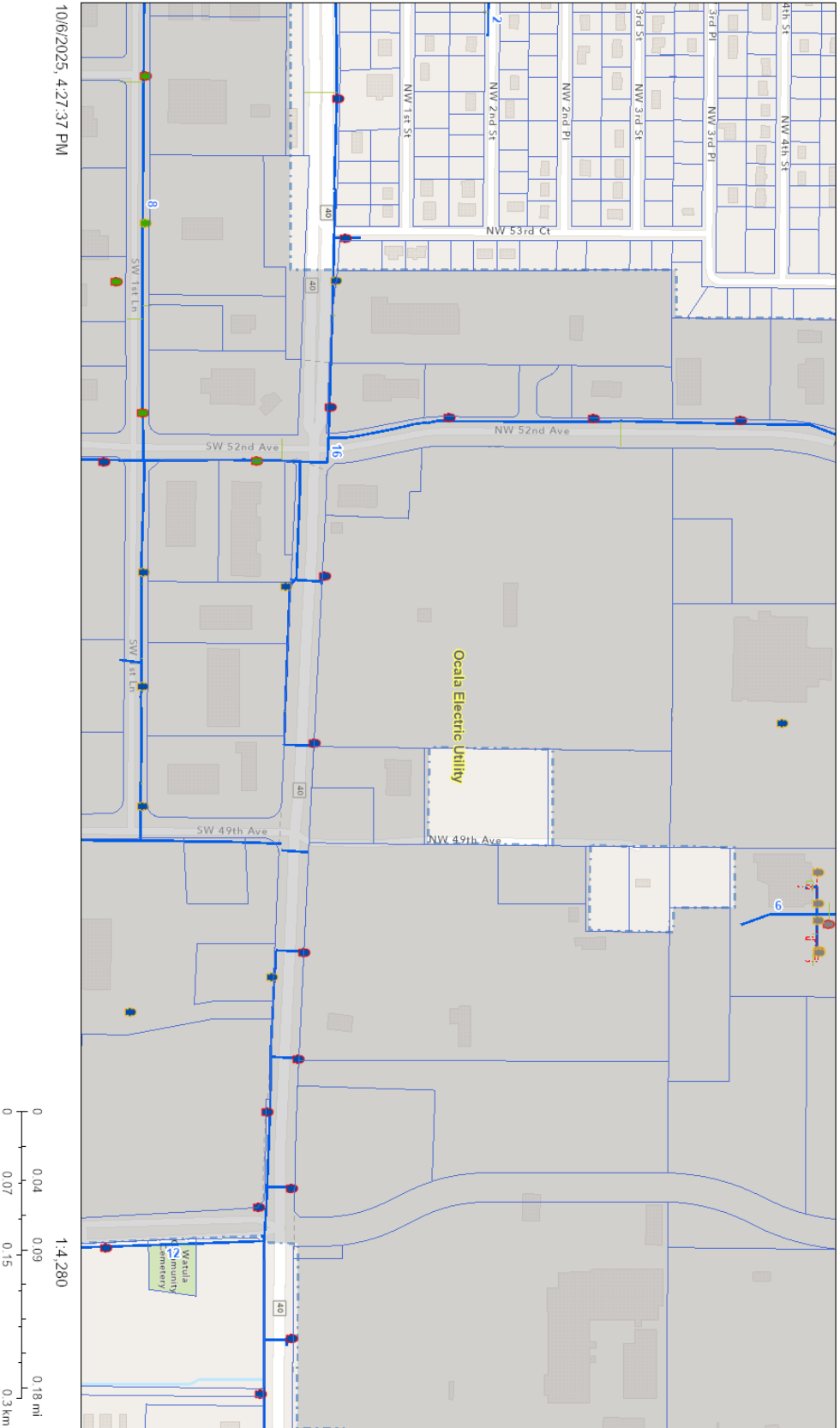
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Great access

Highway access

Easy access to major highways can create a more accessible neighborhood.

Great access

Common necessities

Easy access to basic amenities such as hardware stores, post offices, and convenience stores can improve the accessibility of services in a

Great access

Daycares

Easy access to nearby childcare can create a more desirable neighborhood.

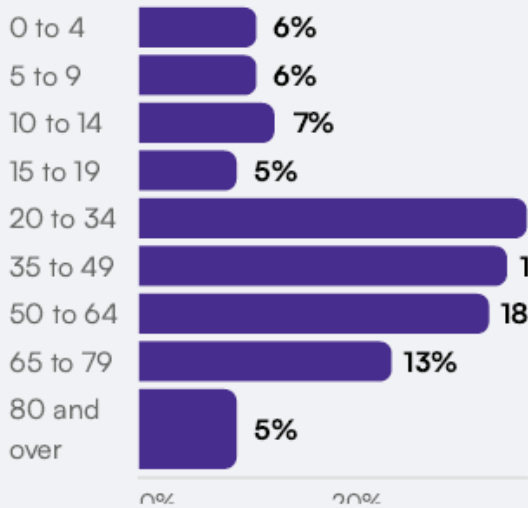
Estimated population

62,400 +

Household composition



Population by Age Group (%)



Employment



i The Employment data focuses on active job seekers aged 16 and up. It includes those who are employed or actively looking for work, excluding retirees, students, military, and those not actively seeking employment.



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