

## LAND FOR SALE



## Property Description

Supreme site for Hospitality, Mixed-Use, Big Box Retail. 5 acres of B-2 Commercial Zoning with an additional 5 acres available to purchase if more space is needed. The property has city water and city sewer, with municipality hookups available on the road. The property entrance is 2 parcels away from a major intersection. Traffic flow is heavy around the subject property. Brewery, large commercial plaza, Walgreens, CVS, and medical offices are neighbors. Great visibility, dynamite location for any up-and-coming lifestyle provider that is looking to be within minutes to the Ocala International Airport, World Equestrian Center, and Hwy 200 frontage that has a Traffic Count of 112,900 (AADT FDOT) that passes through the main intersection daily. 37,000 AADT are directly flowing in front of the site.

## Property Highlights

- Heavy Traffic Flow for Ultimate Visibility
- Minutes to Ocala International Airport
- Supreme Site for Hospitality / Mixed-Use Development / Retail / Medical

## OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	287	1,457
Total Population	135	618	3,222
Average HH Income	\$74,208	\$75,694	\$83,645

THOMAS OLDENBORG  
Commercial Real Estate Broker  
845.416.0732  
thomas@thomasoldenborg.com

1910 SW 18th Court Building 100  
Ocala, FL 34471  
352.732.3222

Thomas Oldenborg

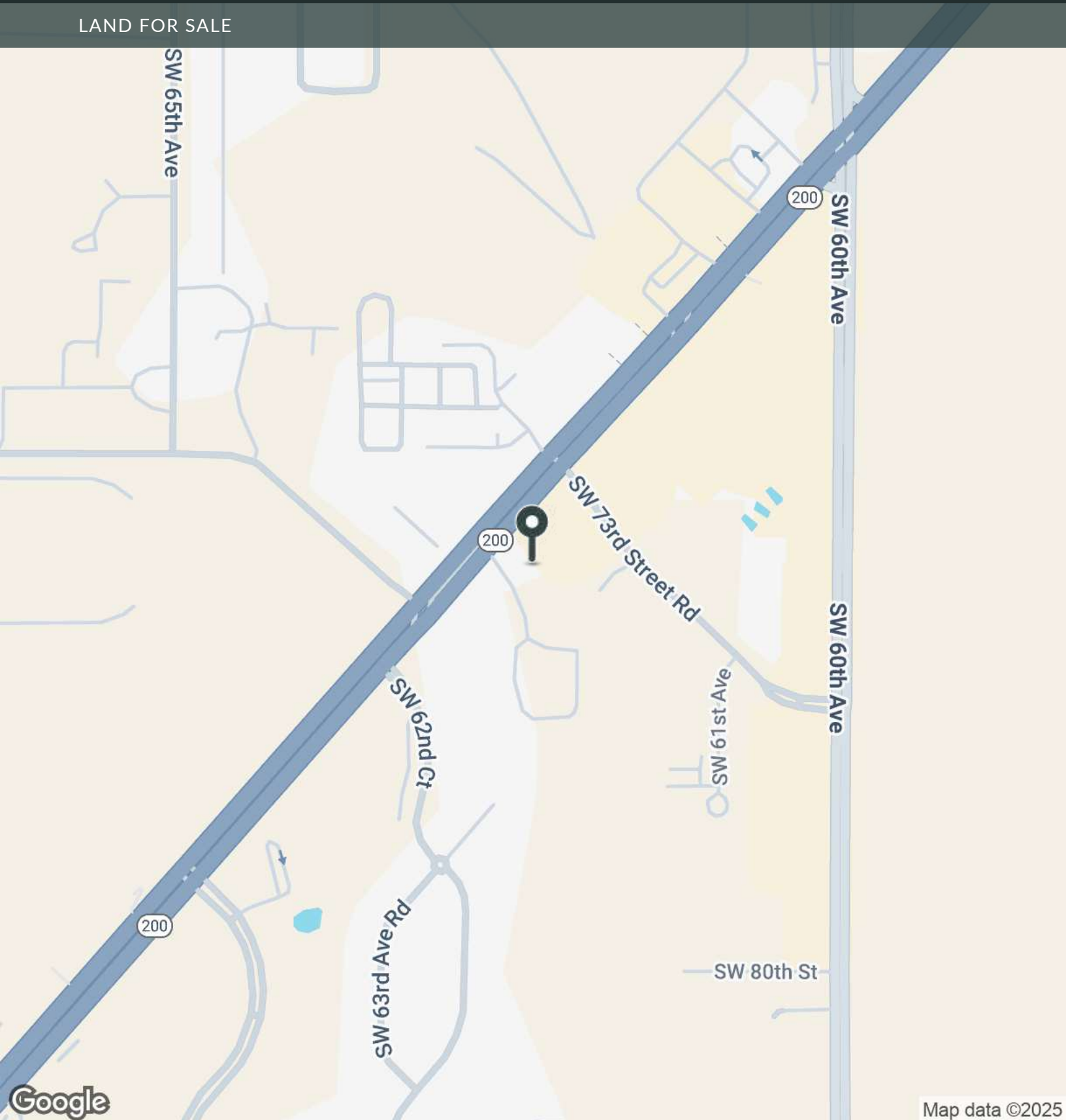
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COMMERCIAL

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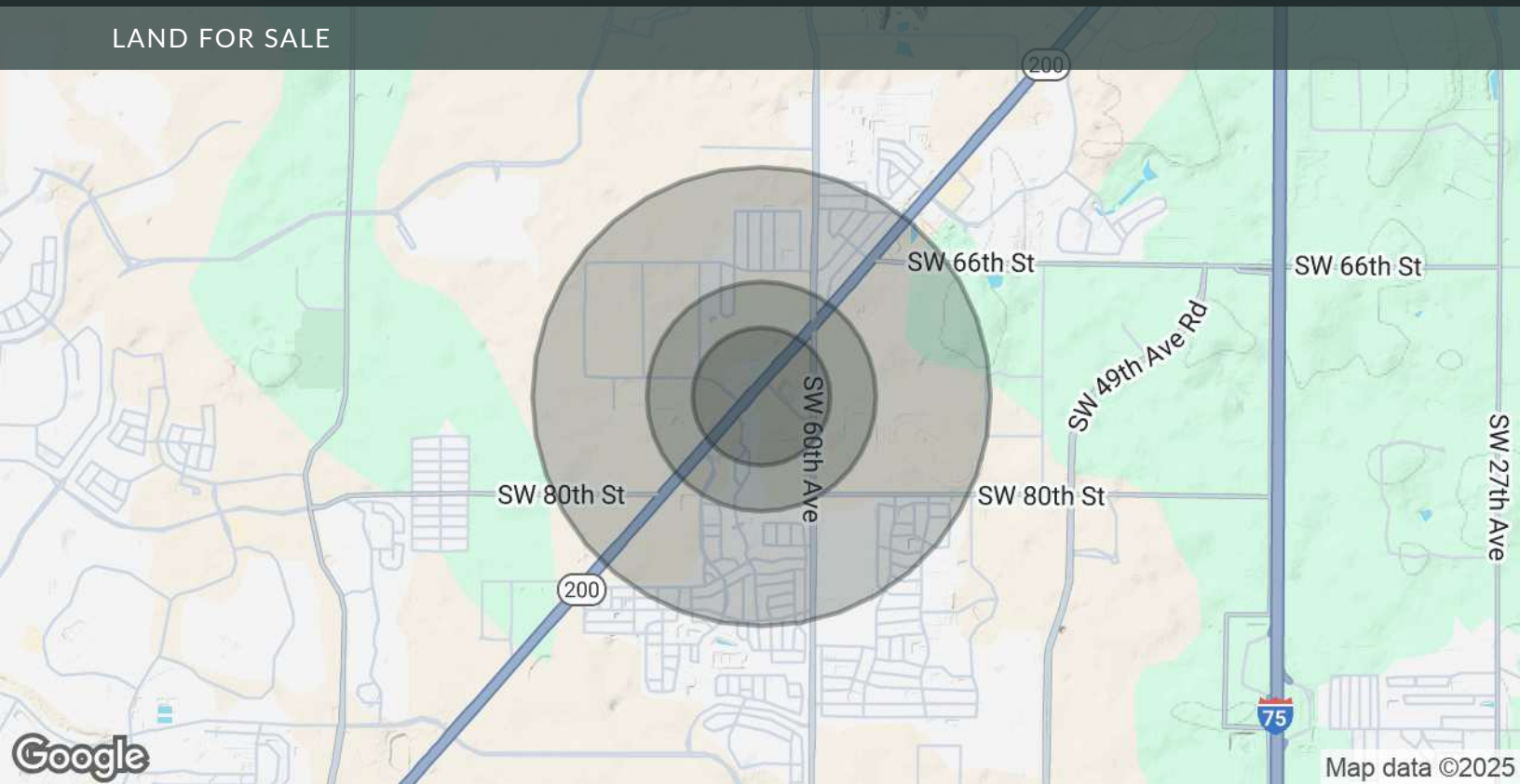


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	135	618	3,222
Average Age	58	58	55
Average Age (Male)	57	56	54
Average Age (Female)	59	59	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	287	1,457
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,208	\$75,694	\$83,645
Average House Value	\$284,902	\$286,065	\$304,267

Demographics data derived from AlphaMap

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Sale Price

\$3,000,000

## LOCATION INFORMATION

Building Name	Jasmine Heritage Park
Street Address	6240 SW Highway 200
City, State, Zip	Ocala, FL 34476
County	Marion
Market	Ocala Metro Submarket
Cross-Streets	SW 73rd St Rd
Township	16
Range	21
Section	08
Side of the Street	Southwest
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	US Highway 200
Nearest Airport	Ocala International Airport

## BUILDING INFORMATION

Building Size	1,196 SF
Occupancy %	0.0%
Number of Lots	1
Best Use	Retail stand alone, Retail Strip , Office, Medical

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	B-2
Lot Size	5 Acres
APN #	35497-000-00
Lot Frontage	154 ft
Lot Depth	1,649 ft
Corner Property	No
Traffic Count Street	Highway 200
Traffic Count Frontage	154
Amenities	Utilities hookup at road
Waterfront	No
Power	Yes

## PARKING &amp; TRANSPORTATION

Street Parking	No
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## UTILITIES &amp; AMENITIES

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Direct: 845.416.0732  
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FL #SL3383087