



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

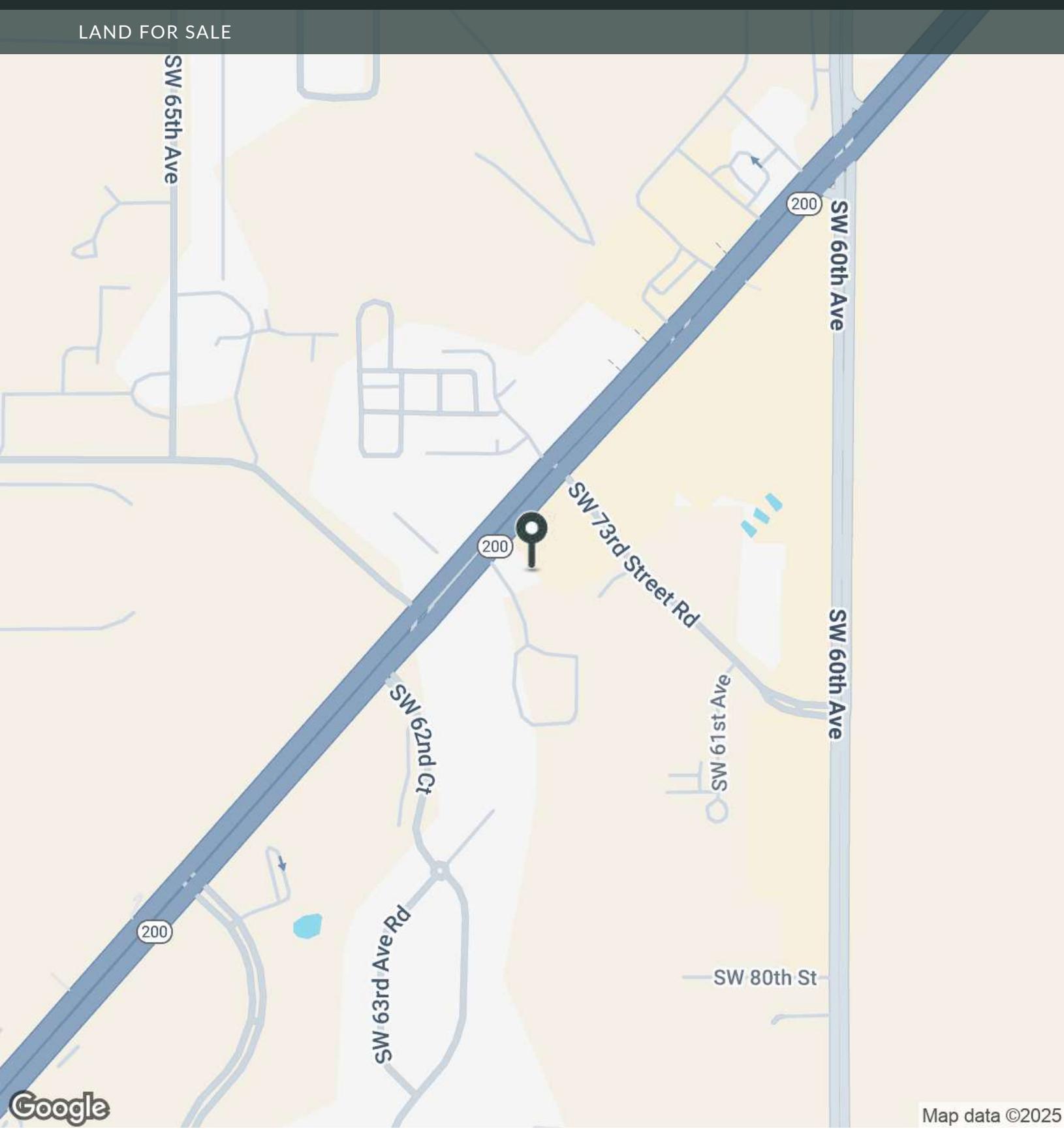
OFFERING SUMMARY

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



LAND FOR SALE

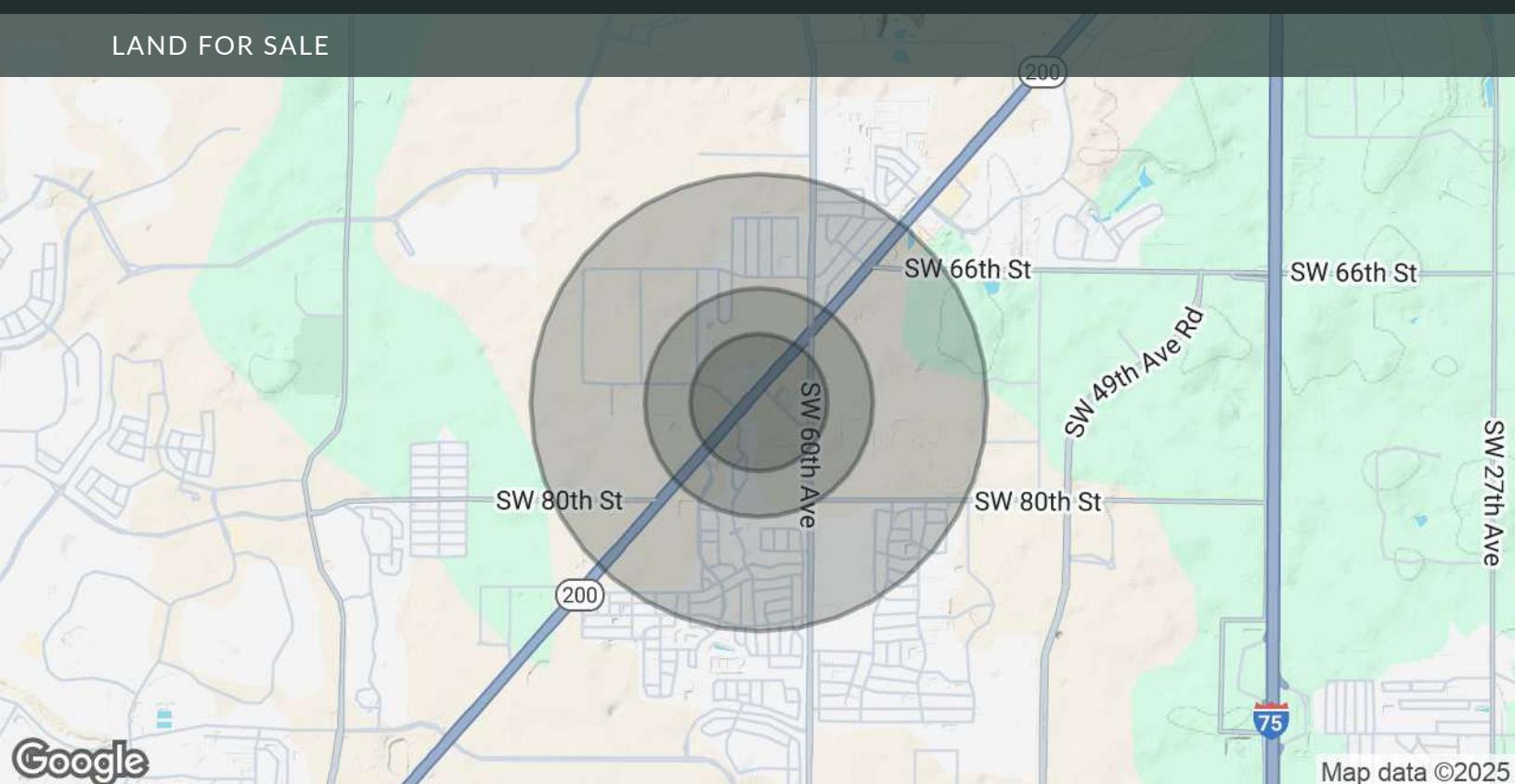


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LAND FOR SALE



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

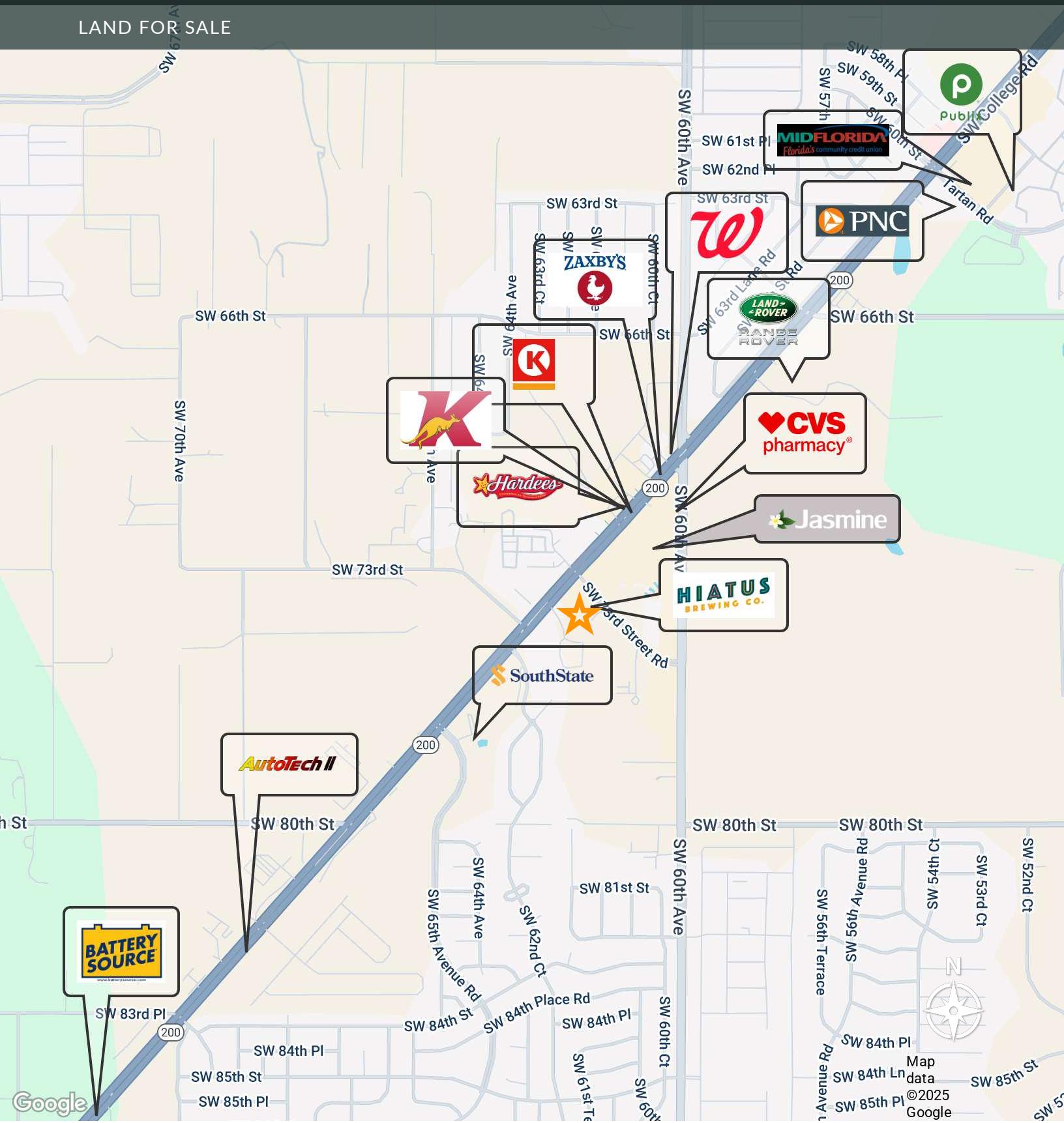
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	287	1,457
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,208	\$75,694	\$83,645
Average House Value	\$284,902	\$286,065	\$304,267

Demographics data derived from AlphaMap

LAND FOR SALE

Sale Price	\$3,000,000	PROPERTY INFORMATION	
LOCATION INFORMATION			
Building Name	Jasmine Heritage Park	Property Type	Land
Street Address	6240 SW Highway 200	Property Subtype	Retail
City, State, Zip	Ocala, FL 34476	Zoning	B-2
County	Marion	Lot Size	5 Acres
Market	Ocala Metro Submarket	APN #	35497-000-00
Cross-Streets	SW 73rd St Rd	Lot Frontage	154 ft
Township	16	Lot Depth	1,649 ft
Range	21	Corner Property	No
Section	08	Traffic Count Street	Highway 200
Side of the Street	Southwest	Traffic Count Frontage	154
Signal Intersection	Yes	Amenities	Utilities hookup at road
Road Type	Highway	Waterfront	No
Market Type	Medium	Power	Yes
Nearest Highway	US Highway 200	PARKING & TRANSPORTATION	
Nearest Airport	Ocala International Airport	Street Parking	No
BUILDING INFORMATION			
Building Size	1,196 SF	UTILITIES & AMENITIES	
Occupancy %	0.0%		
Number of Lots	1		
Best Use	Retail stand alone, Retail Strip , Office, Medical		

LAND FOR SALE



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