

CHURCHILL PARK

TBD HWY 27, WILLISTON, FL 32696

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$495,000
Available SF:	Flexible SF
Lot Size:	4.7 Acres
Zoning:	C3
Market:	Industrial, Commercial, RV
Traffic Count Street:	10,300

PROPERTY OVERVIEW

Nearly 5 acres of commercially zoned property with an ideal location on Hwy 27, less than 3 miles south of Main Street in Williston. Property is cleared and ready for construction, located in Levy County just a 20 minute drive to the World Equestrian Center and minutes from several large RV recreational communities. This property is well-suited to be developed for C3 commercial uses including traditional and RV storage. Owner has survey and engineered site plans. The initial plans included 4 office/warehouse/retail buildings (over 27,000 SF), or use the parcel for a Build To Suit for your own professional or investment needs.

PROPERTY HIGHLIGHTS

- Zoned C3 for versatile use
- Ideal for RV Storage, warehouse or distribution
- Easy access to major highways

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

Joe Krim | Boyd Real Estate, LLC - Broker | 352.895.9040 | jkrim@boydrealestategroup.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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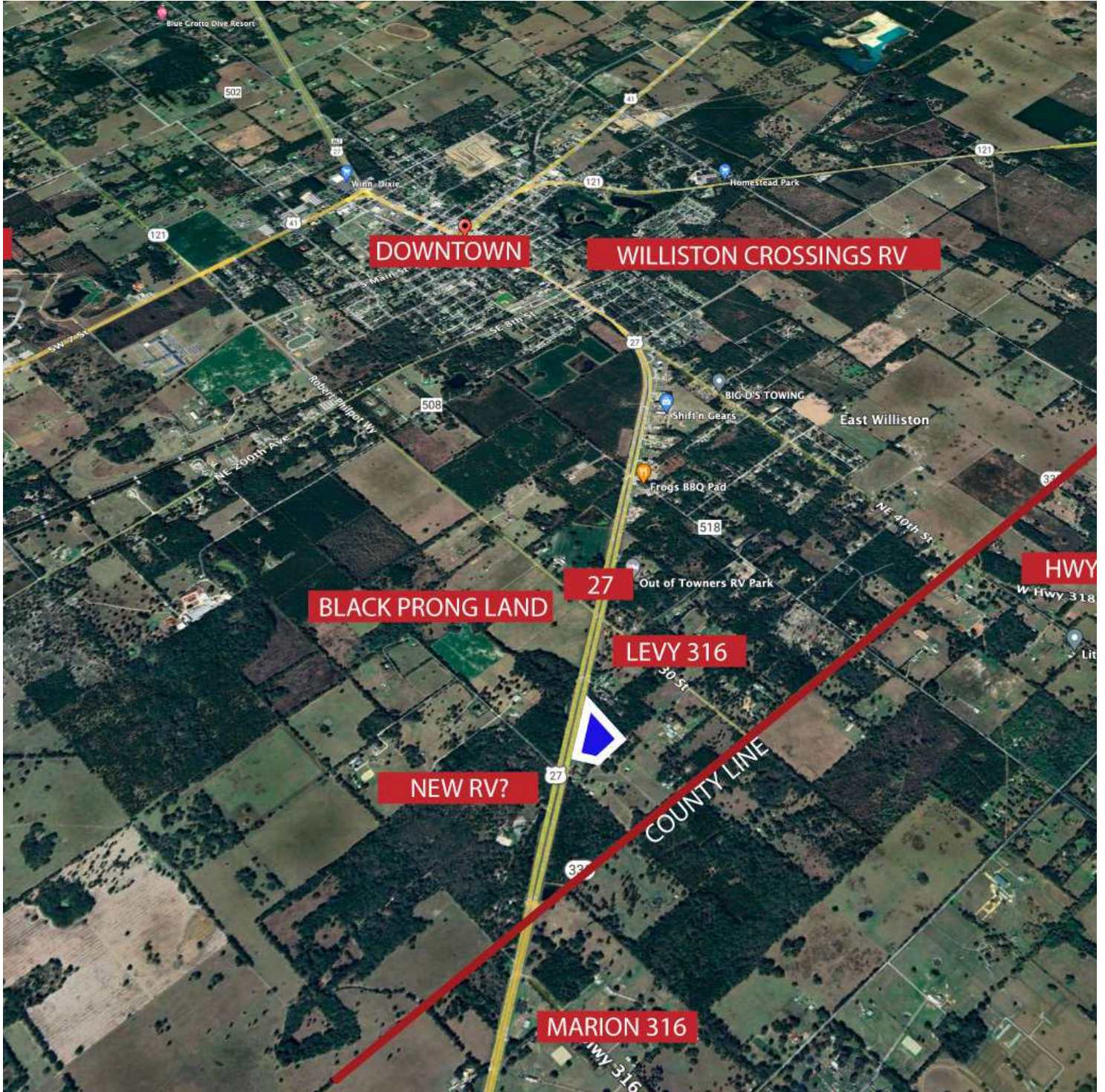


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ADDITIONAL PHOTOS

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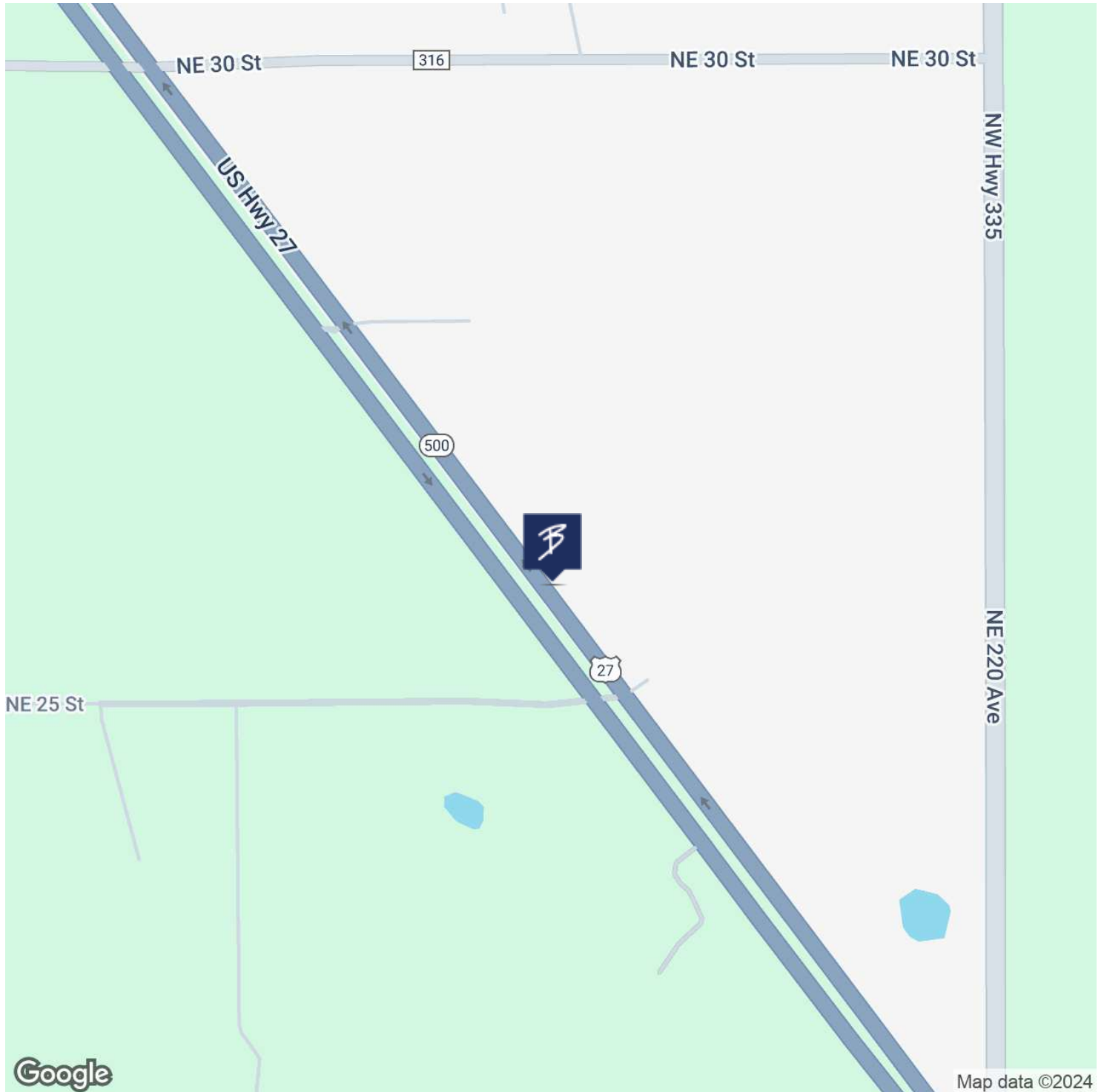


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LOCATION MAP

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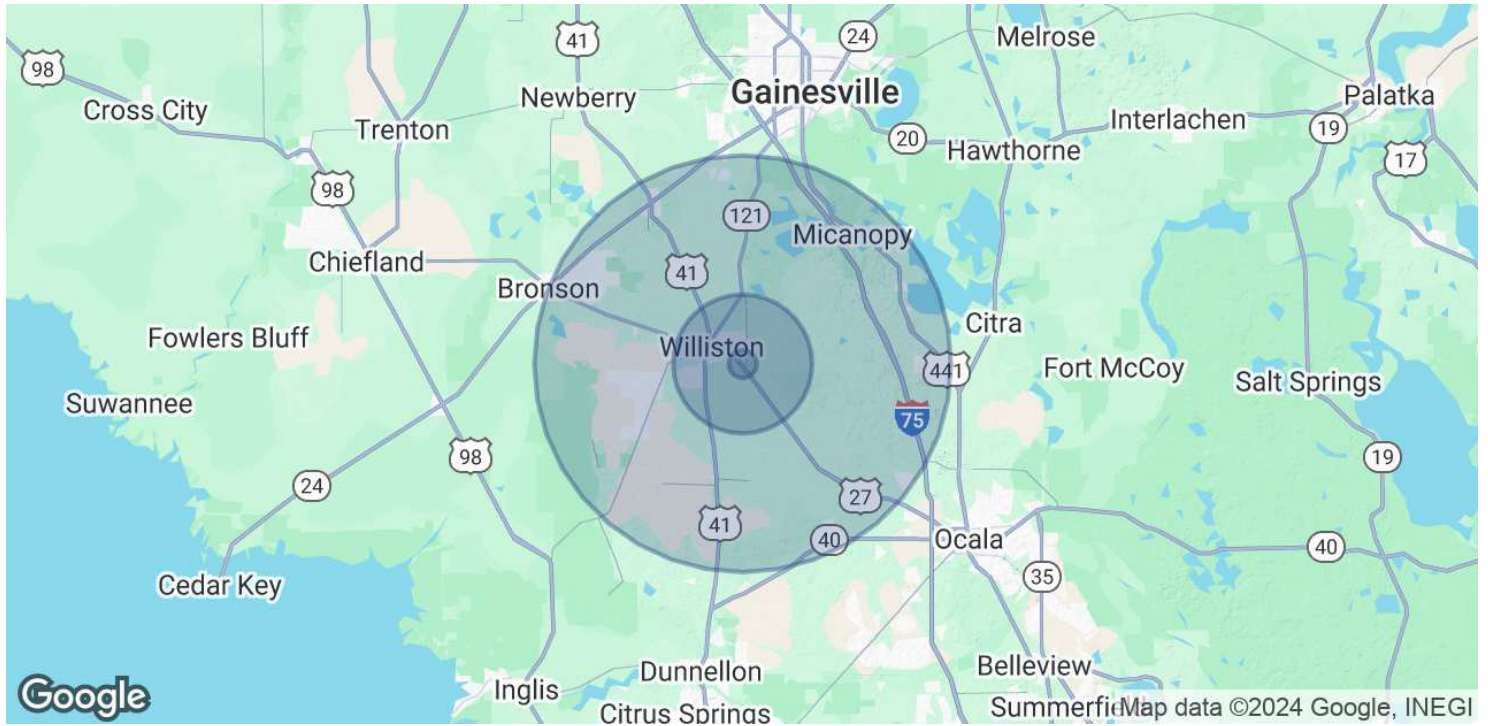


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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR SALE



POPULATION	1 MILE	5 MILES	15 MILES
Total Population	1,243	8,071	89,374
Average Age	43	44	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	482	3,248	35,475
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$74,712	\$79,120	\$112,549
Average House Value	\$264,387	\$310,692	\$345,940

Demographics data derived from AlphaMap

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