



FOR SALE

4848 W Hwy 40 Ocala, FL 34474

9.43 Acres - Will convert to M-1/

FOR SALE: \$6,300,000



- 9.43 Acre Parcel ideal for an M-1/B-5 site with large HWY 40 Frontage!
  - Excellent Development Site with ample paved areas
    - Power, City Water and Sewer to Site
- Excellent proximity to HWY 40, I-75 Interchange, Ocala Airport Commerce Center
  - Signalized Corner upcoming, road construction scheduled for Summer 2024
    - Planned large development is already in planning for this intersection
- Owner will change zoning to M-1/B-5 after Due Diligence, site is currently B-2 (City of Ocala)



**C. Sandon Wiechens, CCIM, SIOR**  
**Wiechens Realty, Inc.**  
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**sandon@wiechensrealty.com**  
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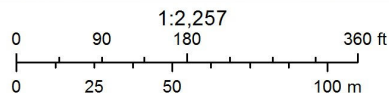
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**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser

Updated every 24 hours



[Map Title]

1/26/2024  
 Marion County Property Appraiser  
 Marion County, FL

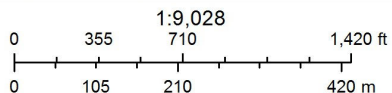
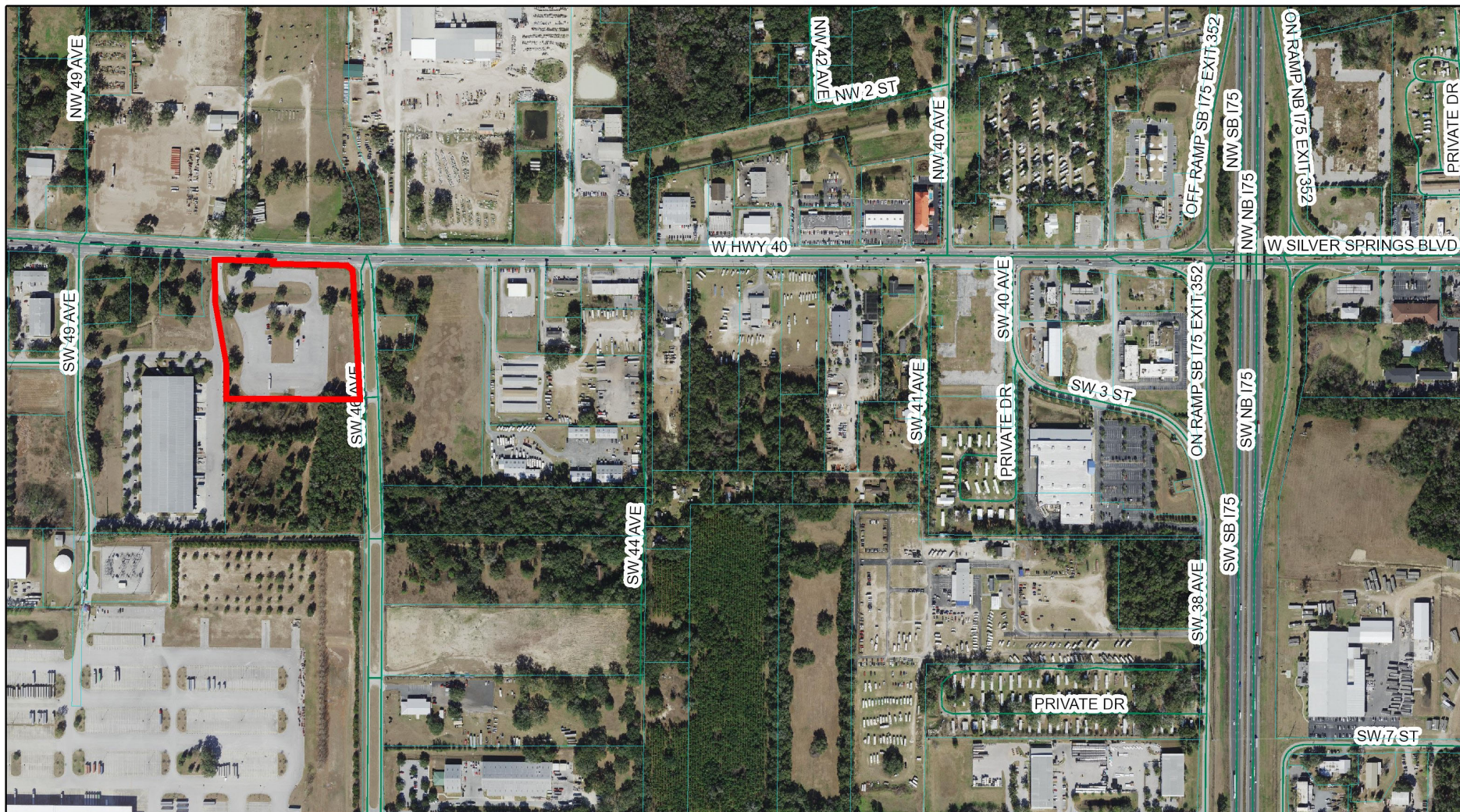
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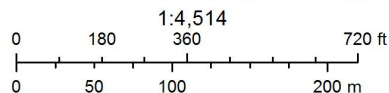
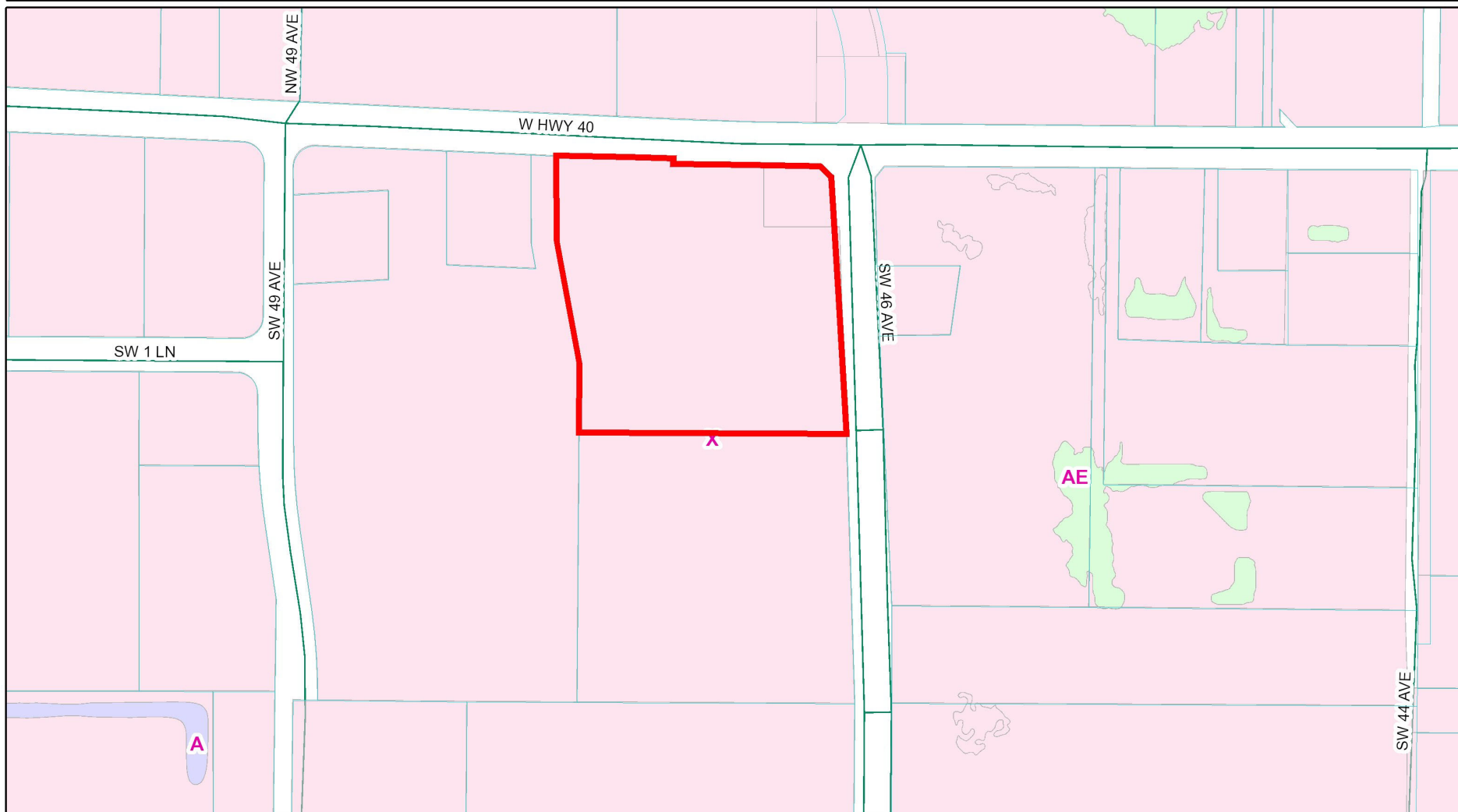
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