

# COMMERCIAL POTENTIAL AT 42 AND 301

6415 SE HIGHWAY 42, SUMMERFIELD, FL 34491

EXECUTIVE SUMMARY

LAND FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,499,999
Lot Size:	7.0 Acres
Zoning:	A1
Market:	Commercial Investment, Development
Submarket:	Medical

## PROPERTY OVERVIEW

This property is being sold with commercial potential. This seven acres is near the corner of Hwy 301 and Hwy 42 in Marion County. The property is contiguous to the 16 acres on the NW corner now being vetted as one of the final locations for a new Veteran's Administration (VA) hospital. The hospital will be an approximately 150,000 SF facility with nearly 900 parking spaces. Across the street on the SW corner of the intersection, the new Marion County Medical Examiner's Office is slated to begin build-out in the summer of 2024 and on the neighboring hard corner will be a new 7-Eleven. There is a 2,034 SF home (1975) on the subject property that, while dated, is structurally sound and tidy.

## PROPERTY HIGHLIGHTS

- Potential Commercial
- Investor Alert
- 7 Acres
- Adjacent to Booming Corner Near The Villages

FOR MORE INFORMATION CONTACT:

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

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

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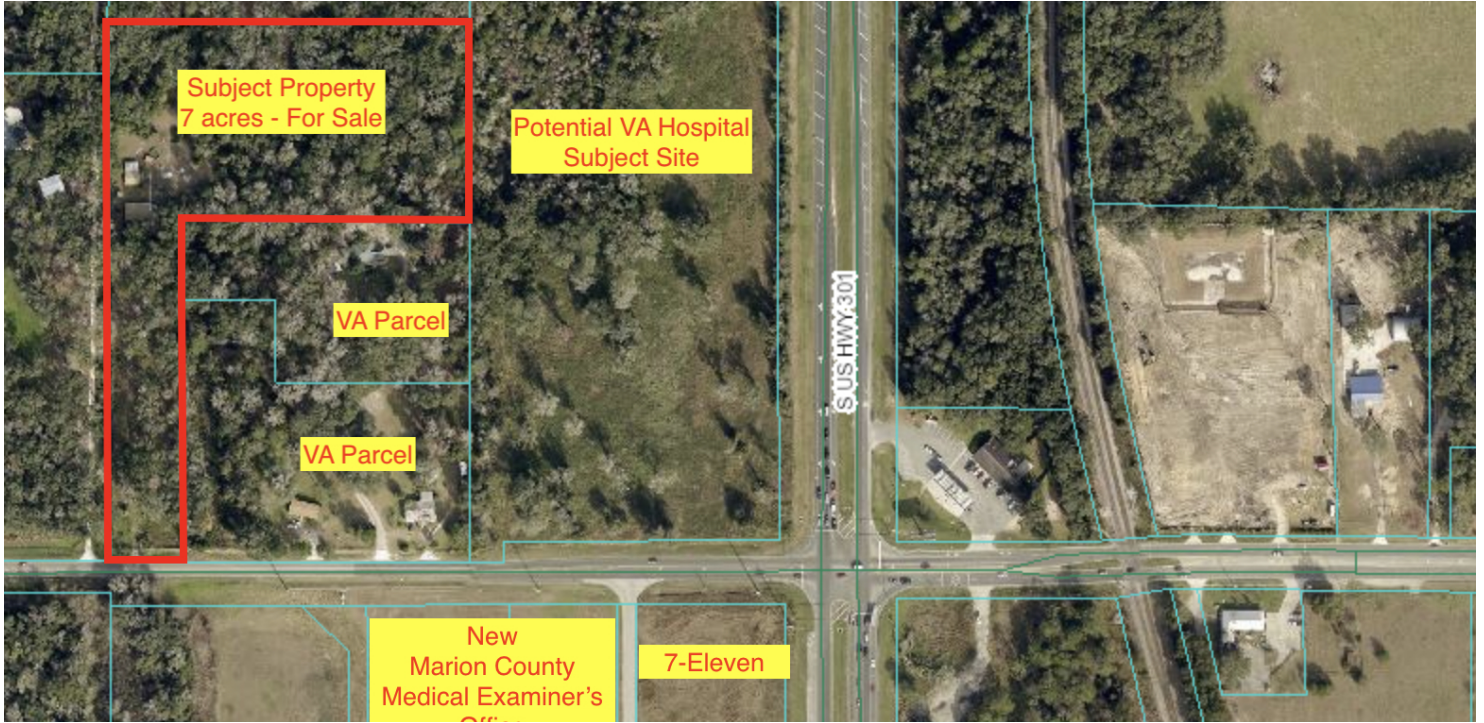


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ADDITIONAL PHOTOS

LAND FOR SALE



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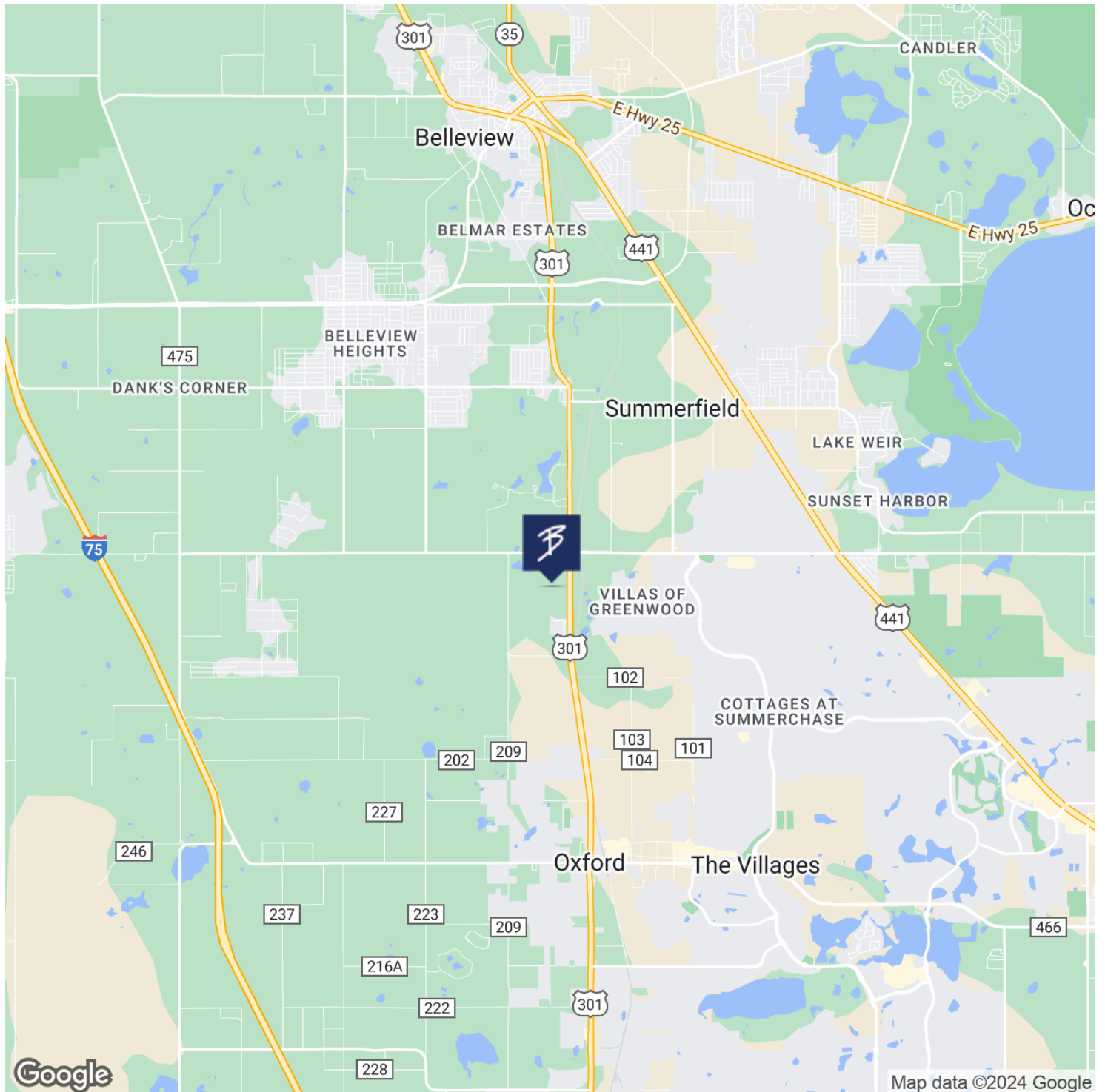


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LOCATION MAP

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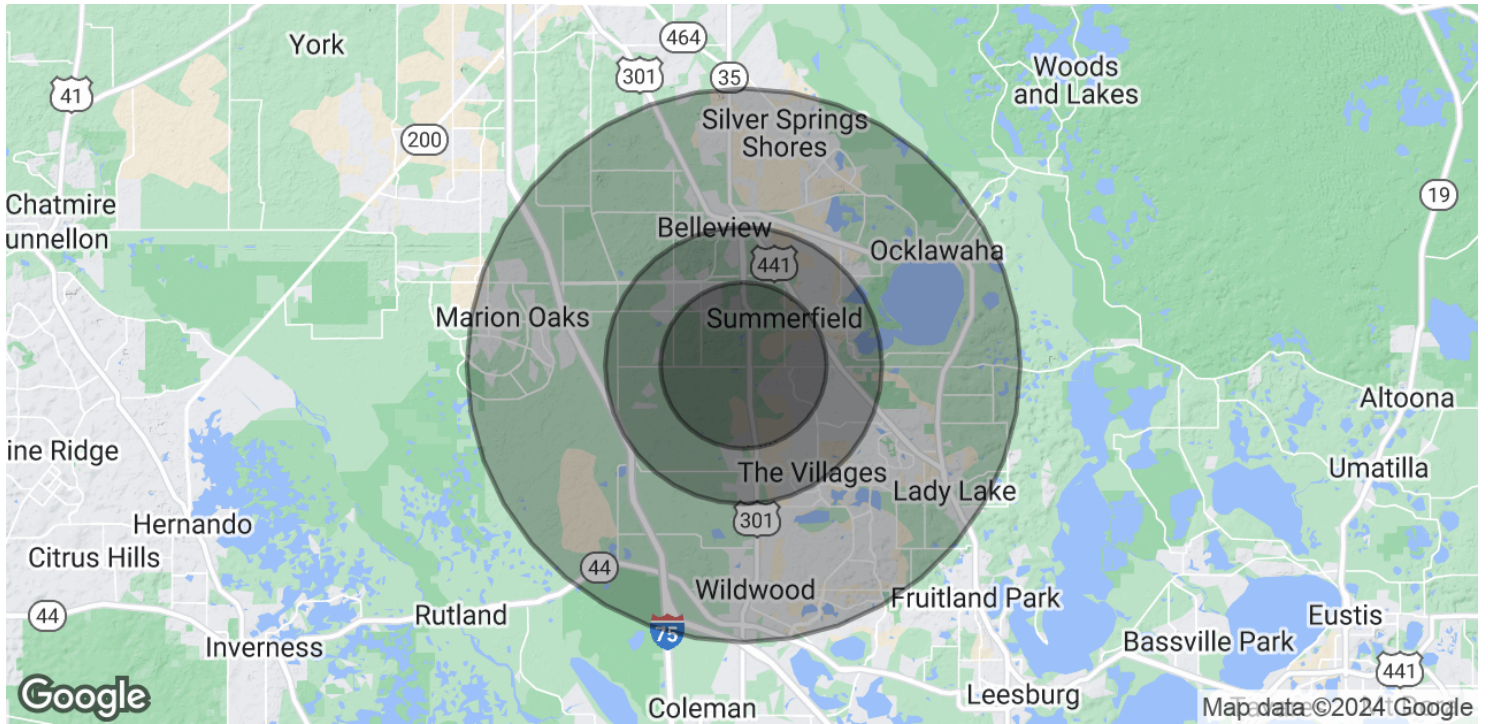


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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,204	60,004	218,898
Average Age	58	59	59
Average Age (Male)	58	58	59
Average Age (Female)	58	59	60

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,119	29,238	107,739
# of Persons per HH	2.1	2.1	2
Average HH Income	\$85,365	\$80,008	\$84,455
Average House Value	\$334,151	\$324,589	\$348,364

Demographics data derived from AlphaMap

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