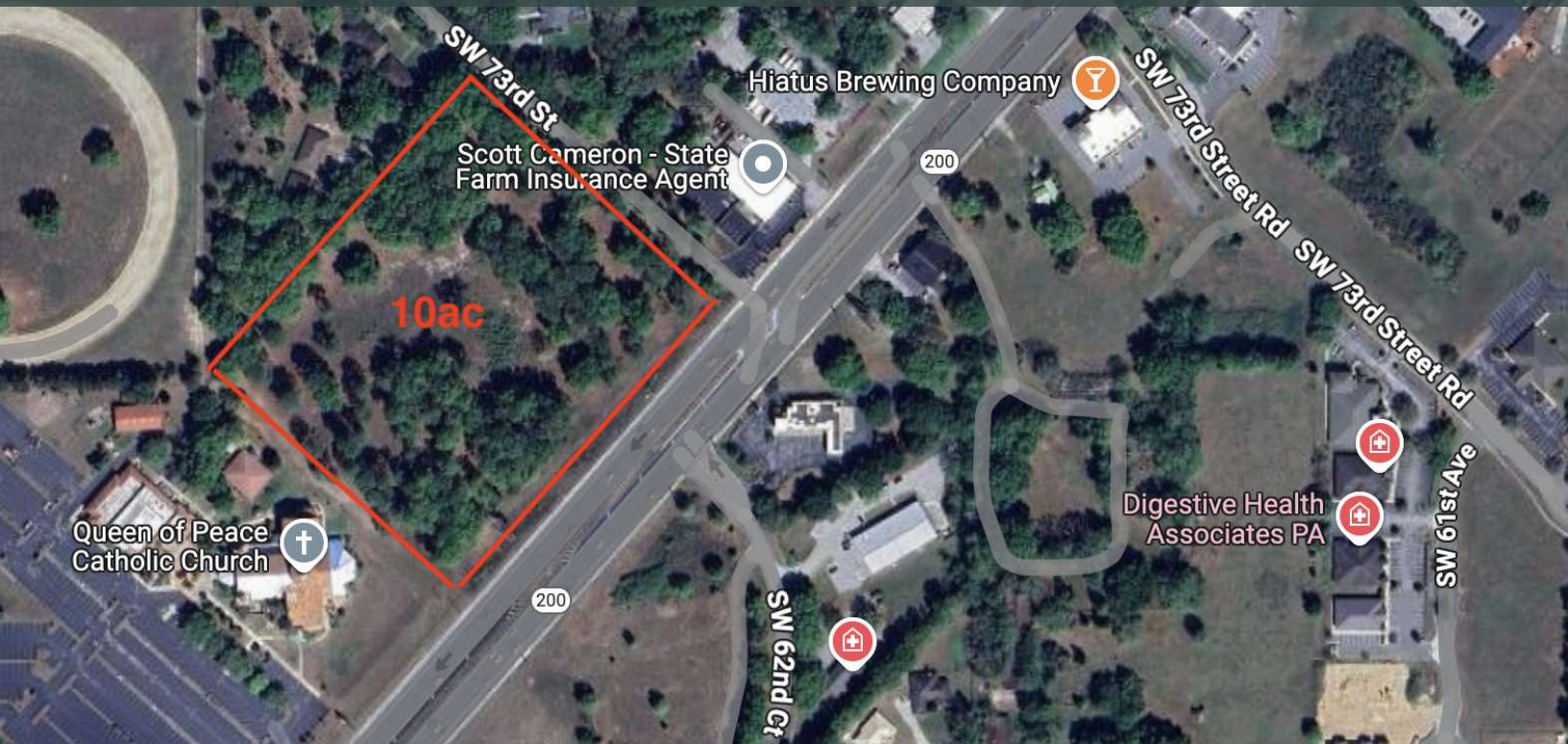


## MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



## Property Description

Perfect for Multi-Family / Mixed-Use PUD. 10 acres zoned B-2 with 700 ft of SW Highway 200 frontage. Parcel is an almost perfect square in dimensions. Site takes up corner with SW 73 Street as cross street with highway cross over. Both east and west traffic have access to subject property.

## Property Highlights

- 700ft of Highway 200 Frontage
- Commercial Zoning
- Close proximity to Ocala International Airport and minutes from WEC and Downtown Ocala.

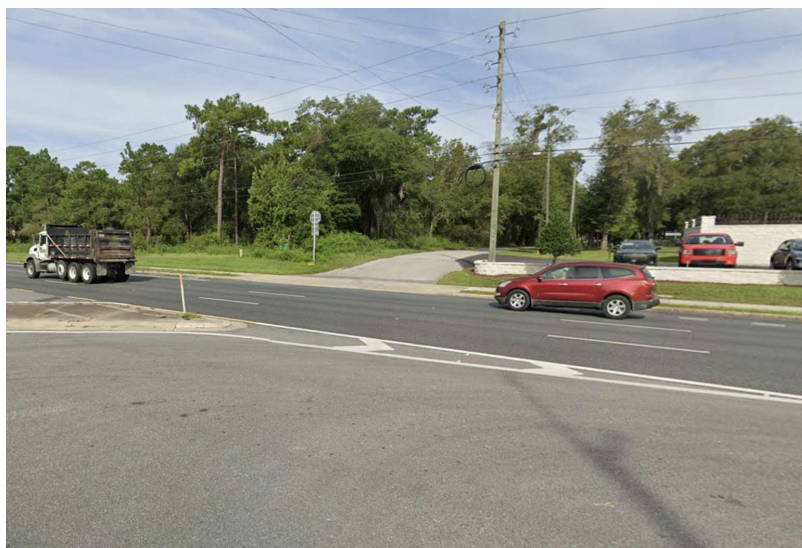
## OFFERING SUMMARY

Sale Price:	\$4,400,000
Number of Units:	1
Lot Size:	10 Acres
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	264	1,406
Total Population	128	557	3,072
Average HH Income	\$73,533	\$73,075	\$79,884

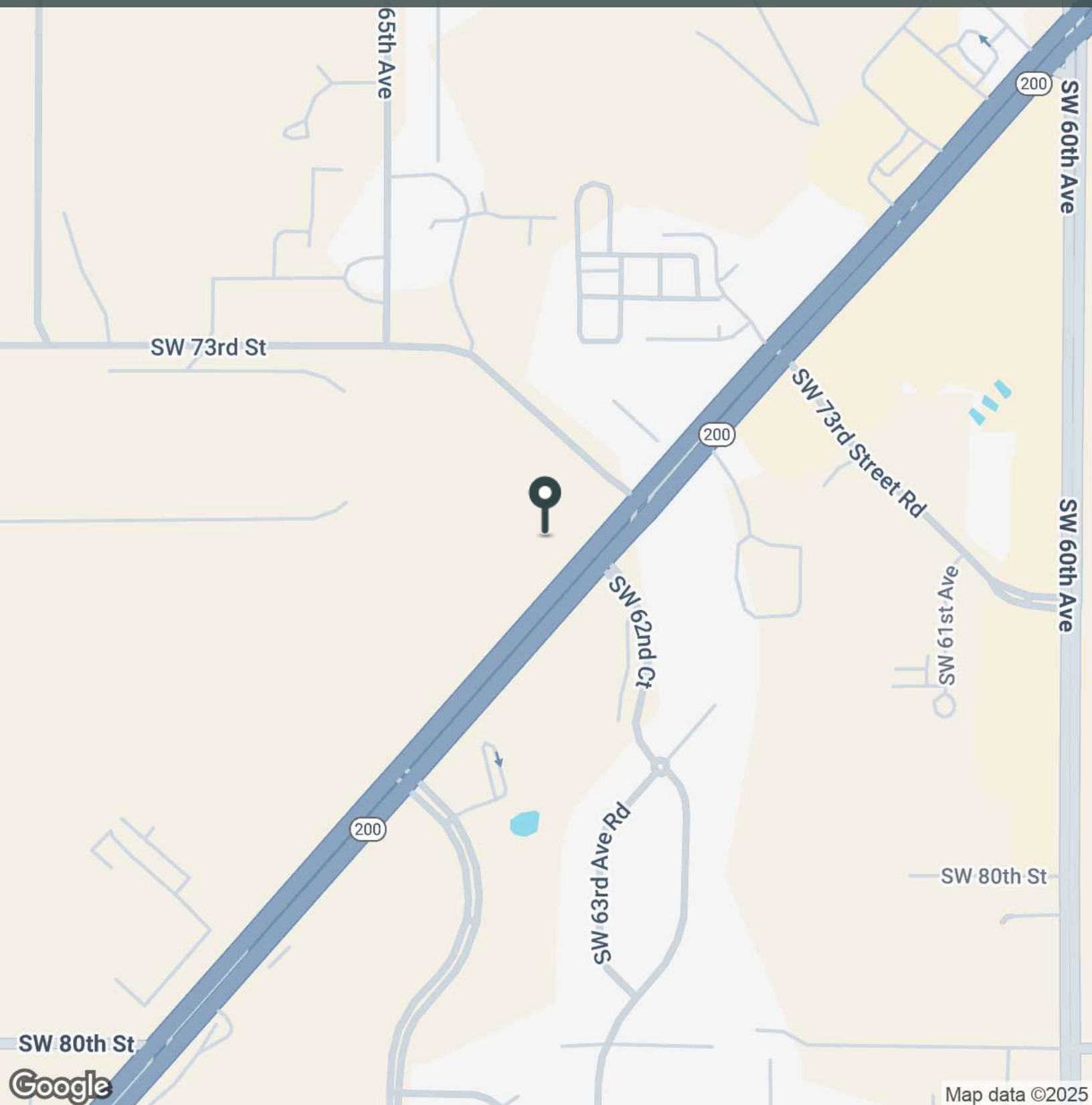


## MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE

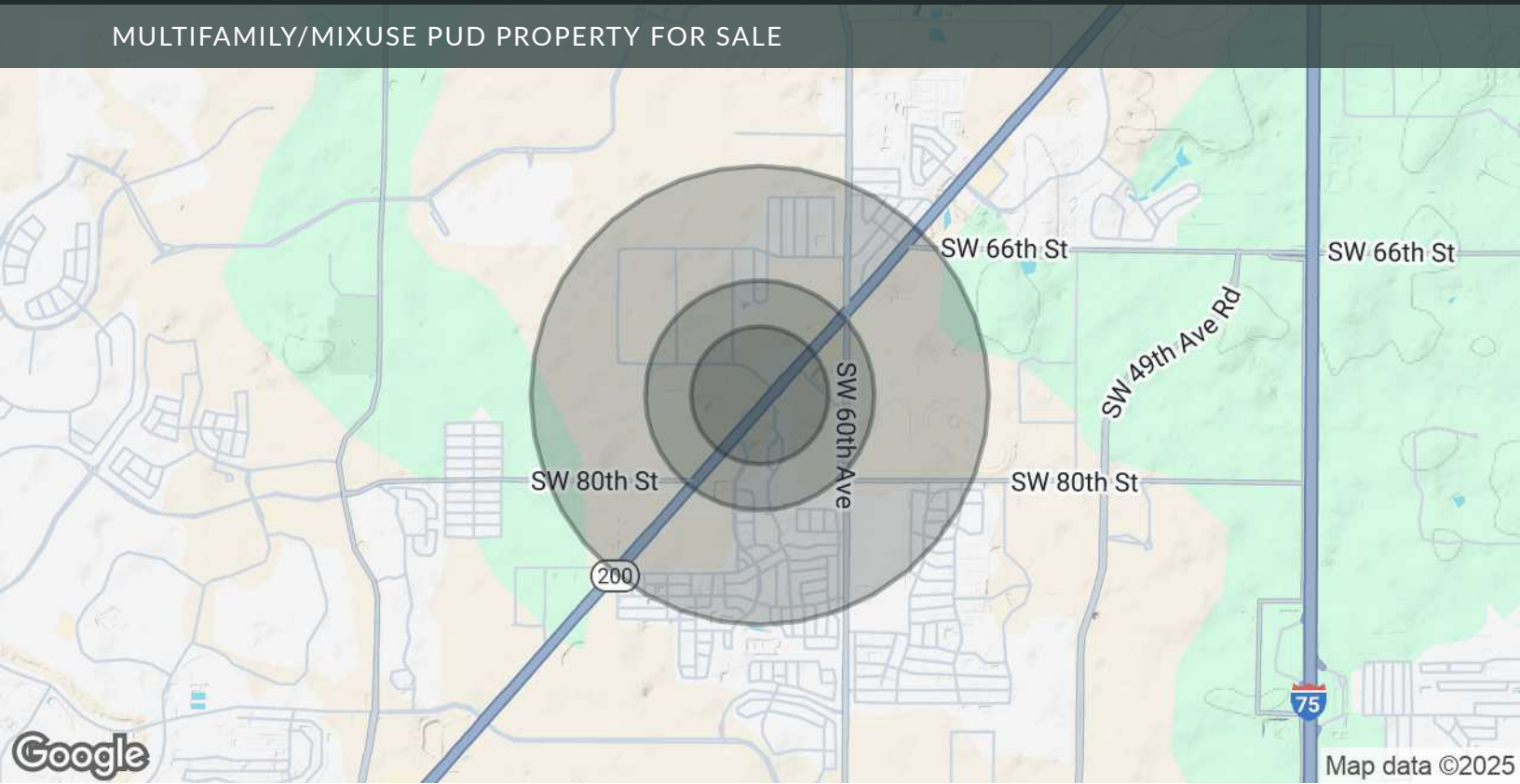




## MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



## MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	128	557	3,072
Average Age	59	59	57
Average Age (Male)	57	58	55
Average Age (Female)	60	60	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	264	1,406
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$73,533	\$73,075	\$79,884
Average House Value	\$286,127	\$288,388	\$296,528

Demographics data derived from AlphaMap

## MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE

Sale Price

\$4,400,000

## LOCATION INFORMATION

Building Name	Hamilton Trust SW Highway 200
Street Address	SW Highway 200
City, State, Zip	Ocala, FL 34476
County	Marion
Market	Ocala Metro Submarket
Cross-Streets	SW 73rd Street
Township	16
Range	21
Section	08
Side of the Street	South
Road Type	Highway
Market Type	Medium
Nearest Highway	SW Highway 200
Nearest Airport	Ocala International Airport

## BUILDING INFORMATION

Building Size	0 SF
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## PROPERTY INFORMATION

Property Type	Multifamily/Mixuse PUD
Property Subtype	Low-Rise/Garden
Zoning	B-2
Lot Size	10 Acres
APN #	35485-005-02, 35485-000-07, 35485-000-04, 35485-005-03, 35485-000-06
Lot Frontage	700 ft
Lot Depth	600 ft
Corner Property	Yes
Traffic Count Street	SW Highway 200
Traffic Count Frontage	700

## PARKING &amp; TRANSPORTATION

## UTILITIES &amp; AMENITIES



# Hamilton Trust SW Highway 200

SW Highway 200, Ocala, FL 34476

ThomasOldenborg.com

MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE



THOMAS OLDENBORG  
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## MULTIFAMILY/MIXUSE PUD PROPERTY FOR SALE

**Thomas Oldenburg****Commercial Real Estate Broker**

thomas@thomasoldenburg.com

Direct: 845.416.0732

FL #SL3383087

## Professional Background

Thomas is a Commercial Real Estate Broker whose current deal flow includes; Large Land Transactions, Warehouse and Industrial Development, Multi-Family Apartment Entitlement and Development, RV/MH and Truck Storage Facilities, Risk Management & Real Estate solutions for generational funds and family offices as well as raising Capital for future projects. Thomas is the person who people go to when they need creative solutions and someone with a very large bandwidth to solve problems and give options quickly. Our tag line of "Changing the Game in Real Estate" is for specific reason. As a former strategic consultant and serial entrepreneur. His lifestyle has been curated in order to be the most efficient, effective and resourceful member of his field. Thomas absolutely loves what he does for a living and in one conversation you will see effort put forth and the track record he brings to the table. Thomas has strategically built a network of principals, real estate investment trusts and PE funds in order to maximize the calories that he burns. Thomas tends to connect people at the highest level just for sole excitement of creating opportunities that did not exist before.

## Memberships

Ocala Business Leaders, Ocala Chamber of Commerce, Belleview Chamber of Commerce, Lake 100, Realtors Association, Oxford Commercial Exchange,

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