

# 16.67 ACRES COMMERCIAL LAND OCALA, FLORIDA

HIGH EXPOSURE US 27  
1/5 MILE WEST OF I-75 Exit 354

**Commercial Opportunity for National Franchises or Private Names**  
This location prompts direct access to and from the I-75 interchange Exit 354  
First Exit to Ocala from the North

#### Expansion & Dev. Opportunity

Restaurants/Hotels  
Auto/Truck Station  
Shopping Center/Retail

#### Property Details

16.67 Acres  
156 Feet Frontage US 27

#### Major Ocala Traffic Route

I-75 Access 2/10 mi East Exit 354  
NW 44th Avenue 3/10 mi West

#### Traffic Count

I-75 80,000 Daily  
US 27 28,000 Daily

#### Zoning

B4 Commercial  
B2 Commercial

#### Infrastructure

Marion County Limits  
Water City of Ocala Avail  
Sewer City of Ocala Avail  
Electric City of Ocala  
Annexation Avail

#### Surrounding Uses:

##### Shopping Centers

Winn Dixie Market Place  
Publix Quail Meadow Commons  
Eckerd

##### Lodging

Days Inn, Ramada, Budget Host,  
Howard Johnson, Comfort Suites

##### Mobile Home Parks & Apartments

Palm Lake, Oak Tree Village,  
Fox Meadow, Sweet Water Oaks

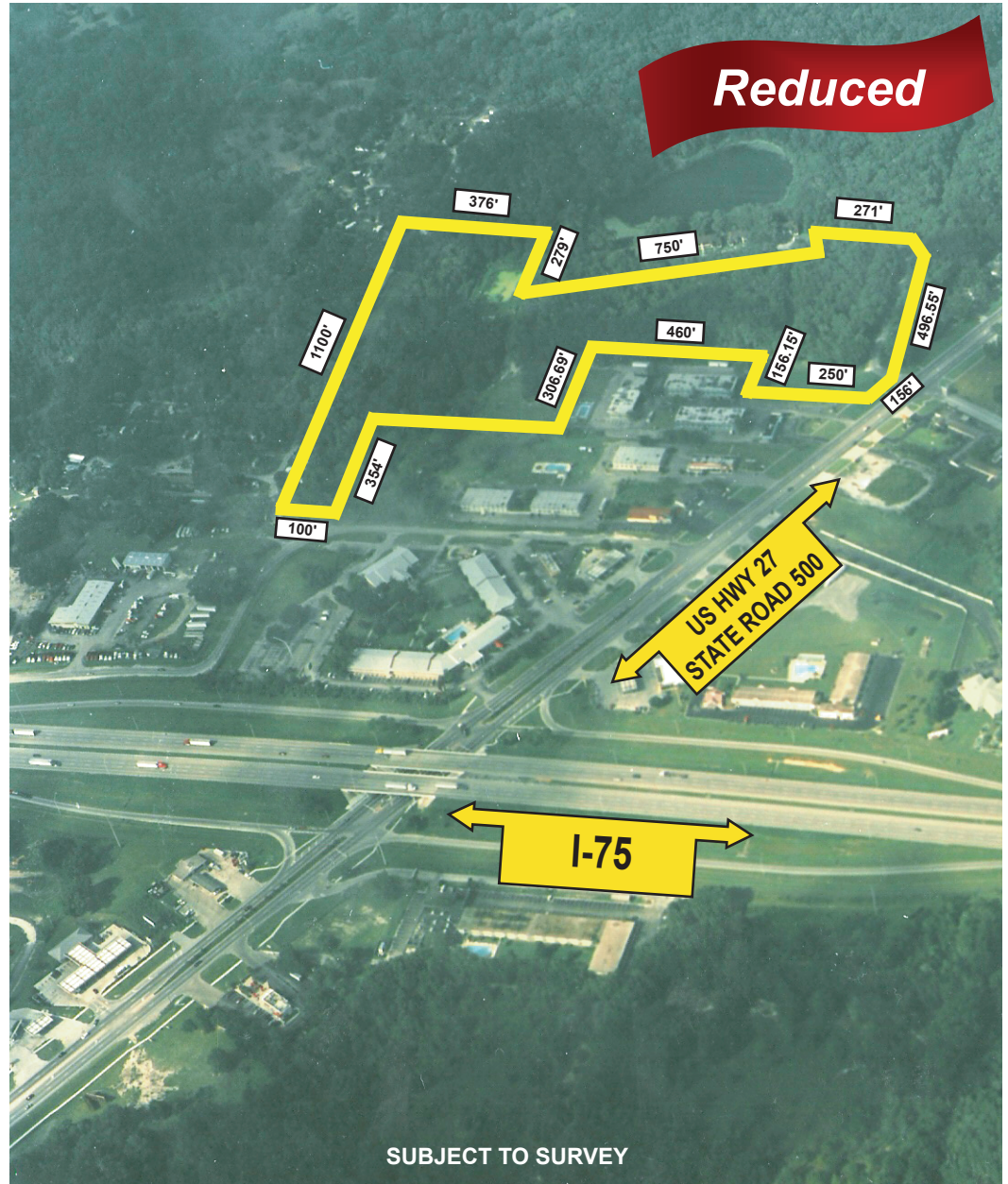
##### Single Family Developments

Ocala Palms, Quail Meadow  
Ashley Farms, Golden Ocala

**Price: \$819,000**

**Per Acre: \$49,130**

**Per Sq Ft: \$1.127**



## BUSCH REALTY & Development, LLC

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