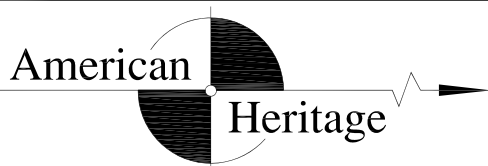


# Project: SR 200 & S.W. 106th Place

Prepared For: American Heritage Land & Investment Corp. of Florida, Inc.

<b><u>SITE LOCATION:</u></b>	South side SR 200 at SW 106 Place, Ocala, Marion County, Florida
<b><u>SITE SIZE:</u></b>	44.0 Acres, more or less
<b><u>SITE TOPO:</u></b>	Flat and level - at grade
<b><u>ZONED:</u></b>	B4 – Regional Business (Retail Sales, Personal Service, Offices and all B2 Uses). Note that the Marion County Comprehensive Land Use compliments current zoning.
<b><u>MAX FAR:</u></b>	0.70
<b><u>UTILITIES:</u></b>	Water and sewer is available to site from SR 200
<b><u>AREA POULATION:</u></b>	(Est. 2007) 8,931 (1-mile) 24,496 (3-mile) 32,860 (5-mile) (Proj.2012) 10,689 (1-mile) 29,516 (3-mile) 39,645 (5-mile)
<b><u>TRAFFIC COUNTS:</u></b> <b>(State Road #200)</b>	33,000 (Location-WAL-MART at SW 95 Place) 44,000 (Location-Heathbrook Publix at SW 60 <sup>th</sup> St.)
<b><u>SITE FEATURES:</u></b>	The subject site(s) front SR 200 and are located along a major transportation corridor in a growth area of southwest Ocala.
<b><u>MAJOR AREA RETAILERS:</u></b>	<p><u>NORTHEAST OF THE SITE</u></p> Publix at SR 200 & SW 54 <sup>th</sup> Avenue Walgreens at SR 200 & SW 60 <sup>th</sup> Avenue CVS Drugs at SR 200 & SW 60 <sup>th</sup> Avenue Proposed Lowes at SR 200 & SW 95 <sup>th</sup> Street Publix at SR 200 & SW 85 <sup>th</sup> Avenue Walgreens at SR 200 & SW 103 <sup>rd</sup> Street CVS Drugs at SR 200 & SW 103 <sup>rd</sup> Street
	<p><u>SOUTHWEST OF THE SITE</u></p> Major Shopping Center on SR 200 at SW 95 <sup>th</sup> Avenue, includes: Banks, WalMart Super Center, Bealls Dept Store, Murphy Oil, Bob Evans Rest. and misc. in-line out parcel tenants such as Subway, Starbucks, etc.
<b><u>PURCHASE TERMS:</u></b>	Varies, contact Brokerage for details and current price list for sites.

**Contact: David Harden, Lic. Real Estate Broker**  
**American Heritage Land & Investment Corp. of Florida, Inc.**  
**1-866-701-4877 DHarden@AmericanHeritageFL.com**



**Real Estate Consultants - Land Planners**  
**Civil Engineers - Land Surveyors**  
*Serving the Central and North Central Florida Area*  
**www.AmericanHeritageFL.com 1-866-701-4877**

**SITE PROSPECTUS - FAST FACTS**