

Project: U.S. Hwy 441 (North Belleview)

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

SITE LOCATION: East side of the 9700 Block of SE Hwy # 441, Ocala, Marion County, Florida 34420

SITE SIZE: 11.8 acres, more or less

SITE TOPO: gentle sloping front (along SE Hwy # 441) to rear of property

ZONED: B4 – Regional Business (Retail Sales, Personal Service, Offices and all B2 Uses). Note that the Marion County Comprehensive Land Use compliments current zoning.

MAX FAR: 0.70

UTILITIES: Water and sewer is available to site

AREA POULATION: (Est. 2007) 2,390 (1-mile) 12,589 (3-mile) 43,167 (5-mile)
(Proj.2012) 2,498 (1-mile) 13,686 (3-mile) 48,371 (5-mile)

TRAFFIC COUNTS: ADDT 30,000 (just North of Site – toward Ocala)
ADDT 33,500 (just south of the Site in the City of Belleview)

SITE FEATURES: This parcel fronts a major transportation corridor (536”+/-) and is less than 1.5 Miles North of the Town Center on Hwy # 441 for the City of Belleview

MAJOR AREA COMMERCIAL:

(WITHIN 1 MILE OF THE SITE IS THE FOLLOWING AREA FEATURES)

BELLEVIEW COMMONS SHOPPING CENTER – Tenants include Publix Market, Movie Gallery, Little Caesars, Community Bank & Trust & more...

BELLEVIEW REGIONAL CENTER – Tenants include Big K-Mart, Winn-Dixie Marketplace, Bealls, Blockbuster Video, Radio Shack, Dollar Tree & more ...

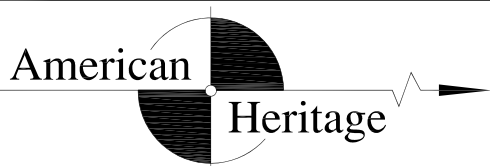
BELLEVIEW SQUARE CENTER – Tenants include Regions Bank, Babcock Furniture, Save a Lot Food and Grocery & more ...

Stand alone Retailers: Ford of Ocala (Automotive Dealership), Walgreen’s (with drive thru), Advance Auto, and various smaller strip centers fronting Hwy # 441

Area Restaurants incl: Taco Bell, Long John Silvers, Pizza Hut, KFC, Wendy’s, Sonny’s BBQ

SALE TERMS: \$2,313,000. for the 11.80 acres (\$196,017. per acre or \$4.50 per sq. ft.)

Contact: David Harden, Lic. Real Estate Broker
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Real Estate Consultants - Land Planners
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SITE PROSPECTUS - FAST FACTS