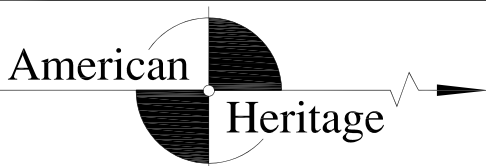


# Project: S.R. 40 (1/4 Mile East of I-75)

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

<b><u>SITE LOCATION:</u></b>	North side of West Silver Springs Blvd (State Road #40) between NW 30 <sup>th</sup> Avenue and NW 33 <sup>rd</sup> Avenue, City of Ocala, Marion County, Florida 34475
<b><u>SITE SIZE:</u></b>	27.80 acres, more or less
<b><u>SITE TOPO:</u></b>	Flat and level - at grade
<b><u>ZONED:</u></b>	Currently zoned M1 – Industrial. Note: the City of Ocala Comprehensive Land Use Plan indicates future LU as Retail Services (Commercial).
<b><u>MAX FAR:</u></b>	TBD upon rezoning (Note: generally, 0.70 FAR in commercial districts)
<b><u>UTILITIES:</u></b>	Water and sewer is available to site
<b><u>AREA POULATION:</u></b>	(Est. 2007) 5,900 (1-mile) 28,747 (3-mile) 65,191 (5-mile) (Proj.2012) 6,500 (1-mile) 31,471 (3-mile) 71,269 (5-mile)
<b><u>TRAFFIC COUNTS:</u></b> (Silver Springs Blvd.)	ADDT 34,000 (Count Station opposite Site) ADDT 29,000 (0.3 Mi. West of I-75)
<b><u>SITE FEATURES:</u></b>	This spectacularly located parcel fronts a major transportation corridor (960”+/-) and is less than 2000 linear feet from I-75 (Exit # 352) in Ocala.
<b><u>MAJOR AREA COMMERCIAL:</u></b>	<b><u>BETWEEN SITE AND I-75 ON W. SILVER SPRINGS BLVD. (2,000 L.F.)</u></b> ABC Liquor Golden Flake Industries Chevron Gas (with Convenience Store) Whataburger Restaurant (with Drive Thru) Taco Bell Restaurant (with Drive-Thru) RaceTrac Petroleum (with Convenience Store) Citgo Station (with Convenience Store) McDonalds Restaurant (with Drive-Thru) Dunkin Doughnuts (with Drive-Thru) Wendys Restaurant (with Drive-Thru) Quality Inn Hotel (269 Rooms) Days Inn Hotel (100 Rooms)
<b><u>SALE TERMS:</u></b>	\$8,570,687. for the 27.80 acres (\$308,298. per acre or \$7.08 per sq. ft.)

**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](http://www.AmericanHeritageFL.com) 1-866-701-4877

**SITE PROSPECTUS - FAST FACTS**