

Project: US HWY 441 & S.E. 110th St.

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

- SITE LOCATION:** Site is adjacent to Walgreens Drug Store on the west side of the 111 Block of SE Hwy # 441, Belleview, Marion County, Florida
- SITE SIZE:** 10.31 acres, more or less
- SITE TOPO:** gentle slope from rear to front (front is along SE Hwy # 441 & 55 Ave Rd.)
- ZONED:** B2 – Community Business (Retail Sales, Personal Service, Offices and all B1 Uses).
- MAX FAR:** 0.70
- UTILITIES:** Water and sewer is available to site
- AREA POULATION:** (Est. 2007) 3,606 (1-mile) 14,689 (3-mile) 41,606 (5-mile)
(Proj.2012) 3,753 (1-mile) 16,028 (3-mile) 47,074 (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 has a commanding view overlooking a major transportation corridor (US Hwy 441) and is in 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 ...

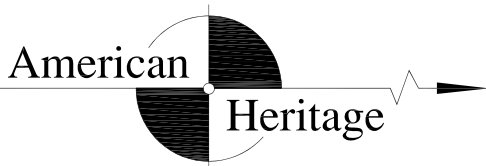
BELLEVIEW SQUARE CENTER – Tenants include Regions Bank, Babcock Furniture, Save a Lot Food and Grocery & more ...

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, McDonalds, Burger King, Sweet Bay Market, and many more...

SALE TERMS: \$2,021,400 for the 10.31 acres = \$196,062./Acre = \$4.50/per SF

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