

Project: N.E. 25th Avenue (6th Street) Ocala, Florida (Marion County)

SITE PROSPECTUS

<u>SITE LOCATION:</u>	NE 6 th Street at NE 25 th Avenue, Ocala, Marion County, Florida
<u>SITE SIZE:</u>	1.06 Acres, more or less
<u>SITE TOPO:</u>	Flat and level - at grade
<u>ZONED:</u>	R3 – (Multifamily). Note: the site has been engineered for a 16 dwelling unit town home community. Civil engineering plans are completed and are ready for submittal to the City of Ocala.
<u>UTILITIES:</u>	Water and sewer is available to site (fronts SW 6 th Street)
<u>AREA POPULATION:</u>	(Est. 2007) 6,905 (1-mile) 49,681 (3-mile) 90,292 (5-mile) (Proj.2012) 7,453 (1-mile) 53,028 (3-mile) 97,117 (5-mile)
<u>TRAFFIC COUNTS:</u> (State Road #40)	33,000 (Location - Silver Springs Blvd at approximately NE 30 th Avenue) Note: site is approx. 1500 feet North of SR 40 (Silver Springs Blvd.)
<u>SITE FEATURES:</u>	The subject site wraps around a cul-de-sac and is at the end of the street. The property is in a stable growth area of northeast Ocala. Bretton Woods Apartments adjoin the site on NE 6 th Street.
<u>MAJOR AREA RETAILERS:</u>	<p><u>SOUTHEAST OF THE SITE</u></p> <p>Publix on Silver Springs Blvd at NE 36th Avenue Dunkin Doughnuts/Baskin Robbins Ice Cream on Silver Springs Blvd. Lees Fried Chicken on Silver Springs Blvd at NE 23rd Avenue Staples on Silver Springs Blvd at NE 19th Avenue Albertsons Grocery on Silver Springs Blvd at NE 25th Avenue CVS Drugs on Silver Springs Blvd at NE 25th Avenue Blockbuster Video on Silver Springs Blvd at NE 26th Avenue</p> <p><u>SOUTHWEST OF THE SITE</u></p> <p>Burger King on Silver Springs Blvd at NE 23rd Avenue Bank of America on Silver Springs Blvd at NE 23rd Avenue Staples on Silver Springs Blvd at NE 19th Avenue Other area retailers and fast food include: Taco Bell, Arby's, Zaxby's, Wing House, Bealls Outlet, and various in-line out parcel tenants.</p>
<u>SALE TERMS:</u>	\$ 448,000 (\$28,000/DU) for the 1.06 acre site

**Contact David Harden, Lic. Real Estate Broker
American Heritage Land & Investment Corp. of Florida, Inc.**

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