

Project: North Martin Luther King Ave. Ocala, Florida (Marion County)

SITE PROSPECTUS

<u>SITE LOCATION:</u>	Southwest corner Martin Luther King Blvd at NW 21 st Street, Ocala, Marion County, Florida
<u>SITE SIZE:</u>	Vacant 10.0 acres, more or less
<u>SITE DEMENSIONS:</u>	<u>Street frontage on 3 sides:</u> 760LF+/- on MLK Blvd and 570LF+/- frontage on NW 19 th and NW 21 st Avenues. The site has approximately 1,900LF of street frontage!
<u>SITE TOPO:</u>	Flat and level - at grade
<u>ZONED:</u>	Currently zoned M3 – Heavy Industrial Use
<u>UTILITIES:</u>	Water and sewer is available to site
<u>AREA POPULATION:</u>	(Est. 2007) 2,504 (1-mile) 33,947 (3-mile) 80,075 (5-mile) (Proj.2012) 2,520 (1-mile) 35,992 (3-mile) 86,858 (5-mile)
<u>TRAFFIC COUNTS:</u> (NW 10th Street/ Hwy #27)	ADDT 29,000 (0.79 Mi. West of Hwy 441) ADDT 33,500 (0.1 Mi. West of Hwy 441)
<u>SITE FEATURES:</u>	This spectacularly located parcel fronts a recently widened transportation corridor (Martin Luther King Blvd.) and is less than 3,100 LF from US Hwy # 27 (NW 10 th Street) which is a major east-west transportation corridor between Downtown Ocala and I-75. Site is less than 2 miles east of I-75 Exit # 354, with both Northbound and Southbound on/off ramps at the interchange.
<u>SALE TERMS:</u>	\$1,850,000 for the 10.0 acre site = \$185,000./Acre = \$4.25/per SF

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

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