

# 12.41 Acres B4 Commercial Hwy 484 Ocala Marion County FL

Neighboring Wal-Mart, Bealls, and National Names  
1,000+ Feet Frontage on Hwy 484

**Property:**

12.41 Acres

**Front Feet:**

Hwy 484: 1,081.42'

**Zoning and Land Use:**

B-4 Commercial

**Location:**

State Road 200 and Hwy 484

**Population:**

3 mile 20,035  
5 mile 35,000

**Traffic Counts:**

SR 200 18,300  
Hwy 484 10,000

**Developments:**

- Oak Run
- Marion Oaks
- Citrus Hills
- Pine Run
- Hidden Lake
- Stone Creek
- Bel Lago
- On Top of the World

**Price: \$ 1,200,000**

Per Acre \$ 96,696

Per SF \$ 2.22

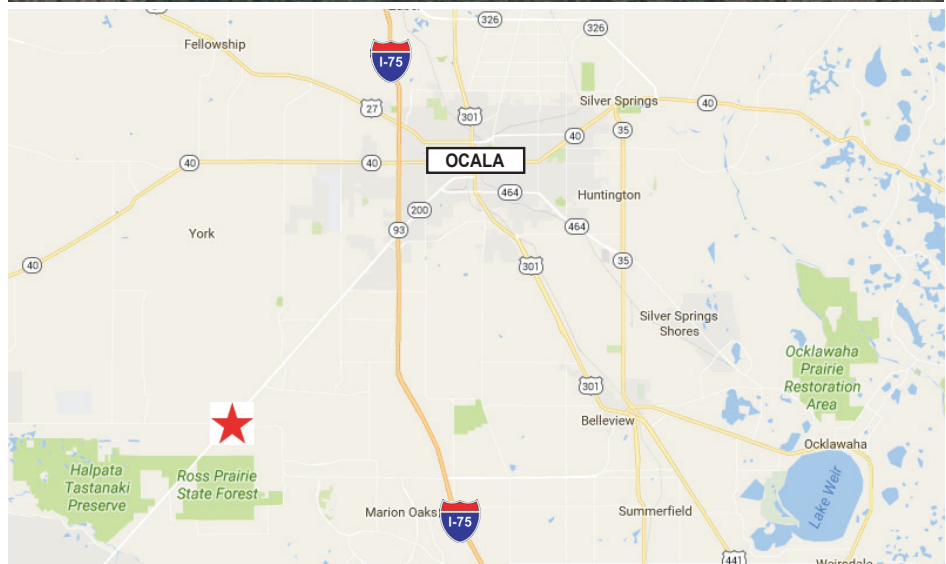
**Will Divide:**

6 Acres: \$ 650,000

3 Acres: \$ 450,000

**Owner Financing is Available**

**Your Location is Here!**



**Ideal For...**

Big Box Retail  
Grocery  
Medical Center

Research & Laboratory  
Office Headquarters  
Sports and Training

Drug Stores  
College & Education  
Mixed Use & Multi-Family



**BUSCH REALTY & Development, LLC**

Acquisition, Investment, Management, & Sales

BuschRealty.com - OcalaProperty.com

3300 SE 3rd Ave  
Ocala, FL 34471-0429

Phone: 352-690-1909  
Fax: 352-690-1908