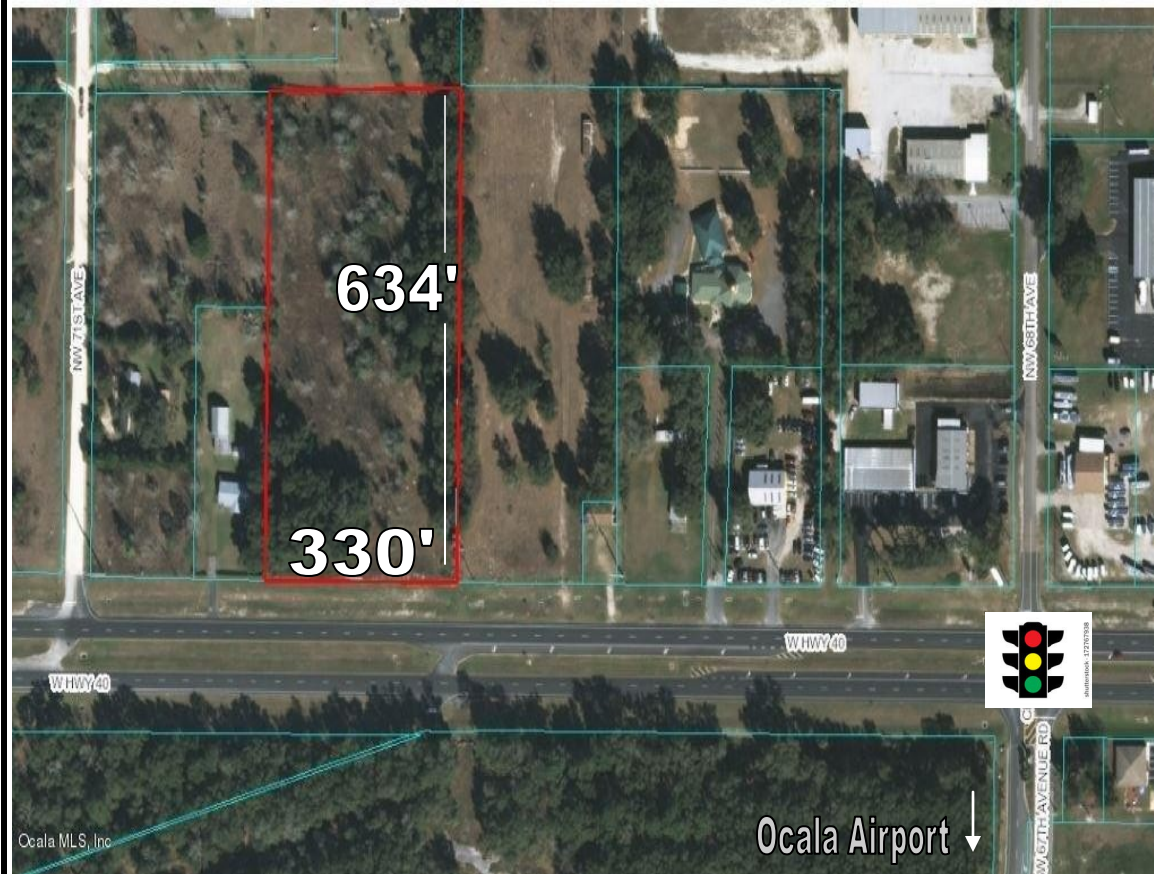


# Commercial M-1 Land Opportunity

00 W. Highway 40 Ocala, FL 34482



**BUSCH  
REALTY  
LLC**

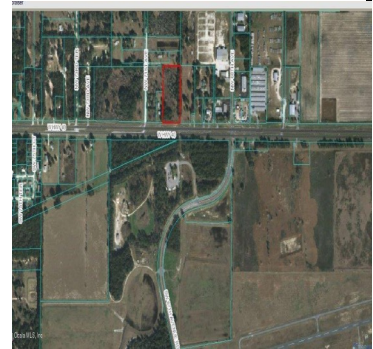


**Commerce District  
Land Use**

**4.76 Acres**

**Hwy 40 Frontage  
Major 4 Lane  
Highway**

**M-1 Light  
Industrial Zoning**



## Great Visibility For your Business

### Highlights

**Price \$295,000**

- **Zoning: M-1 Light Industrial**
- **4.76 Acres**
- **330 FT Road Frontage Hwy 40**
- **Ideal for Office, Commercial, Industrial, and public uses**
- **2.7miles to Ocala Airport**
- **2.8 miles to OBS Ocala Breeder Sales**
- **1 mile to NW 80th Ave**

### Demographics

**\* Location: SR 40 exit off I-75, travel west on SR 40 3miles. Property on right , north side, just past 68th Ave.**

**\*Population: 1 mile 1030  
3 mile 26,136**

**\*Average Household Income: \$35,727**

**\*Traffic Count: 25,009**