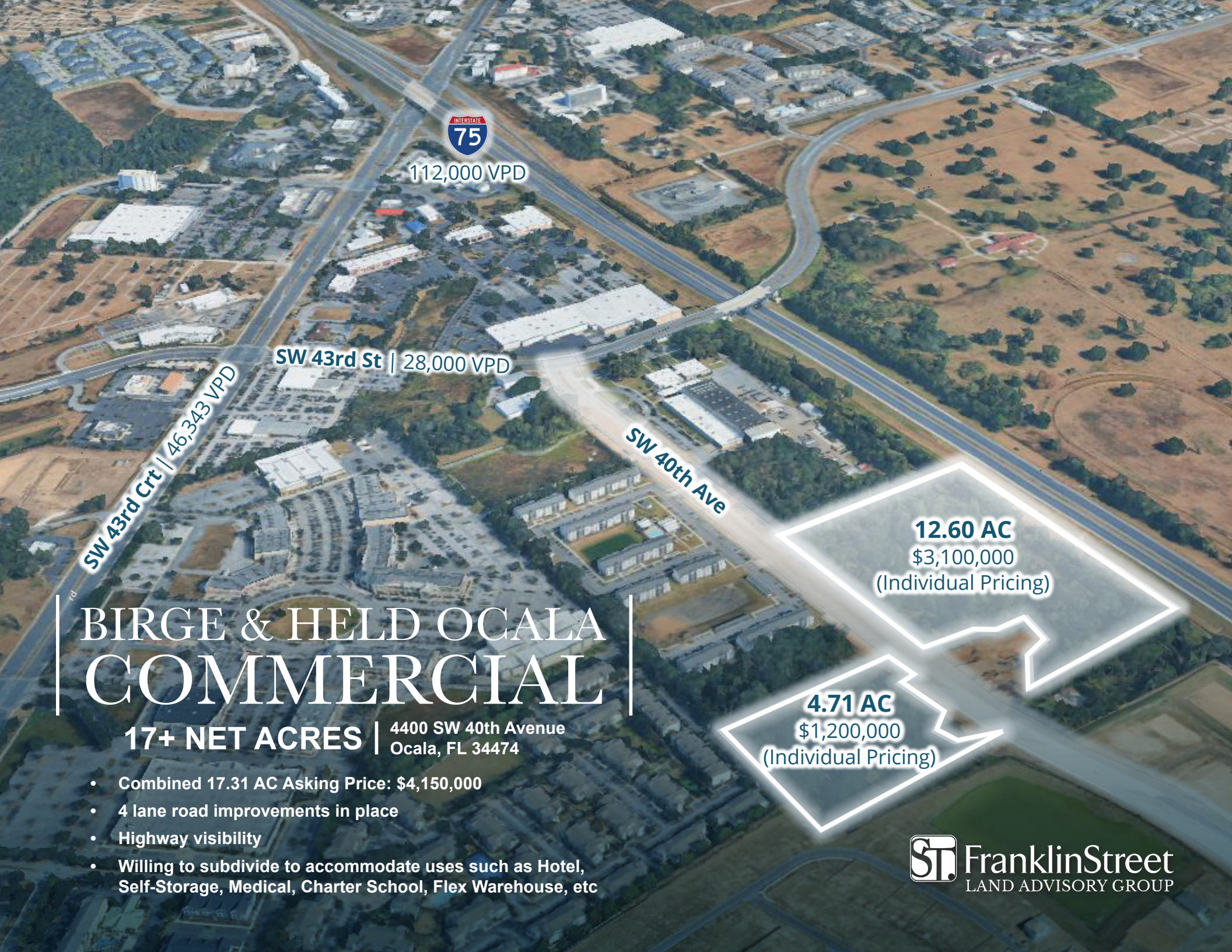


BIRGE & HELD OCALA COMMERCIAL

17+ NET ACRES | 4400 SW 40th Avenue Ocala, FL 34474

- **Combined 17.31 AC Asking Price: $4,150,000**
- **4 lane road improvements in place**
- **Highway visibility**
- **Willing to subdivide to accommodate uses such as Hotel, Self-Storage, Medical, Charter School, Flex Warehouse, etc**

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LAND ADVISORY GROUP

SW 40 & 49TH ST **IMPROVEMENTS AND FUTURE CONNECTION**

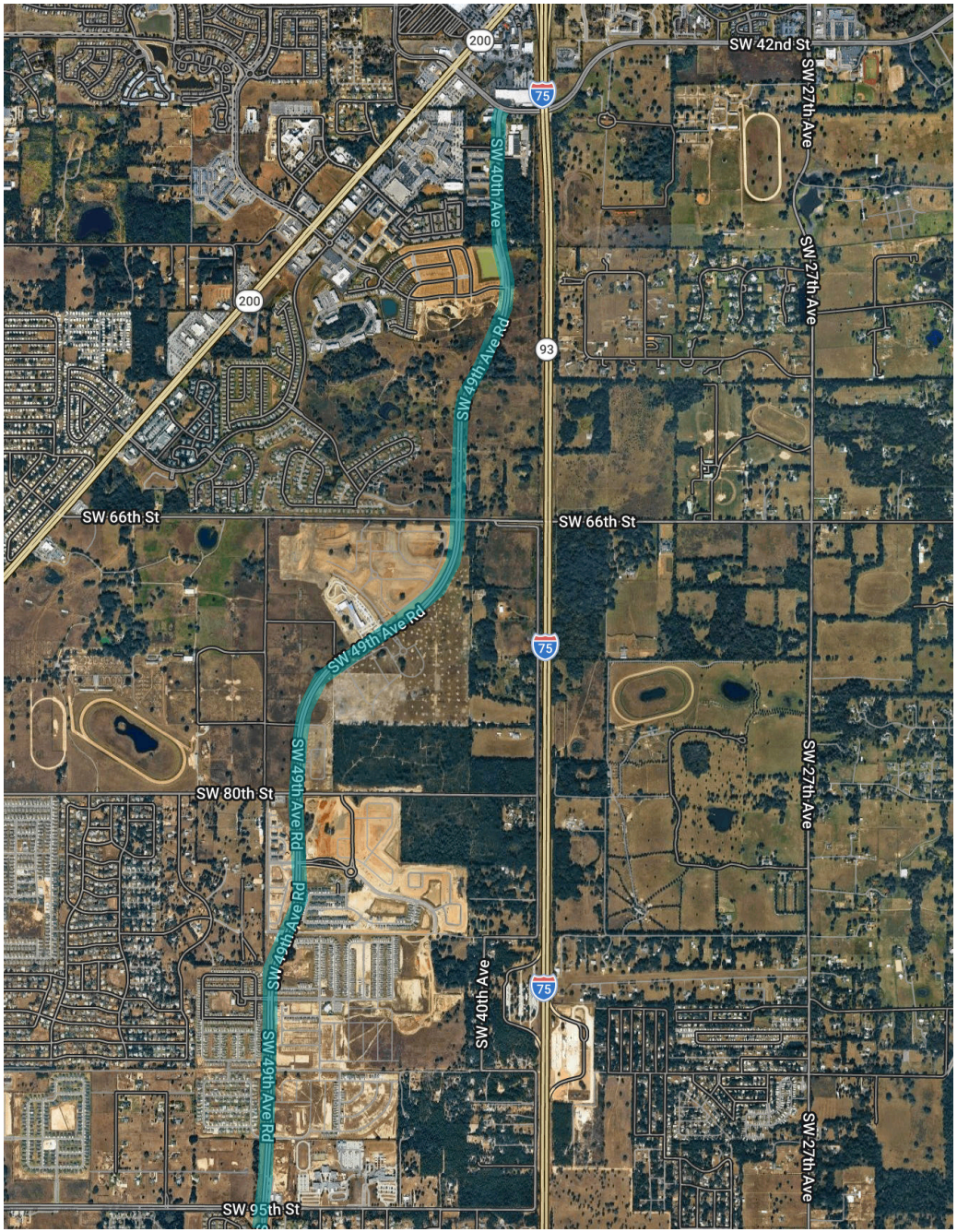
SW 40TH & SW 49TH AVENUE IMPROVEMENTS

The ongoing improvements to SW 40th Avenue and SW 49th Avenue are strengthening connectivity throughout southwest Ocala. The project includes a new four-lane divided roadway connecting SW 66th Street to SW 43rd Street Road, providing an important parallel route to I-75 while helping alleviate congestion along major east-west corridors.

FUTURE CONNECTION

Future roadway improvements are expected to further expand the area's transportation network and create additional north-south and east-west connections. Planned extensions and improvements along the SW 49th/40th Avenue corridor, together with other regional roadway projects, are positioned to improve access to growing residential, commercial, and employment areas throughout southwest Marion County.





PROPERTY **AERIAL**



PROPERTY **AERIAL**



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PROPERTY **AERIAL**



RETAIL **MAP**


Cracker Barrel
sam's club
Hilton
HOTELS & RESORTS
LOWE'S
WAFFLE HOUSE
Cheddar's
petco
KOHL'S
DSW
Planet Smoothie
Panera BREAD
SPXFLOW
BONEFISH GRILL
Chick-fil-A
Dillard's
EPIC THEATRES
The Estates at Heathbrook
Bojangles'
Culver's

AREA **DEMOGRAPHICS**



Ocala, Florida, is globally famous as the "Horse Capital of the World," boasting a rich equestrian culture with hundreds of thoroughbred farms and the sprawling World Equestrian Center. Located in Central Florida's Marion County, it offers a diverse mix of outdoor recreation anchored by the historic, glass-bottom boats of Silver Springs State Park and the vast, scenic trails of the Ocala National Forest. Beyond its natural beauty and equine legacy, Ocala features a charming historic downtown square, a rapidly growing logistics and manufacturing hub, and serves as a peaceful yet vibrant economic and cultural center away from the state's bustling coastlines.

OCALA, FL





66,844
2026 Population

$296K
2026 Median Property Value

37.8
2026 Median Age

$60K
2026 Median HH Income

MEET THE TEAM

STRATEGIC PLANNING, ADVISORY, ACQUISITION & DISPOSITION
Our firm is a fully integrated shop, delivering expertise in investment sales, leasing, insurance, property and project management making Franklin Street the premier onestop shop for multifamily services in the southeast. Our integration allows us to create a truly unique experience for both new and established buyers.

MEET OUR LAND ADVISORY GROUP
Our team is dedicated to being true experts in the field and achieving exceptional results, one property at a time, for one client at a time. The Land Advisory group has sold over 6,928 units totaling $674 million in transactions in the past 12 month period

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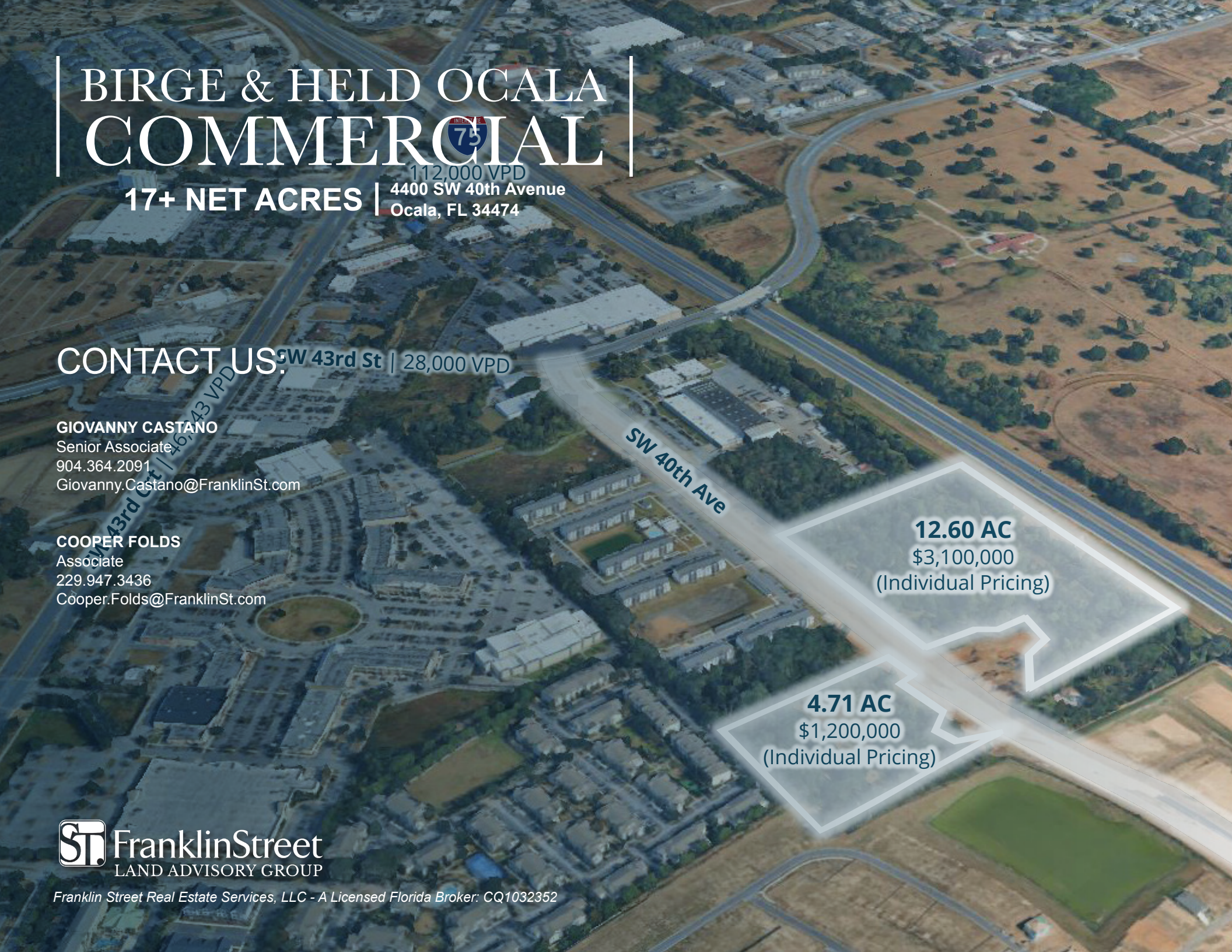
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