

# Magnolias Shopping Village

Ocala, FL

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McBride Land & Development, Co.

- \* **REDUCED BY OVER \$700,000!!!**
- \* Prime Commercial Location, adjacent to The Magnolias residential subdivision which consists of 650 home sites
- \* Site consists of approximately 6.12± acres (266,587 SF)
- \* Property fronts on Maricamp Road (aka Hwy 464) and SE 38th Street
- \* Land Use - Commercial (Retail Services)
- \* Zoning - B4 (General Business)
- \* Approximately 250 LF on Maricamp Road
- \* Over 25,000 cars travel past this site on a daily basis
- \* City Water & Sewer available at site
- \* p.o. Marion County Tax Parcel ID #29733-000-00
- \* Being offered whole at:

**\$600,000**  
**(only \$2.25 per SF)**



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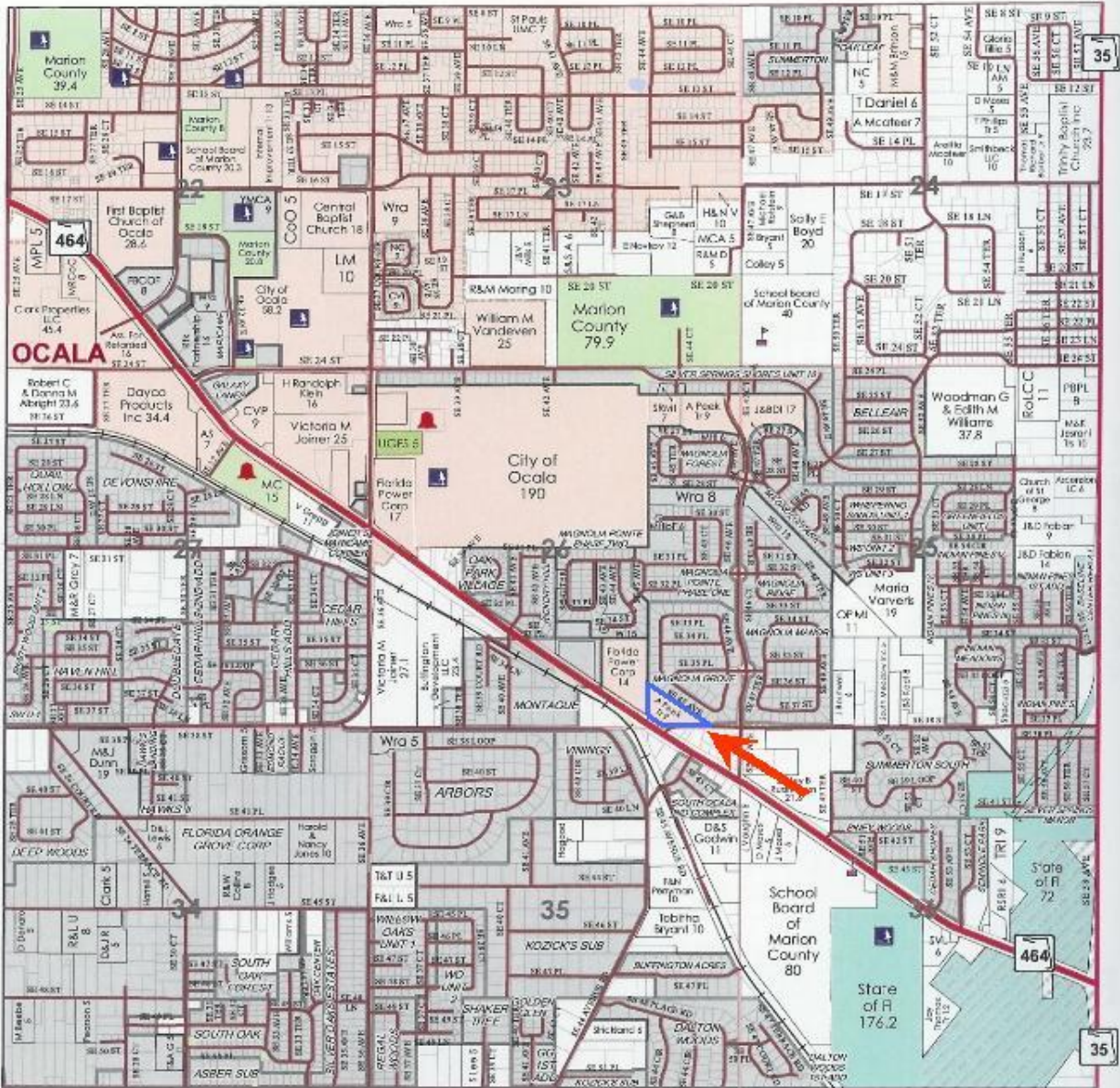


T.15S. - R.22E. (S.E.)



(S.E.)

See T.15S. - R.22E. (N.E.) Page 112



See T.15S. - R.22E. (S.W.) Page 113

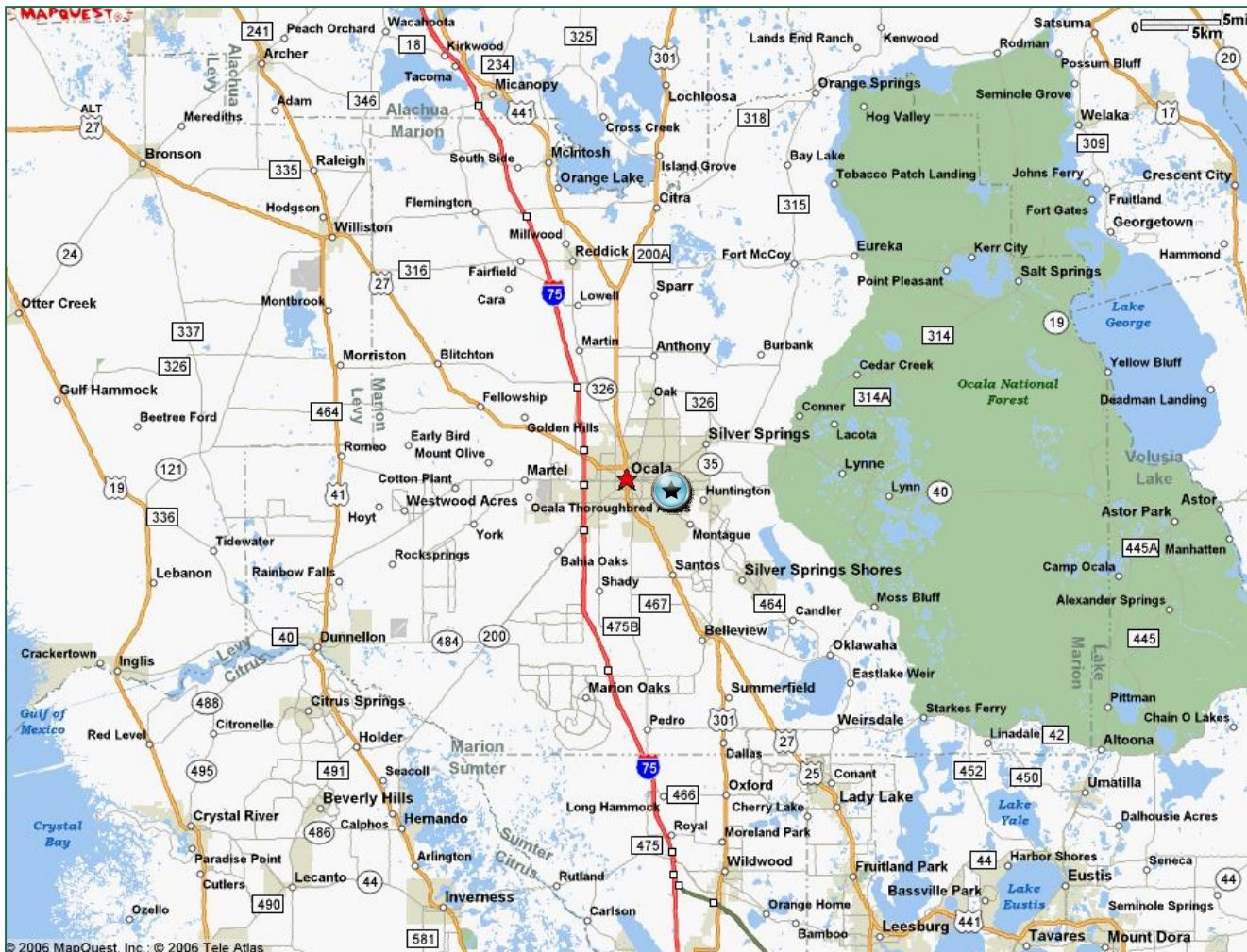
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# Directions

## Magnolias Shopping Village

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### From Ocala:

From downtown Ocala... Take Silver Springs Boulevard East. Make a Right (heading South) on SE 25th Ave. Take SE 25th Ave for a little over 1 mile until it intersects with SE 17th Street (aka Maricamp Road or Hwy 464). Make a Left (heading SE) towards Lake Weir. Property located approximately 2¼ mile on your Left.