

**FOR
SALE**

6 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY ON US 441

18080 N US Hwy 441, Reddick, FL 32686



ABOUT THE PROPERTY

SIZE 6.2± acres

PRICE \$1,600,000

ZONING RAC (Rural Activity Center)

FLU Commercial

ROAD FRONTAGE 480'± on US Hwy 441

PARCEL IDs 03101-000-00, 03114-000-00

DESCRIPTION

Highly visible commercial property! Located on the west side US Hwy 441, this 6-acre property provides convenient access to Ocala, Gainesville, and I-75. Frontage on Hwy 441 allows for high visibility with over 8,500 daily drivers. FDOT has plans to resurface Hwy 441 along this property.

The entire site was recently rezoned to RAC, which allows for a wide range of commercial uses including self-storage, gas station, car wash, professional office, and much more.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

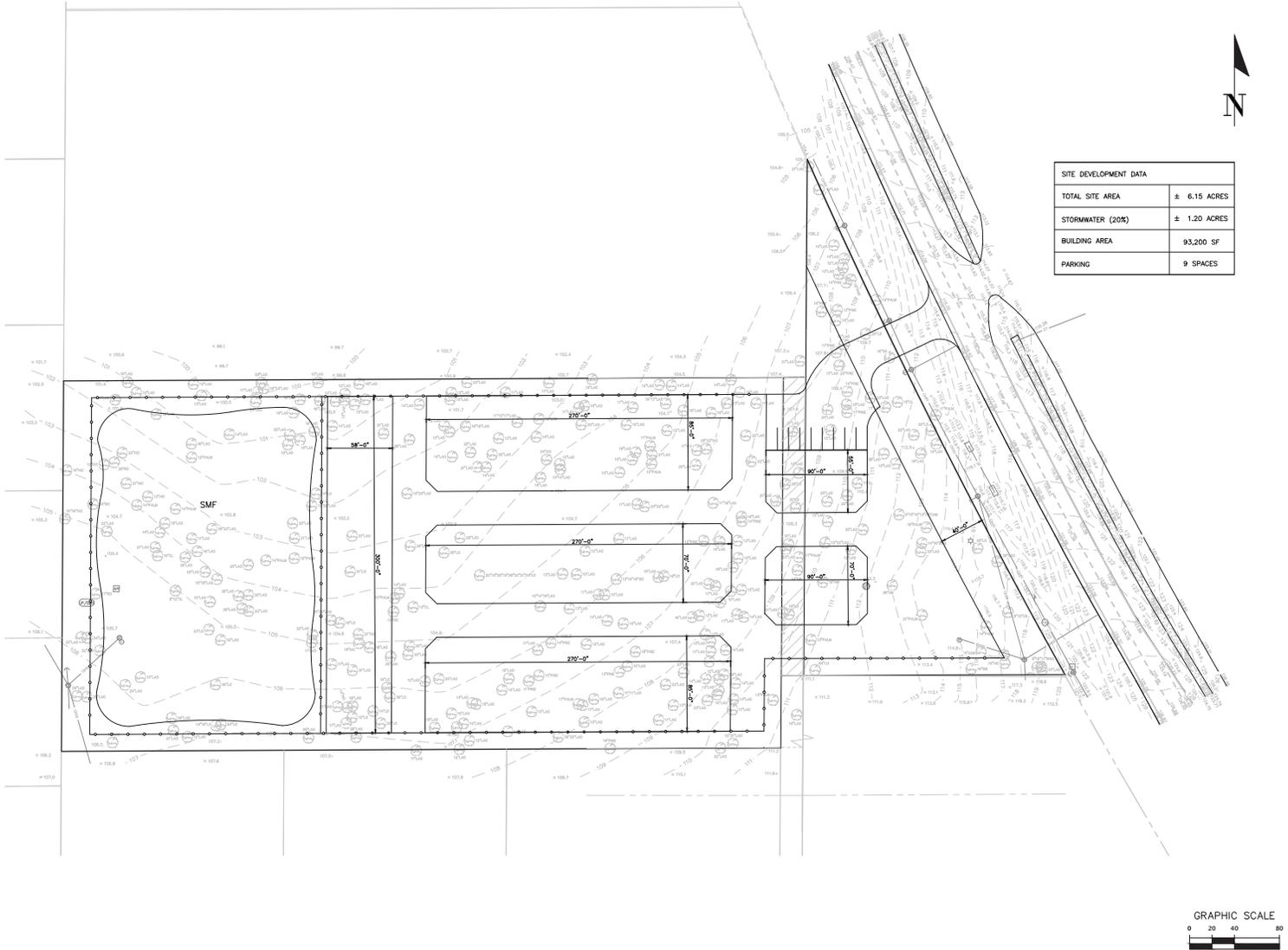
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PRELIMINARY SITE PLAN

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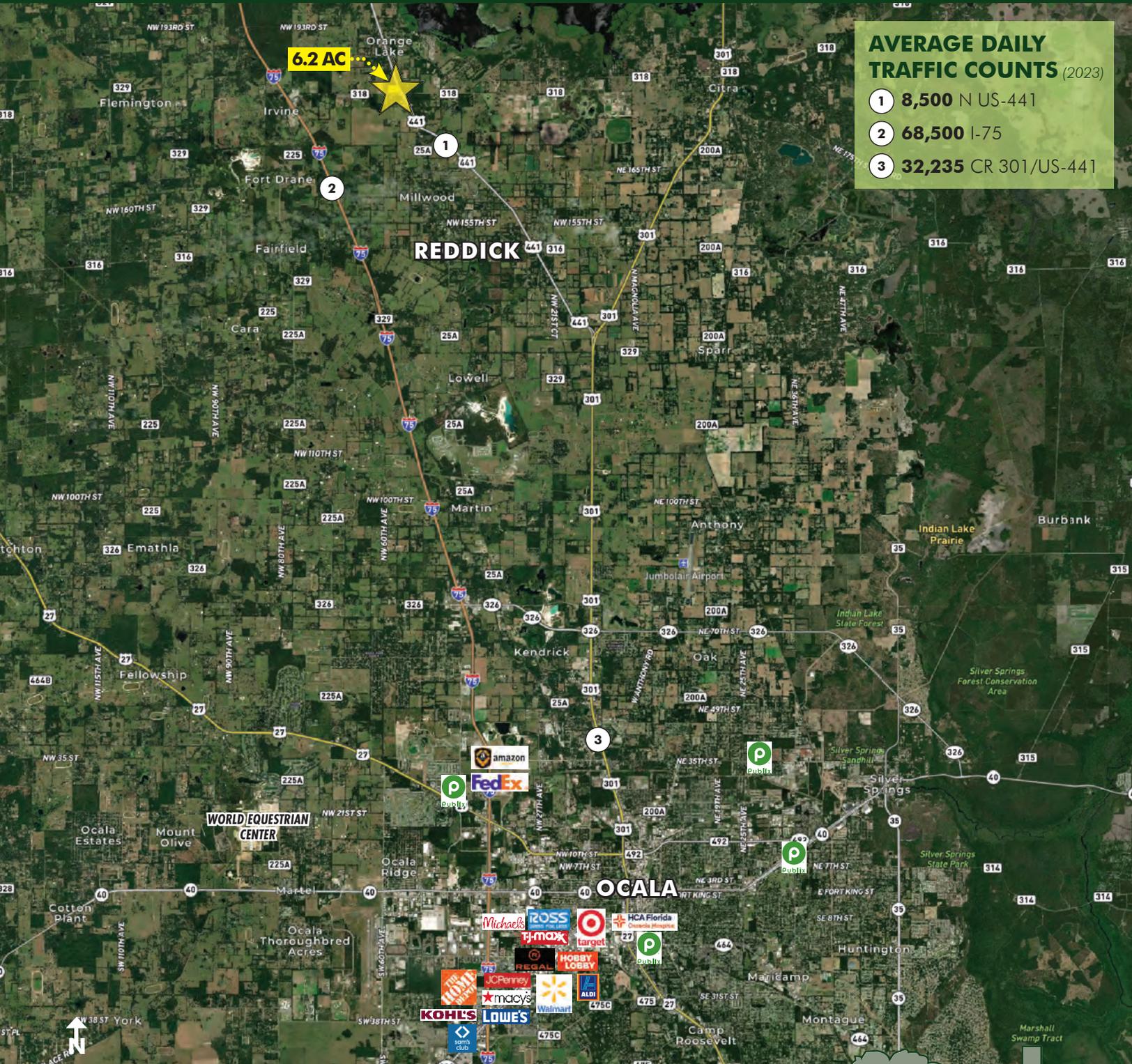
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**AVERAGE DAILY
TRAFFIC COUNTS (2023)**

- 1 **8,500** N US-441
- 2 **68,500** I-75
- 3 **32,235** CR 301/US-441

REGIONAL MAP

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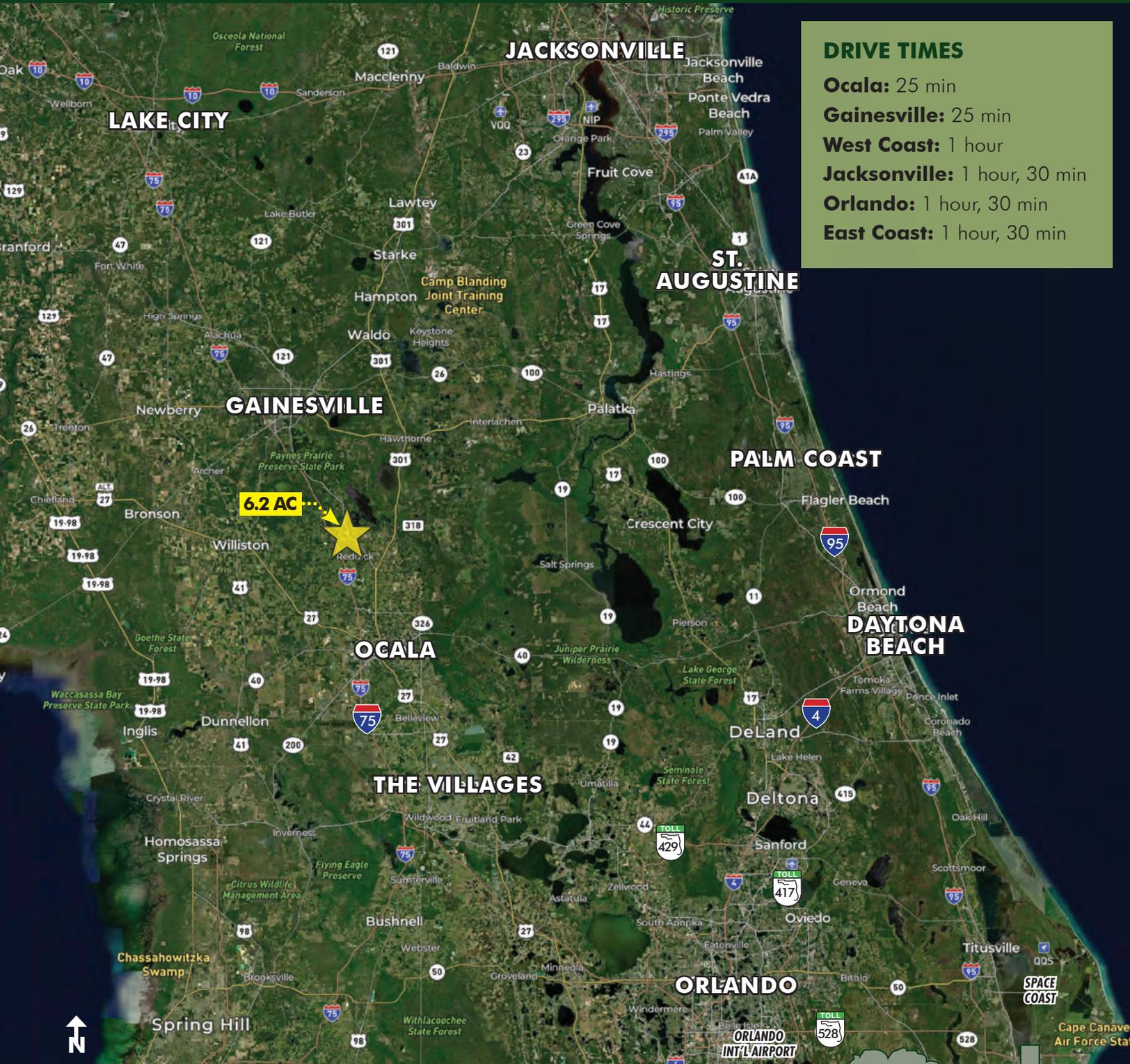
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DRIVE TIMES

Ocala: 25 min

Gainesville: 25 min

West Coast: 1 hour

Jacksonville: 1 hour, 30 min

Orlando: 1 hour, 30 min

East Coast: 1 hour, 30 min

LOCATION MAP

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