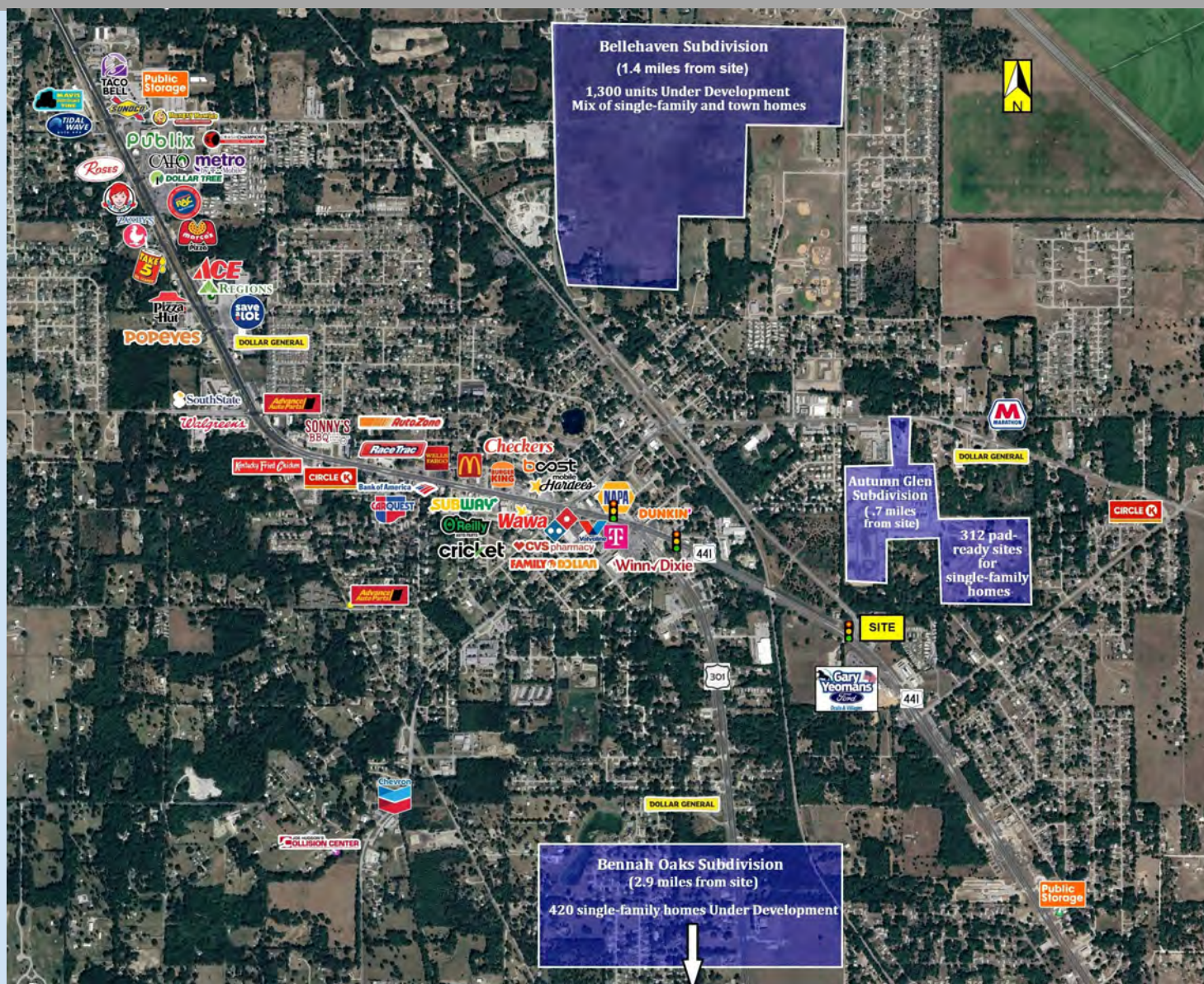


5.8 ac Land For Sale amid new residential developments, Ocala MSA

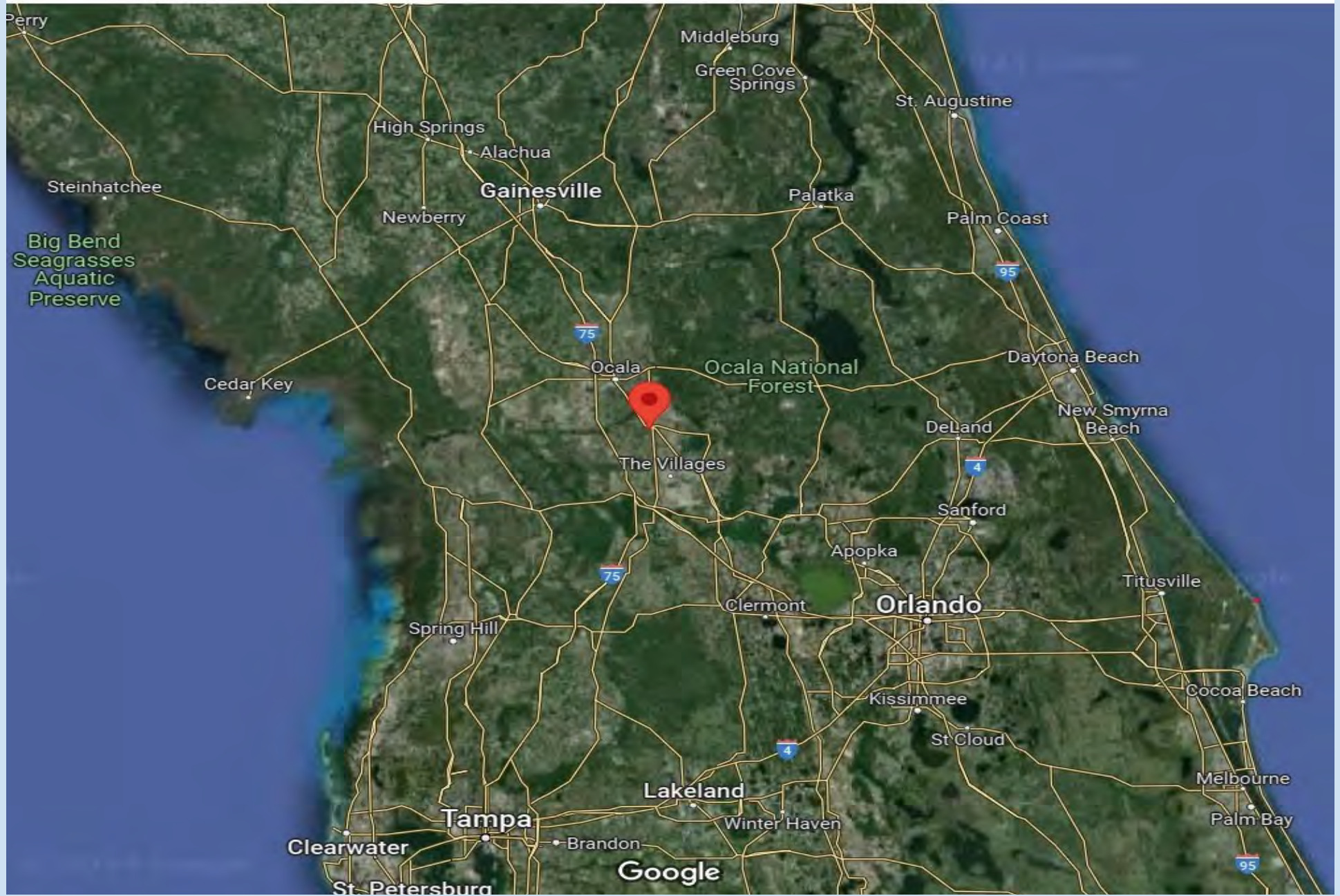
11585 S US Hwy 441, Belleview, FL 34420



Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

Belleview Florida Location Overview



Site Details

11585 S US Hwy 441 Belleview FL 34420

- 5.8 ac at the SEC of SE Baseline Rd and S US Hwy 441
- Traffic Lit Corner
- Previously developed as an RV park, now cleared
- Zoned commercial
- Governing jurisdiction is City of Belleview
- City water and sewer are on site
- High median income



Demographics

	3 mile	5 miles	7 miles
Median HH Income	\$64,379	\$62,927	\$65,192
Median Age	46.4	42.9	45.7
Population	23,737	65,432	104,813
Average travel time to work	26 min	26 min	25 min

Traffic Count

US Hwy 441 ADT 19,932

Bellevue Area Schools

Significant patronage drivers for all commercial, restaurant, retail



- Belleview Elementary-1.3 miles from site/ 650 students
- Belleview Middle School-3.4 miles from site/ 1,573 students
- Belleview High School-4 miles from site/ 1,783 students
- Harbour View Elementary-4.6 miles from site/ 819 students
- Legacy Elementary-5 miles from site/ 716 students
- Lake Weir Middle School-5.9 miles from site/ 1,207 students
- Lake Weir High School-6.7 miles from site/ 1,483 students

Area Highlights

The Ocala MSA has 50,000 residential units that have been approved in the last 5 years. In addition to another 86,000 units approved 10 plus years prior. <https://www.ocala.com/story/news/2022/05/10/ocala-marion-county-florida-addresses-growth-related-concerns/9643547002/>

- Bennah Oaks is a 107 acre site that will feature 419 single-family homes in Belleview and Marion County, ranked in the Top 100 places to live in America. <https://www.d32builder.com/bennah-oaks>
- Bellehaven Subdivision a 219+ acre site will provide 1310 units from single family homes to town homes. Located near the Belleview Sports Complex. <https://www.ocala.com/picture-gallery/business/real-estate/2024/09/04/what-residential-development-is-being-built-near-belleview/75063359007/>
- Autumn Glen a DR Horton Community a 75+ acre site that is currently in the 2nd phase of development. 167 pad ready lots in Phase 1 and currently starting Phase 2 with 147 pad ready lots will be available. <https://htmdevelopers.com/shape-communities-1>

Belleview is located in Marion County and centrally located between Ocala and The Villages with fast and convenient access to Interstate 75. Belleview is part of the Ocala MSA and according to the 2023 US News and World report, the Ocala MSA is the 10th safest, 7th fastest growing metro and the 16th best place to retire.

https://ocalacep.com/images/uploads/site_files/Ocala_MSA_Presentation-April_2024.pdf

• **Belleview Schools:**

- Belleview High School: 2.9 miles west of the site with 1,783 students with a 7% growth in last 5 years
 - Belleview Middle School: 2.5 miles west of the site with 1,573 students
 - Belleview Elementary School: Less than 1 mile from site with 650 students
- Site is just 1.4 miles away from the Belleview Sports Complex, an 80 ac park which is used throughout the year by several football, softball, baseball and soccer leagues, both youth and adult. It also contains basketball and tennis courts.
About Belleview | Belleview, FL (belleviewfl.org)



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