

140+ ACRE AGRICULTURAL LAND OPPORTUNITY

15690 NW 65TH AVENUE RD | Reddick, FL 32653



AVAILABLE FOR SALE

FOR MORE INFORMATION:



Hayle Short

Commercial Associate

813.297.4914

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BOSSHARDT

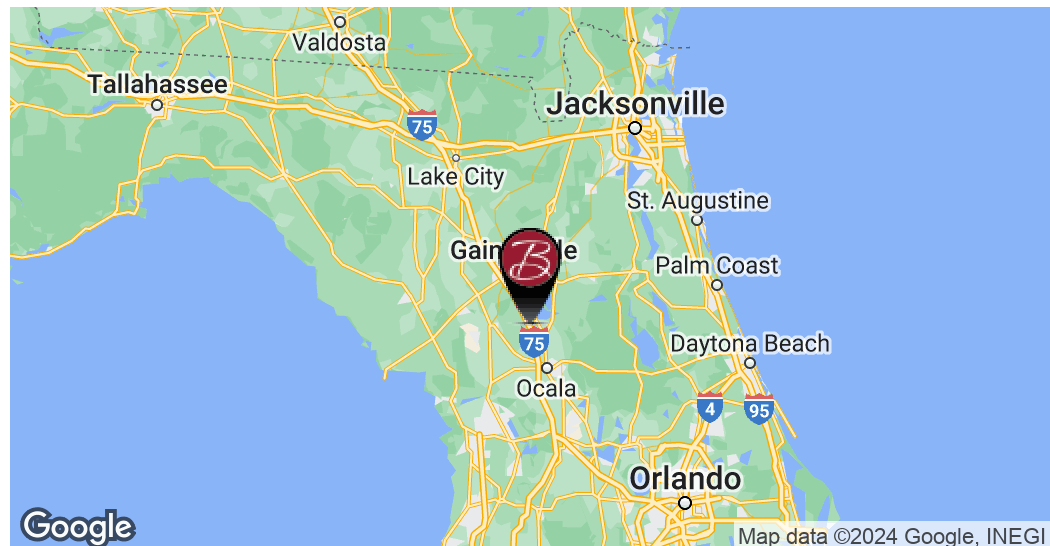
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

140+ ACRE AGRICULTURAL LAND OPPORTUNITY

EXECUTIVE SUMMARY

15690 NW 65TH AVENUE RD | Reddick, FL 32653



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	140 Acres
Zoning:	A-1
Parcel 06273-000-00	80 Acres
Parcel 06300-000-00	40 Acres
Parcel 06296-000-00	19 Acres
Parcel 09286-002-00	10 Acres

PROPERTY OVERVIEW

Bosshardt Commercial and Land Division is pleased to present this mostly cleared 140+ acre housing development site for sale. With 20 acres of high visibility on I-75, the site is just one exit away from top attractions including the World Equestrian Center and soon the World's Largest Buc-ees. With Ocala a 20 minute drive away, this site presents a rare opportunity to shape a remarkable neighborhood.

There is ample potential to clear the property and establish a new housing development, horse farm, private estate or future rezoning if desired. High and dry.

PROPERTY HIGHLIGHTS

- 20 Acres of Frontage on I-75
- High and Dry and largely cleared for development with opportunities for future rezoning if desired
- Survey available upon request. Contact listing agent for details.

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MARION COUNTY OVERVIEW 15690 NW 65TH AVENUE RD | Reddick, FL 32653



MARION COUNTY OVERVIEW

- Located in Central Florida just 1-2 hours from Tampa, Jacksonville, and Orlando, the "Horse Capital of the World," Ocala and Marion County is known for its prominence in horse breeding and racing industry.
- Providing a mix of rural and urban areas, residents and visitors often visit Marion County for its premiere natural attractions and events. Prominent sites include the Ocala National Forest, Don Garlits Museum of Drag Racing, World Equestrian Center, and soon the World's largest Buc-ees.

WORLD EQUESTRIAN CENTER

- Located just **20 minutes from the subject property**, the World Equestrian Center is home to the **largest equestrian complex in the United States**, featuring a number of world class facilities for sporting events, trade shows, equestrian events, and more.
- The center features multiple indoor and outdoor centers, accommodating a variety of sports and performance competition events including soccer, basketball, volleyball, dance, martial arts, cross-country, and more.

WORLDS LARGEST BUC-EES COMING SOON

- In 2025, the "**world's largest**" Buc-ee's will open just east of I-75 near Highway 326 and will reportedly include an **80,000 square-foot** travel center with more than 100 gas pumps.
- Site will be located within **15 minutes from development site**.

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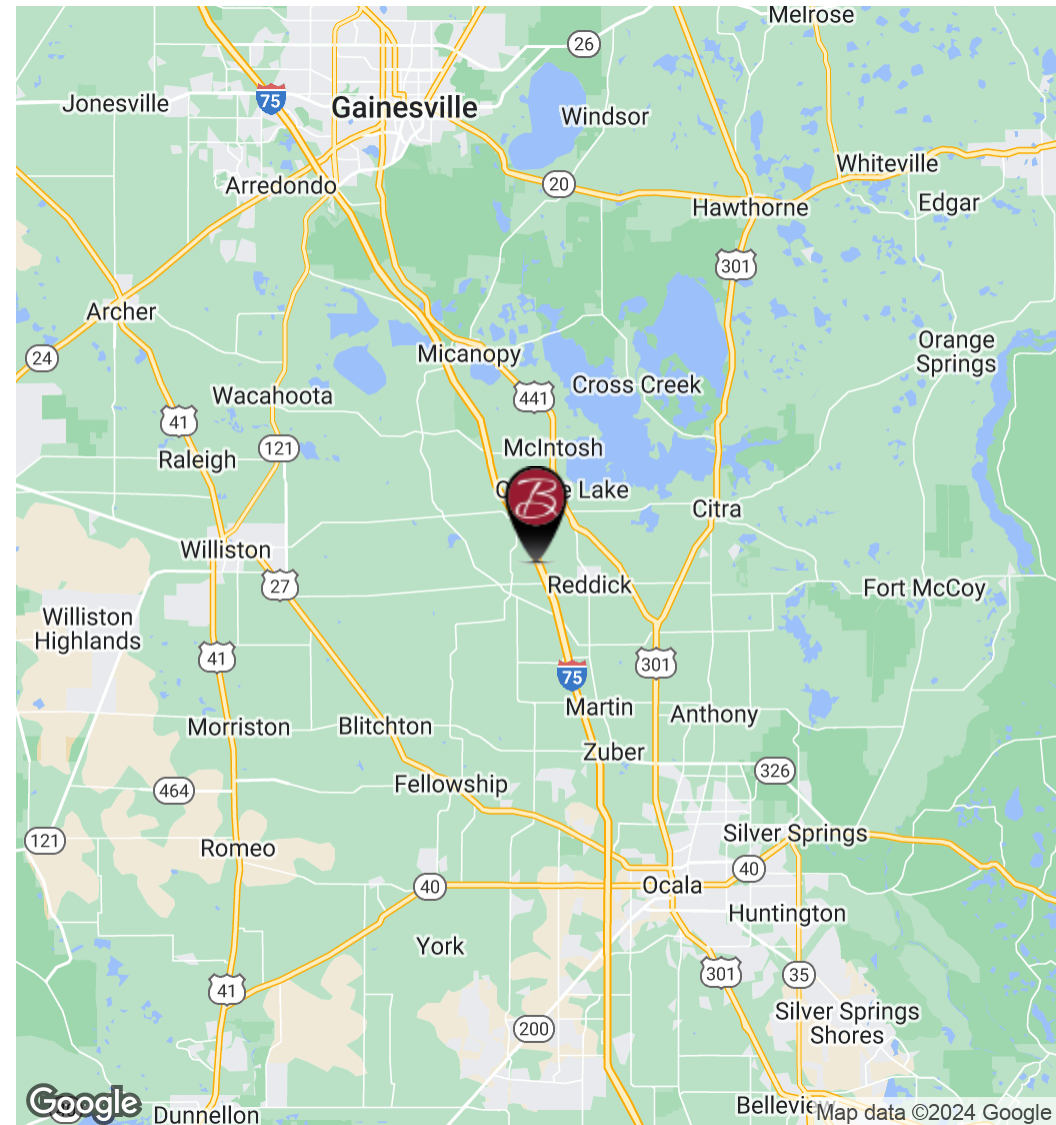
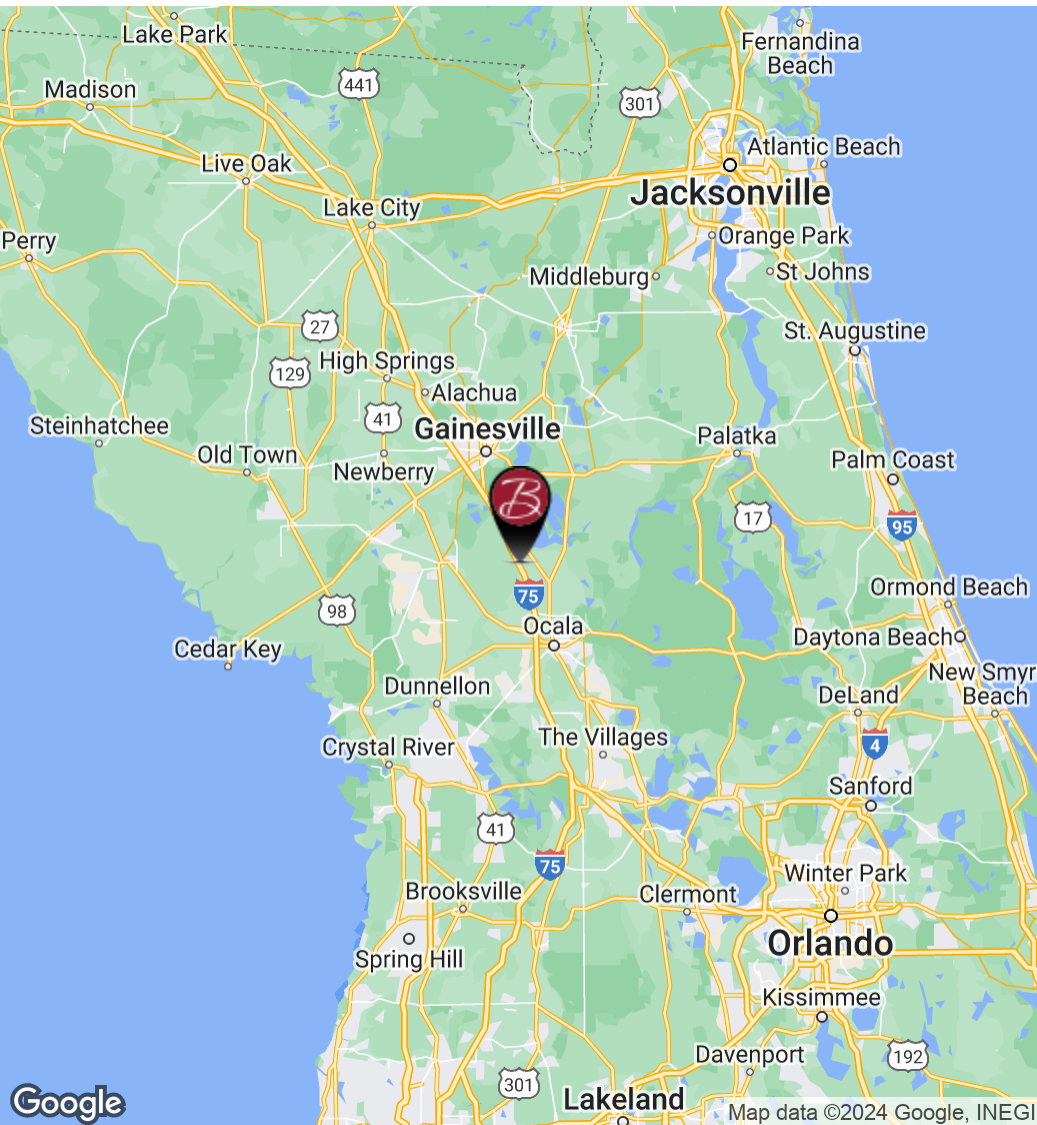
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LOCATION MAP

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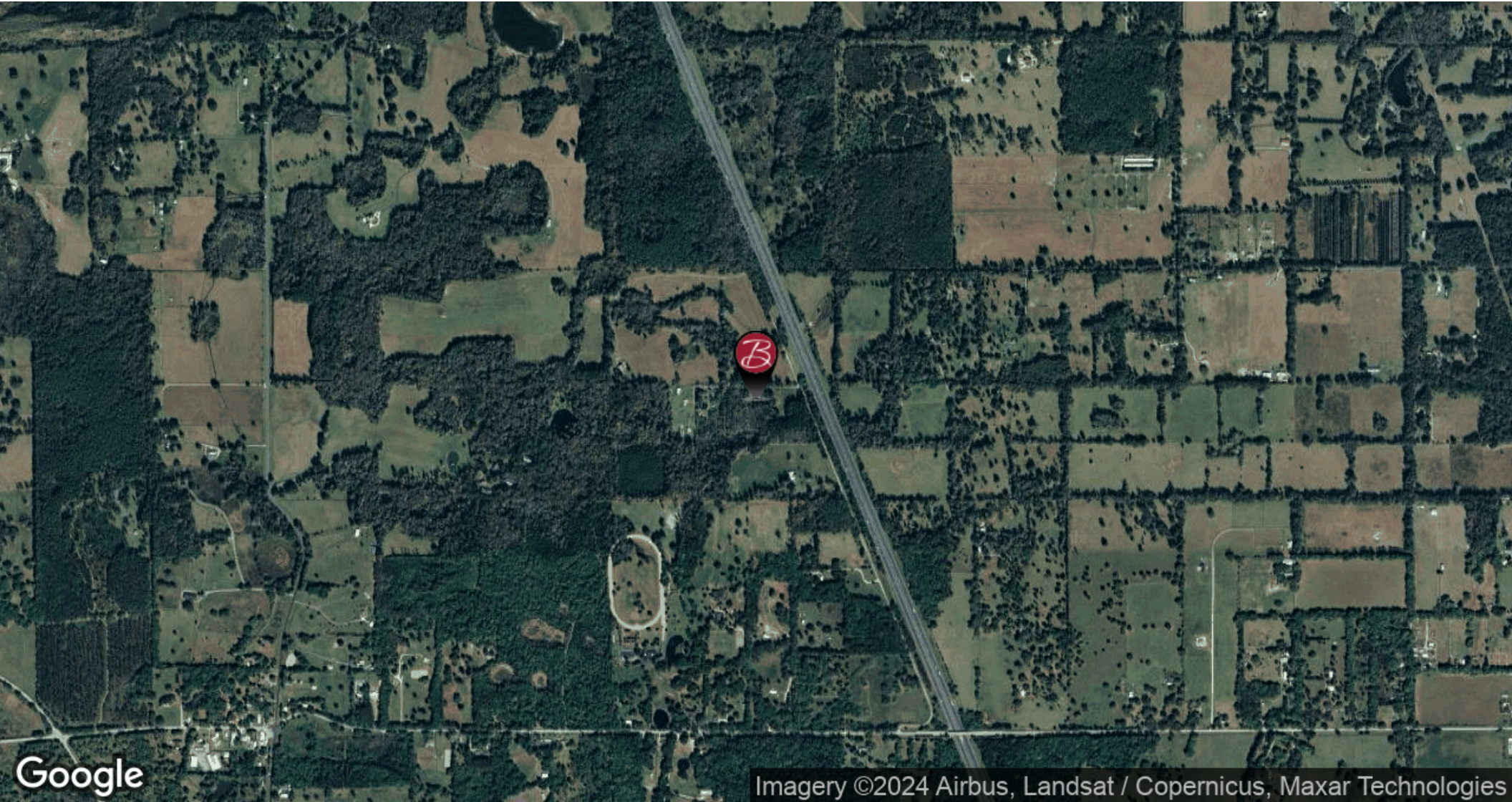


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AERIAL MAP

15690 NW 65TH AVENUE RD | Reddick, FL 32653



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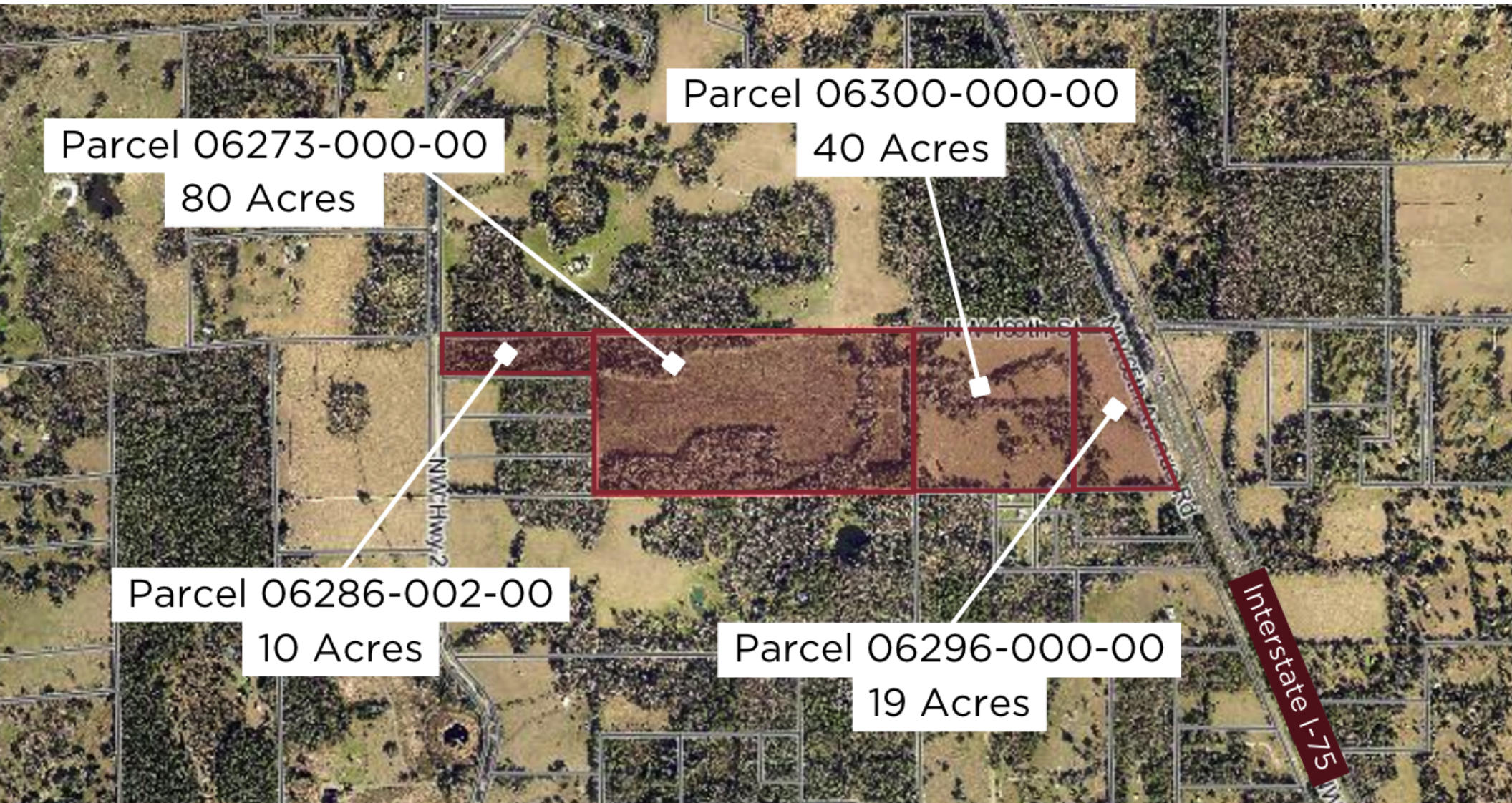
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PARCEL MAP

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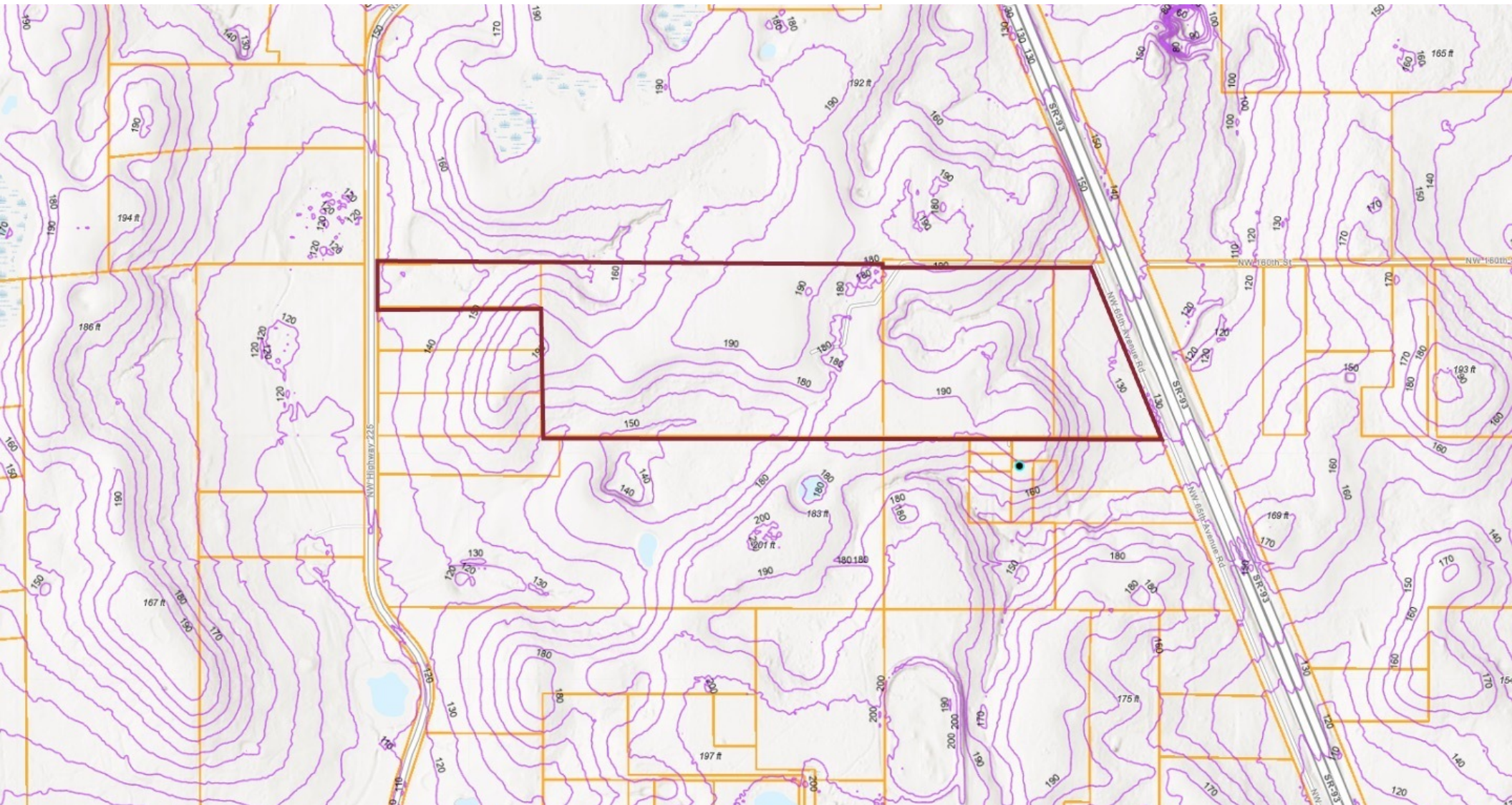


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TOPOGRAPHIC MAP

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ADDITIONAL PHOTOS

15690 NW 65TH AVENUE RD | Reddick, FL 32653

ELEVATED WITH
HIGH VISIBILITY

68,600
CARS PER DAY



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ADDITIONAL PHOTOS

15690 NW 65TH AVENUE RD | Reddick, FL 32653

LARGELY CLEARED & PRIME
FOR NEW OPPORTUNITIES



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ADDITIONAL PHOTOS

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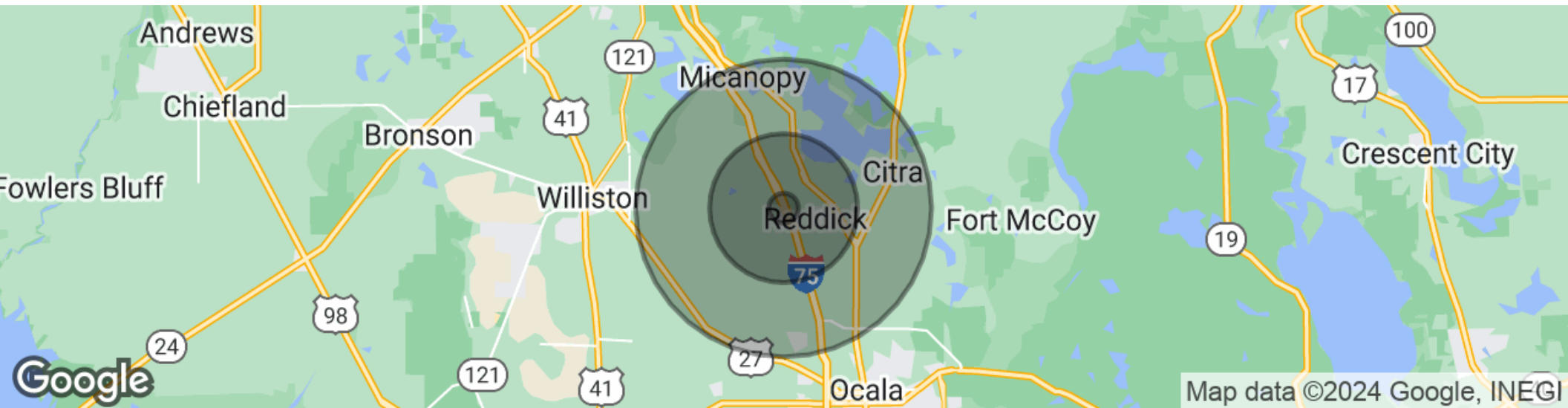
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DEMOGRAPHICS MAP & REPORT 15690 NW 65TH AVENUE RD | Reddick, FL 32653



POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

2020 American Community Survey (ACS)

1 MILE

299

36.4

40.1

36.5

5 MILES

8,106

44.1

45.1

44.7

10 MILES

30,140

45.6

44.1

47.9

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HAYLE SHORT

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HAYLE SHORT

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Direct: **813.297.4914** | Cell: **813.297.4914**

PROFESSIONAL BACKGROUND

Hayle Short is a first-generation college graduate with a Bachelor of Arts in Economics with Minors in Retailing and Business Administration from the University of Florida. After being introduced to Commercial Real Estate as Marketing Coordinator for Eric Ligman in 2019, she has joined the Commercial and Land Division team at Bosshardt Realty. Since joining as a Commercial Associate full-time in January 2023, she has closed over \$1.1 million in commercial transactions in her first quarter. Through her involvement with ICSC, preparing for the ARGUS Enterprise Certification, she has quickly been able to learn about the commercial world and has enjoyed setting a solid foundation for a successful career.

She is a member of the Public Policy Committee, RPAC committee, and Commercial Investment Council through the Gainesville-Alachua County Association of Realtors (GACAR) and has dedicated time to meeting with local and state leaders to advocate for affordable housing policies across the state of Florida.

Prior to her real estate career, Hayle Short has experience interning at the Miller Retail Center at the Warrington College of Business and as a Debt Associate for a boutique investment firm specializing in commercial lending opportunities and underwriting multifamily properties.

EDUCATION

University of Florida, Bachelor of Arts in Economics (2023) with Minors in Business Administration and Retail

Bosshardt Realty Services

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Gainesville, FL 32653
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