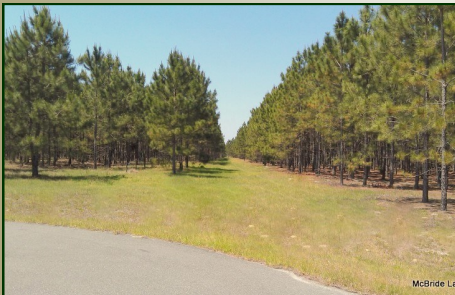


BLUE RUN RANCHES

Commercial & Industrial Center

DUNNELLON, MARION COUNTY, FLORIDA



220± ACRES OFFERED

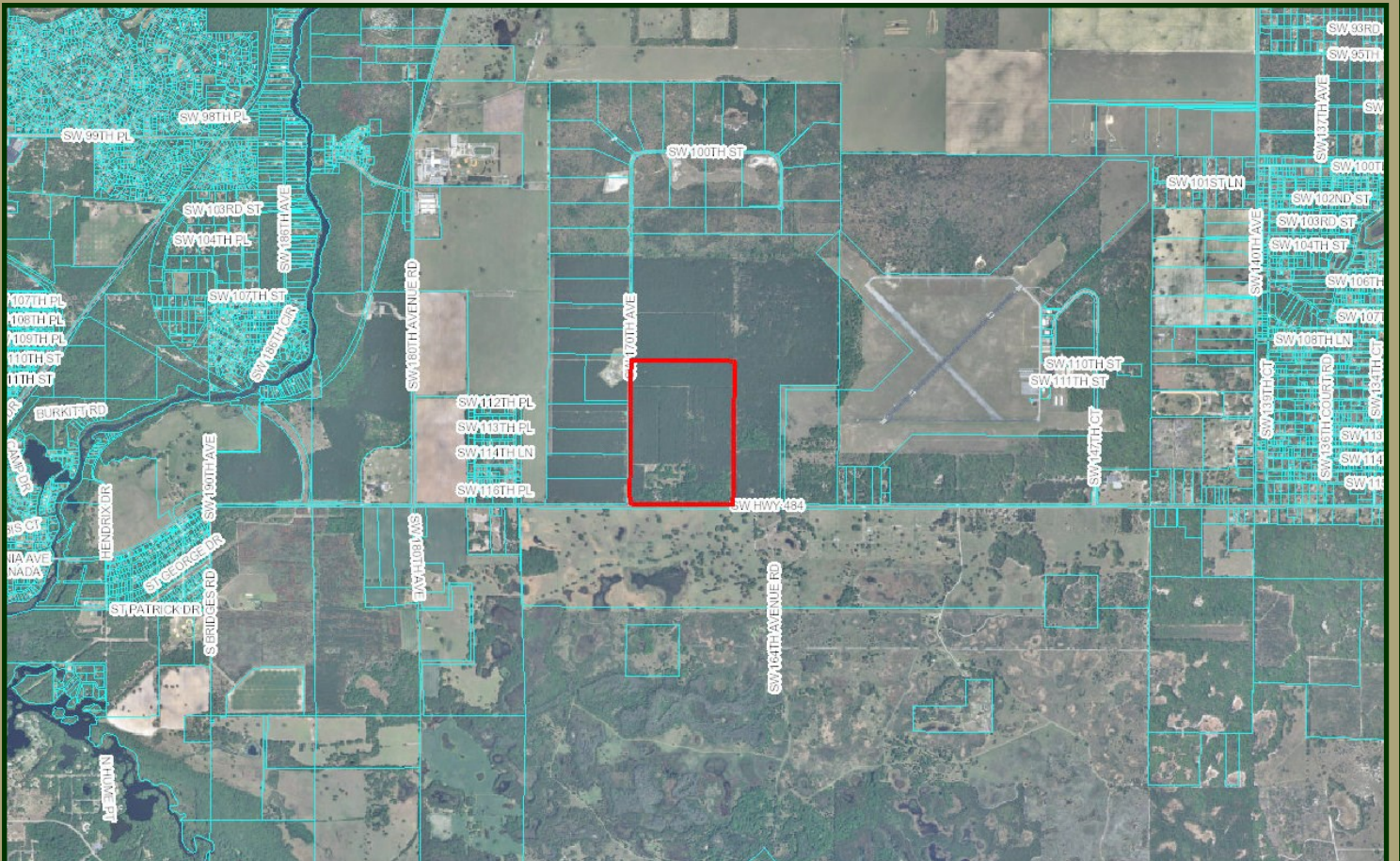
\$5,500,000

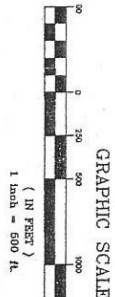
- Close to City Limits of Dunnellon & Dunnellon Airport - **HUGE UPSIDE POTENTIAL** for a savvy investor!!!
- Land Use: Specialized Commerce District
- Zoning: 138.48 acres of B5 (Heavy Business)
81.28 acres of M1 (Light Industrial)
- Approximately ½ mile of paved road frontage on Hwy 484.
- Marion Co. Tax ID #34809-000-00 (2023 RE Taxes = \$725.42)
- Owner willing to divide (subject to pricing adjustment).
- Additional 987± acres, zoned residential, also available (details upon request).

www.mcbrideland.com

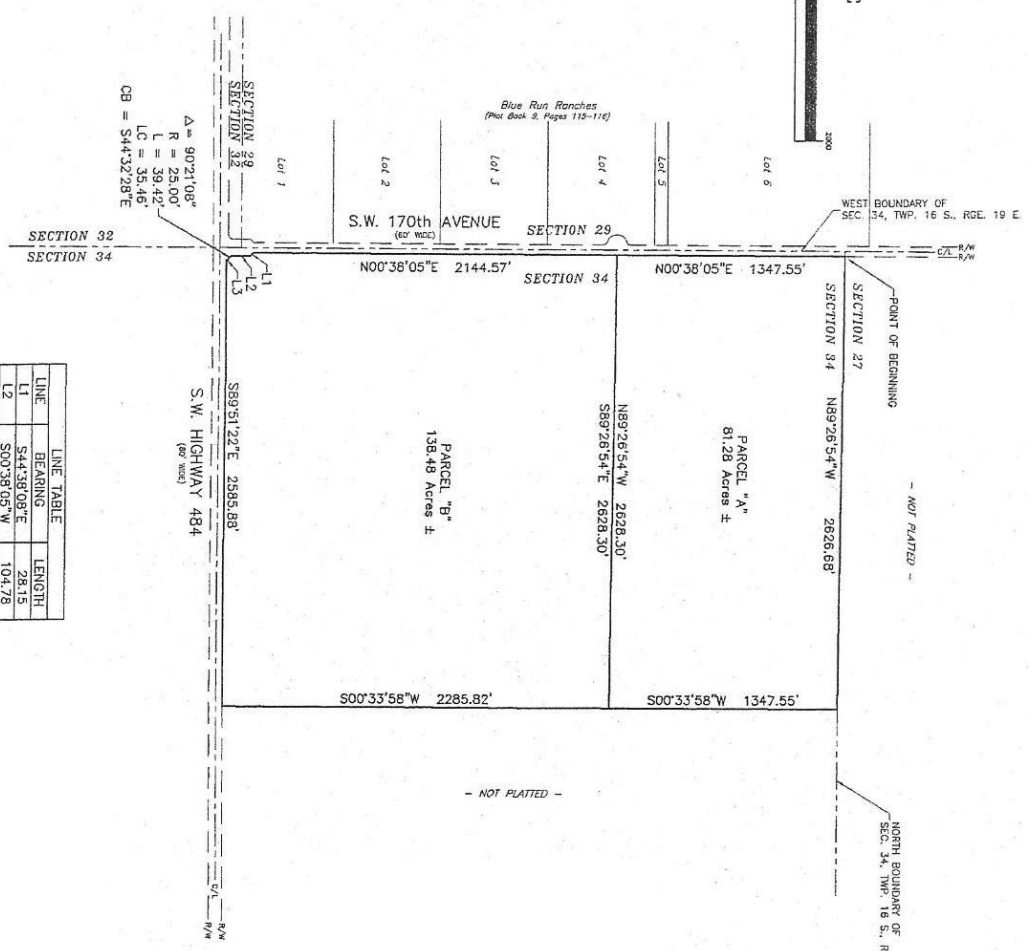


Office: (352) 401-3755
Fax: (352) 401-3757
Mobile: (352) 362-5226





- LEGEND**
- P/W RIGHT OF WAY
 - C/L CENTERLINE
 - R RADIUS
 - A ARC LENGTH
 - L CHORD LENGTH
 - LC CHORD BEARING
 - SBC SUBTENSE
 - TWP TOWNSHIP
 - RGE RANGE
 - L1 LINE NUMBER (SEE LINE TABLE)



LINE	BEARING	LENGTH
L1	S44°38'09\"/>	

$\Delta = 9021.08^\circ$
 $R = 25.00'$
 $L = 39.42'$
 $LC = 35.46'$
 $CB = S44^\circ32'28\"/>$

LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF S.W. HIGHWAY 484, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SECTION 34 WITH THE EAST RIGHT-OF-WAY LINE OF S.W. 170th AVENUE (60 FEET WIDE); THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED S00°38'05\"/>

LEGAL DESCRIPTION

PARCEL "B"

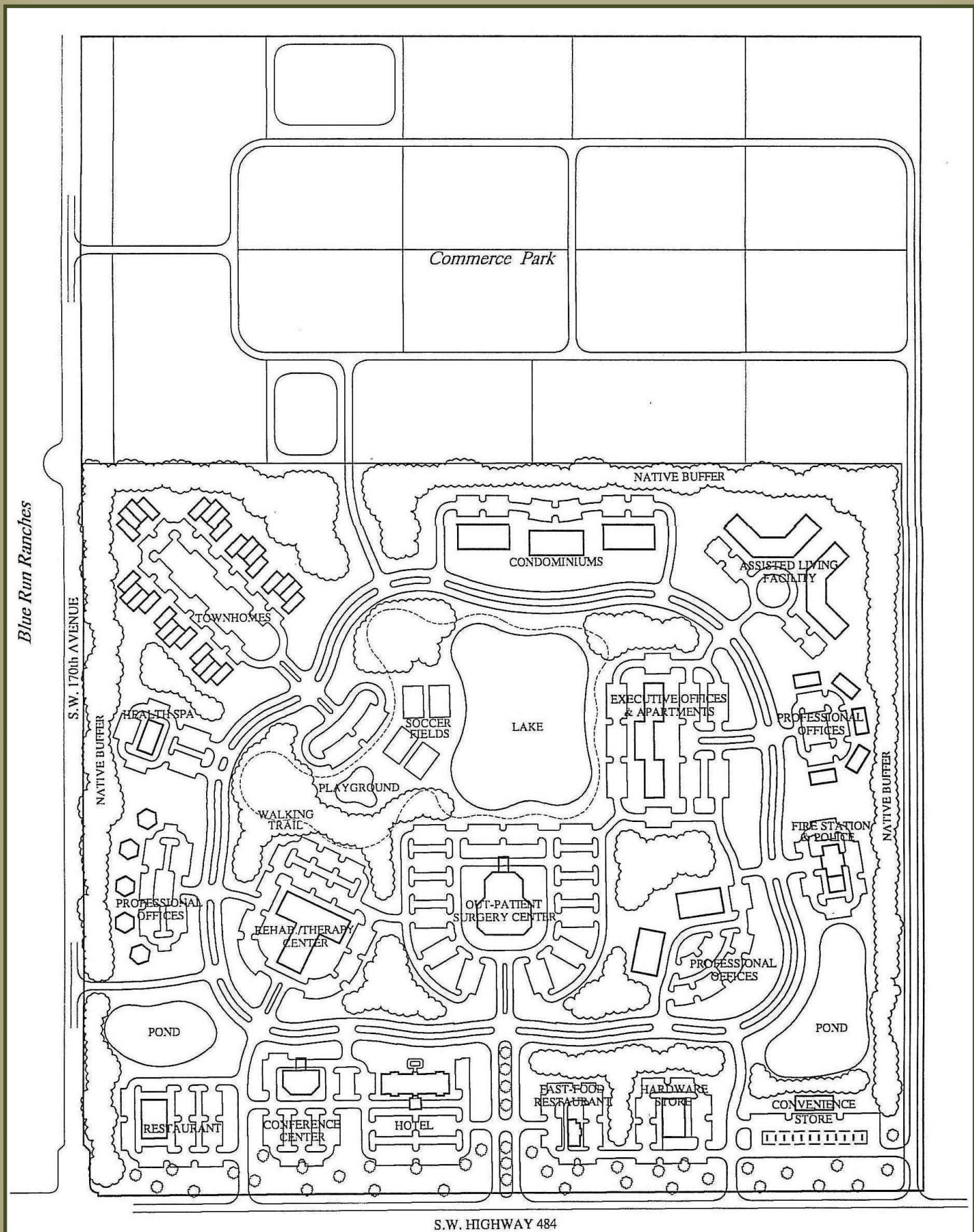
A PORTION OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF S.W. HIGHWAY 484, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SECTION 34 WITH THE EAST RIGHT-OF-WAY LINE OF S.W. 170th AVENUE (60 FEET WIDE); THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED S00°38'05\"/>

ROBERT I. ROGERS
 LICENSED PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

A SKETCH-OF-LEGAL-DESCRIPTIONS
 FOR
 SANDY McBRIDE, TRUSTEE

ROBERT I. ROGERS ENGINEERING CO. INC.
 LIC. BUS. #4074
 1105 S.E. 3rd Ave., Ocala, Florida 32671 (352) 622-9214
 SCALE 1" = 500'
 DATE 10-18-2007 SHEET 1 OF 1

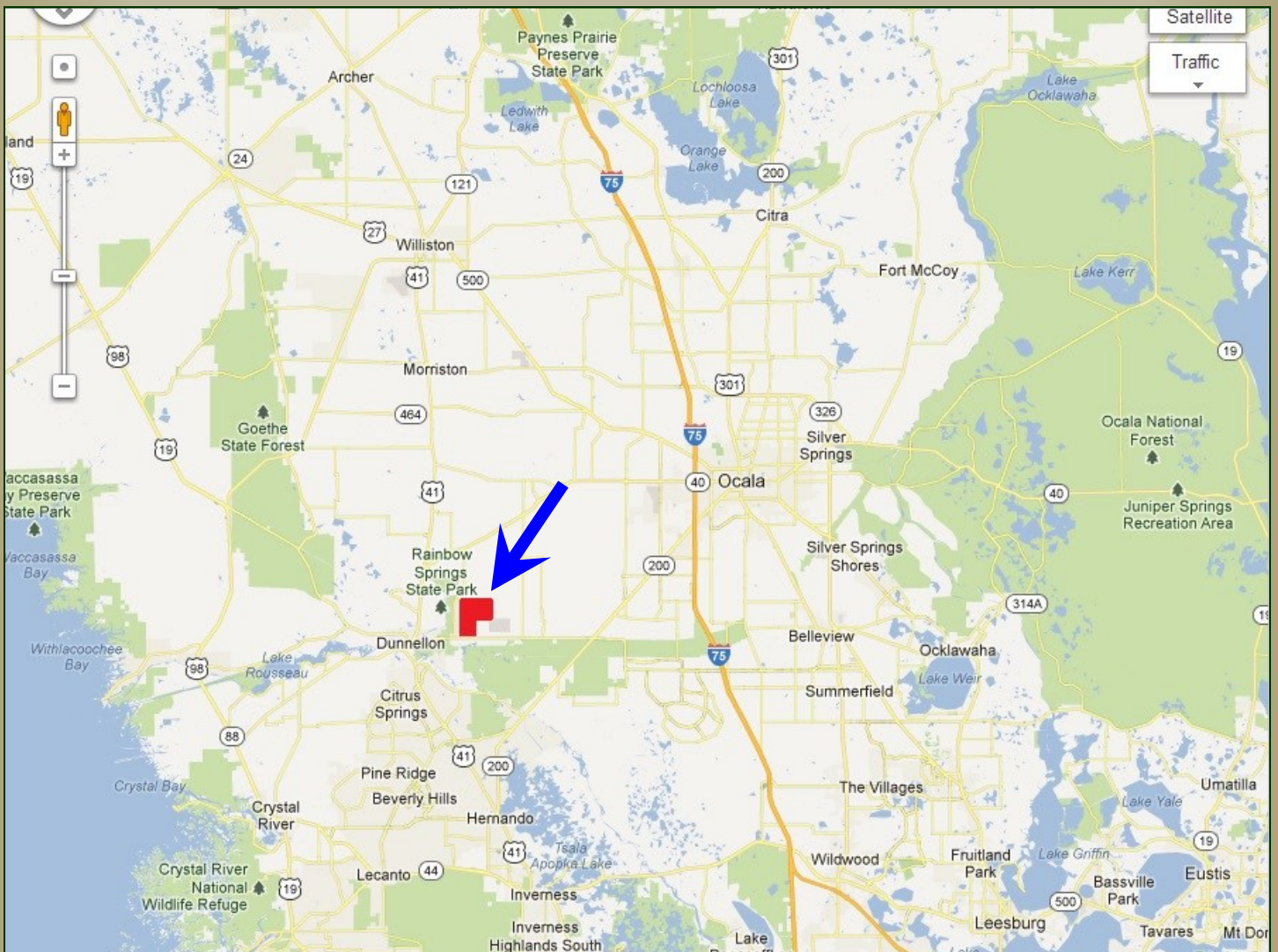
CONCEPTUAL PLAN



S.W. HIGHWAY 484

DIRECTIONS

BLUE RUN RANCHES INDUSTRIAL & COMMERCIAL



From Ocala:

Take SR 200 SW. Make Right (heading West) on Hwy 484 towards Dunnellon. Property located approximately 6.5 miles down on the Right (North Side of the Road). Signs visible from the road.



1553 S.E. Fort King St. • Ocala, Florida 34471

NATHAN R. GARCIA, BROKER ASSOCIATE

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