

## 19.66 Acres

- Subject to Survey 795 Ft Frontage  
795 x 1531 x 1055 x 440 x 383 x 253

- **Major Traffic Routes:**

HWY 200	47,205
SW 60TH AVE	12,822

- **Zoning:**

PUD (Planned Unit Development)

- Urban Residential Land Use

**Infrastructure:**

Marion County Water and Sewer  
SECO Electric

- **Demographics:**

2 mi Population:	9,756
Households:	4,607
5 mi Population:	58,217
Households:	27,707
10 Mi Population:	165,828
Households:	69,744
Avg HH Income:	\$68,916

- **Concept Plan Available**

314 Residential Units  
16 Units per Acre  
Additional Reports Available  
With Confidentiality Agreement

**Price:** \$6,950,000

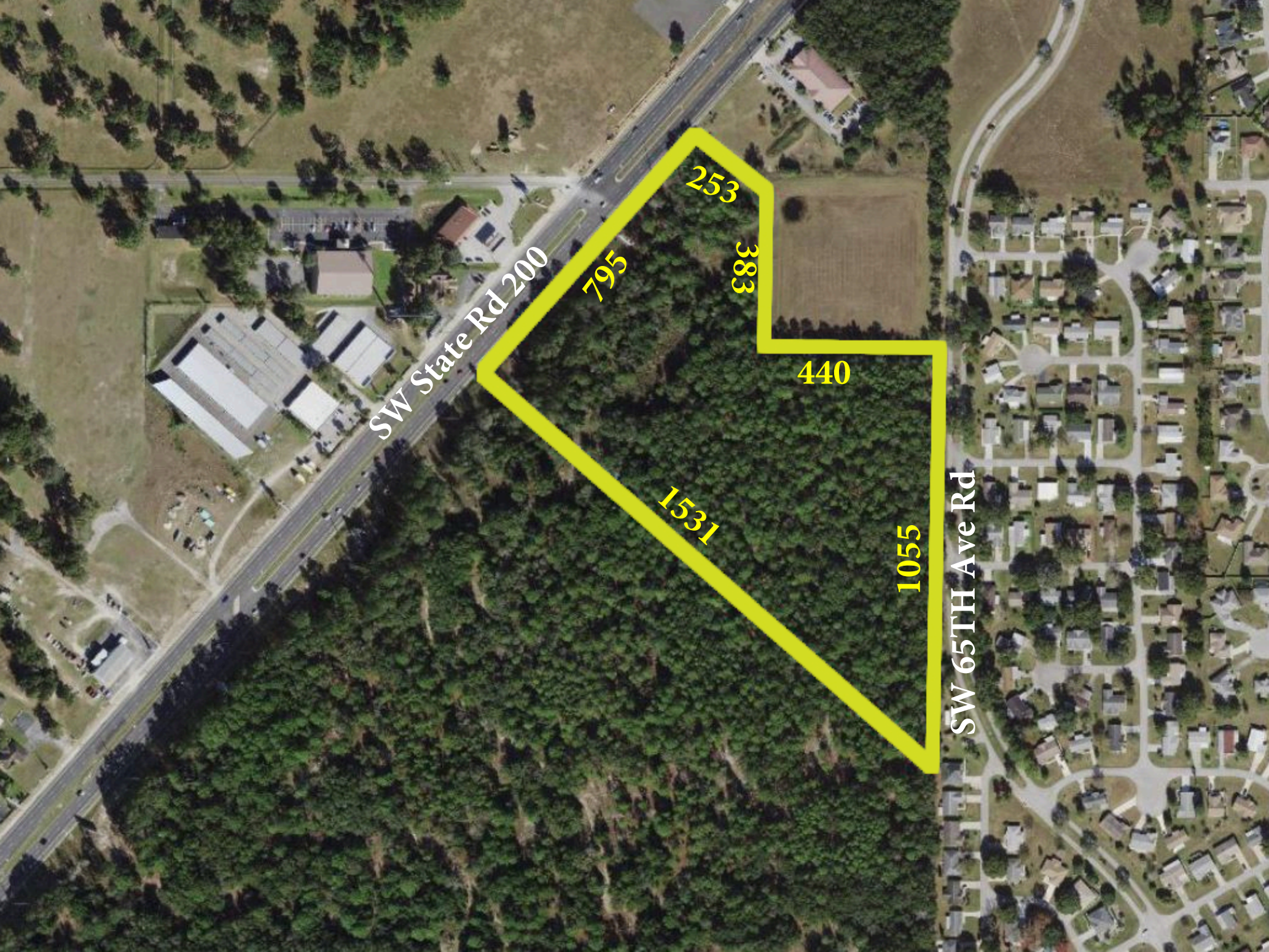
Per Acre: \$353,509.66

Per SF: \$8.12



Lori J. Busch  
(352) 804-5544  
Busch Realty





SW State Rd 200

SW 65TH Ave Rd

795

253

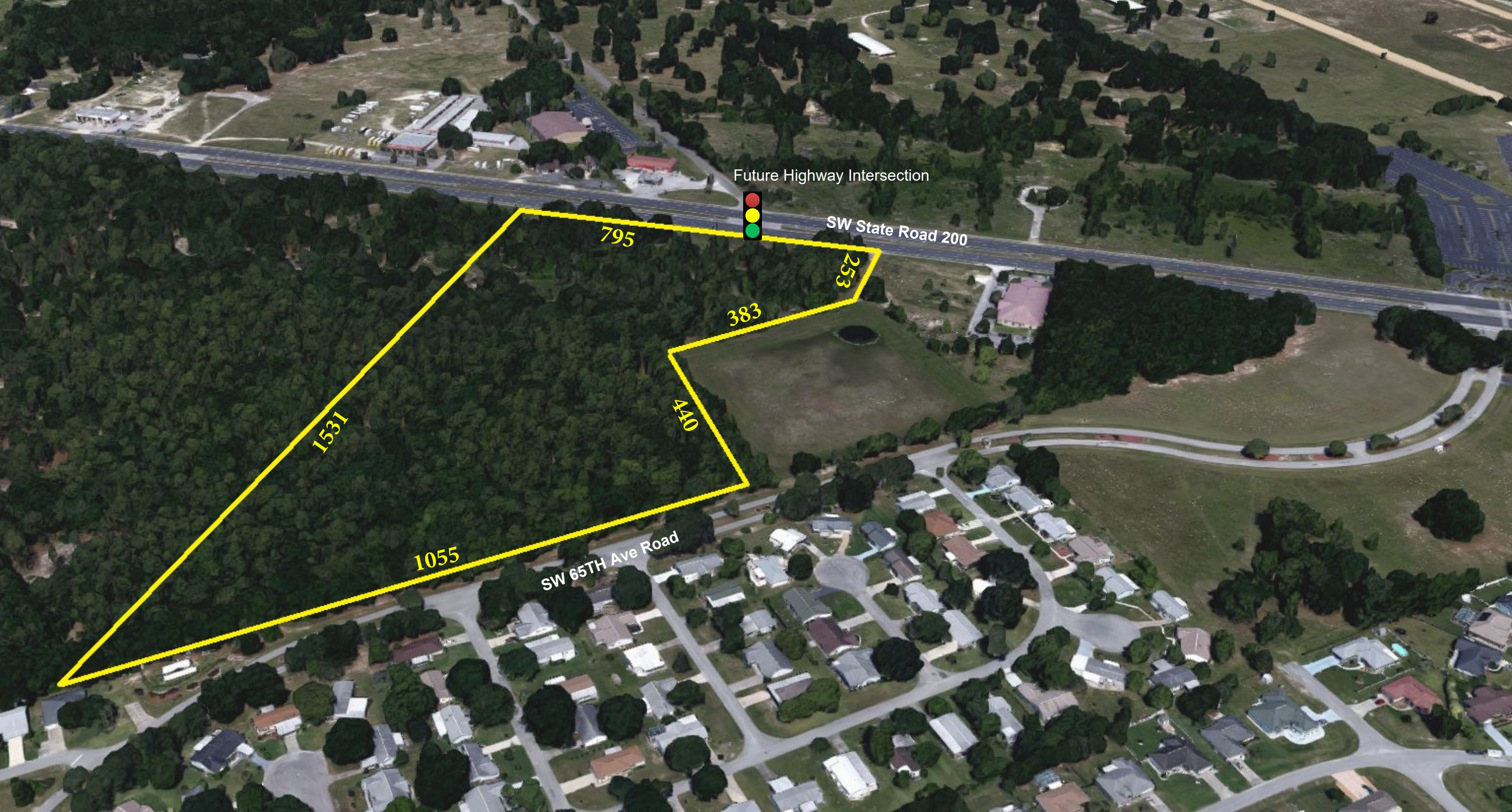
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440

1055

1531



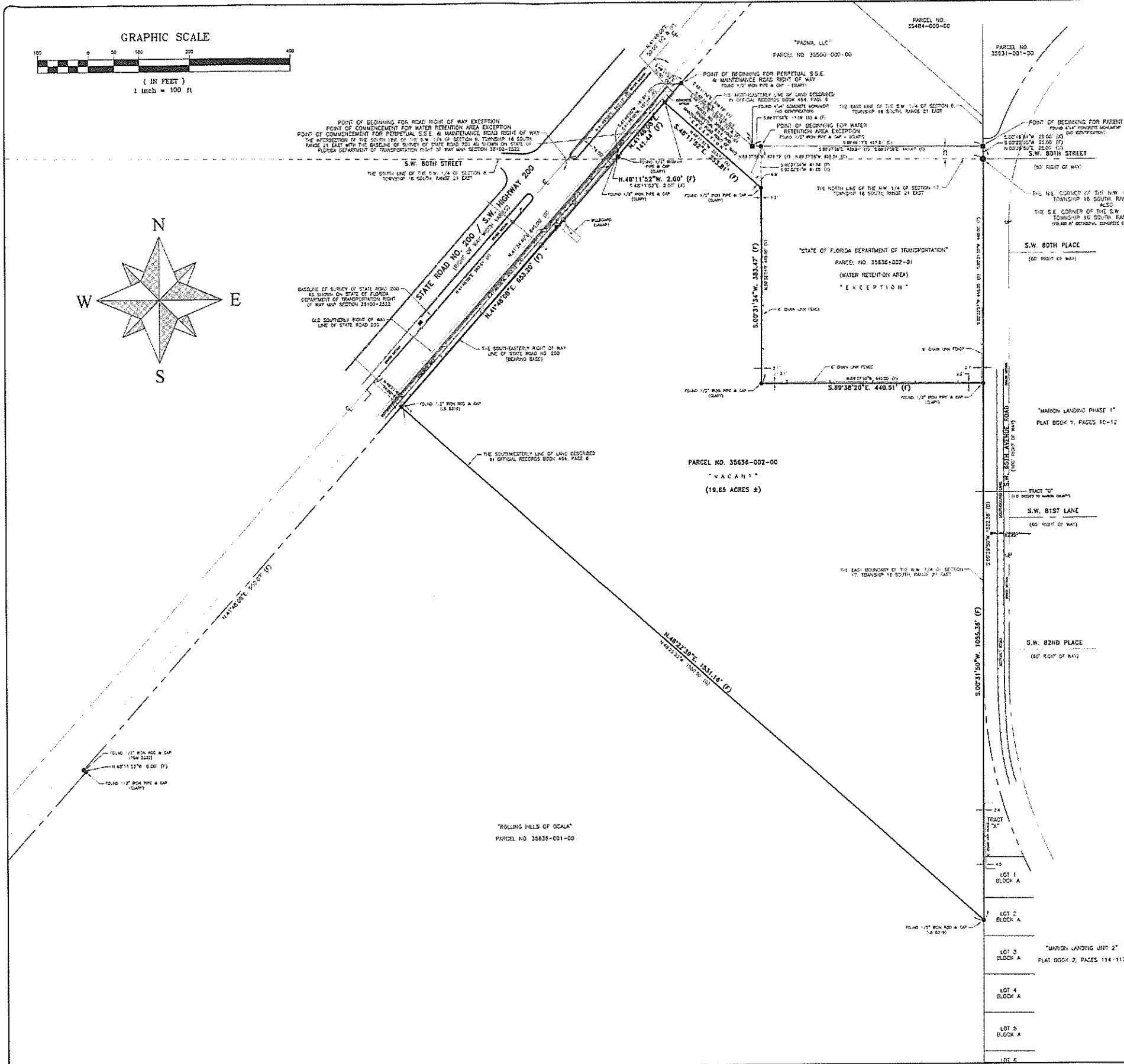
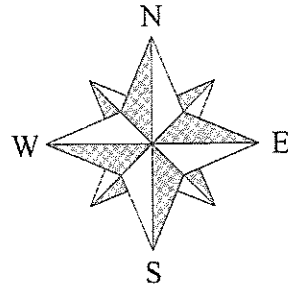
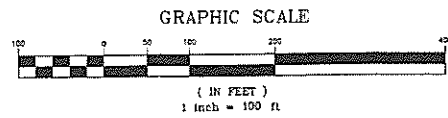


Future Highway Intersection

SW State Road 200

SW 65TH Ave Road





**DESCRIPTION:**  
(PER OFFICIAL RECORDS BOOK 2454, PAGE 1767, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)  
BEGINNING AT A POINT WHICH IS N62°50'E, 25.0 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE N62°50'E, ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17 A DISTANCE OF 1520.36 FEET; THENCE S45°22'30"W, 100.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (160 FEET WIDE); THENCE N41°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 845.00 FEET; THENCE S48°34'56", 210.14 FEET; THENCE S89°49'17"E, ALONG A LINE WHICH IS 20.0 FEET NORTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17, A DISTANCE OF 457.31 FEET TO THE POINT OF BEGINNING, ALL BEING IN MARION COUNTY, FLORIDA (SAID PROPERTY BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 464, PAGE 6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA);

**EXCERPT (WATER RIGHT-OF-WAYS)**  
BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SW 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA WITH THE BASELINE OF SURVEY OF S. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 31600-2522, SAID POINT BEING 824.79 FEET NORTH 89°37'58" WEST OF THE SOUTHEAST CORNER OF SAID SW 1/4; THENCE NORTH 41°48'08" EAST ALONG SAID BASELINE 282.13 FEET TO THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 464, PAGE 6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THENCE SOUTH 48°11'52" EAST ALONG SAID NORTHWESTERLY PROJECTION AND SAID NORTHEASTERLY LINE 72.00 FEET TO A POINT BEING 72.00 FEET SOUTHEASTERLY OF WHEN MEASURED PERPENDICULAR TO SAID BASELINE, THENCE SOUTH 41°48'08" WEST, PARALLEL WITH SAID BASELINE, 191.81 FEET; THENCE SOUTH 48°11'52" EAST 2.00 FEET TO A POINT BEING 74.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE, THENCE SOUTH 41°48'08" WEST, PARALLEL WITH SAID BASELINE, 65.32 FEET TO THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 464, PAGE 6, THENCE NORTH 49°21'49" WEST ALONG SAID SOUTHWESTERLY LINE AND THE NORTHWESTERLY EXTENSION THEREOF 74.00 FEET TO SAID BASELINE OF SURVEY, THENCE NORTH 41°48'08" EAST ALONG SAID BASELINE 583.01 FEET TO THE POINT OF BEGINNING.

**EXCERPT (WATER RETENTION AREA)**  
COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SW 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA WITH THE BASELINE OF SURVEY OF S. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 31600-2522, SAID POINT BEING 824.79 FEET NORTH 89°37'58" WEST OF THE SOUTHEAST CORNER OF SAID SW 1/4; THENCE NORTH 41°48'08" EAST ALONG SAID BASELINE 282.13 FEET TO THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 464, PAGE 6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THENCE SOUTH 48°11'52" EAST ALONG SAID NORTHWESTERLY PROJECTION AND SAID NORTHEASTERLY LINE 72.00 FEET TO A POINT BEING 72.00 FEET SOUTHWESTERLY OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID SW 1/4; THENCE SOUTH 49°37'58" EAST PARALLEL WITH SAID SOUTH LINE 17.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°37'58" EAST PARALLEL WITH SAID SOUTH LINE 430.91 FEET TO THE EAST LINE OF SAID SW 1/4; THENCE SOUTH 09°51'51" WEST ALONG SAID EAST LINE 25.00 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE SOUTH 09°32'51" WEST ALONG THE EAST LINE OF SAID NW 1/4 440.00 FEET; THENCE NORTH 89°37'58" WEST 440.00 FEET; THENCE NORTH 09°32'51" EAST 465.00 FEET TO THE POINT OF BEGINNING

**EXCERPT (55.5 E. MAINTENANCE ROAD R/W)**  
COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SW 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA WITH THE BASELINE OF SURVEY OF S. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 31600-2522, SAID POINT BEING 824.79 FEET NORTH 89°37'58" WEST OF THE SOUTHEAST CORNER OF SAID SW 1/4; THENCE NORTH 41°48'08" EAST ALONG SAID BASELINE 282.13 FEET TO THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 464, PAGE 6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THENCE SOUTH 48°11'52" EAST ALONG SAID NORTHWESTERLY PROJECTION AND SAID NORTHEASTERLY LINE 72.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 72.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID BASELINE, THENCE CONTINUE SOUTH 48°11'52" EAST ALONG SAID NORTHEASTERLY LINE 187.18 FEET TO A POINT BEING 25.00 FEET NORTHERLY OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID SW 1/4; THENCE SOUTH 89°37'58" EAST PARALLEL WITH SAID SOUTH LINE 17.09 FEET TO THE NORTHWEST CORNER OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION WATER RETENTION AREA AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 31600-2522, WEST ALONG THE WESTERLY BOUNDARY OF SAID WATER RETENTION AREA 81.55 FEET; THENCE NORTH 48°11'52" WEST 25.77 FEET TO A POINT BEING 72.00 FEET SOUTHEASTERLY OF WHEN MEASURED PERPENDICULAR TO SAID BASELINE, THENCE NORTH 41°48'08" EAST PARALLEL WITH SAID BASELINE 50.00 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

- 1 THE FIELD MEASURED BEARINGS DEPENDING ON THE ASSUMED BEARING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 202, TO BEAR 4+148.08°E
- 2 UNLESS OTHERWISE NOTED, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY
- 3 THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PRECEE LAHO SURVEYING, INC.
- 4 THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
- 5 ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES)
- 6 THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR
- 7 THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON
- 8 THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED
- 9 THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY
- 10 THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE F-000 INSURANCE RATE MAP, FOLIO IN COMMUNITY PANEL NUMBER 12063C 0701 E, EFFECTIVE APR. 10, 2017
- 11 THE MOST CURRENT AFFIDAVIT RECORDED INSTRUMENTS FOR ADDITIONS TO THE LANDS SURVEYED WERE NOT FURNISHED

(F)	FLAT DIMENSION	TBW	TEMPORARY BENCHMARK	WELL	HOLE BEB
(F)	FIELD MEASUREMENT	RCP	REINFORCED CONCRETE PIPE	TRAFFIC CONTROL BOX	BURIED CABLE MARKER
(C)	DEED DIMENSION	CCP	COMPACTED CRUSHED CEMENT	WATER METER	CREASE, TRAP
(C)	DEED RELATED DIMENSION	VCP	VITRIFIED CLAY PIPE	TELEPHONE RISER BOX	SANITARY MANHOLE
(E)	EXCEPTION DIMENSION	PVC	POLYVINY CHLORIDE	ELECTRIC BOX	STORM DRAINAGE MANHOLE
NR	RIGHT OF WAY LINE	HDPE	HIGH DENSITY POLYETHYLENE	CABLE IN RISER BOX	TELEPHONE MANHOLE
LR	LEFT OF WAY LINE	DU	OVERHEAD UTILITIES	IRRIGATION CONTROL BOX	STORM INLET
OR	OFFICIAL RECORDS BOOK	FDDT	FIRE DEPARTMENT OF TRANSPORTATION	WOOD POWER POLE	CENTURINE
PC	POINT OF CURVATURE	BCDOP	BURIED CABLE DETECTOR	CUT ANCHOR	MONITORING WELL
PR	POINT OF REVERSE CURVATURE	ACV	AIR CONDITIONER	FIRE HYDRANT	LIGHT POLE
PI	POINT OF TANGENCY	FCM	FIBER OPTIC CABLE MARKER	FIRE DEPARTMENT CONNECTION	WATER VALVE
LB	LOCATED BUSINESS	PRM	PERMANENT REFERENCE MARKMENT	WATER VALVE	SEWER VALVE
LS	LOCATED SURVEYOR	DCP	PERMANENT CONTROL POINT	SEWER VALVE	SET 5/8" IRON ROD & CAP - LB 7389
FE	FIELD PAVED FIELD ELEVATION	PSM	PROFESSIONAL SURVEYOR & MAPPER	FOUND 5/8" IRON ROD & CAP -	FOUND 5/8" IRON ROD & CAP - LB 7389
PS	PROFESSIONAL SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	FOUND 4"x4" CONCRETE MOUNTMENT	FOUND 4"x4" CONCRETE MOUNTMENT - LB 7329
WP	WOOD POWER POLE	RLS	REGISTERED LAND SURVEYOR	IDENTIFICATION	FOUND 8" CONCRETE MOUNTMENT
CP	CONCRETE POWER POLE	N	NUMBER		
BR	BURIED				



BOUNDARY SURVEY  
FOR:  
AKSHAR DEVELOPMENT, LLC



BELLWETHER PROFESSIONAL PARK  
2201 S.E. 30TH AVENUE, SUITE 102  
OCALA, FL 34471  
PHONE: (352) 351-0091  
FAX: (352) 351-0093 FAX  
EMAIL: gler@psincus.com

(LICENSED BUSINESS NO. 7389)

### SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

2/24/2  
DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: FEBRUARY 22, 2021

DRAWN		J R C	REVISONS		BY	DATE
CHECKED		G H P				
F B		PAGES				
110		16-17				
FILE INFO:						
17-16-21						
SCALE 1" = 100'		COPYRIGHT © 2021		JOB ORDER # 21-024		







## Demographic Summary Report

### Cornerstone Professional Centre

6785-6793 SW Highway 200, Ocala, FL 34476

Building Type: **Specialty**

Class: -

RBA: **27,700 SF**

Typical Floor: **27,700 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



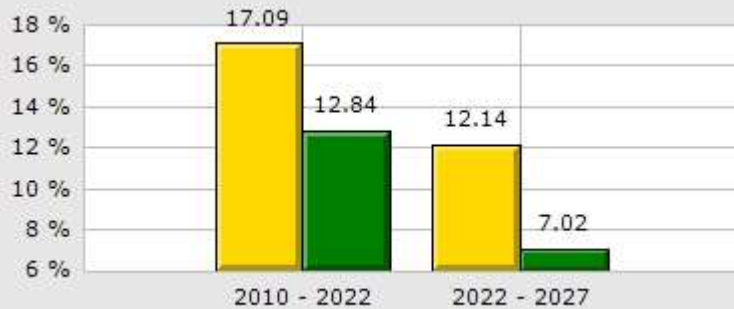
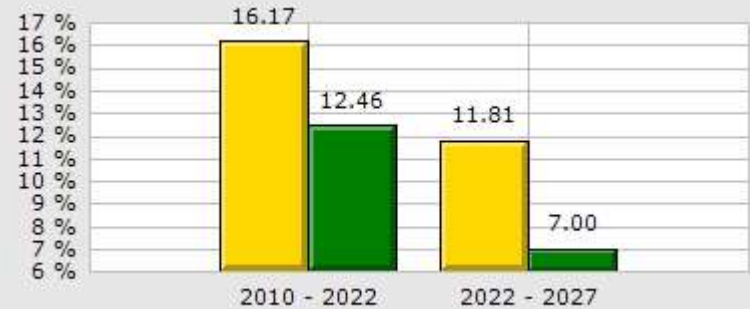
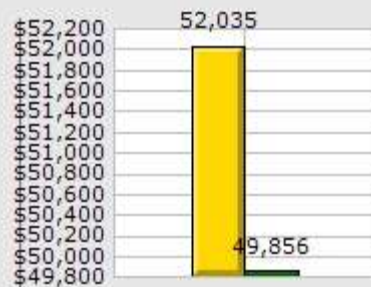
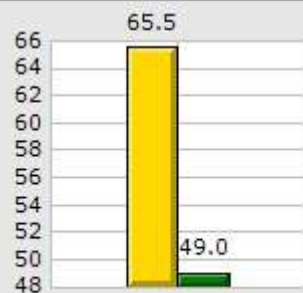
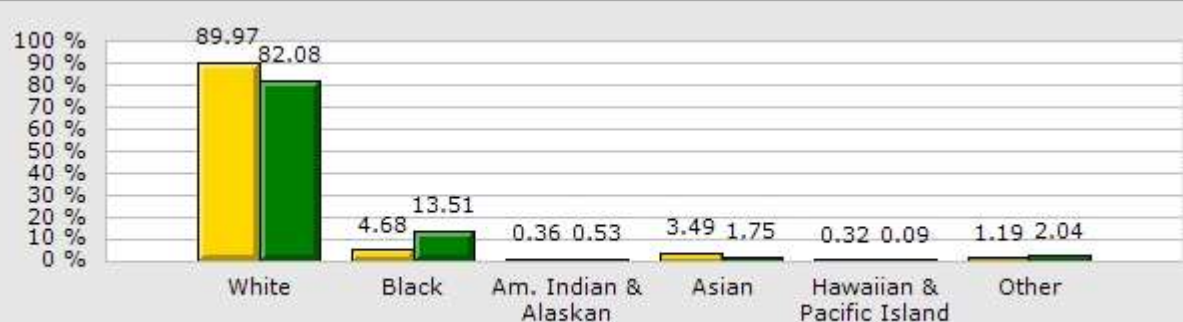
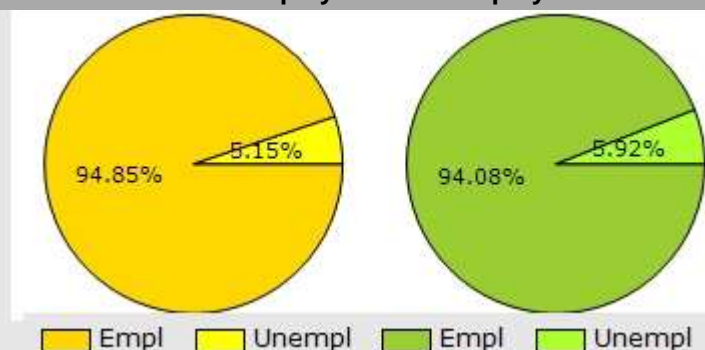
Radius	2 Mile		5 Mile		10 Mile	
Population						
2027 Projection	11,030		65,648		186,212	
2022 Estimate	9,756		58,217		165,828	
2010 Census	7,771		47,403		139,181	
Growth 2022 - 2027	13.06%		12.76%		12.29%	
Growth 2010 - 2022	25.54%		22.81%		19.15%	
2022 Population by Hispanic Origin	1,189		8,195		30,297	
2022 Population	9,756		58,217		165,828	
White	8,528	87.41%	50,212	86.25%	129,925	78.35%
Black	639	6.55%	4,586	7.88%	27,001	16.28%
Am. Indian & Alaskan	40	0.41%	263	0.45%	965	0.58%
Asian	370	3.79%	2,004	3.44%	4,144	2.50%
Hawaiian & Pacific Island	23	0.24%	79	0.14%	188	0.11%
Other	157	1.61%	1,073	1.84%	3,605	2.17%
U.S. Armed Forces	0		46		156	
Households						
2027 Projection	5,190		31,187		78,264	
2022 Estimate	4,607		27,707		69,744	
2010 Census	3,757		22,735		58,655	
Growth 2022 - 2027	12.65%		12.56%		12.22%	
Growth 2010 - 2022	22.62%		21.87%		18.91%	
Owner Occupied	3,912	84.91%	22,273	80.39%	50,464	72.36%
Renter Occupied	695	15.09%	5,435	19.62%	19,280	27.64%
2022 Households by HH Income	4,607		27,708		69,742	
Income: <\$25,000	871	18.91%	5,350	19.31%	16,289	23.36%
Income: \$25,000 - \$50,000	1,177	25.55%	7,052	25.45%	17,700	25.38%
Income: \$50,000 - \$75,000	1,317	28.59%	6,595	23.80%	14,675	21.04%
Income: \$75,000 - \$100,000	590	12.81%	3,938	14.21%	8,901	12.76%
Income: \$100,000 - \$125,000	250	5.43%	1,773	6.40%	4,147	5.95%
Income: \$125,000 - \$150,000	125	2.71%	1,080	3.90%	2,909	4.17%
Income: \$150,000 - \$200,000	184	3.99%	972	3.51%	2,309	3.31%
Income: \$200,000+	93	2.02%	948	3.42%	2,812	4.03%
2022 Avg Household Income	\$64,171		\$68,916		\$67,878	
2022 Med Household Income	\$54,352		\$54,581		\$51,344	

**Cornerstone Professional Centre**

6785-6793 SW Highway 200, Ocala, FL 34476

Type: **Specialty/Self-Storage**  
 County: **Marion**

**1 Mile**  
**County**

**Population Growth****Household Growth****2022 Med Household Inc****2022 Households by Household Income****2022 Median Age****2022 Population by Race****2022 Renter vs. Owner****2022 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

## Cornerstone Professional Centre 6785-6793 SW Highway 200, Ocala, FL 34476

Type: **Specialty/Self-Storage**  
County: **Marion**

		1 Mile		County	
Population Growth					
Growth 2010 - 2022		17.09%		12.84%	
Growth 2022 - 2027		12.14%		7.02%	
Empl		995	94.85%	134,461	94.08%
Unempl		54	5.15%	8,463	5.92%
2022 Population by Race		2,522		372,441	
White		2,269	89.97%	305,700	82.08%
Black		118	4.68%	50,325	13.51%
Am. Indian & Alaskan		9	0.36%	1,988	0.53%
Asian		88	3.49%	6,512	1.75%
Hawaiian & Pacific Island		8	0.32%	321	0.09%
Other		30	1.19%	7,595	2.04%
Household Growth					
Growth 2010 - 2022		16.17%		12.46%	
Growth 2022 - 2027		11.81%		7.00%	
Renter Occupied		115	9.31%	36,513	23.65%
Owner Occupied		1,120	90.69%	117,907	76.35%
2022 Households by Household Income		1,237		154,420	
Income <\$25K		241	19.48%	36,713	23.77%
Income \$25K - \$50K		337	27.24%	40,653	26.33%
Income \$50K - \$75K		364	29.43%	32,202	20.85%
Income \$75K - \$100K		168	13.58%	19,631	12.71%
Income \$100K - \$125K		60	4.85%	9,609	6.22%
Income \$125K - \$150K		23	1.86%	6,098	3.95%
Income \$150K - \$200K		33	2.67%	4,730	3.06%
Income \$200K+		11	0.89%	4,784	3.10%
2022 Med Household Inc		\$52,035		\$49,856	
2022 Median Age		65.50		49.00	



Data Report for Building immediately North of subject commercial land for sale. No Address specified on the subject property.  
Address will be assigned at time of your building construction.

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10/10/2022

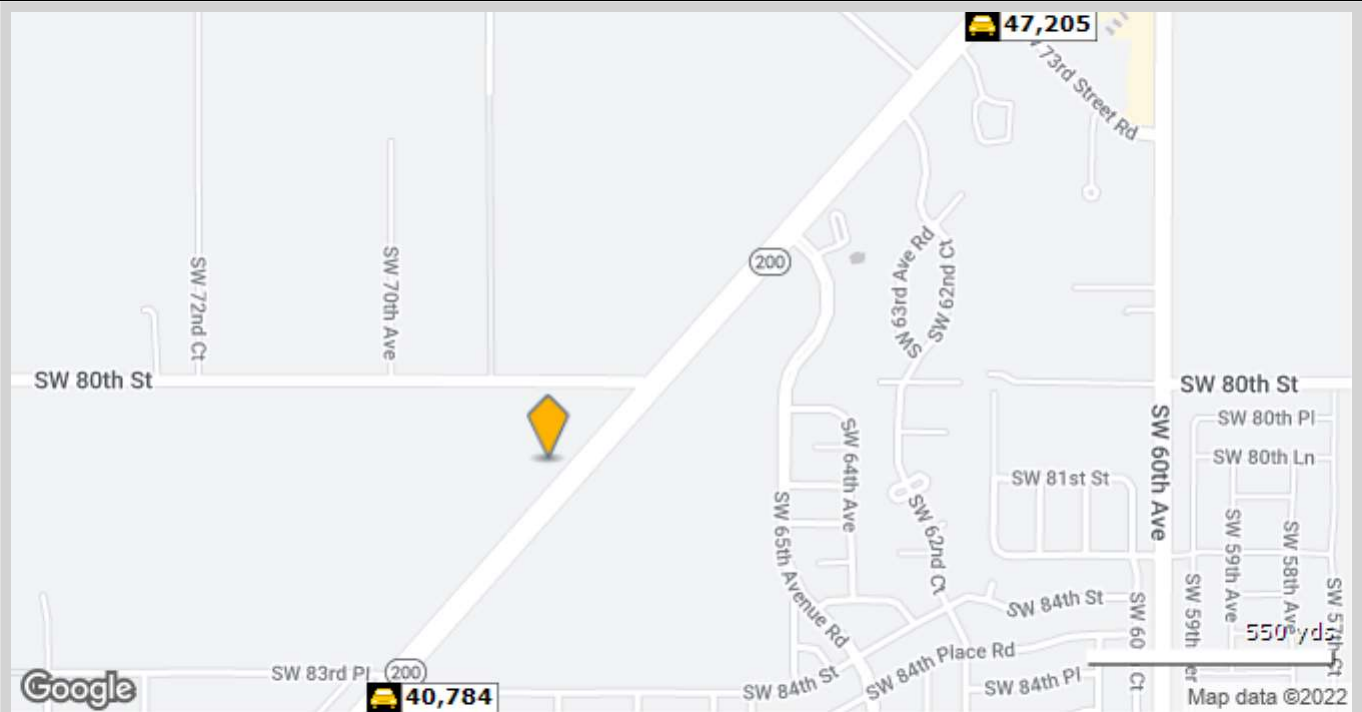


## Traffic Count Report

### Cornerstone Professional Centre

6785-6793 SW Highway 200, Ocala, FL 34476

Building Type: **Specialty**  
 Class: -  
 RBA: **27,700 SF**  
 Typical Floor: **27,700 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	AL 55		0.00	2022	40,784	MPSI	.37
2	State Hwy 200	SW 73rd Street Rd	0.05 NE	2020	47,205	MPSI	.80



## Legal Description

Marion County Parcel # 35636-002-00

SEC 17 TWP 16 RGE 21

BEGIN AT THE NE COR OF NW 1/4 OF SEC 17 TH N 00-29-50 E  
25 FT TH TH S 00-29-50 W 1520.36 FT TH N 48-25-20 W  
1550.50 FT TH N 41-34-40 E 845 FT TH S 48-34-50 E 210.14  
FT TH S 89-49-17 E 25 FT TH 457.31 FT TO THE POB

EXC ANY PT LYING WITHIN THE FOLLOWING DESC BOUNDARY:

BEGIN AT A PT OF INTERSECTION OF THE S LINE OF THE SW  
1/4 WITH THE BASELINE OF SR 200 PT BEING N 89.3758 W  
824.79 FT FROM THE SE COR OF THE SW 1/4 OF SEC 8 TH  
N 41-48-08 E 262.13 FT TH S 48-11-52 E 72 FT TH  
S 41-48-08 W 191.81 FT TH S 48-11-52 E 2 FT TH  
S 41-48-08 W 653.12 FT TH N 48-21-49 W 74 FT TH  
N 41-48-08 E 583.01 FT TO THE POB

EXC WRA BEING MORE PARTICULARLY DESC AS:

COM AT THE PT OF INTERSECTION OF THE S LIND OF THE  
SW 1/4 OF SEC 8 WITH THE BASELINE SURVEY OF SR 200 PT  
BEING N 89-37-58 W 824.79 FT TH NN 41-48-08 E 262.13 FT  
TH S 48-11-52 E 259.18 FT TH S 89-37-58 E 17.09 FT TO THE  
POB TH CONT S 89-37-58 E 439.91 FT TH S 00-19-51 W 25 FT  
TH S 00-32-51 W 440 FT TH N 89-37-58 W 440 FT TH  
N 00-32-51 E 465 FT TO THE POB

EXC MAINTENANCE RD BEING MORE PARTICULARLY DESC AS:

COM AT THE PT OF INTERSECTION OF THE S LIND OF THE  
SW 1/4 OF SEC 8 WITH THE BASELINE SURVEY OF SR 200 PT  
BEING NN 89-37-58 W 824.79 FT TH N 41-48-08 E 262.13 FT  
TH S 48-11-52 E 72 FT TO THE POB TH CONT S 48-11-52 E  
187.18 FT TH S 89-37-58 E 17.09 FT TH S 00-32-51 W 81.55  
FT TH N 48-11-52 W 253.77 FT TH N 41-48-08 E 50 FT TO  
THE POB





**COOPERATING BROKER**  
**CONFIDENTIALITY AND REGISTRATION AGREEMENT**

THIS CONFIDENTIALITY AGREEMENT (“Agreement”) is made and agreed to by Owners and \_\_\_\_\_ (“Cooperating Broker”) and Busch Realty (“Exclusive Listing Broker”) regarding the property known as **6700 SW Highway 200, Ocala, FL 34476** (“Property”). This obligation of confidentiality undertaken pursuant to this Agreement shall survive any future agreement with the Owner.

COOPERATING BROKER HAS REQUESTED information from Owner for the purpose of evaluating the Property. The Owner shall deliver information concerning the Property, much of which is highly confidential, only to those parties that Exclusive Listing Broker, has agreed to in writing prior to the disbursement of any information.

THE PARTIES AGREE TO THE FOLLOWING, in consideration of the covenants and agreements contained herein:

1. Cooperating Broker will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Information”) to any person or entity that has not been approved and agreed to in writing by Busch Realty.
2. The person(s) signing this Agreement on Cooperating Broker’s behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons who have need to know of the Information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Owner, now or in the future, which is not readily available to the general public. Cooperating Broker understands that all Information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner.
4. All Information shall be used for the sole purpose of evaluating the Property and it shall not at any time, or in any manner, be used for any other purpose.
5. Cooperating Broker or any other party shall not contact directly any persons concerning the Property, other than Busch Realty without written permission from Exclusive Listing Broker. Such persons include, without limitation, Owner’s employees, suppliers, lenders and tenants.
6. Owner makes no representations or warranties; express or implied, as to the accuracy or completeness of any Information provided by them. Cooperating Broker assumes full and complete responsibility for reconfirmation and verification of all Information received and expressly waives all rights of recourse against Owner and Exclusive Listing Broker with respect to the same.
7. The Persons signing on behalf of Cooperating Broker represents that they have the authority to bind the party for whom they sign.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
9. Cooperating Broker recognizes that they do not represent the Owner in this transaction. Busch Realty only, who are acting as an Exclusive Listing Broker only, represent the Owner.
10. In the event Cooperating Broker successfully closes on the Property and Owner pays Busch Realty the brokerage commission as stated in the Listing Agreement with Owner, commission will be split with Cooperating Broker 50% of total commissions.
11. All Buyers that the Cooperating Broker wishes to register must be registered and approved by Exclusive Listing Broker prior to submission of the Information. In the event Cooperating Broker fails to register any Buyer, he shall not be entitled to any Cooperating Broker Fee.

COOPERATING BROKER: \_\_\_\_\_

Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax Number: \_\_\_\_\_

BY: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Prospective Purchaser/Entity (Print Name)

\_\_\_\_\_  
Authorized Signatory for Purchaser/Entity (Signature)

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Purchaser Entity (Print Name)

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email Address

**PLEASE FAX TO:(352) 690-1908 or EMAIL TO: Ljbusch@ocalaproperty.net**