

**FOR
SALE**

OCALA MARION OAKS - I-75 & 484

40 ACRES MIXED USE COMMERCIAL PARK

2275 SW Hwy 484, Ocala, FL 34473



ABOUT THE PROPERTY

SIZE	40± acres
PRICE	See pricing, page 2
ZONING	PUD
FLU	SCD Specialized Commerce District
UTILITIES	Available
ROAD FRONTAGE	750'± on Hwy 484 2,300'± on 20th Ave

DESCRIPTION

Mixed-use master-planned commercial park in the rapidly growing Marion Oaks submarket of Ocala, Florida. Please see the pricing and acreage breakdown on the following page. This development can be sold in bulk, parceled out, and for ground lease or build-to-suit opportunities. Infrastructure and utilities are in place and available. The property is in a PUD that allows for various uses.

Ideally located less than 1,000 feet away from a full interchange at I-75.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

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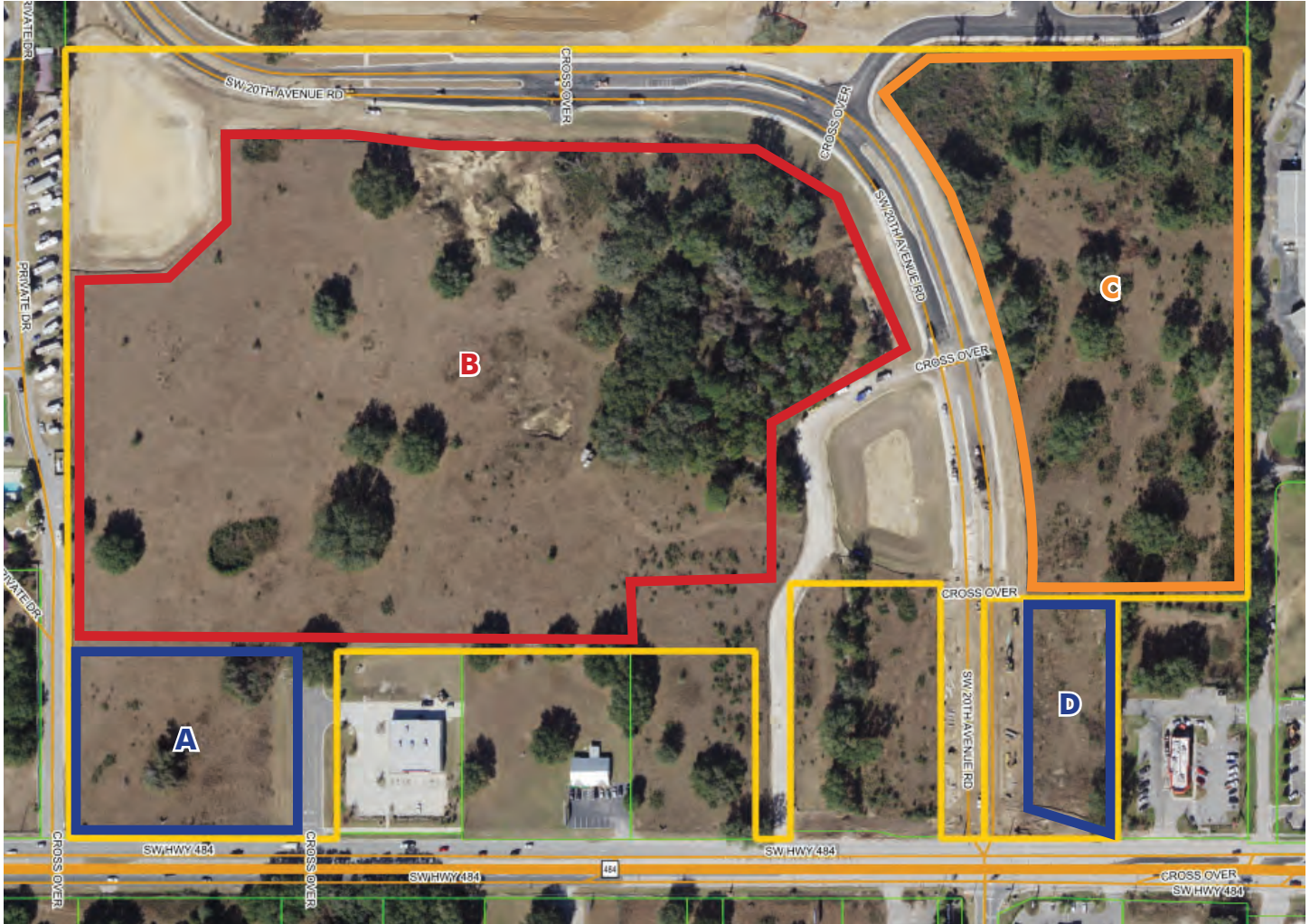
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PRICING INFORMATION



Portion	Map Label	Acreage	Value/Ac	Value Total
Outparcels	A	2.7	\$1,000,000	\$2,700,000 or GL/BTS
	D	1.3	GL/BTS only	GL/BTS only
Center Block	B	21	\$325,000	\$7,500,000
Elevation Parcel	C	9.5	\$350,000	\$3,325,000

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OCALA AREA

Ocala is a city in and the county seat of Marion County, Florida. It is also the 43rd most populated city in Florida and has a total area of 48 miles. Notable attractions in the area are Ocala National Forest, Silver Springs State Park, Rainbow Springs State Park, the College of Central Florida, and the World Equestrian Center.

Home to over 400 thoroughbred farms and training centers, Ocala is considered the Horse Capital of the World. The horse industry provides nearly 44,000 jobs, generating over \$2.2 billion in annual revenue.

MARION OAKS AREA

Marion Oaks is located in Marion County, Florida with a total area of 29.5 square miles. Just 14 miles to Ocala. Marion Oaks includes rolling hills, oak trees and pastured lands. It has many parks and playgrounds, and the Cross Florida Greenway is nearby for hiking, biking, and horseback riding. The community also has a community center with a library, meeting rooms, and sports courts.



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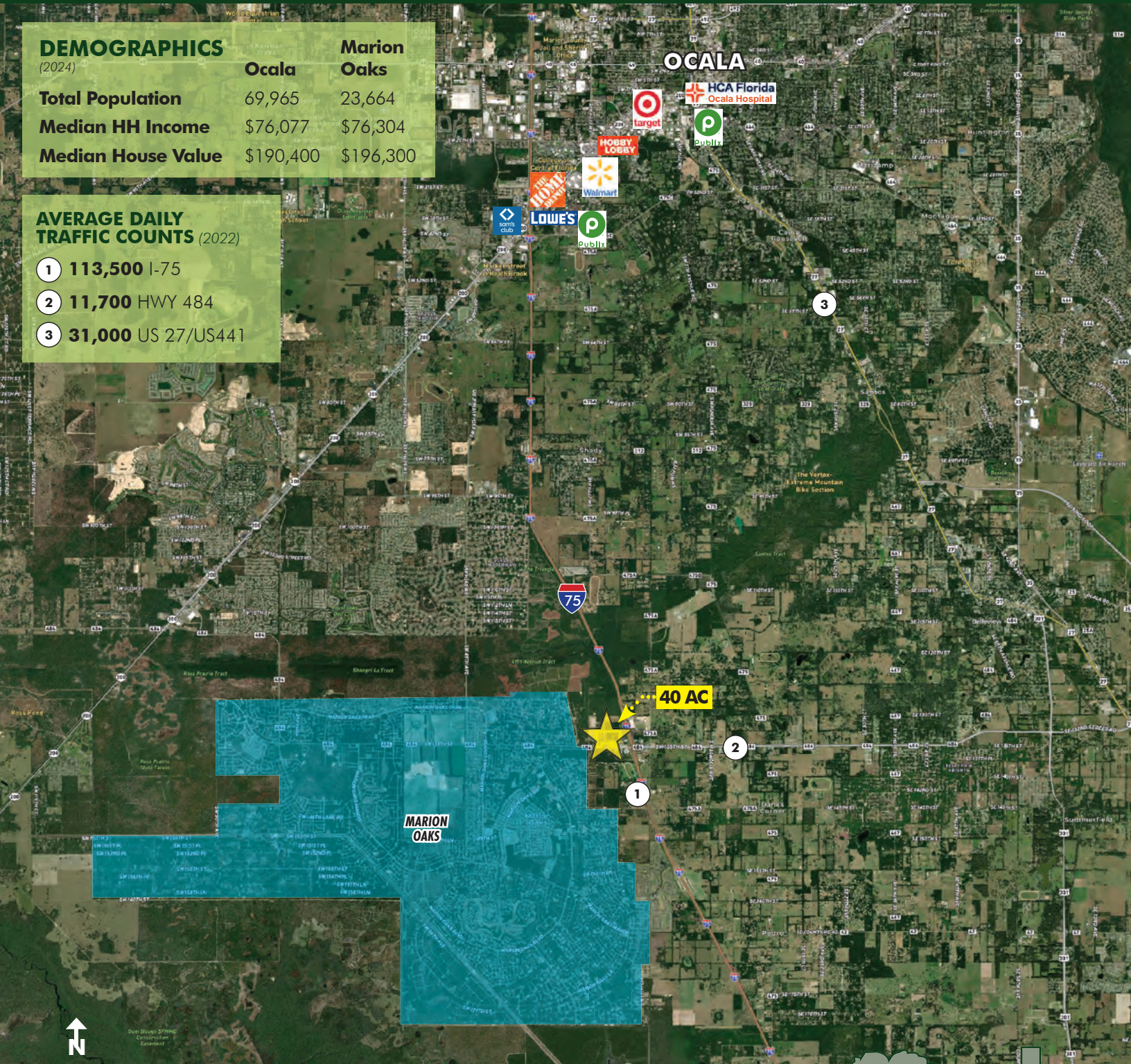
DEMOGRAPHICS

(2024)

	Ocala	Marion Oaks
Total Population	69,965	23,664
Median HH Income	\$76,077	\$76,304
Median House Value	\$190,400	\$196,300

AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 113,500 I-75
- 2 11,700 HWY 484
- 3 31,000 US 27/US441



REGIONAL MAP

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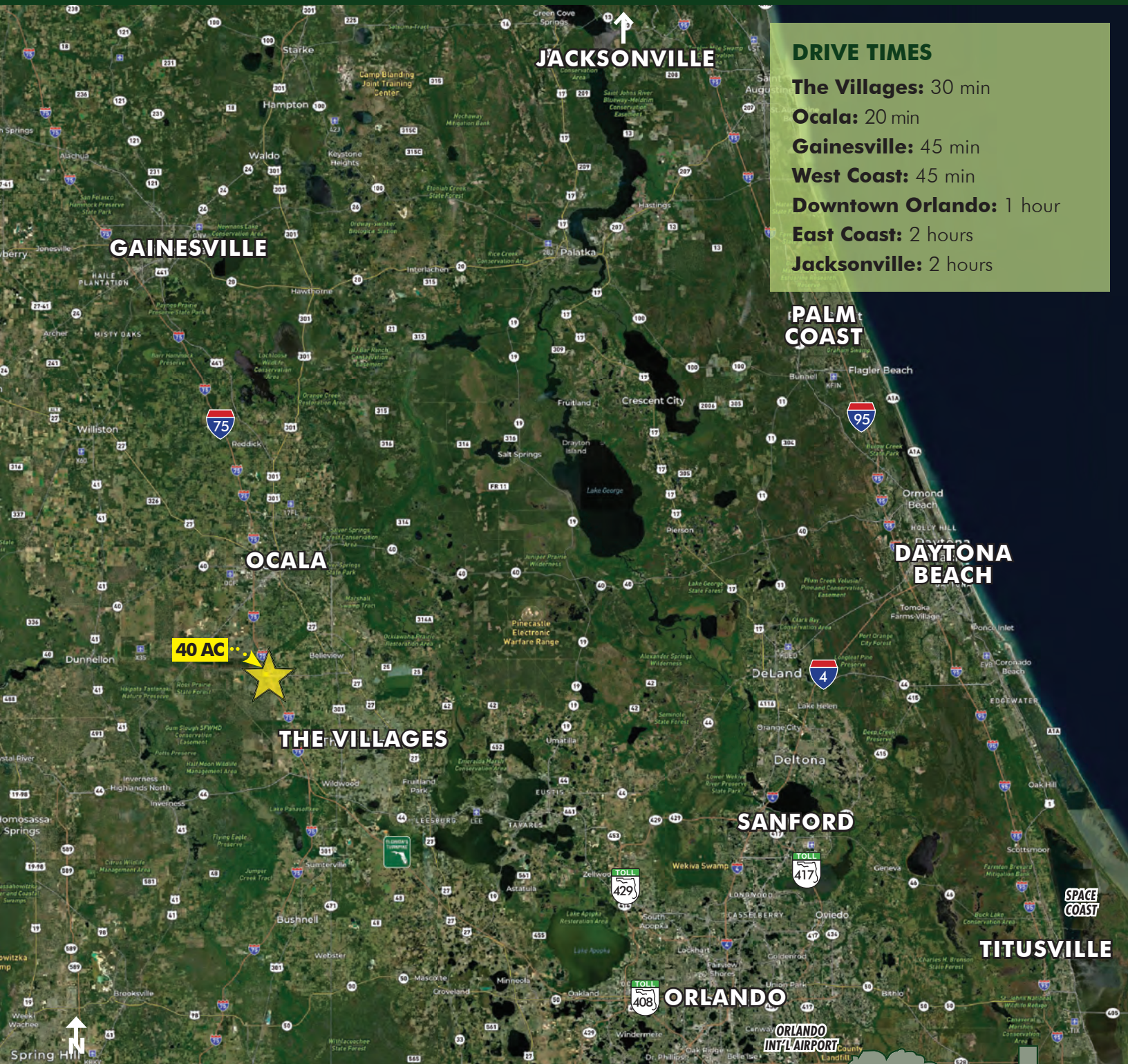


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DRIVE TIMES

The Villages: 30 min

Ocala: 20 min

Gainesville: 45 min

West Coast: 45 min

Downtown Orlando: 1 hour

East Coast: 2 hours

Jacksonville: 2 hours

LOCATION MAP

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