



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



40± ACRE MASTER-PLANNED COMMERCIAL PARK OFF I-75

On HWY 484 between Ocala, Marion Oaks

PROPERTY DETAILS

See next page for pricing information

- Size: ± 40 acres
- Location: 2275 SW Hwy 484, Ocala, FL 34473
- Frontage: 750' on Hwy 484, 2,300' on 20th Ave.
- Zoning: PUD
- FLU: SCD - Specialized Commerce District
- Utilities: Available

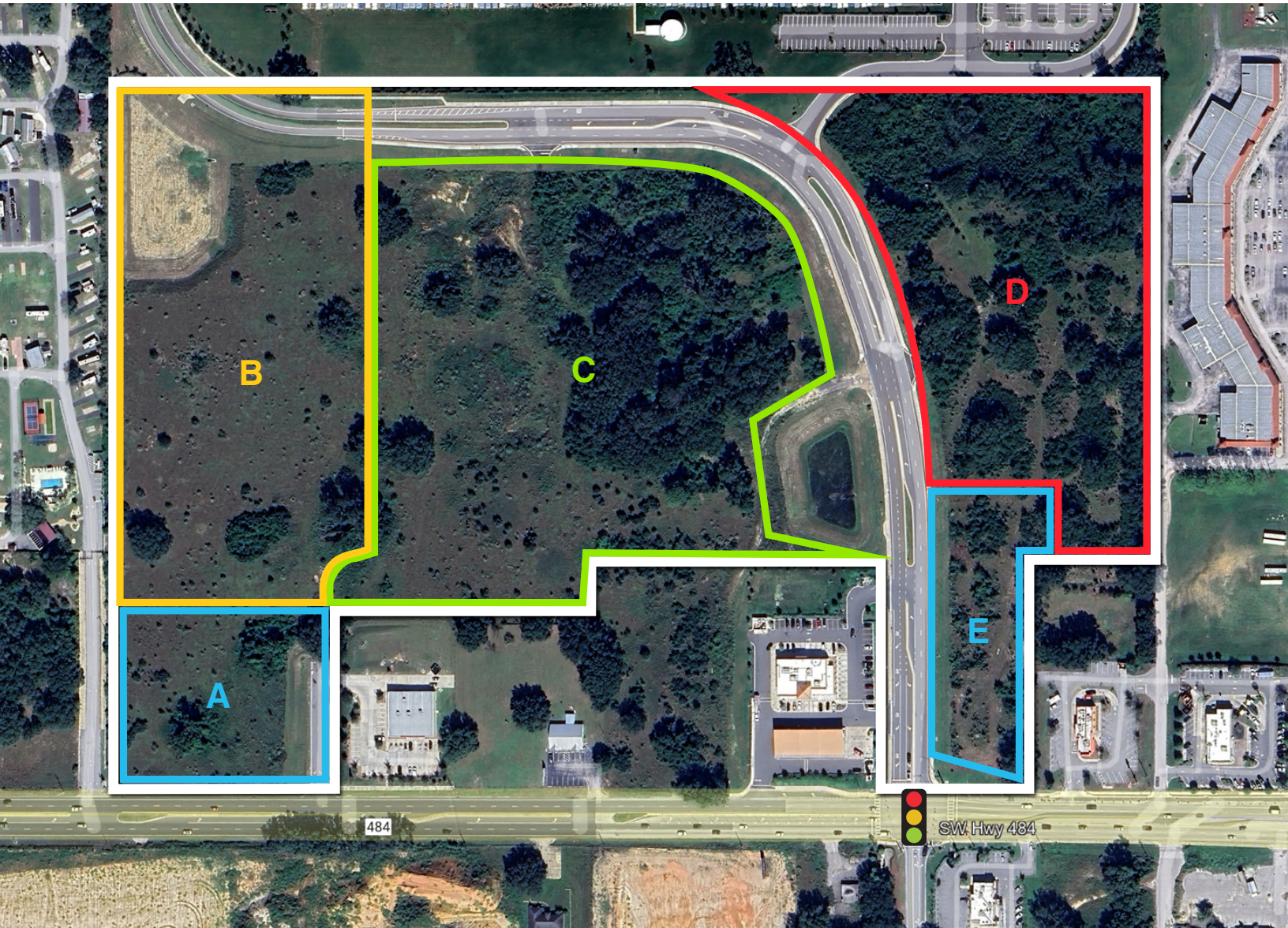
Property Highlights

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!



PRICING INFORMATION



Portion	Label	Acreage	Value/Ac	Total Value	Notes
Outparcels	A	2.7	\$1,000,000	\$2,700,000 or GL/BTS	
	E	1.3	GL/BTS Only	GL/BTS Only	UNDER CONTRACT
Western Block	B	12	\$350,000	\$4,200,000	
Center Block	C	15	\$350,000	\$5,250,000	UNDER CONTRACT
Elevation Parcel	D	9.5	\$350,000	\$3,325,000	

GEOGRAPHICAL DETAILS

Marion Oaks Demographics

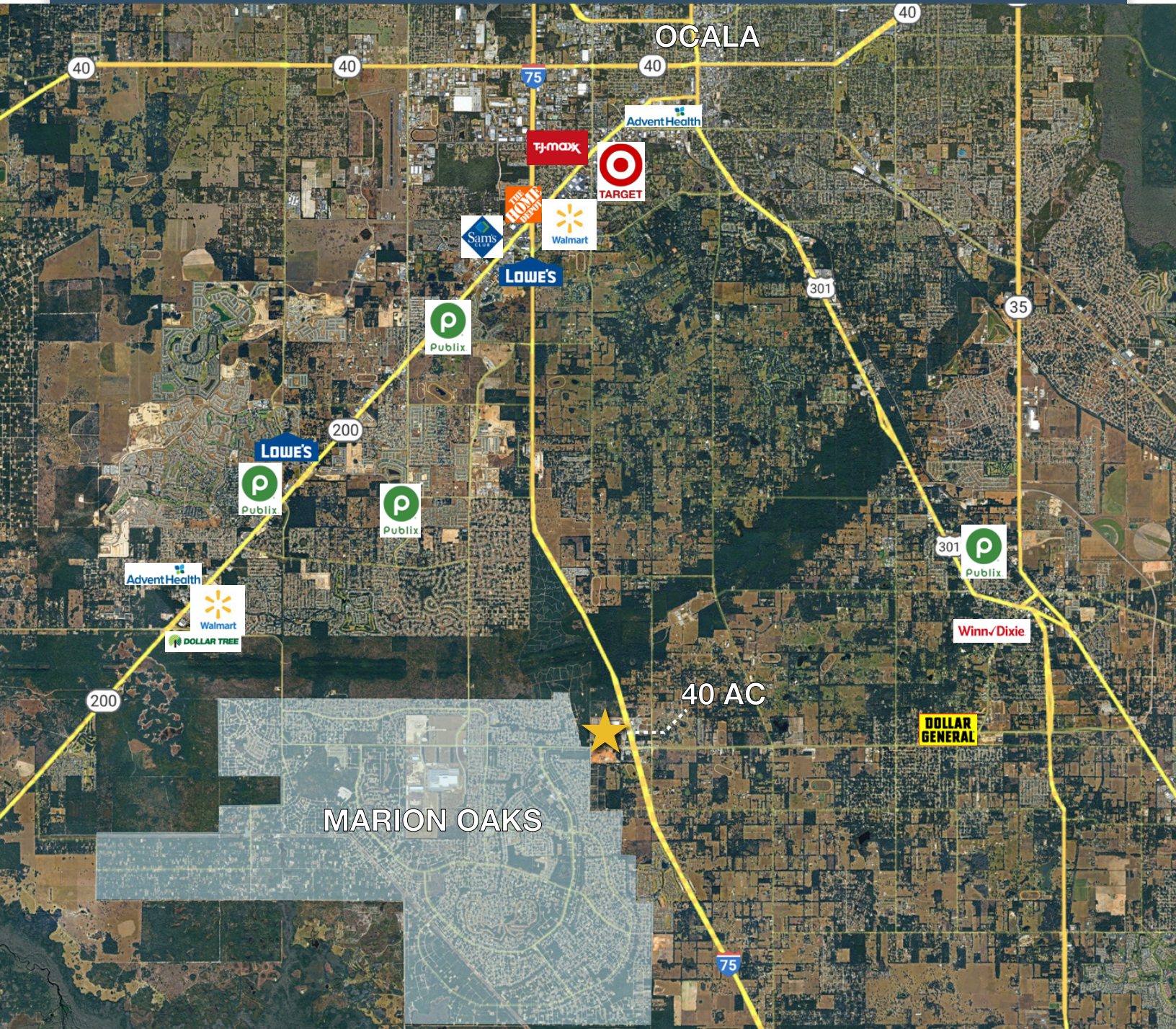
- Total Population: 23,664
- Median HH Income: \$76,304
- Median Home Value: \$196,300

US Census 2024

Ocala Demographics

- Total Population: 69,965
- Median HH Income: \$76,304
- Median Home Value: \$190,400

US Census 2024



LOCAL INFORMATION

Ocala

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 over 28,000 jobs, generating over \$4.3 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.

Marion County officials approve agreements for new 1-75 Buc-ee's exit

Published: Nov. 19, 2025 at 10:26 AM EST

Marion County commissioners have approved construction for 1-75 exit improvements in Ocala, allowing access to a planned Buc-ee's. Improvements also include the adjustment of roadway slopes and elevations to integrate seamlessly with Northwest 35th Street, Northwest 44th Avenue and Northwest 49th Street.

Read Full Article Here: <https://www.wcjb.com/2025/11/19/marion-countx-officials-approve-agreements-new-i-75-bucees-exit/>

REGIONAL MAP

Drive Times

- Ocala: 25 min
- The Villages: 30 min
- Bushnell: 30 min
- Gainesville: 50 min
- Clermont: 1 hr
- Crystal River: 1 hr
- Tampa: 1 hr 30 min
- Ormond Beach: 2 hr

