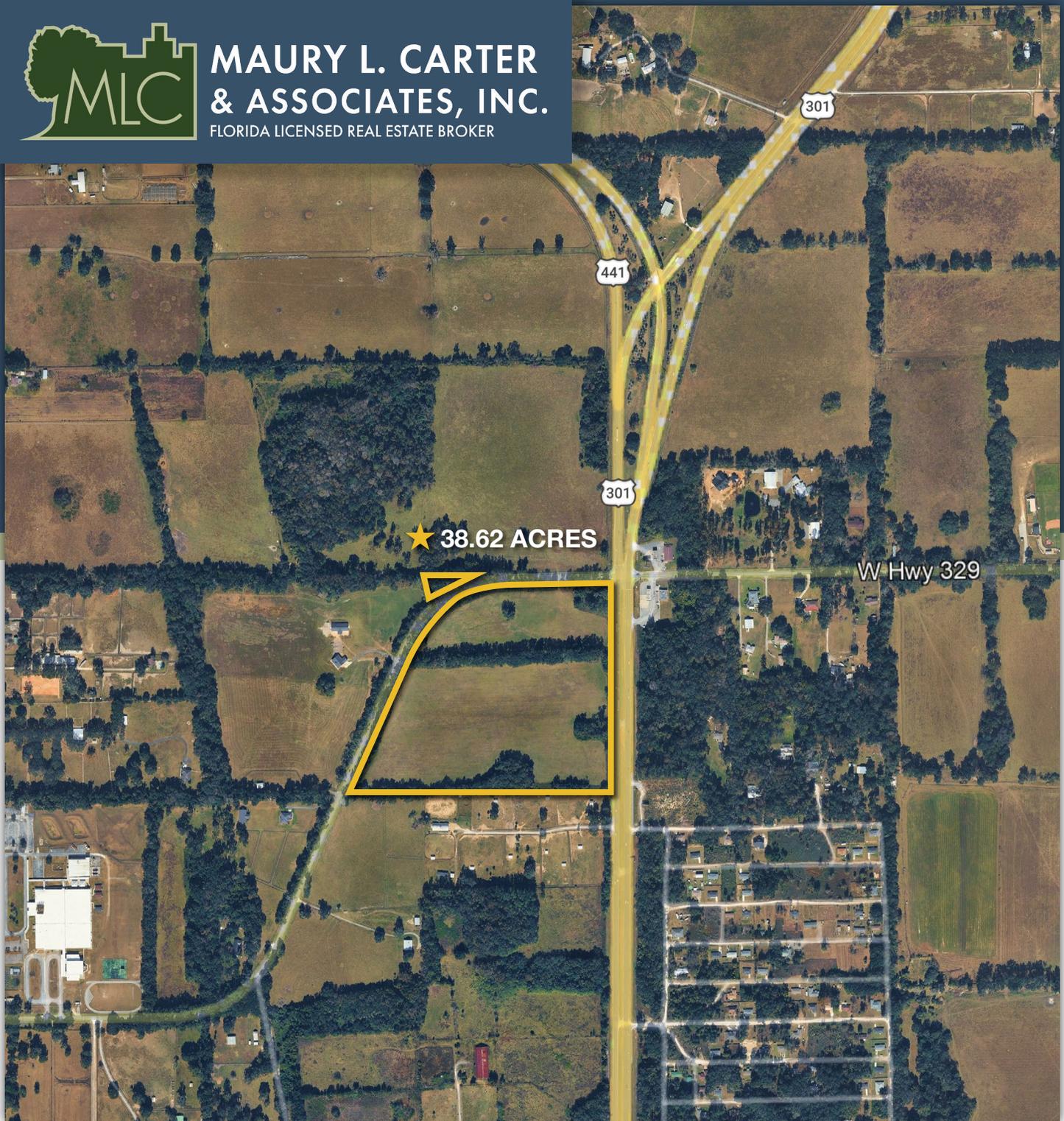




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



# **PREMIER GATEWAY OPPORTUNITY IN MARION COUNTY**

**1350 W HWY 329, CITRA, FL 32113**

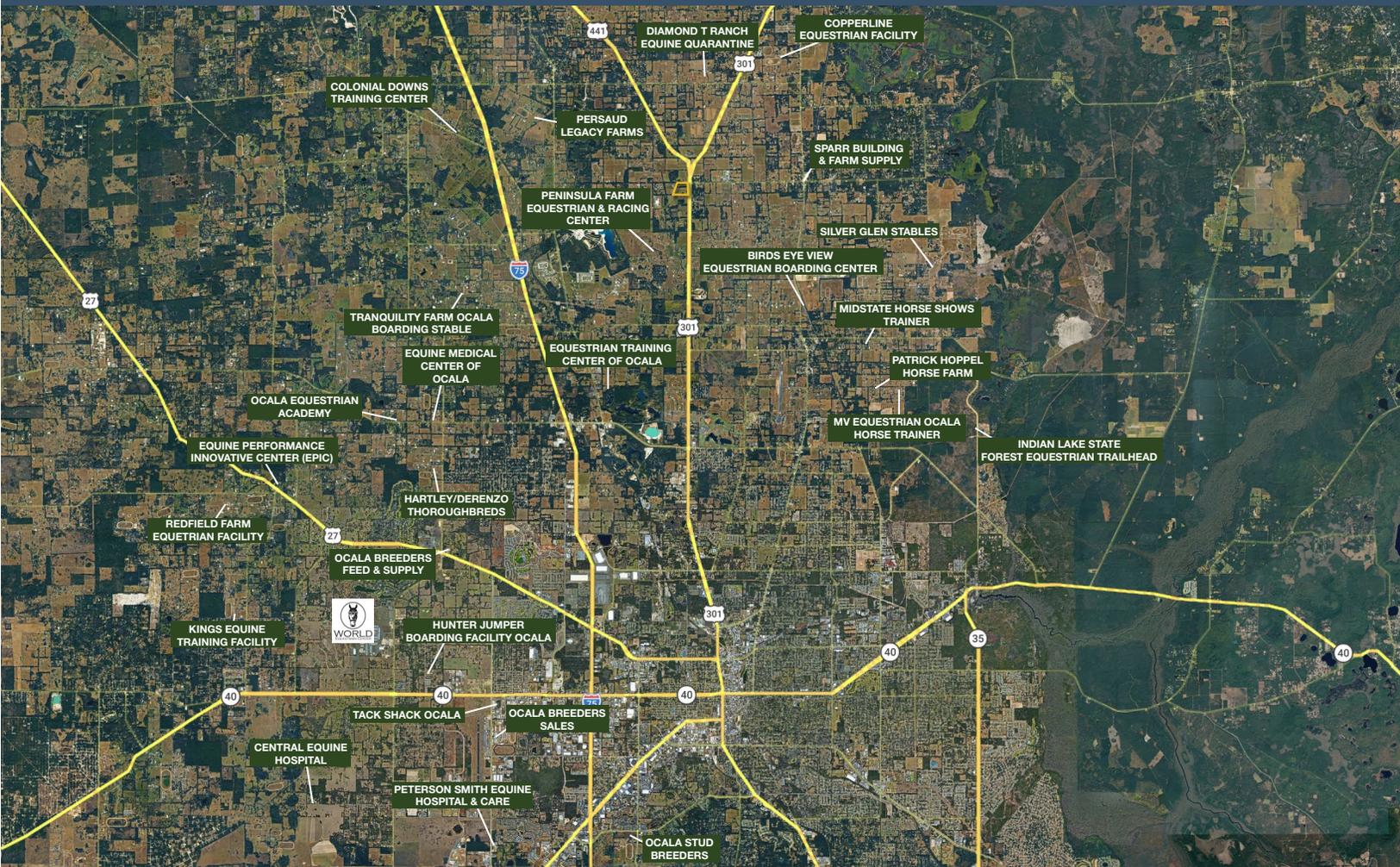
# PROPERTY DETAILS

- Size: ±38.62 acres
- Zoning: A-1
- Price: \$2,950,000
- Parcels: 07263-000-00
- FLU: RL
- Utilites: Electric

## PROPERTY HIGHLIGHTS

This 38.6-acre property in Citra, Florida is strategically located on the southwest corner of a lighted intersection, offering unparalleled visibility and access in a high-traffic area. It sits at the final intersection before US Highway 301 splits into US 301 and US 441, positioning the site as a key gateway for regional traffic. With nearly 30,000 daily drivers passing the property, it presents an exceptional opportunity for future commercial, retail, or mixed-use development. The size, location, and exposure make this property a rare and highly desirable parcel in a rapidly growing corridor.

This is also a perfect location for an equestrian focused development. The surrounding area is deeply rooted in Florida's equestrian culture, with numerous farms, training facilities, and horse related enterprises nearby. This reflects the region's broader identity as part of one of the nation's most active horse country markets just north of Ocala which is known internationally for its horse farms and equine lifestyle.



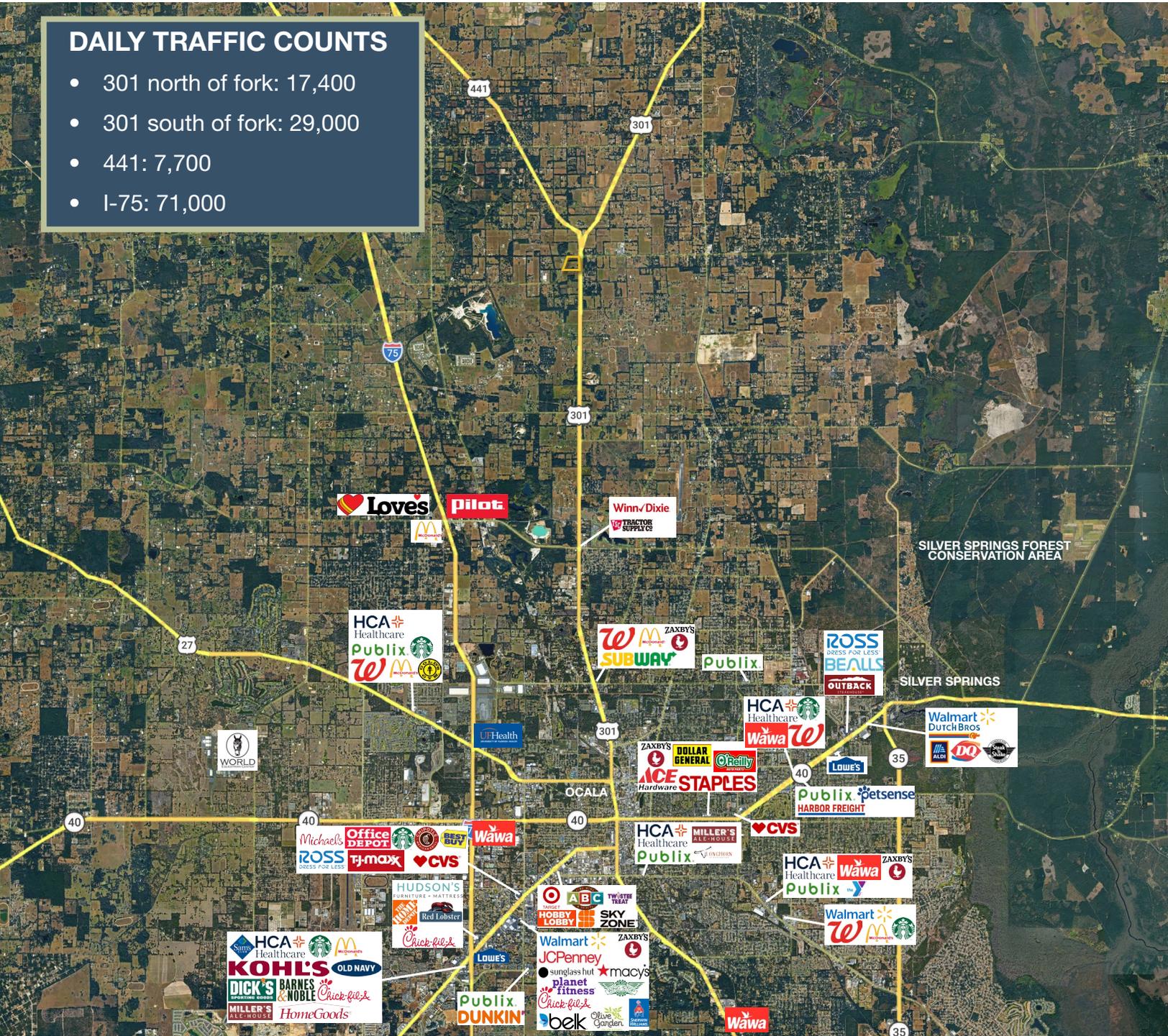
# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

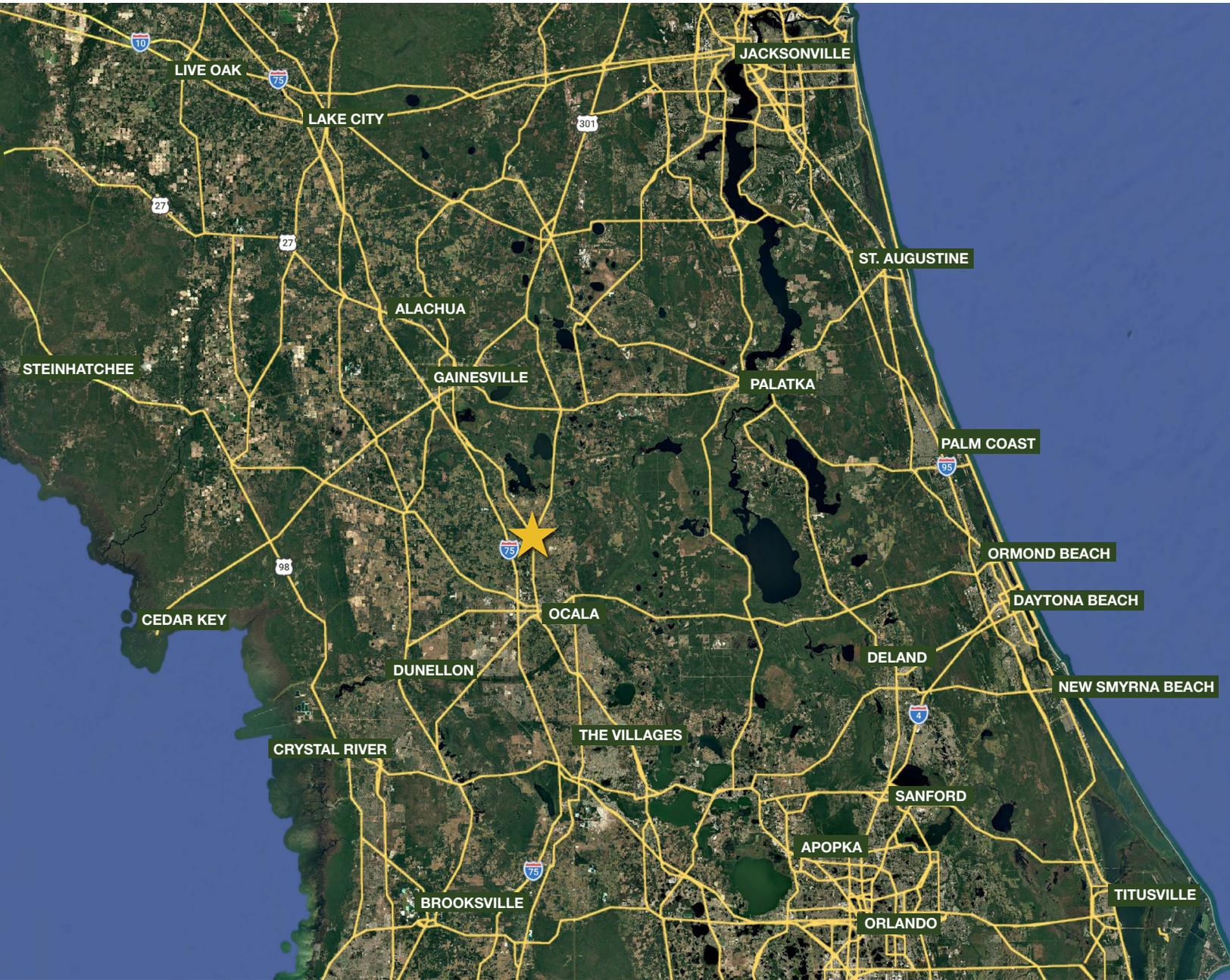
Total Population	70,251	428,905
Median HH Income	\$56,376	\$61,010
Median Home Value	\$241,400	\$243,100
	<i>Ocala, US Census</i>	<i>Marion County, US Census</i>

### DAILY TRAFFIC COUNTS

- 301 north of fork: 17,400
- 301 south of fork: 29,000
- 441: 7,700
- I-75: 71,000



# REGIONAL MAP



## DRIVE TIMES

- World Equestrian Center: 20 min
- Ocala: 20 min
- Gainesville: 30 min
- Crystal River: 1 hr
- The Villages: 1 hr
- Cedar Key: 1 hr 15 min
- Live Oak: 1 hr 30 min
- Jacksonville: 1 hr 35 min
- Orlando: 1 hr 25 min
- Daytona Beach: 2 hr

# LOCAL DEVELOPMENT NEWS

## **New Margaritaville water park in Marion County seeking permission to open to public**

**By: Jeremiah Delgado | January 28, 2026 | Ocala News**

The water park is part of the new Camp Margaritaville Resort Orange Lake, a luxury outdoor resort positioned on 150 acres that is currently under construction at 18365 NW 45th Avenue Road in Citra. While the resort, which features 430 RV sites and 60 cottages, was originally approved as a private amenity for RV guests, the developer, 8M Holdings, LLC, has filed a request to modify the property's planned unit development (PUD) agreement to open the water park and other facilities to the general public.

Read More: <https://www.ocala-news.com/2026/01/28/new-water-park-in-marion-county-seeking-permission-to-open-to-public-construct-145-foot-slide/>

## **New 176-home development proposed next to Ocala high school**

**By: Jeremiah Delgado | February 23, 2026 | Ocala News**

A new development that would feature 176 single-family homes is being proposed for a 33-acre property next to an Ocala high school. Proposed private amenities for residents include three pickleball courts, a playground, a walking trail, and a mail kiosk.

Read More: <https://www.ocala-news.com/2026/02/23/new-176-home-development-proposed-next-to-ocala-high-school/>

## **Massive sports complex proposed for World Equestrian Center**

**By: Belea T. Keeney | June 11, 2025 | Ocala Gazette**

World Equestrian Center leaders are proposing a massive sports complex to be built on 236 acres of pastureland that was intended for low-density equestrian estate homes on large lots and polo fields. "Sports at WEC," the tentative name for the complex, proposes eight full-size synthetic turf soccer/lacrosse/football fields; three natural turf soccer/lacrosse fields; six synthetic turf baseball/softball fields; and a championship soccer field with increased seating. The indoor facility will have two full-sized ice sheets, eight full-sized basketball courts with the ability to function as 16 volleyball courts and a full-sized synthetic turf soccer pitch.

Read More: <https://www.ocalagazette.com/massive-sports-complex-proposed-for-wec/>