

SALE

4.32 +/- Acres

7795 SE 63RD CT

Ocala, FL 34472



PRESENTED BY:

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**4.32 +/- Acres
Industrial**

EXECUTIVE SUMMARY



SALE PRICE	\$540,000
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OFFERING SUMMARY

LOT SIZE:	4.32 Acres
PRICE / ACRE:	\$125,000
ZONING:	PUD
APN:	37500-002-19 & 37500-002-20
LOT FRONTAGE:	±360 ft
LOT DEPTH:	±450 ft

PROPERTY OVERVIEW

Discover the prime investment opportunity presented by this PUD-zoned property, strategically located in the sought-after Ocala area. Extending across an impressive expanse, this versatile site offers endless potential for land and diverse development opportunities. Boasting a PUD zoning designation, the property provides the flexibility to create a custom-tailored project in line with specific investor objectives. Its desirable location in Ocala, renowned for its economic diversity and growth prospects, further enhances its allure for forward-thinking investors seeking a strategic foothold in this thriving region. With its prime zoning and exceptional location, this property represents a compelling prospect for land and other investors looking to capitalize on the dynamic potential of the Ocala area.

PROPERTY HIGHLIGHTS

- Zoned PUD
- Ideal for development
- Strategic location

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ADDITIONAL PHOTOS



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THE PROPERTY



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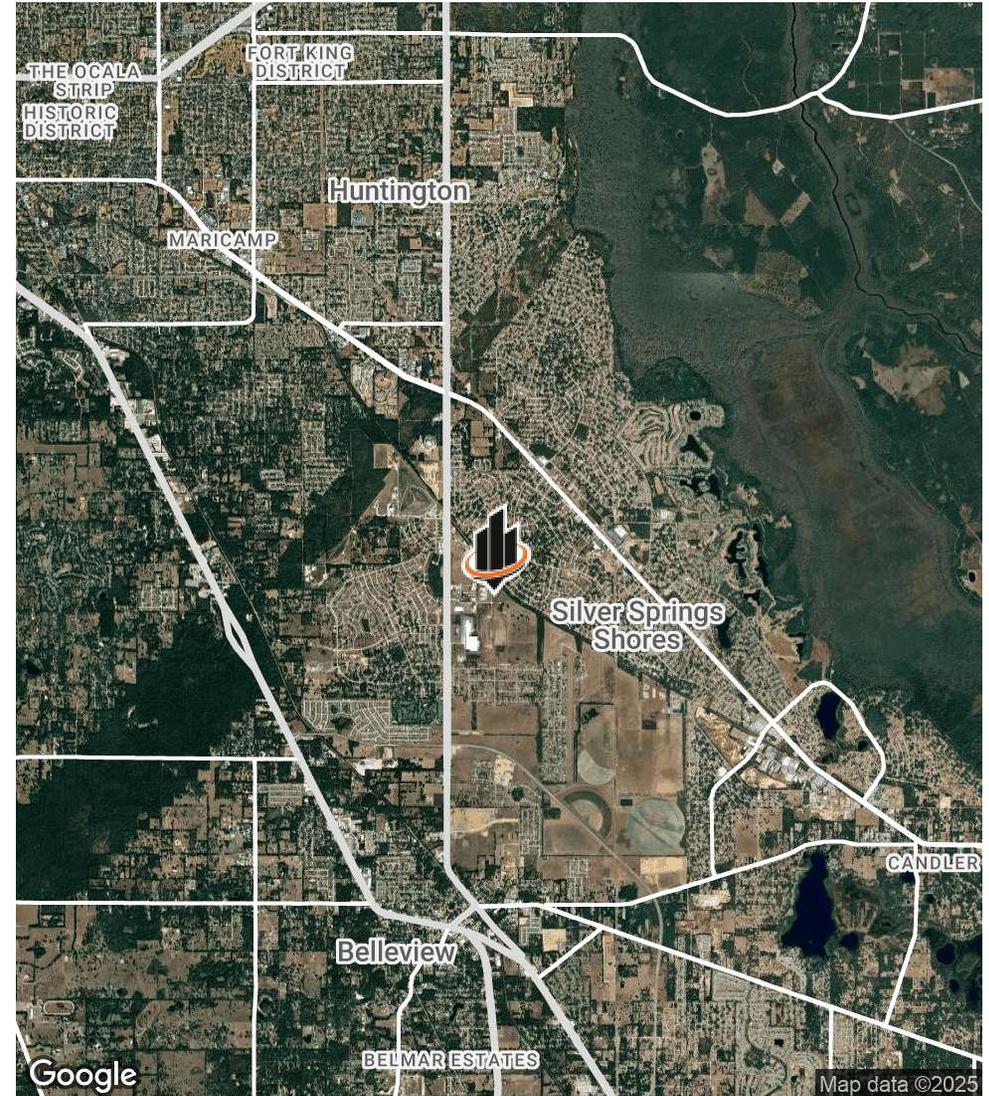
LOCATION

LOCATION DESCRIPTION

Positioned inside the Baseline Commerce Center PUD, 7795 SE 63rd Court delivers a shovel-ready ±4.32-acres commercial/industrial homesite with the rare entitlement mix of M-1 and M-2 uses under the approved PUD master plan—clearing the way for light or heavy manufacturing, flex warehouse, contractor yard/outdoor storage, service retail, or even medical-office development without a costly rezoning. The rectangular tract fronts a paved cul-de-sac just ½ mile east of four-lane SE Baseline Rd (CR 35) and 1.5 miles south of Maricamp Rd (SR 464), providing direct truck routes to US-301 and I-75. Area fundamentals are booming: the 5-mile trade area is projected to add ≈10,000 residents and 14 % household growth by 2029—fuel for workforce recruitment and future tenant demand. Utilities are nearby, topography is predominantly level/high-and-dry, and surrounding businesses—including Amazon-served distributors and the FL Northern Rail-served industrial park—underscore the corridor’s logistical credibility. For owner-users or developers seeking entitled land in Ocala’s fastest-growing employment hub, this PUD site offers maximum flexibility, accelerated permitting, and a clear path to long-term value creation.

LOCATION INFORMATION

STREET ADDRESS	7795 SE 63rd St
CITY	Ocala
STATE	Florida
ZIP	34472
COUNTY	Marion



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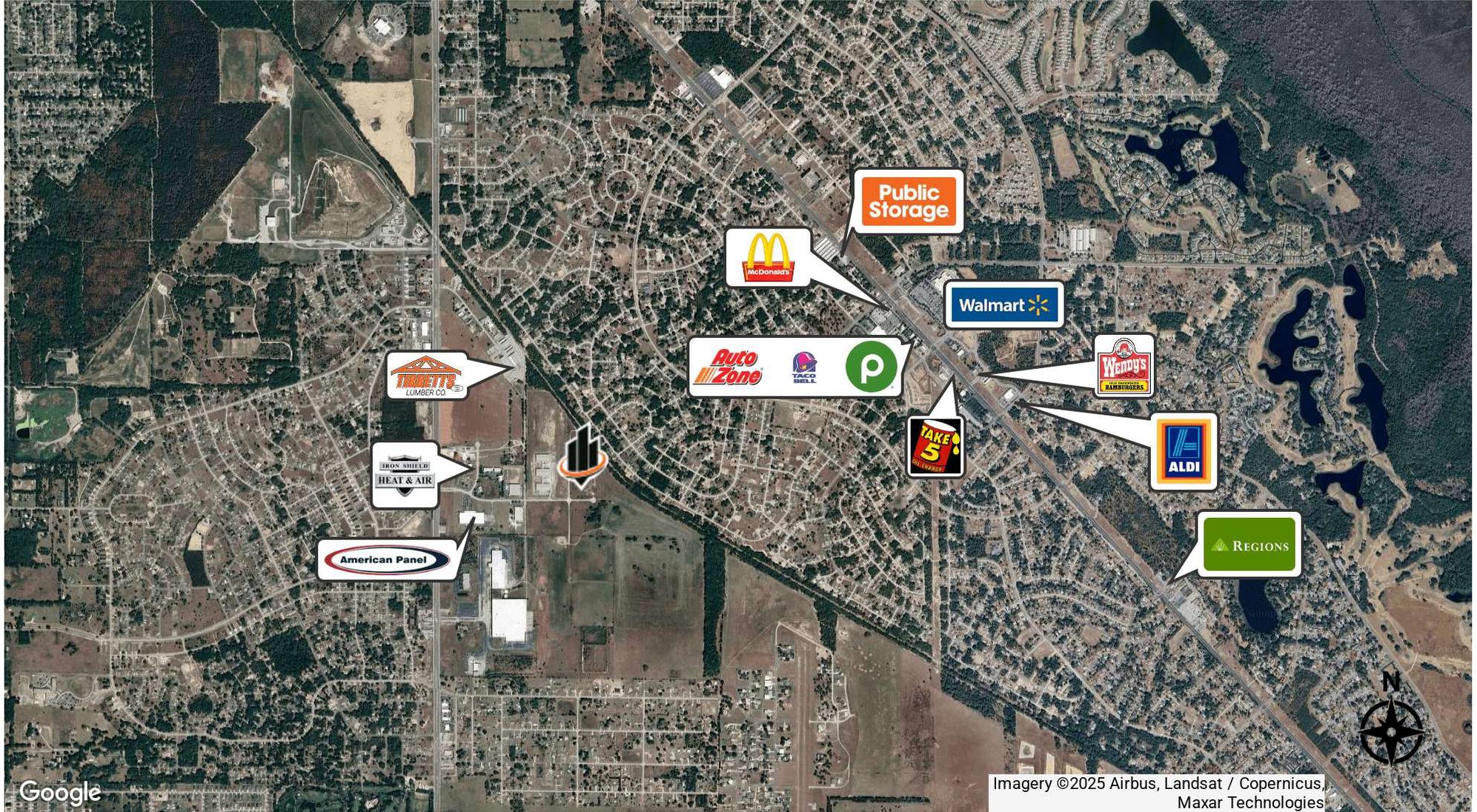
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LOCATION MAP



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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AREA ANALYTICS

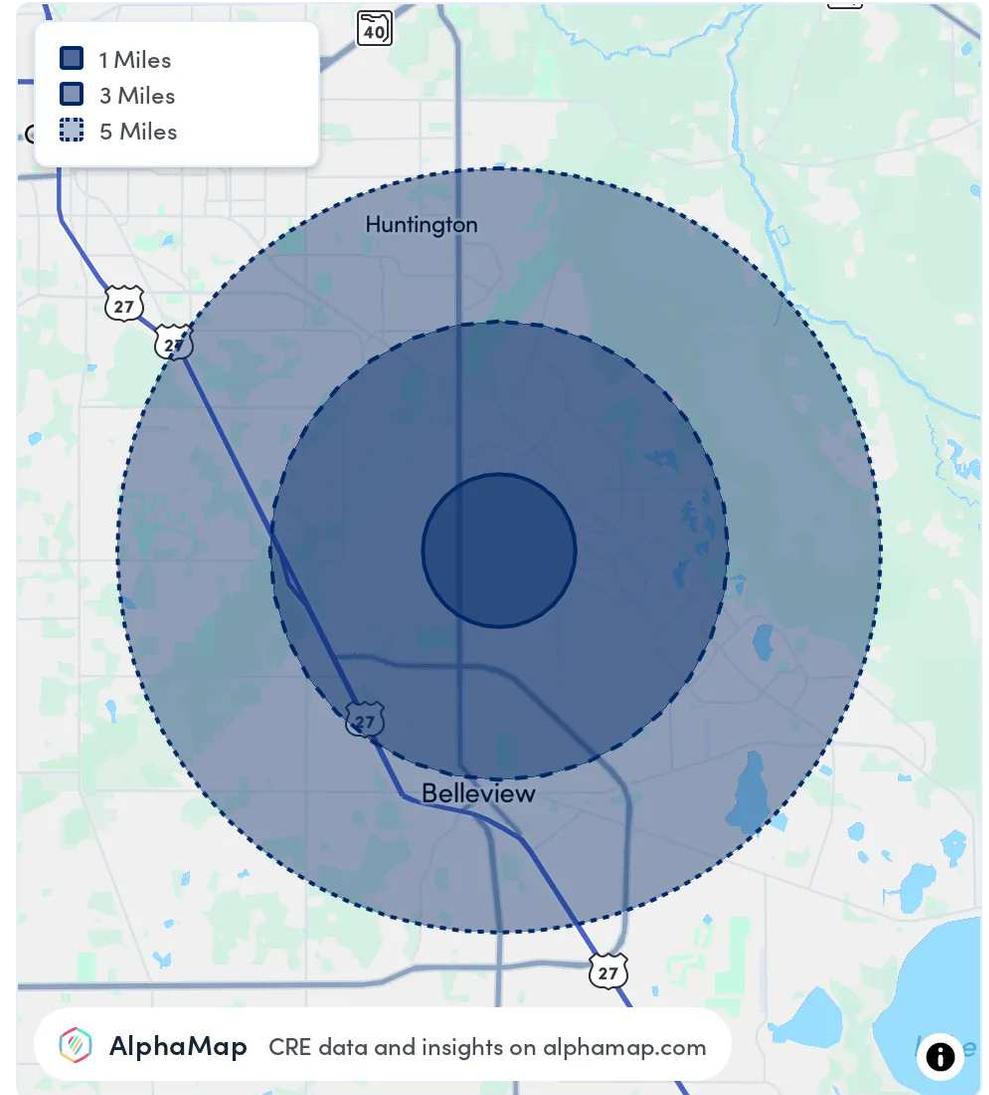
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,923	35,080	75,126
AVERAGE AGE	38	40	42
AVERAGE AGE (MALE)	37	39	41
AVERAGE AGE (FEMALE)	39	41	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,383	13,137	29,032
PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$71,280	\$75,106	\$83,701
AVERAGE HOUSE VALUE	\$249,266	\$239,247	\$250,970
PER CAPITA INCOME	\$25,457	\$27,817	\$32,192

Map and demographics data derived from AlphaMap



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