

LAND FOR SALE

COUNTY LINE INDUSTRIAL

MARION COUNTY, FL

21.7 +/- ACRES

OFFERED AT

\$3,950,000

PUD Zoned Commercial Land.

Location! Location! Location! Own 21+/- acres in the heart of northern Central Florida with approved PUD for manufacturing, warehousing and distribution, contractor yard, and other uses! This property is ideally located between I-75/ Florida Turnpike, The Villages, Lady Lake and Ocala.

Heavy Commercial and Industrial land is difficult to find in Florida. Even more difficult to find are sites that are through the zoning process. This property is approved for the uses stated herein.

PRESENTED BY:

John A. Evans, Sr.
Founder/Broker

COUNTY LINE INDUSTRIAL

\$3,950,000

LOCATION

17950 US Highway 301
Summerfield, FL 34491
Marion County

SIZE

21.7 +/- acres

- 5 minutes to North Villages
- 10 minutes to Wildwood and the Brownwood Village
- 15 minutes to I-75/Florida Turnpike and Hwy 44 Interchange
69% of all truck traffic passes through this intersection
- 25 minutes to Ocala

PUD ZONING

- Approved PUD in Place – Included herein package
- Manufacturing
- Plant nursery
- Contractors yard (retail/wholesale)
- Processing of products produced on site
- Cardroom
- Warehousing and distribution
- Maximum Gross Development up to 400,000 Sq. Ft

ROAD FRONTAGE

750' on 4-lane US Highway 301 (Nathan Mayo Highway)

UTILITIES

Both water and sewer are to site and provided by Marion County Utilities, along US Highway 301

BUILDING ON SITE

Existing 9,000 +/- sq. ft. building on site, previously used for agricultural supplies and storage; small offices included. Call for more information.

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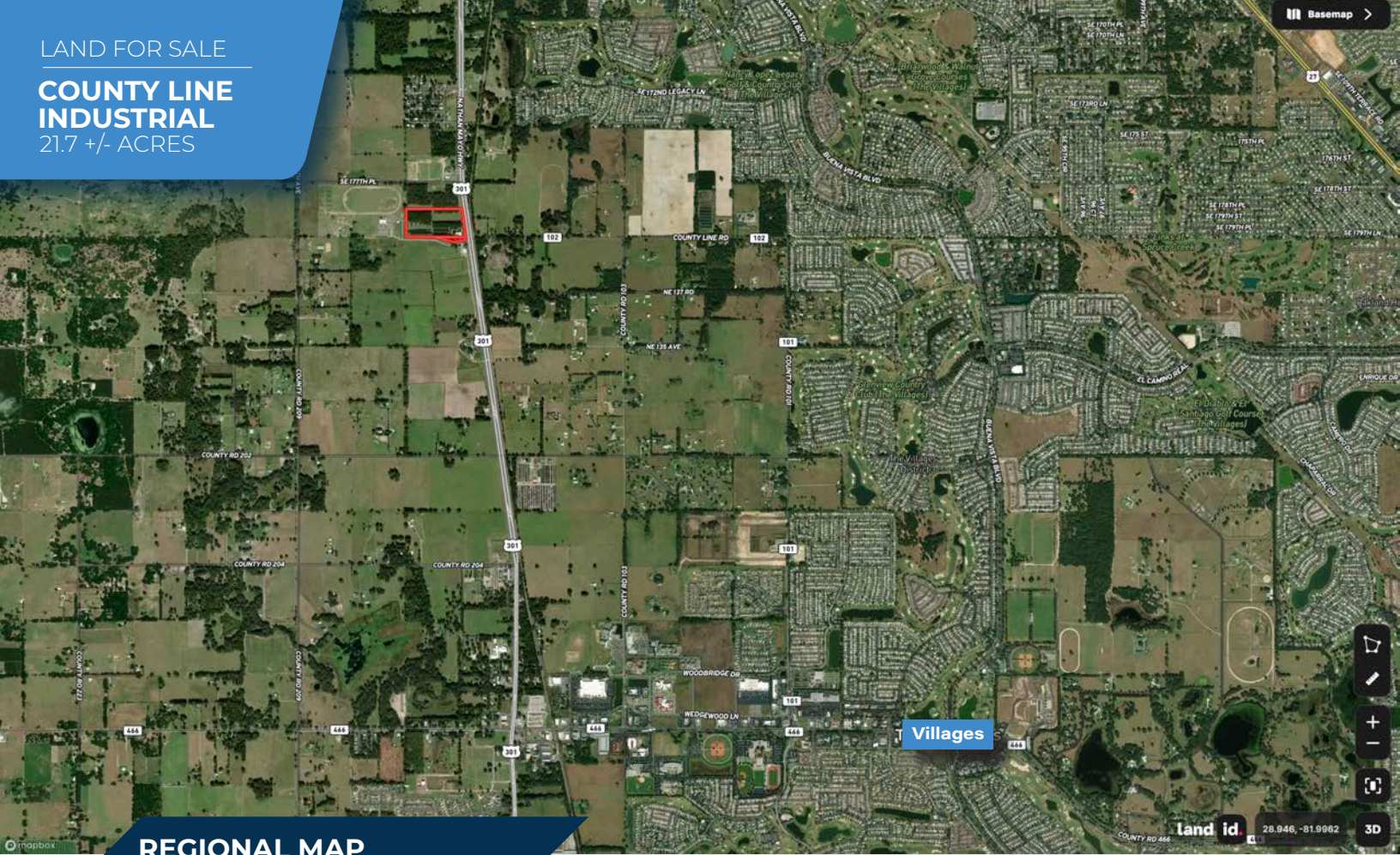
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21.7 +/- ACRES



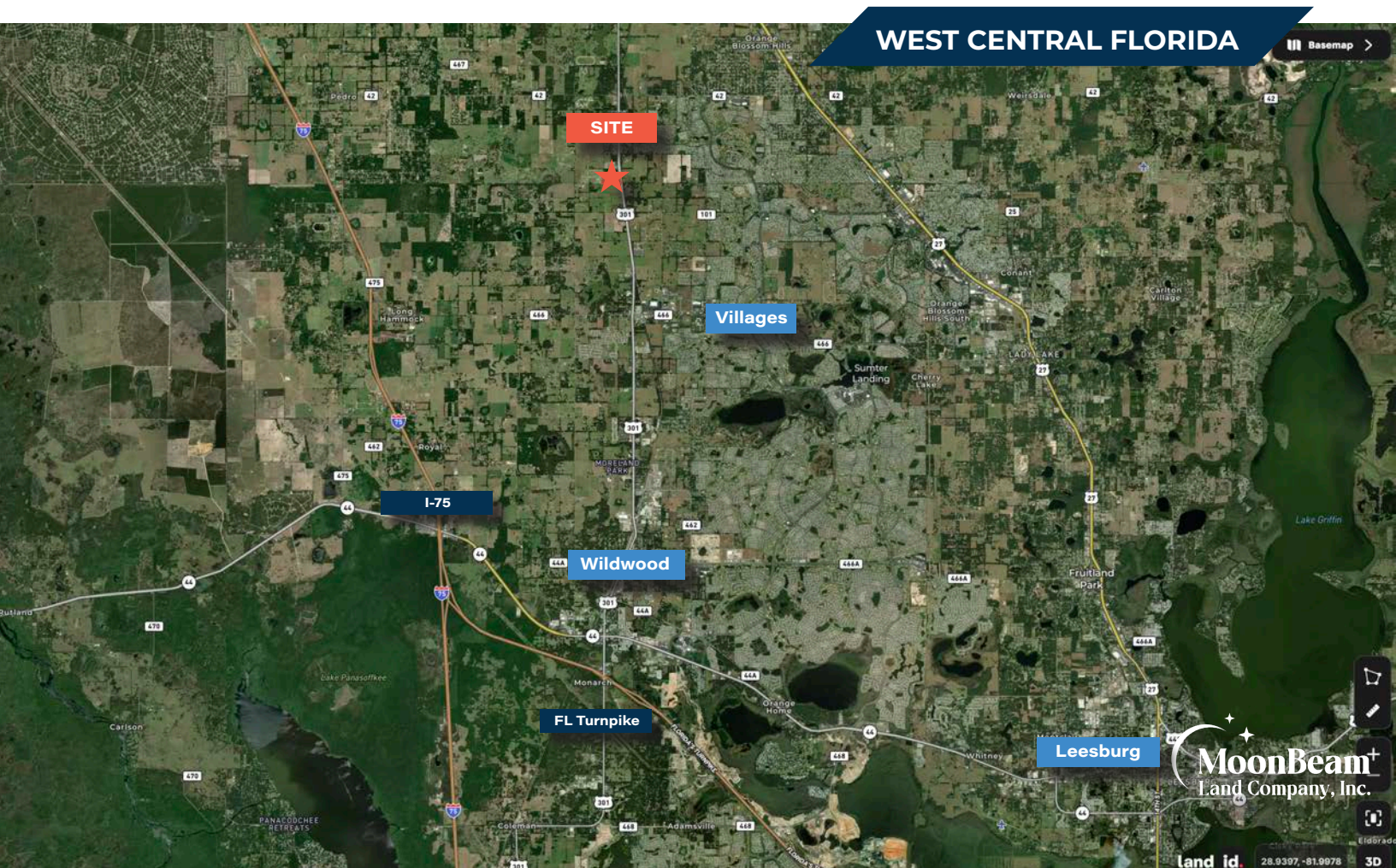
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REGIONAL MAP

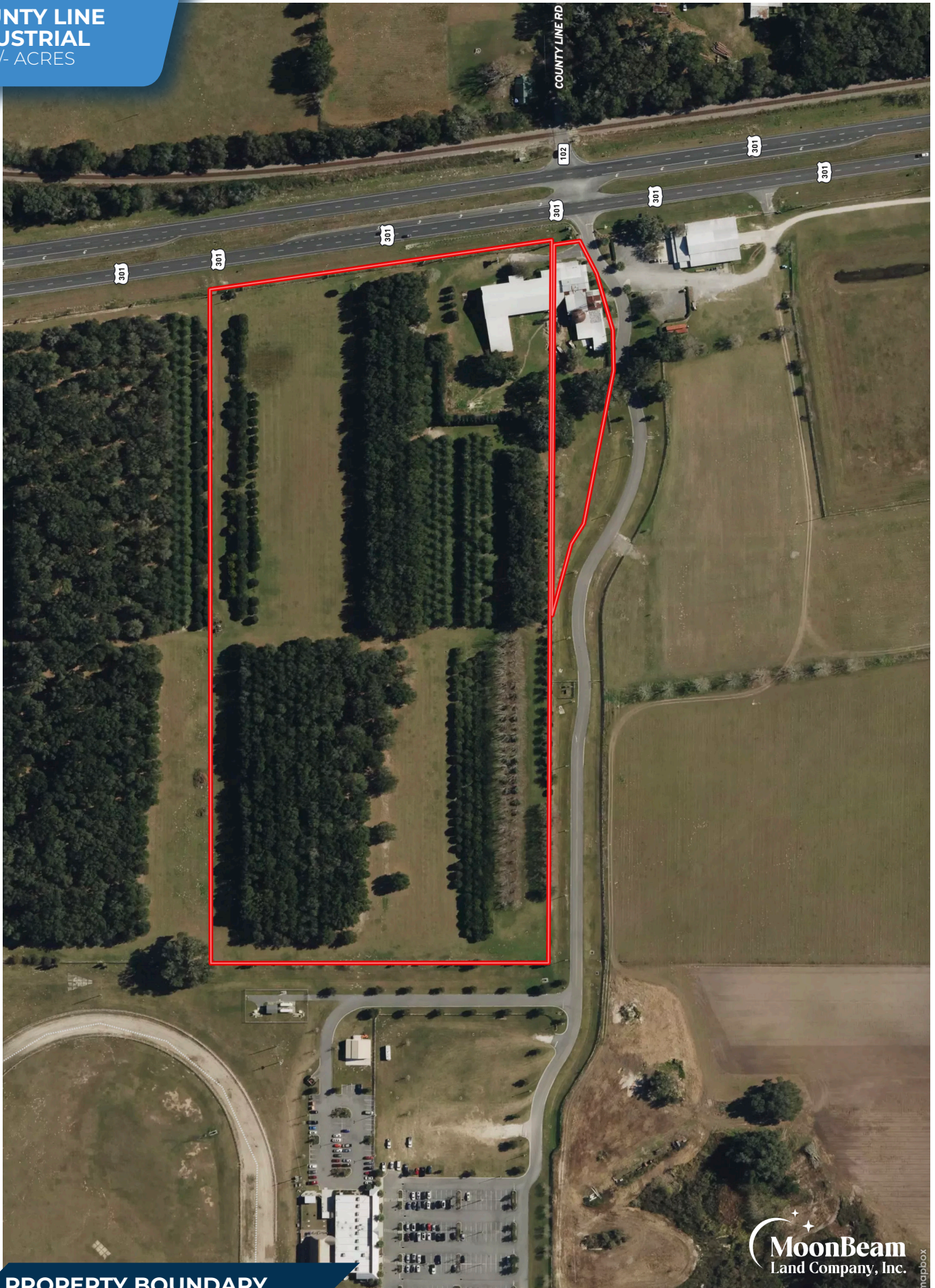


WEST CENTRAL FLORIDA



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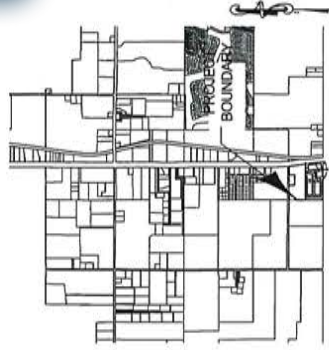
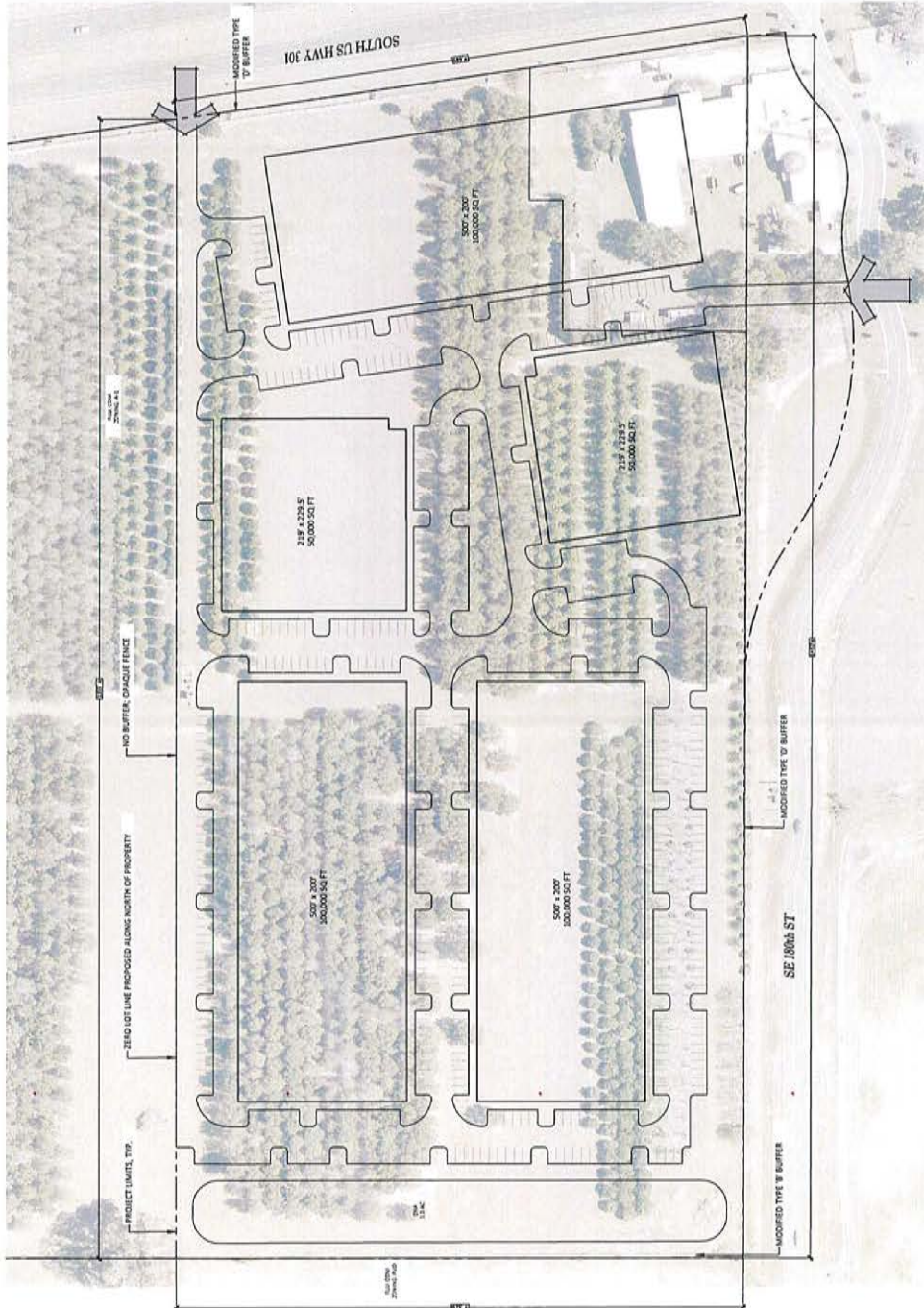


PROPERTY BOUNDARY

220609Z Jacks Over Nines LLC. Development Conditions:

1. The PUD shall consist of the following uses consistent with the PUD Application and PUD Concept Plan (Received 4/4/2022; attached):
 - a. The ±21.71-acre commercial area allowing B-1 and B-2 uses as provided in Land Development Code (LDC) Division 4.2, assembly and fabrication of goods (manufacturing), plant nursery and contractor's yard retail/wholesale, processing of products produced on-site, and cardroom, and warehousing/distribution, with a maximum gross development amount of up to 400,000 gross square feet.
2. For the cardroom to be developed on this site, the cardroom will have to cease operations on the adjacent property to the west (PID: 48476-002-00).
3. Subject property shall be connected to Marion County Utilities centralized water and sewer.
4. Building heights shall be limited to 65'.
5. All Commercial development shall conform to the PUD's architectural standards information; additionally, structures with exterior walls exceeding 100' in length, shall have architecturally differentiated finishes to avoid a uniform homogenous appearance, and all structures shall, at a minimum, be painted (so as to present and maintain a finished appearance rather than a standard unfinished concrete appearance).
6. A master sign plan shall be provided for the overall PUD to address the commercial and industrial use identification signage consistent with LDC requirements for such plans. This shall be provided with the Master Plan or equivalent.
7. A sidewalk consistent with LDC standards shall be provided along one side of the main internal roadway to accommodate multi-modal interconnection between this PUD and the PUD to the west. Sidewalks for the project shall comply with the LDC.
8. Prior to obtaining final PUD Master Plan approval, completion and review of the project's formal traffic study will be required with the resolution of any level of service and/or design deficiencies identified being addressed consistent with the applicable LDC provisions.
9. An enhanced buffer consistent with LDC Section 5.8.5.B (CR Hwy 475A Gateway - Landscaping and Buffering) shall be provided along the site's Hwy 301 frontage.
10. A modified B-Type Buffer shall be provided along SE 180th Street easement, a modified D-Type Buffer shall be provided along the western boundary as provided on the conceptual plan.
11. All project-wide walls, fences, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate Land Development Code PUD Amendment Process.
12. All access points and roads shall meet the requirements of the LDC and be approved by DRC.
13. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.

Jacks Over Nines, LLC PUD CONCEPT PLAN MARION COUNTY, FLORIDA



VICINITY MAP
SCALE 1" = 2,000'

Site Plan Concept
Project Data
 PROJECT NO. 21-0001
 PROJECT NAME: JACKS OVER NINES, LLC
 PROJECT ADDRESS: 18111 N.W. 44th Street, Jensen Beach, FL 34957

Site Plan
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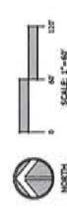
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Tillman & Associates
 ENGINEERING, LLC
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MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 15 years yielding more than \$575 million in transactional volume on more than 84,000 acres of land sales throughout the state.



John A. Evans, Sr.
Founder/Broker

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