

MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

Ground Lease
or Build-to-Suit



LOCATION DESCRIPTION

Marion Ranch at SEQ of SW 49th Ave Rd & SW 80th St, Ocala, FL 34476

PROPERTY HIGHLIGHTS

- Outparcel for Ground Lease and/or Build-to-Suit 9.9+ Acres
- Positioned at the gateway to the master-planned Marion Ranch community in Ocala with immediate access to a high-growth residential zone
- According to Lennar Homes, this metro area was named the "fastest-growing metro in the U.S." as of 2024
- 2030 Growth projections reaching a 5 mile population of 88,157 and 40,748 Households
- With additional growth from the surrounding area, there is a need for retail servicers. The total new residential units in the area could reach ~5,700± within 1.5 miles of the site
- Nearby Retailers: Ashley Furniture, Kohl's, Petco, Family Dollar, Publix, Lowe's, PetSmart, Macy's, JCPenney, Belk. Coming Soon: Dealership, A Warehouse Club, and Neighborhood Walmart
- Traffic Counts (AADT): I-75 N - 140,500 ; SW Highway 200 - 44,005



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,399	30,243	74,201
Daytime Population	3,191	25,938	75,083
Households	1,730	12,860	34,201
Average HH Income	\$131,758	\$94,929	\$87,907



JEREMY KRAL

jeremy.kral@tscg.com
813.545.4757

PATRICK FREASE

patrick.frease@tscg.com
407.788.8818

MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

Ground Lease
or Build-to-Suit



04-15-2026

AVAILABLE

Access points are not finalized and under review with Marion County.

SUITE	TENANT NAME	SPACE SIZE
281	Available	2 Acres
282	Available	1.03 Acres
283	Available	1.03 Acres
284	Available	1.03 Acres
285	Available	1.41 Acres
286	Available	2.35 Acres
287	Available	1.03 Acres



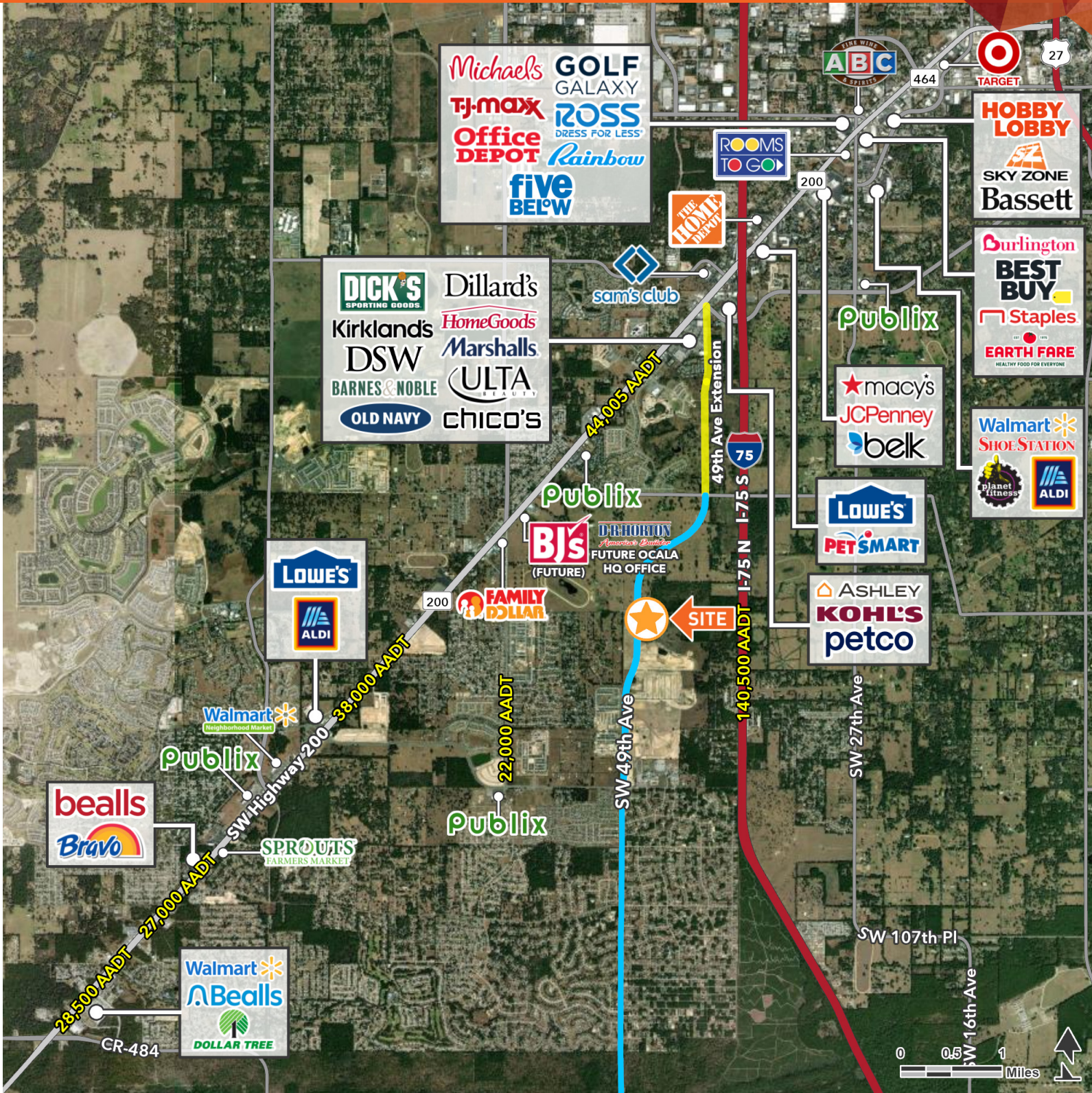
JEREMY KRAL
jeremy.kral@tscg.com
813.545.4757

PATRICK FREASE
patrick.frease@tscg.com
407.788.8818

MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

Ground Lease
or Build-to-Suit



JEREMY KRAL
jeremy.kral@tscg.com
813.545.4757

PATRICK FREASE
patrick.frease@tscg.com
407.788.8818



MARION RANCH OUTPARCELS

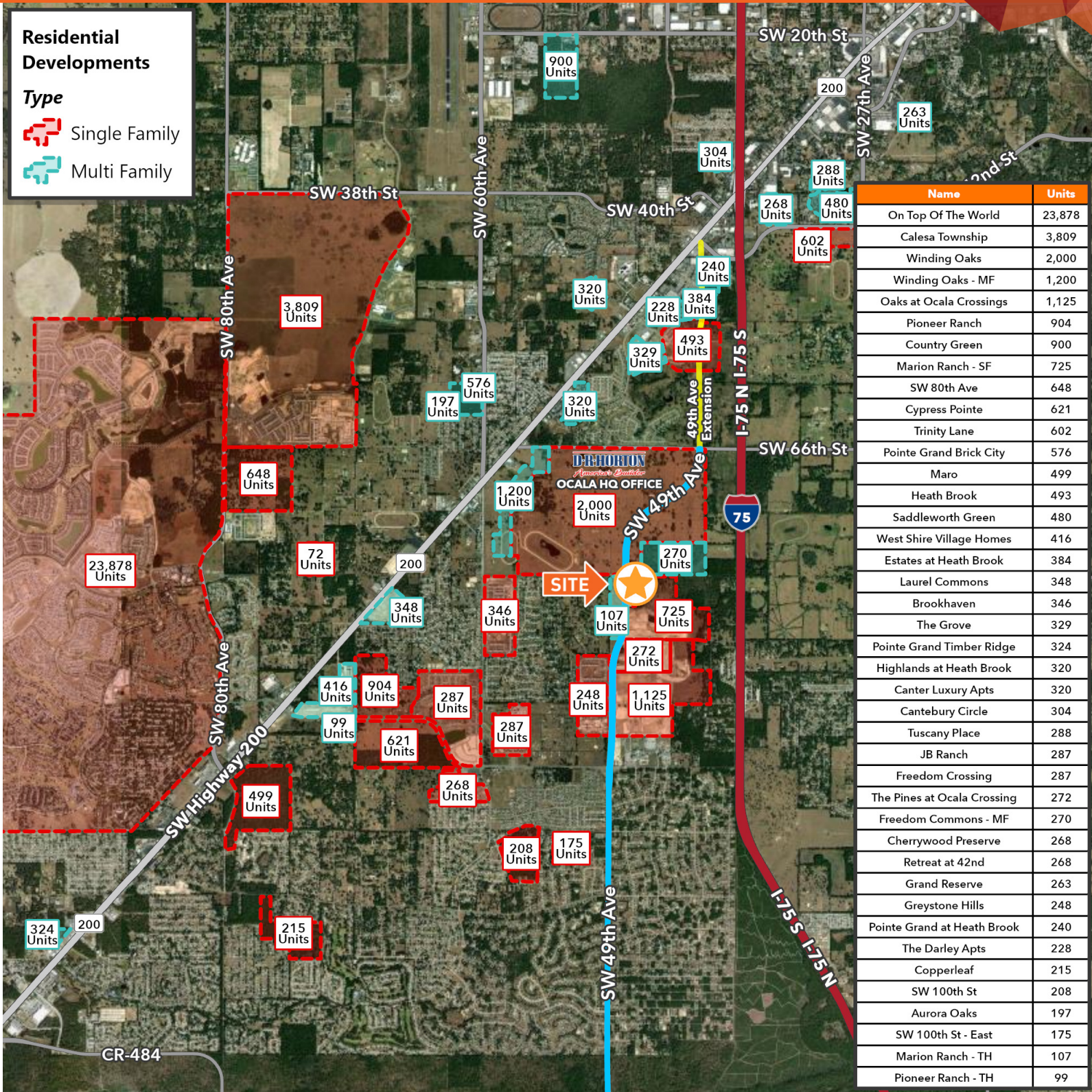
SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

Ground Lease
or Build-to-Suit

Residential Developments

Type

-  Single Family
-  Multi Family



Name	Units
On Top Of The World	23,878
Calesa Township	3,809
Winding Oaks	2,000
Winding Oaks - MF	1,200
Oaks at Ocala Crossings	1,125
Pioneer Ranch	904
Country Green	900
Marion Ranch - SF	725
SW 80th Ave	648
Cypress Pointe	621
Trinity Lane	602
Pointe Grand Brick City	576
Maro	499
Heath Brook	493
Saddleworth Green	480
West Shire Village Homes	416
Estates at Heath Brook	384
Laurel Commons	348
Brookhaven	346
The Grove	329
Pointe Grand Timber Ridge	324
Highlands at Heath Brook	320
Canter Luxury Apts	320
Canterbury Circle	304
Tuscany Place	288
JB Ranch	287
Freedom Crossing	287
The Pines at Ocala Crossing	272
Freedom Commons - MF	270
Cherrywood Preserve	268
Retreat at 42nd	268
Grand Reserve	263
Greystone Hills	248
Pointe Grand at Heath Brook	240
The Darley Apts	228
Copperleaf	215
SW 100th St	208
Aurora Oaks	197
SW 100th St - East	175
Marion Ranch - TH	107
Pioneer Ranch - TH	99



JEREMY KRAL
jeremy.kral@tscg.com
813.545.4757

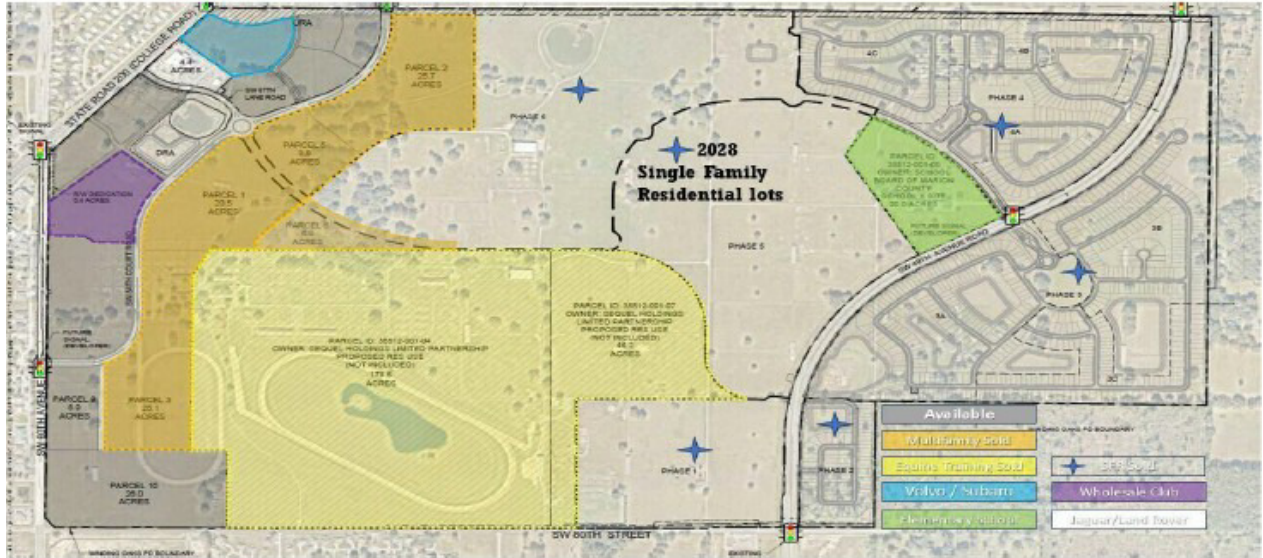
PATRICK FREASE
patrick.frease@tscg.com
407.788.8818

MARION RANCH OUTPARCELS

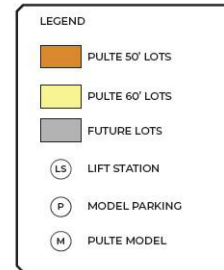
SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

**GROUND LEASE
OR BUILD-TO-
SUIT**

Winding Oaks PD



Marion Ranch PD



PULTE HOMES LOT COUNT PROVIDED		
	50' LOTS	60' LOTS
PHASE 2	24	20
PHASE 3	77	29
TOTAL LOTS	101	49



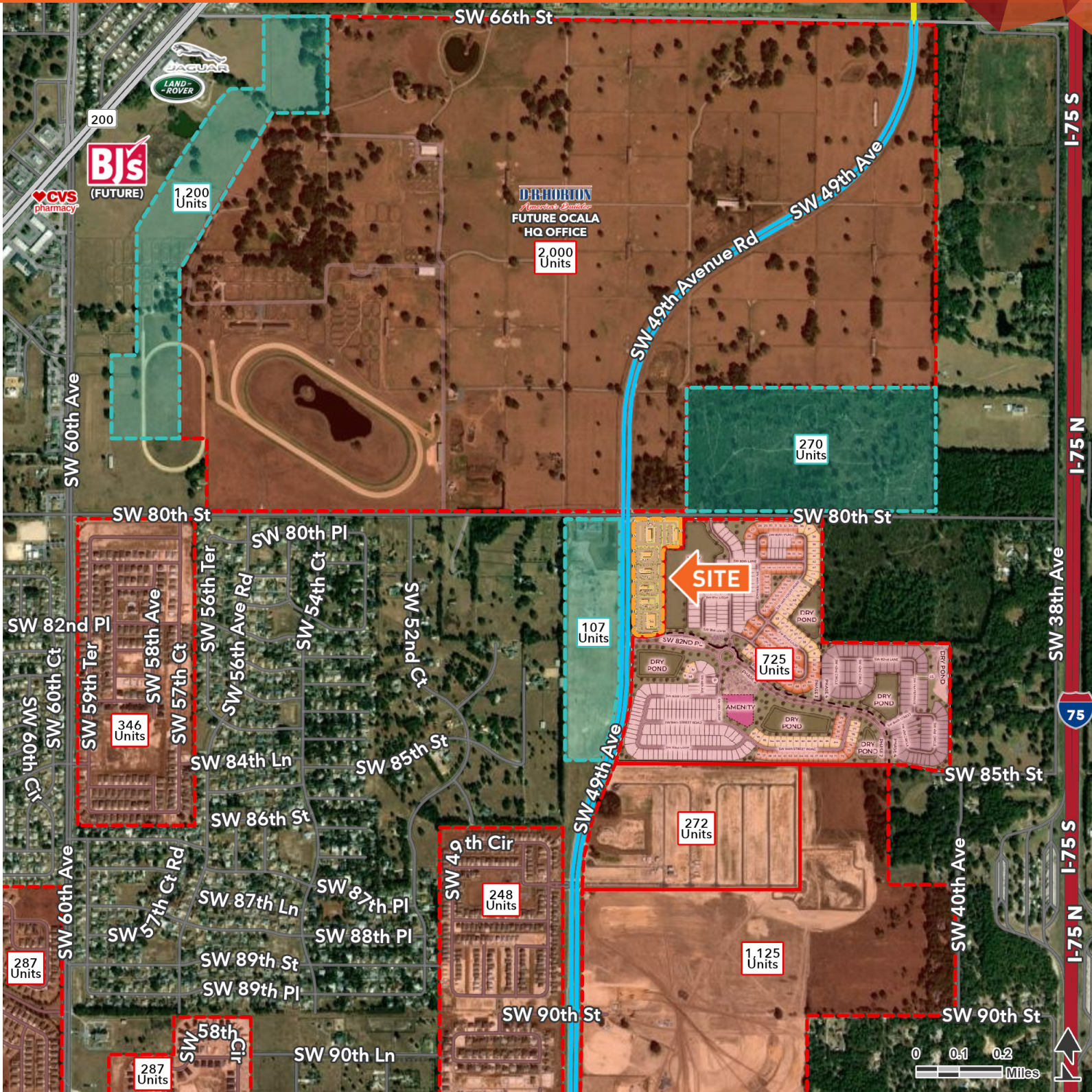
JEREMY KRAL
jeremy.kral@tscg.com
813.545.4757

PATRICK FREASE
patrick.frease@tscg.com
407.788.8818

MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

GROUND LEASE
OR BUILD-TO-
SUIT



JEREMY KRAL

jeremy.kral@tscg.com
813.545.4757

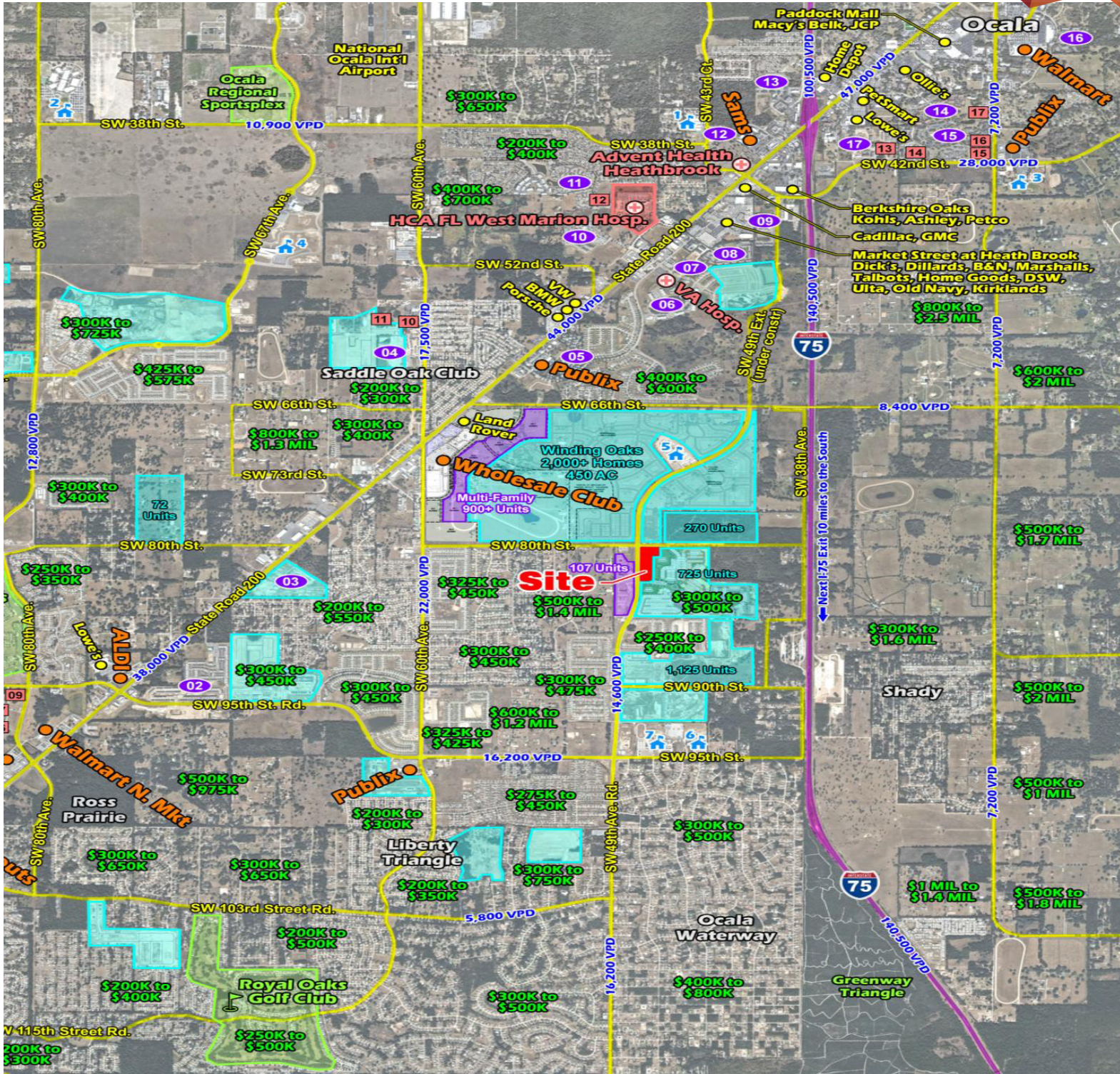
PATRICK FREASE

patrick.frease@tscg.com
407.788.8818

MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

**GROUND LEASE
OR BUILD-TO-
SUIT**



49th Corridor

- Currently 14,500 VPD with a projected growth of 23k by 2030
- Road built to relieve traffic off Hwy 200, becoming a major corridor and northern extension with south road widening
- Retail needed in this area
- Housing prices pictured above could increase



JEREMY KRAL
jeremy.kral@tscg.com
813.545.4757

PATRICK FREASE
patrick.frease@tscg.com
407.788.8818

MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

**GROUND LEASE
OR BUILD-TO-
SUIT**



JEREMY KRAL
jeremy.kral@tscg.com
813.545.4757

PATRICK FREASE
patrick.frease@tscg.com
407.788.8818