



301

FOUNDRY  
COMMERCIAL

39,700± SF • 61± AC

## CAMP / REDEVELOPMENT OPPORTUNITY

15833 N US HIGHWAY 301 CITRA, FL 32113

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FOR MORE INFO, PLEASE CONTACT: **407.540.7718**



## PROPERTY OVERVIEW

The property is located along Highway 301 in Citra, Marion County, Florida. It is approximately 15 miles north of Ocala, in a region that is known as "The Horse Capital of the World". The area boasts over 600 horse farms and horse-related attractions, events, and activities.

Per the Marion County Property Appraiser, the property contains 7± buildings including a main 19,500± SF recreation/activity building and 6± out buildings that contain residential facilities.

The property has approximately 1475± feet of frontage along North US Highway 301.

The property is almost equidistant between the metros of Tampa, Orlando, and Jacksonville.

## PROPERTY SPECIFICATIONS

PARCEL ID	07619-001-00
ACREAGE	61± AC
NO. OF BUILDINGS	7±
TOTAL SF	39,700± SF
FRONTAGE	1,475± FT ON US HWY 301
COUNTY	Marion
ZONING	A-1
USE	Camp
ASKING PRICE	<b>\$5,500,000 \$4,900,000</b>

### FOR MORE INFORMATION, PLEASE CONTACT:

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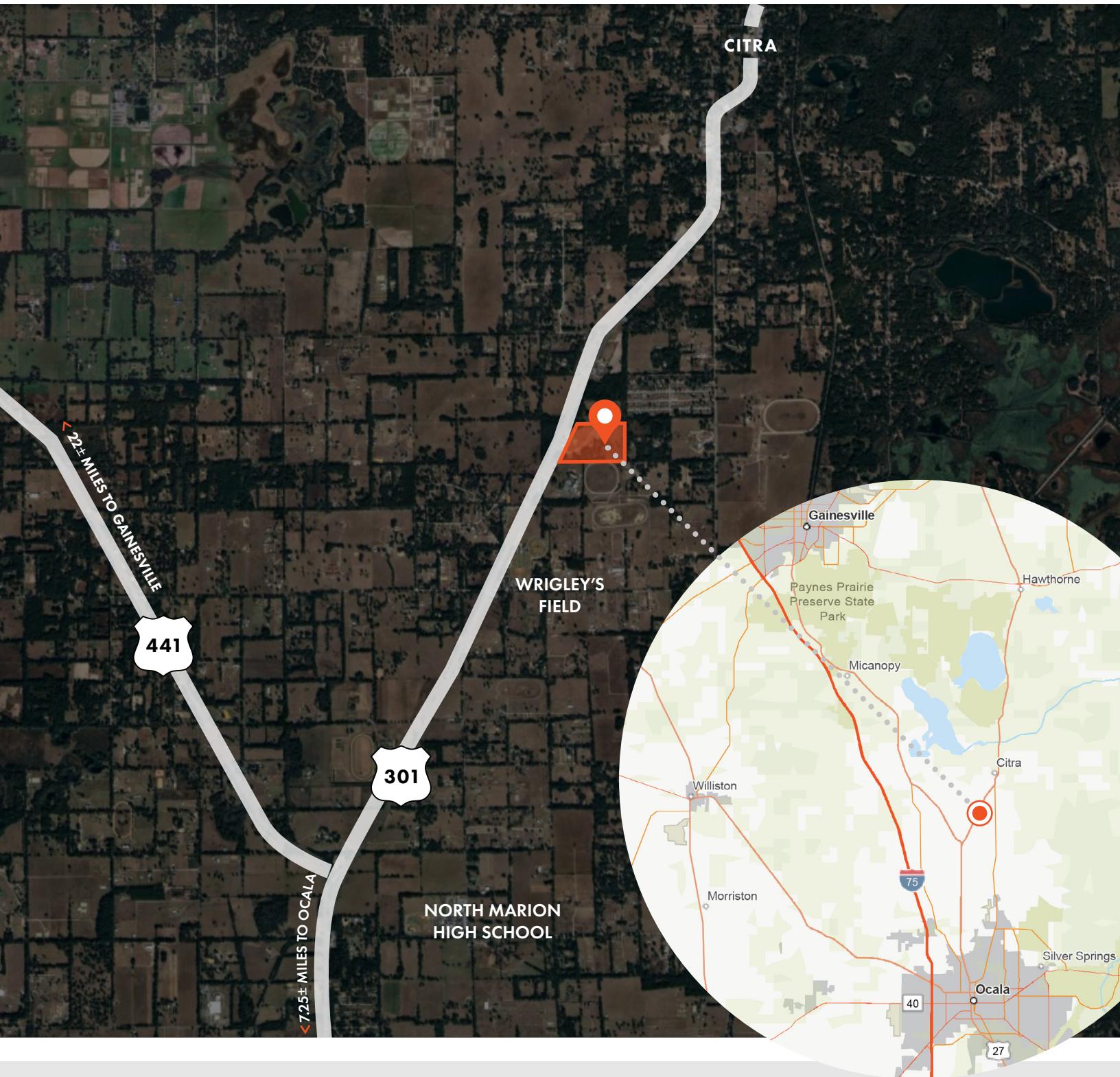
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## PROPERTY OUTLINE &amp; AERIAL MAP



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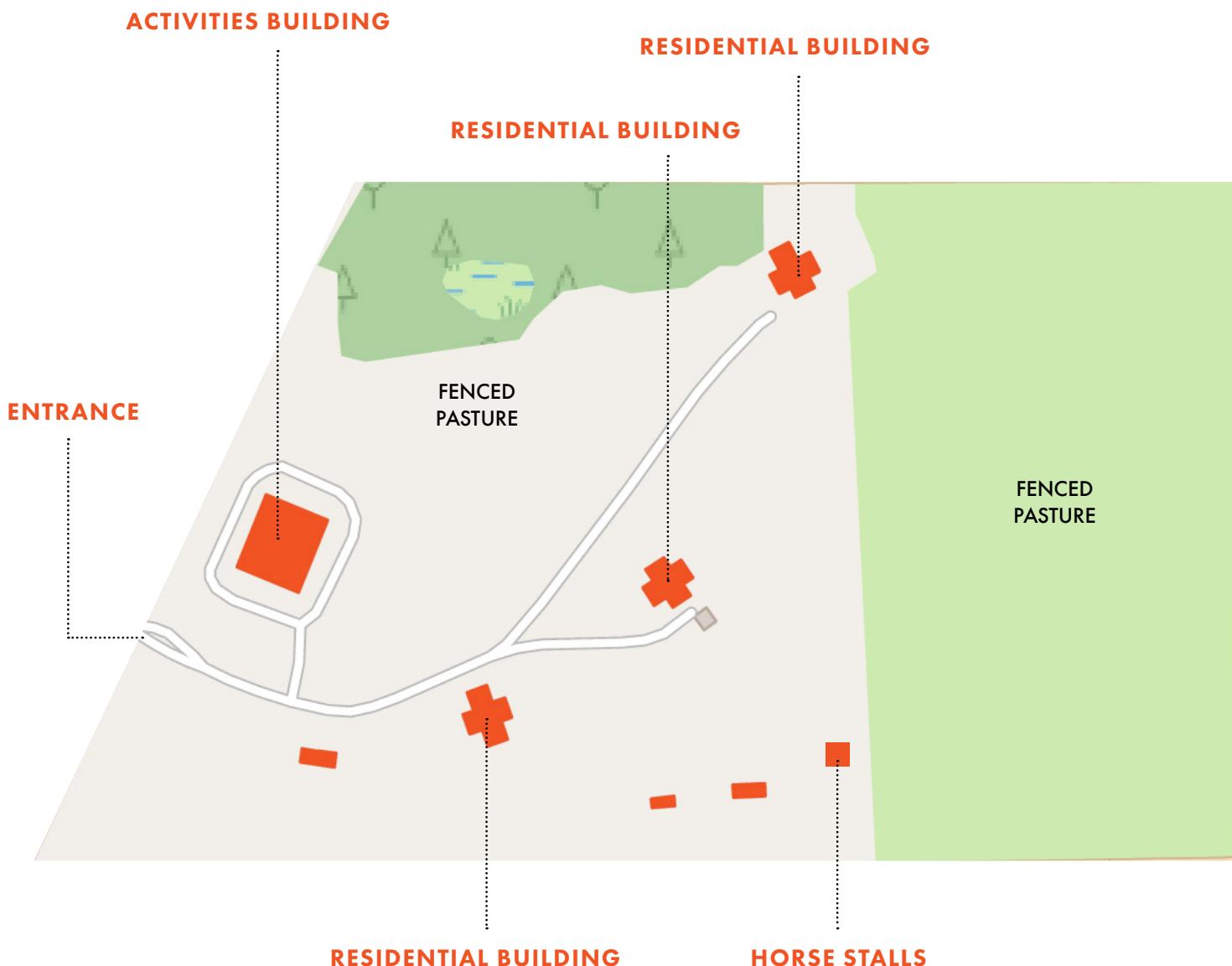
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**PROPERTY LAYOUT**

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## PROPERTY PHOTOS



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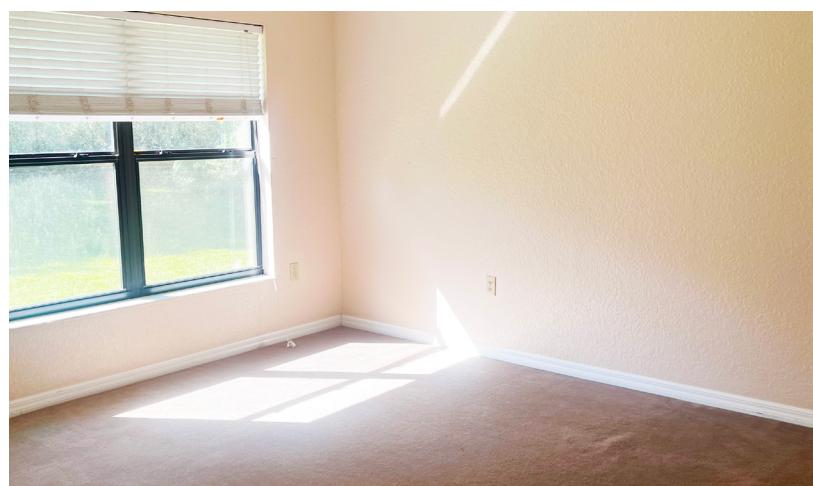
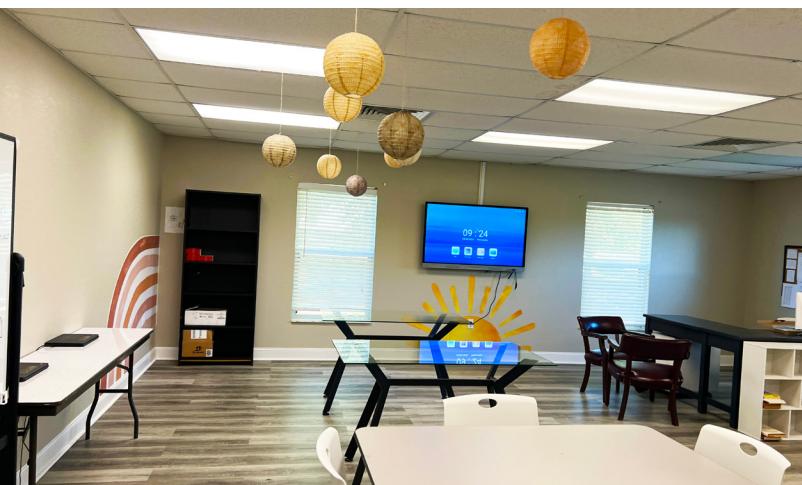
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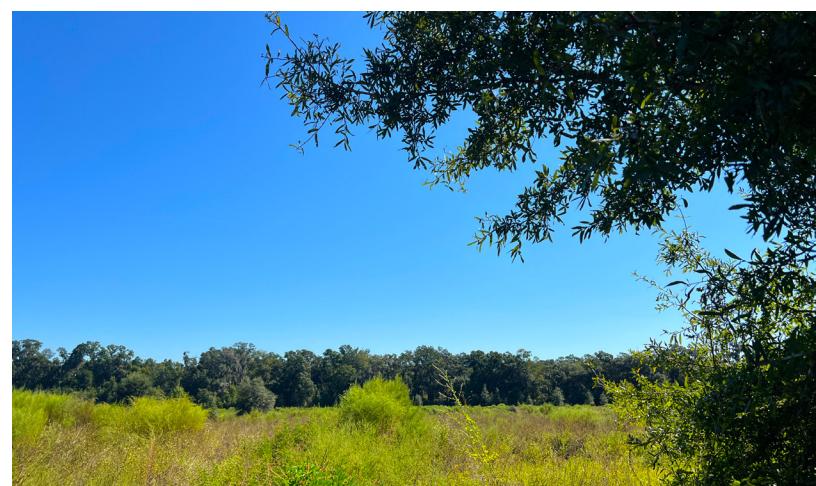
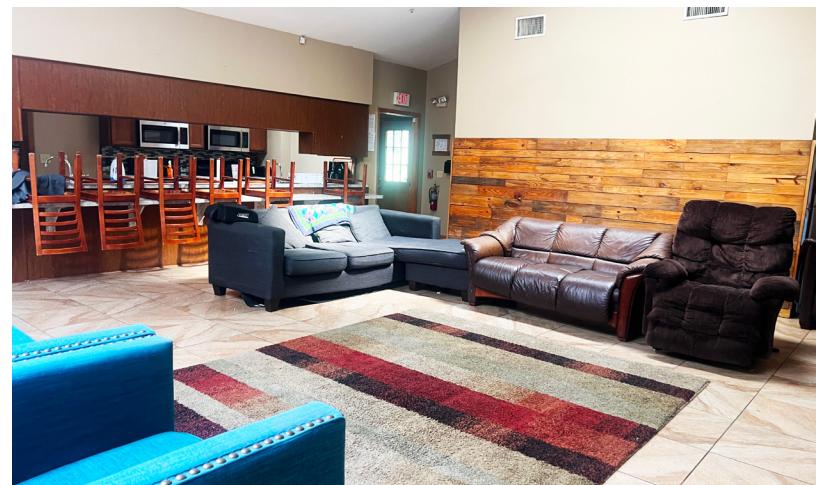
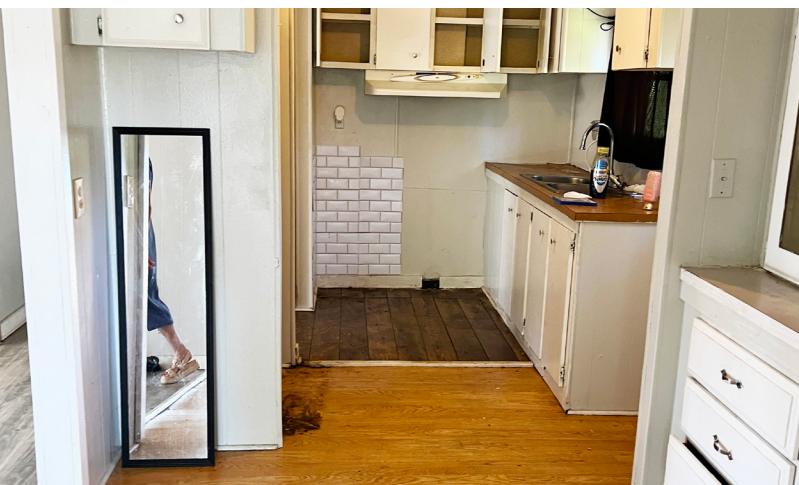
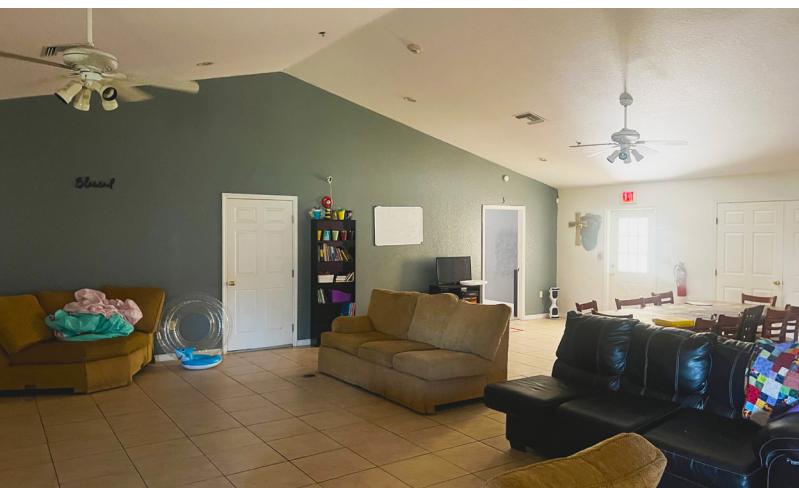
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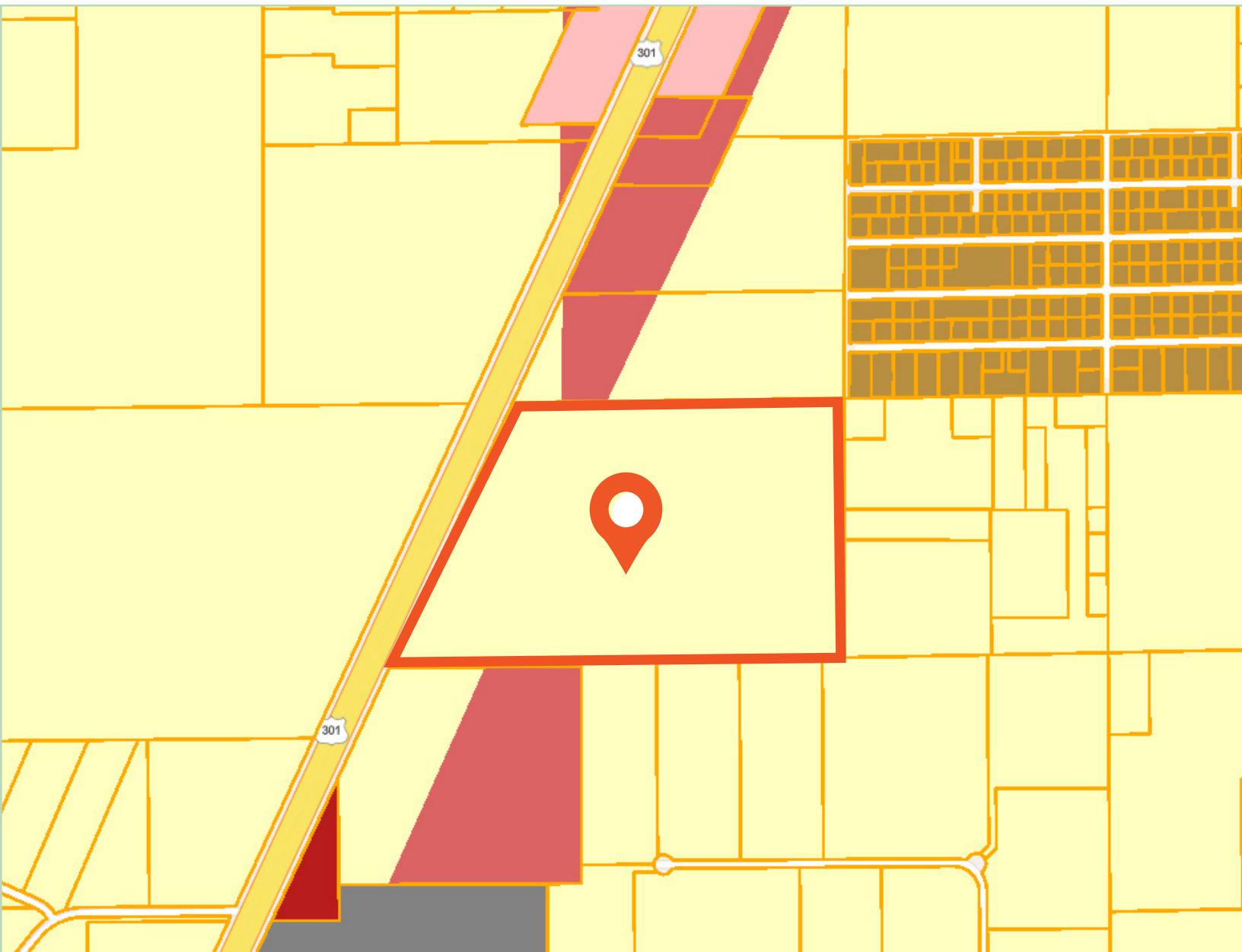
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**ZONING****A-1 GENERAL AGRICULTURE**

FROM THE MARION COUNTY MUNICIPAL CODE (ZONING): The General Agriculture zoning classification is intended to preserve agriculture as the primary use.

1 dwelling unit / 10 acres

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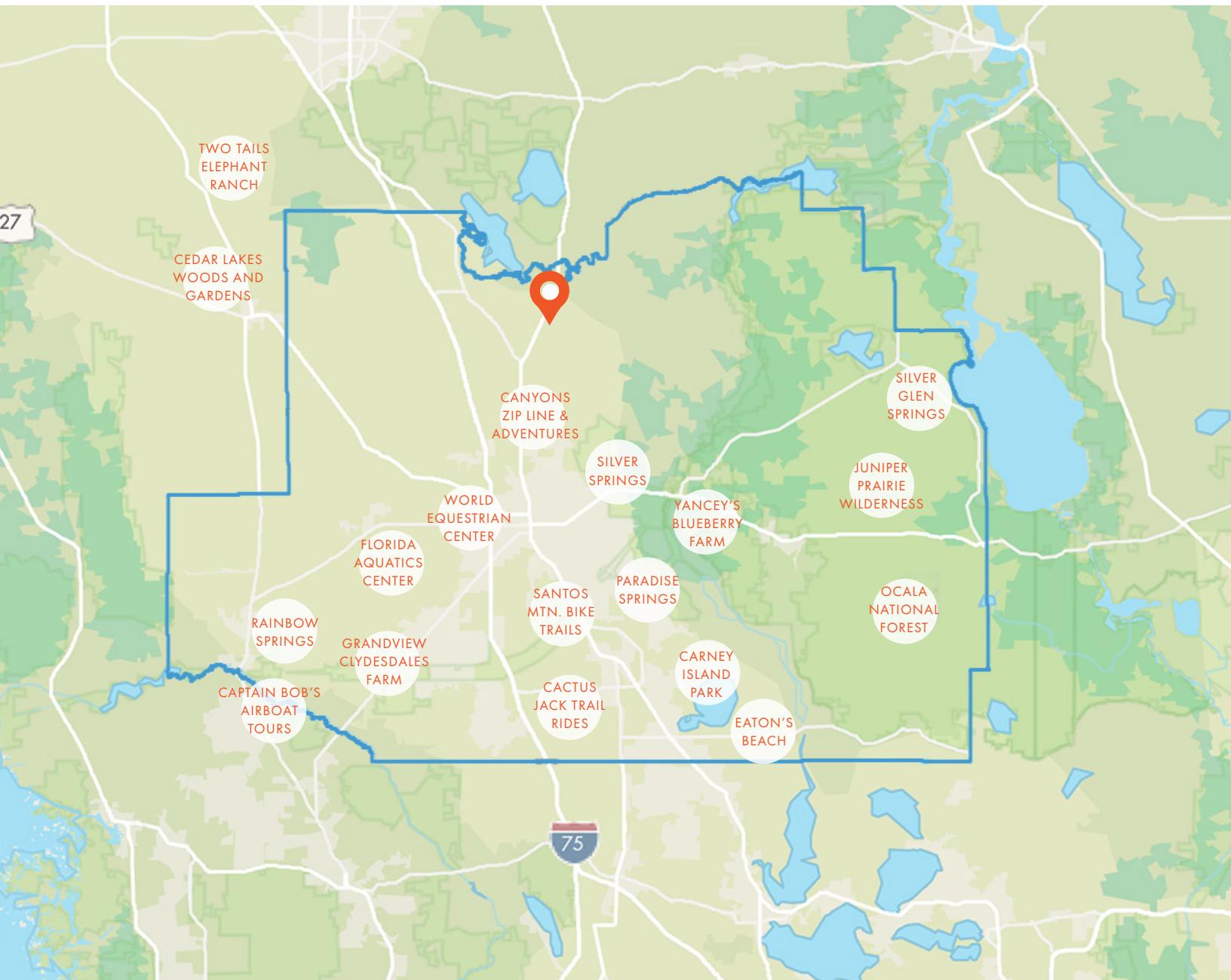
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**MARION COUNTY****OUTDOOR ADVENTURE AND "THE HORSE CAPITAL OF THE WORLD"®**

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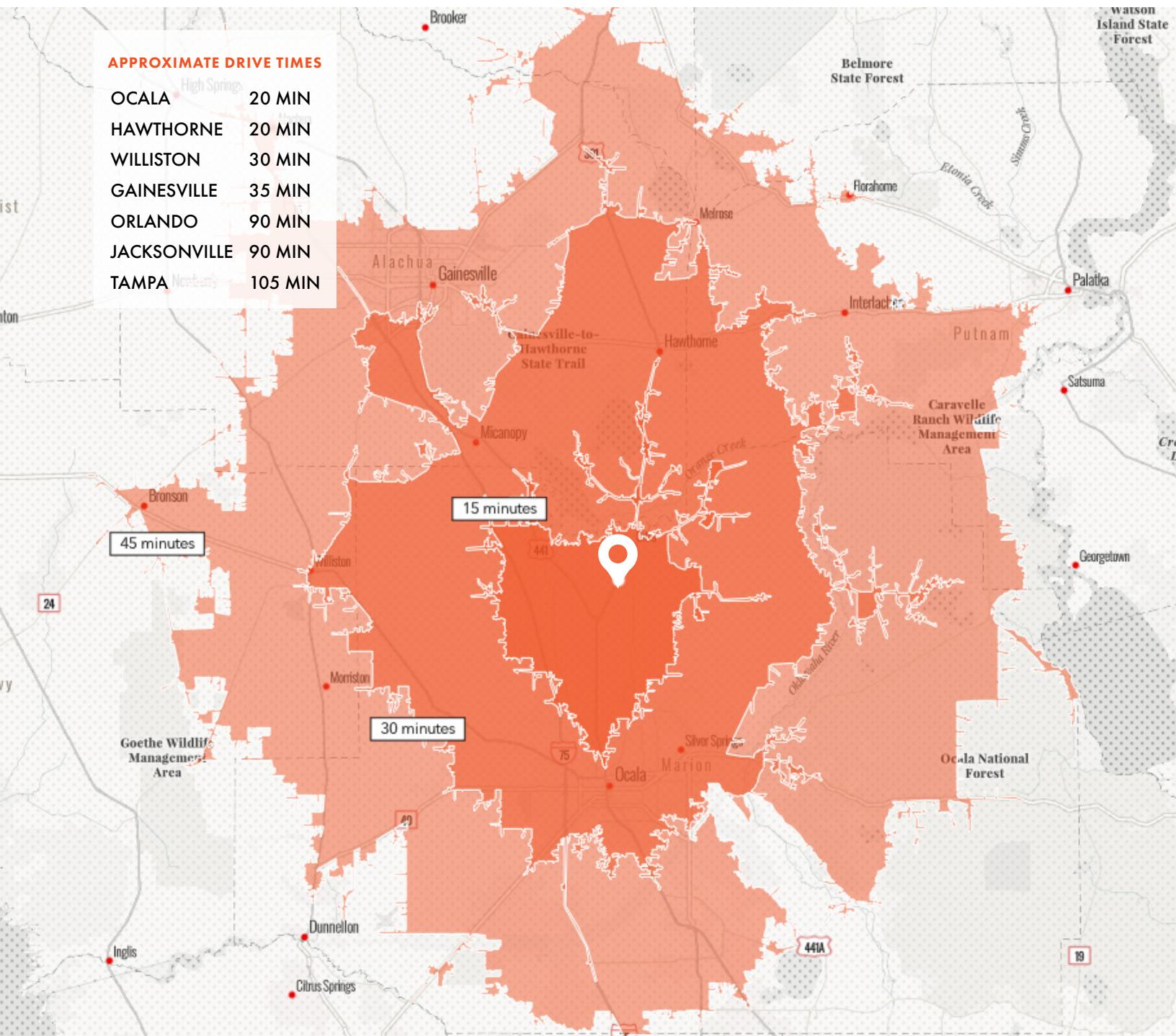
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## LOCATION AND DRIVE TIMES



**19,000± CARS TRAVEL US HWY 301 PER DAY NEAR PROPERTY (2022 ANNUAL DAILY TRAFFIC)**

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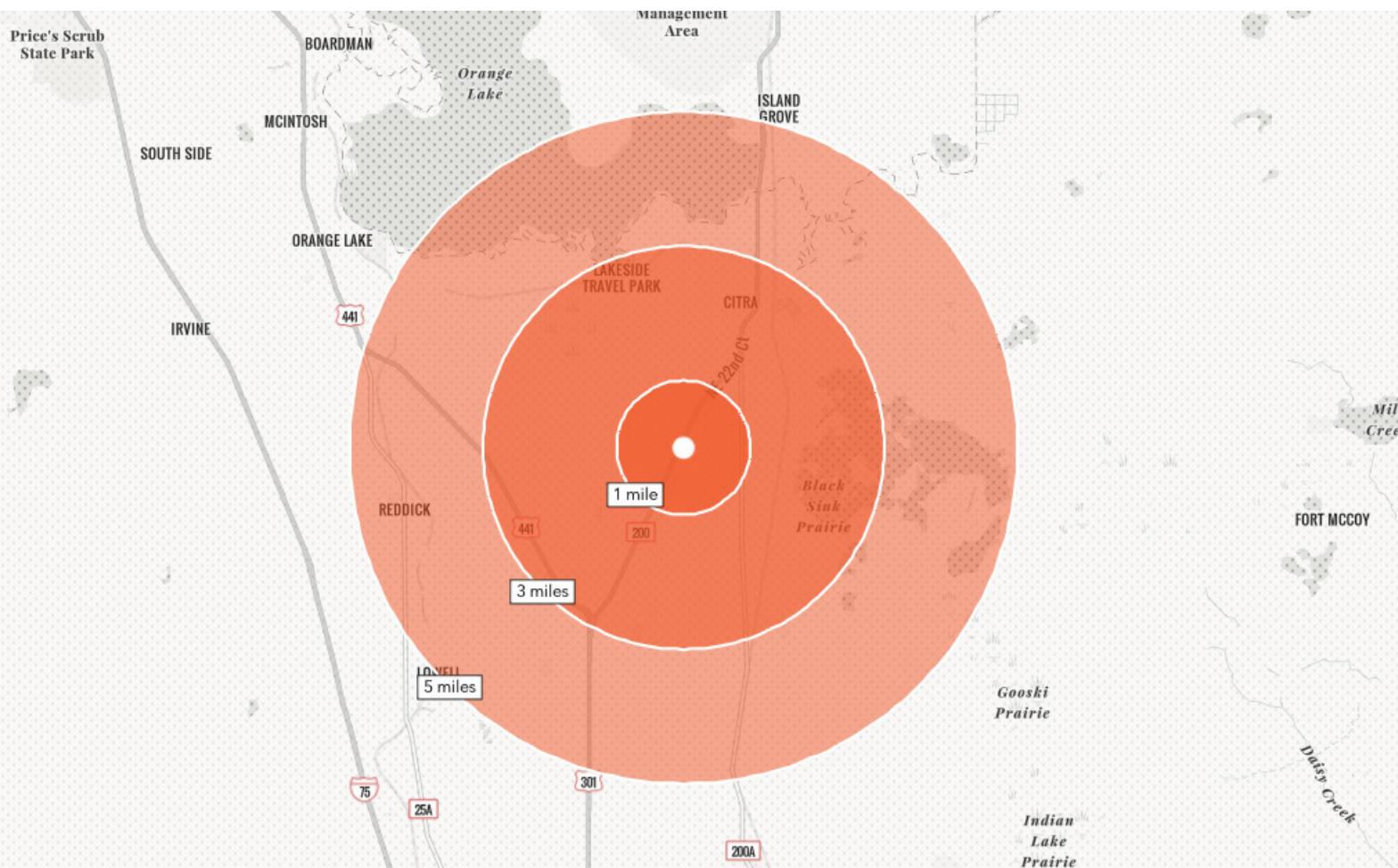
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>693</b> ESTIMATED POPULATION 2025
	<b>44.5</b> MEDIAN AGE
	<b>\$249,054</b> MEDIAN HOME VALUE 2025
	<b>123</b> TOTAL EMPLOYEES
	<b>\$85,061</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>4,450</b> ESTIMATED POPULATION 2025
	<b>44.6</b> MEDIAN AGE
	<b>\$230,281</b> MEDIAN HOME VALUE 2025
	<b>600</b> TOTAL EMPLOYEES
	<b>\$81,947</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>9,265</b> ESTIMATED POPULATION 2025
	<b>44.9</b> MEDIAN AGE
	<b>\$226,543</b> MEDIAN HOME VALUE 2025
	<b>1,480</b> TOTAL EMPLOYEES
	<b>\$83,524</b> AVG HOUSEHOLD INCOME

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