

Now Available! 6,525 SF Building Pad - 0 SW College RD / SR 200, Ocala

Building Pad in Highly visible location on College Rd. - SR 200. West of BMW, Porsche Auto Dealership. This office pad has parking and utilities in place so you can start construction fast in this high traffic location facing Highway 200. Multi tenant or single user building can be built here. Shovel Ready building pad. Water and sewer here to connect. Can build 6525 sq. ft. or two stories 7,000 sq. ft. Fantastic, high traffic site. 83,665 ADT. Highway 200 6 lane high traffic site. Just west of I-75. Do not wait. Drive by or call for details ahead. Medical or Professional Office, services, mortgage, legal, therapy. multi-tenant build here. Call for demographic information. Join National names and capilize on high population demographics and traffic count.

- PUD Zoning
- 0.15 Acres
- 6,525 SF Building Pad
- Just North of six-lane HWY 200
- High Traffic Site
- Next to BMW & Porsche Dealership
- 83,665 ADT
- West of I-75
- Multi-tenant Build Here
- Ideal for Medical/Professional Office, Mortgage, Legal, Therapy

Schedule a showing today!
(352) 804-5544

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Lori J. Busch
Broker
(352) 804-5544
ljbusch@ocalaproperty.net



OM664925 LOT 5 PADDOCK PARK SW HWY 200, OCALA, FL 34474

County: Marion
Subdiv: PADDOCK PARK 200
Subdiv/Condo:
Style: Commercial
On Market Date: 09/21/2023
Total Acreage: 0 to less than 1/4
Price Per Acre: \$3,000,000.00
For Lease: No

Status: Active
List Price: \$450,000

Special Sale: None
ADOM: 25
CDOM: 25
Pets: Cats OK, Dogs OK

Building Pad in Highly visible location on College Rd. - SR 200. West of BMW, Porsche Auto Dealership. This office pad has parking, utilities in place start your construction fast in this high traffic location facing Highway 200. Paddock Park 200 Office Park on North side of SR 200 before SW 60th Ave. Across from Publix at Heathbrook shopping Center. Cannot beat this location facing Hwy 200 in Paddock Park 200 office Park. Multi tenant or single user building can be built here. Shovel Ready building pad. Water and sewer here to connect. Can build 6525 sq. ft. or two stories 7,000 sq. ft. Fantastic site. High traffic site. 83,665 ADT. Highway 200 6 lane high traffic site. Just west of I-75. Do not wait. Drive by or call for details ahead. Medical or Professional Office, services, mortgage, legal, therapy. multi-tenant build here. Call for demographic information. Join National names and capilize on high population demographics and traffic count.

Land, Site, and Tax Information

Legal Desc: SEC 04 TWP 16 RGE 21 PLAT BOOK 005 PAGE 032 PADDOCK PARK 200 LOT 5

SE/TP/RG: 04-16S-21E

Subdivision #:

Tax ID: 35369-027105

Taxes: \$2,617

Add Parcel: No

Ownership: Fee Simple

Book/Page: 005-032

Lot Dimensions: 91x101x45x55x45

Water Frontage: No

Zoning: PUD

Tax Year: 2022

Additional Tax IDs: 0

Lot Size Acres: 0.15

Waterfront Ft: 0

Block/Parcel: NA

Front Footage: 91

Front Exposure: Southeast

Lot #: 5

Flood Zone: X

Lot Size: 6,525 SqFt / 606 SqM

of Parcels: 1

Utilities: Cable Available, Electricity Available, Sewer Available, Water Available **Water:** Public

Sewer: Public Sewer

Road Surface Type: Asphalt, Paved

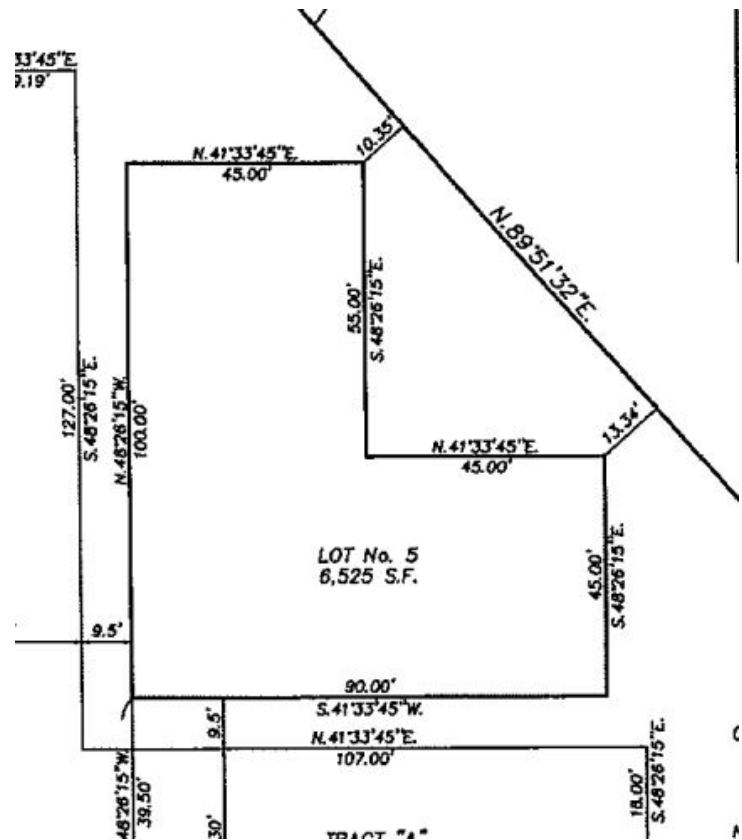
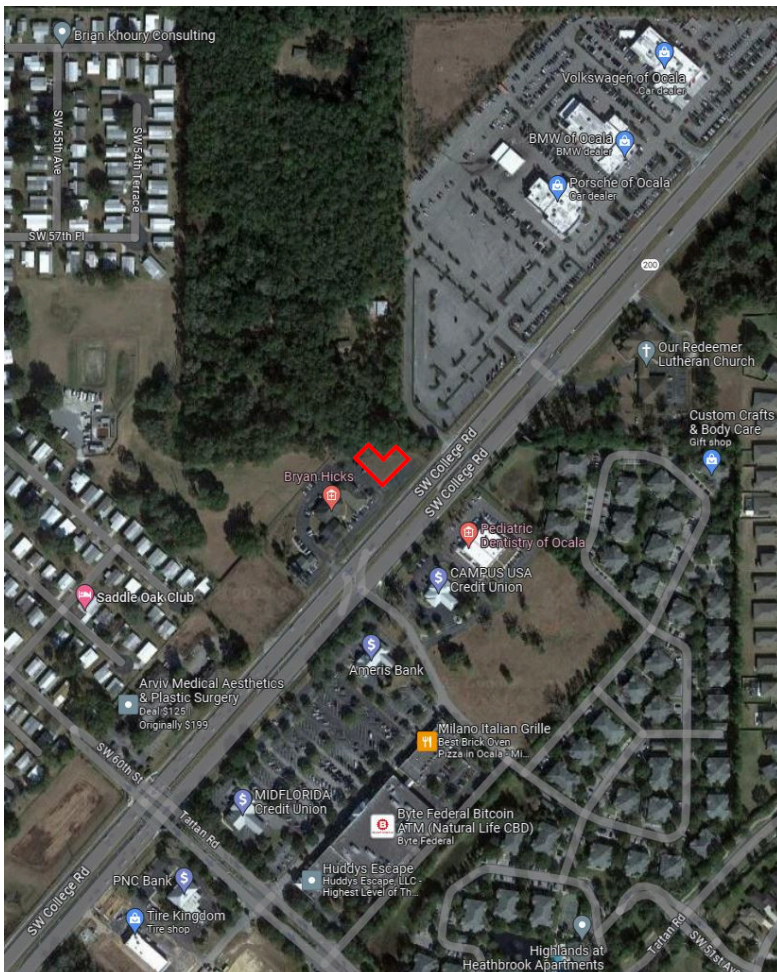
Community Information

HOA / Comm Assn: Yes
Master Assn/Name: No

HOA Fee: \$500

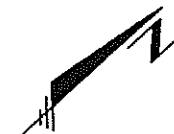
HOA Pmt Sched: Quarterly
Master Assn Fee:

Mo Maint\$(add HOA):
Master Assn Ph:



PADDOCK PARK 200

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SHEET 2 OF 2

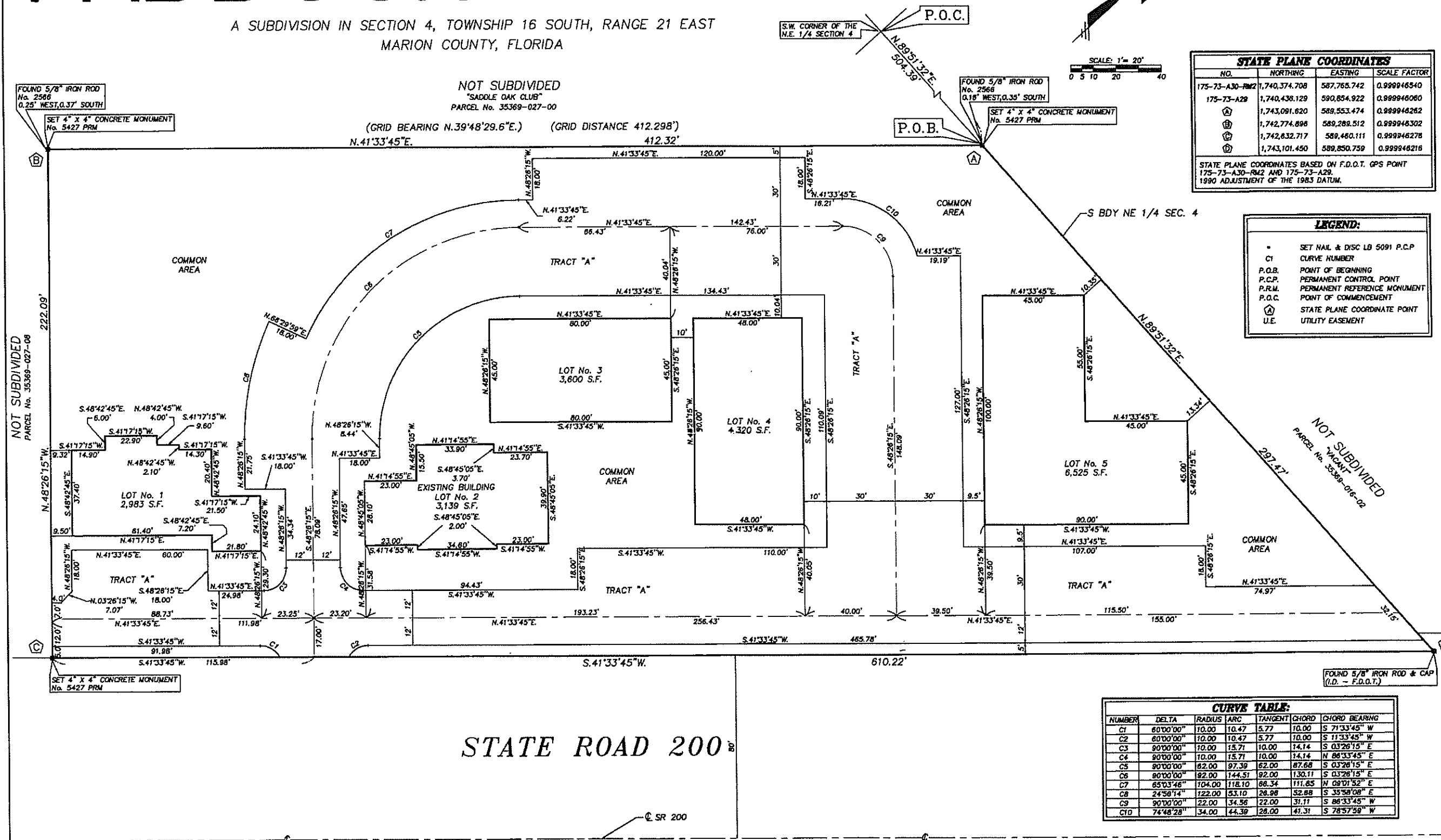


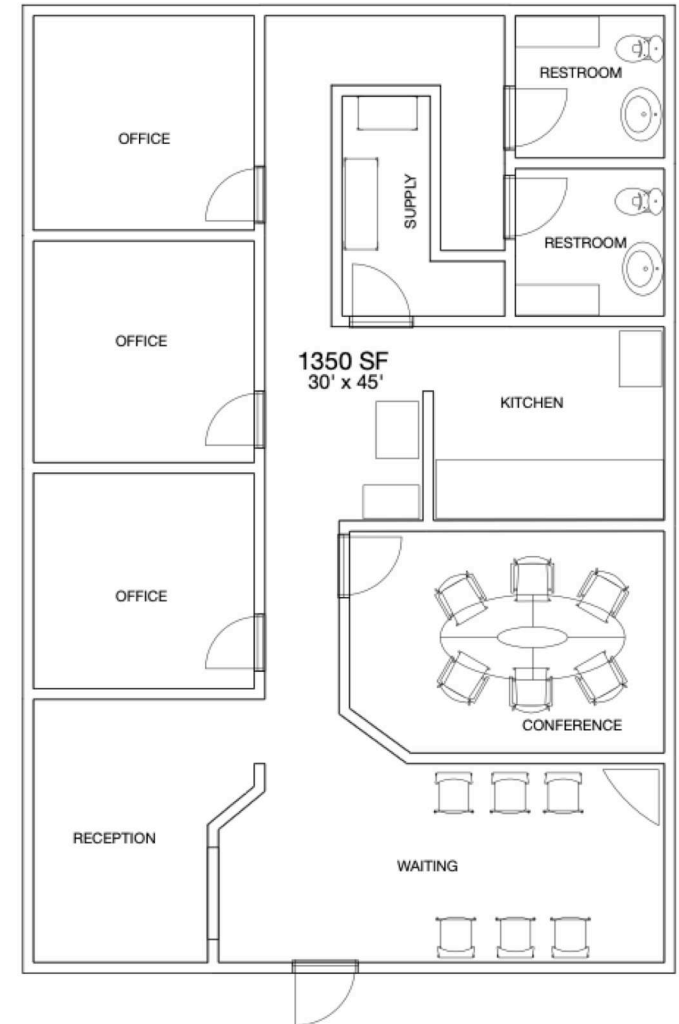
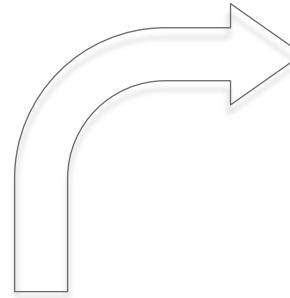
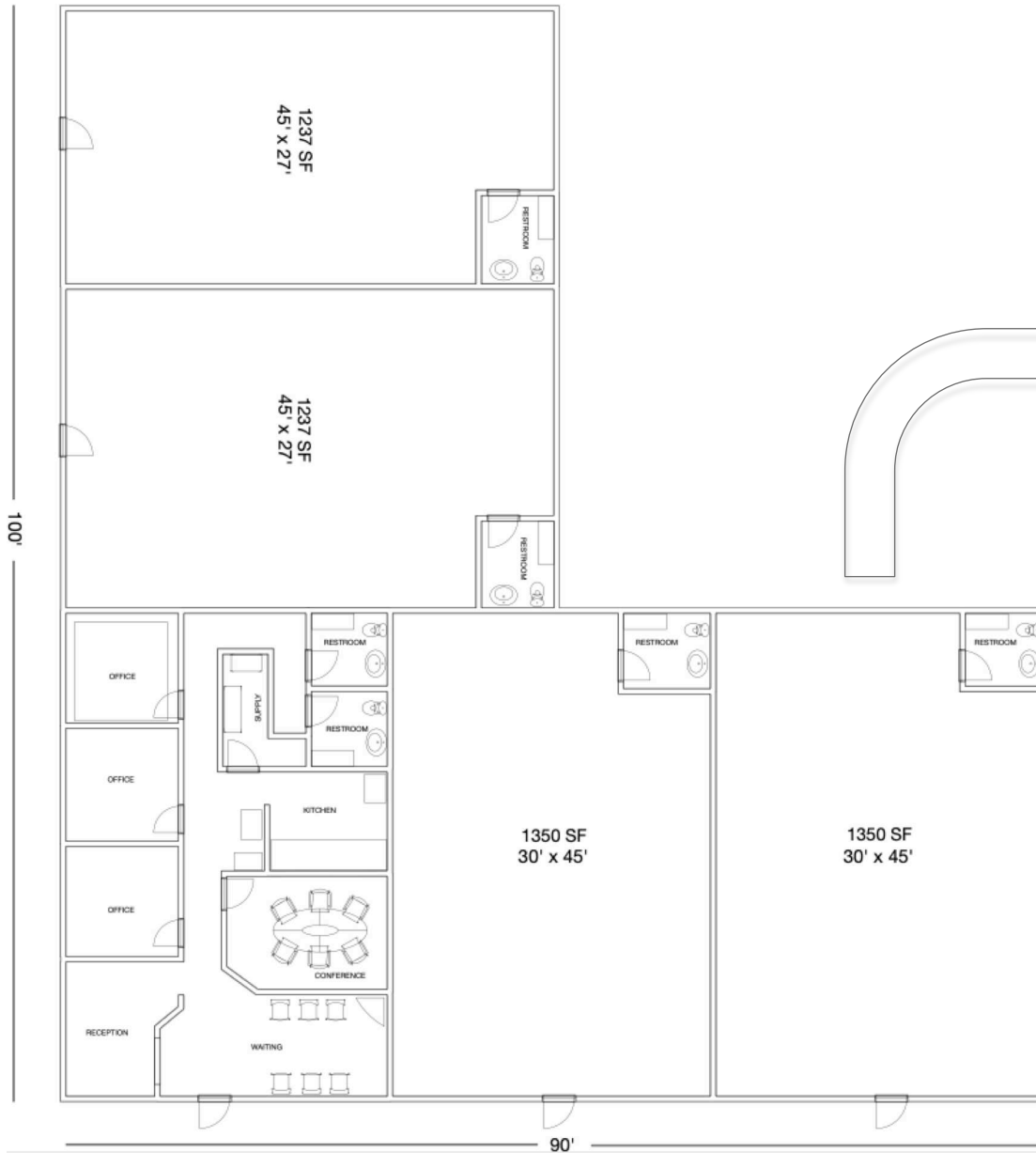
SCALE: 1" = 20'

STATE PLANE COORDINATES			
NO.	NORTHING	EASTING	SCALE FACTOR
175-73-A30-RM2	1,740,374.708	587,765.742	0.999946540
175-73-A29	1,740,438.129	590,654.922	0.999946540
(A)	1,743,091.620	589,553.474	0.999946262
(B)	1,742,774.898	589,289.512	0.999946302
(C)	1,742,832.717	589,460.111	0.999946278
(D)	1,743,101.450	589,850.759	0.999946216

STATE PLANE COORDINATES BASED ON F.D.O.T. GPS POINT
175-73-A30-RM2 AND 175-73-A29.
1990 ADJUSTMENT OF THE 1983 DATUM.

LEGEND:	
•	SET NAIL & DISC LB 5091 P.C.P
C1	CURVE NUMBER
P.O.B.	POINT OF BEGINNING
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
⬠	STATE PLANE COORDINATE POINT
U.E.	UTILITY EASEMENT





Suggested 6525 SF Office Pad
Paddock Park 200, Ocala, FL



Your Business Building Can Be Here