



Ocala, Florida

Downtown-Adjacent Multi-Family Development Opportunity in Ocala, FL

NE 9th Ave

NE 3rd St

\$545,000

No Wetlands

2.56 Acres

Presented by

Sunny Gandhi

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Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.

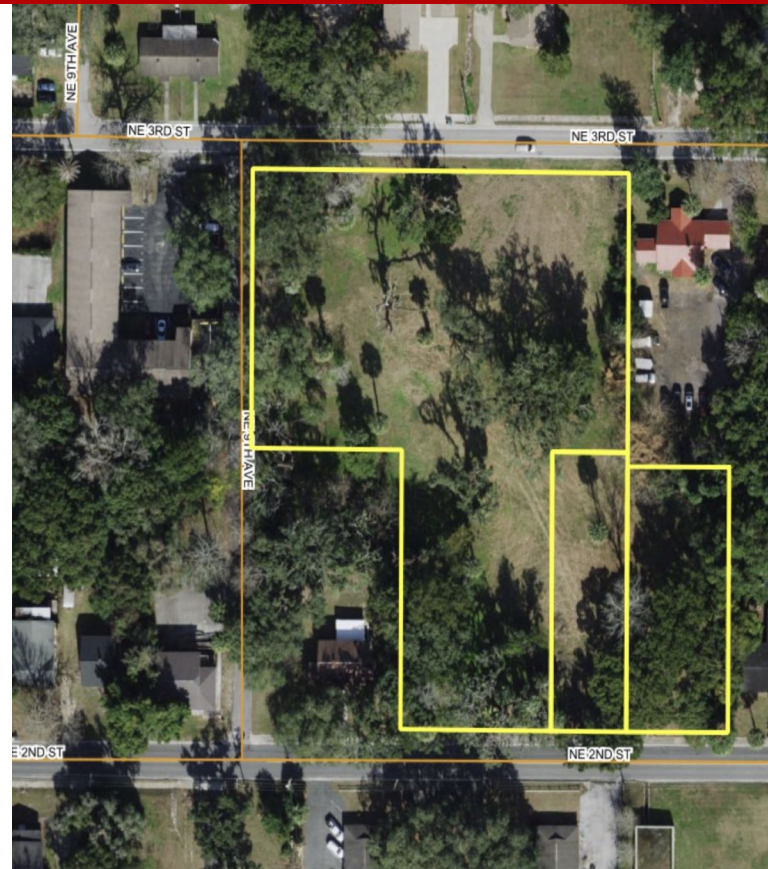


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Owned and Operated*



Property Highlights

- **Downtown-Adjacent Location:** Less than 1 mile to Ocala's Historic Square, restaurants, shops, and cultural venues - Infill Opportunity
- **Zoning:** R-3 (Multi-Family Residential)
- **Density Allowed:** 12 units/acre | ± 30 units max by code
- **Permitted Uses:** Multi-family dwellings, single-family homes, two-family and multi-family dwellings, residence-office and residence-galleries, bed & breakfast, assisted living facility
- **Special Exceptions Possible:** Professional offices, day care, churches, recreation facilities, neighborhood wellness centers
- **Parking Requirement:** 1.5 spaces/unit. Additional spaces may be required for amenities.
- **Utilities:** City water and sewer are nearby
- **Neighborhood Context:** Surrounded by long-standing homes, an opportunity for a well-positioned, modern infill product.
- **Street Exposure:** Frontage on both NE 2nd St & NE 9th Ave for easy access and design flexibility.
- **Connectivity:** Access to major corridors, including US 301/441 and SR 40
- **Traffic Count:** FDOT $\pm 31,000$ AADT on E Sliver Spring Boulevard
- **Traffic Count:**



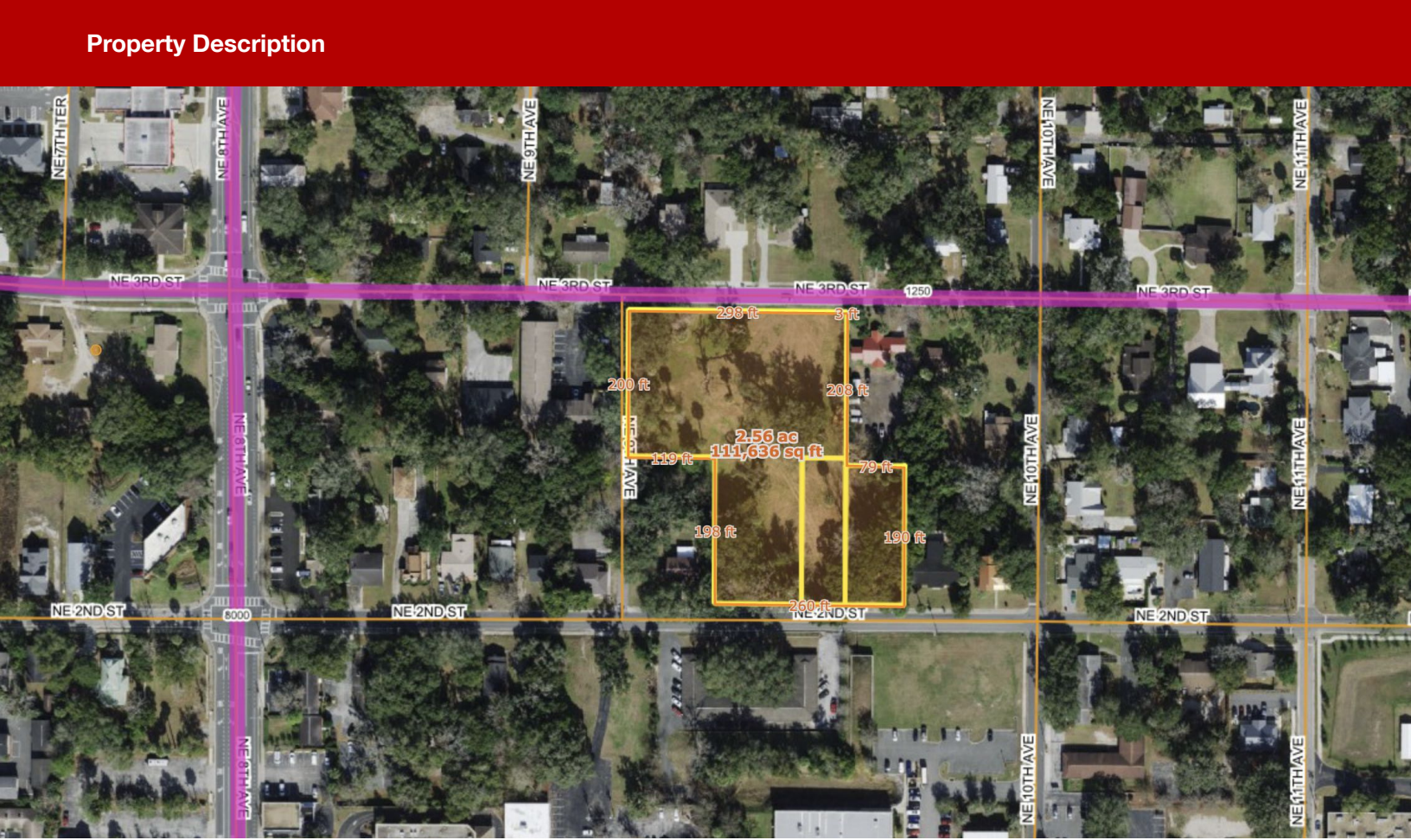
Offering Summary

Sale Price:	\$545,000
Total Lot Size:	2.56 Acres
Lot 1 Size:	1.93 Acre
Lot 2 Size:	0.28 Acre
Lot 3 Size:	0.35 Acre
Zoning:	R-3
Future Land Use	Medium Density Residential
Wetlands	No





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Property Description	
1	Property 1 Description
2	Property 2 Description
3	Property 3 Description
4	Property 4 Description
5	Property 5 Description
6	Property 6 Description
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9	Property 9 Description
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99	Property 99 Description
100	Property 100 Description

Strategically positioned at the corner of NE 2nd Street & NE 9th Avenue W, this parcel sits just minutes from Historic Downtown Ocala. The site offers the perfect balance of proximity to downtown restaurants, retail, and cultural amenities. Surrounded by established neighborhoods and steady rental demand, this lot is one of the few remaining infill development opportunities in the Ocala core.

This site represents a rare chance to deliver new housing just outside the downtown core — close enough to enjoy the amenities. Ideal for an investor, builder, or developer looking to capture demand for modern apartments or townhomes close to downtown Ocala’s growing market.

Disclaimer:
Information is not intended to constitute an offer. Citigroup is not a broker-dealer or a financial advisor.

Information is deemed correct, but no guarantee is made. Stated dimensions and square footage/acreage are approximate and should not be used as a representation of the property's precise or actual size. All information, including but not limited to acreage, zoning, permitted uses, future land use designation, traffic counts, and development standards, is believed to be accurate but is not guaranteed. Buyer is responsible for conducting their own independent due diligence to verify all facts, measurements, and suitability for intended use. Property may be under audio/video surveillance.



Location Information

Street Address	NE 9th Ave W, Ocala, FL 34470
City, State, Zip	Ocala, FL 34470
County	Marion

Building Information

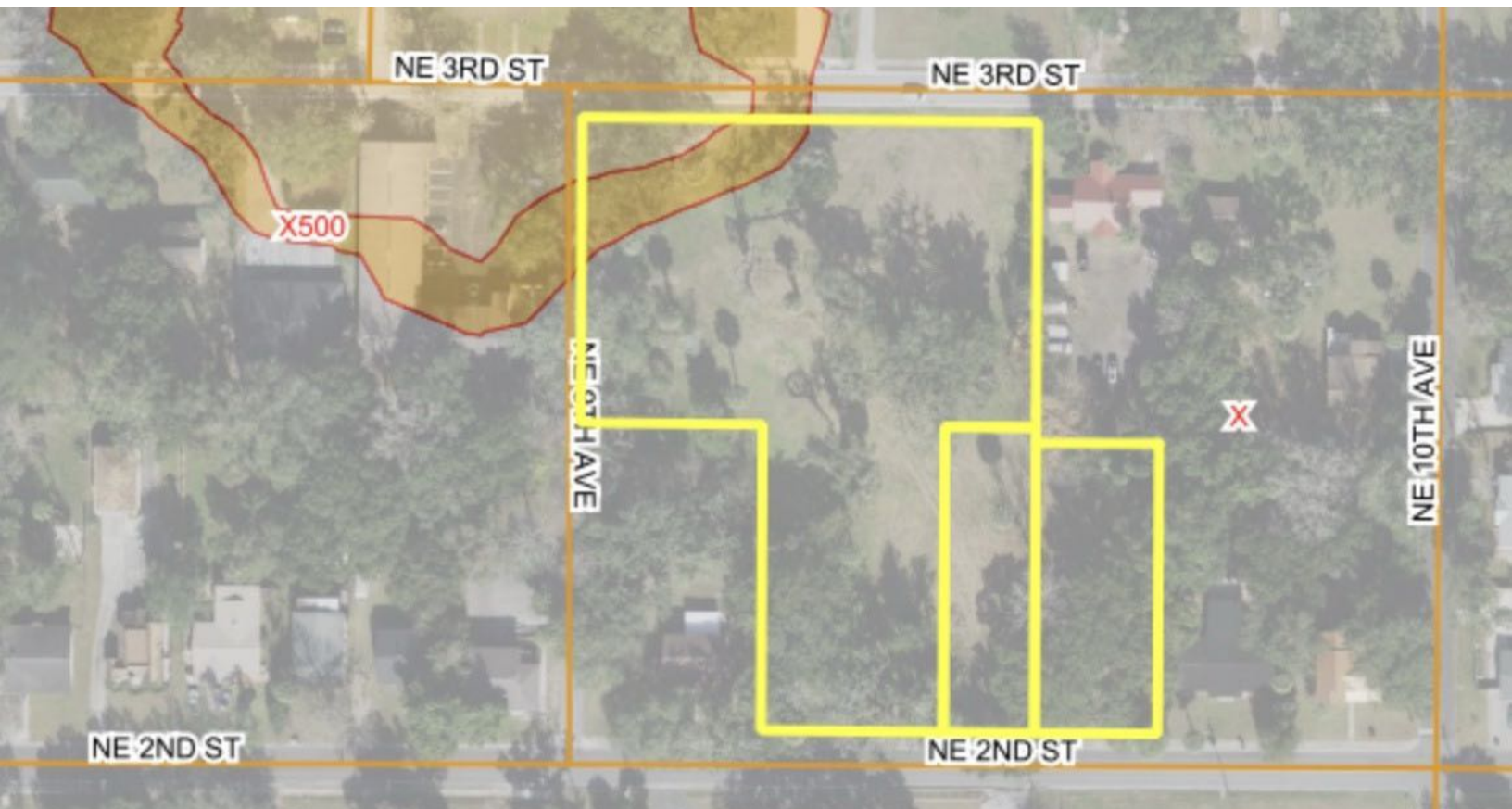
Number of Lots	3
No. of Building on the lot	0

Sale Price

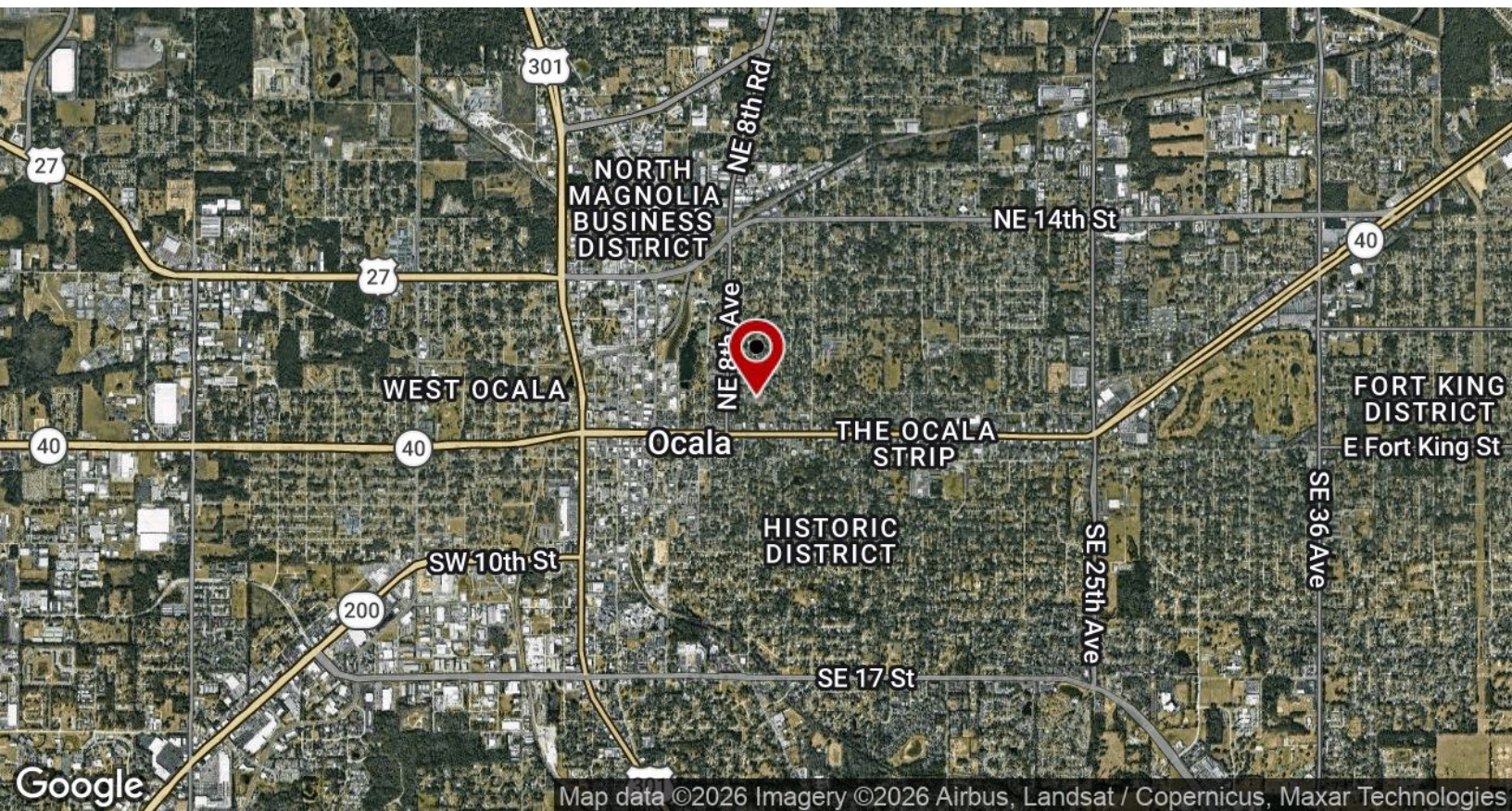
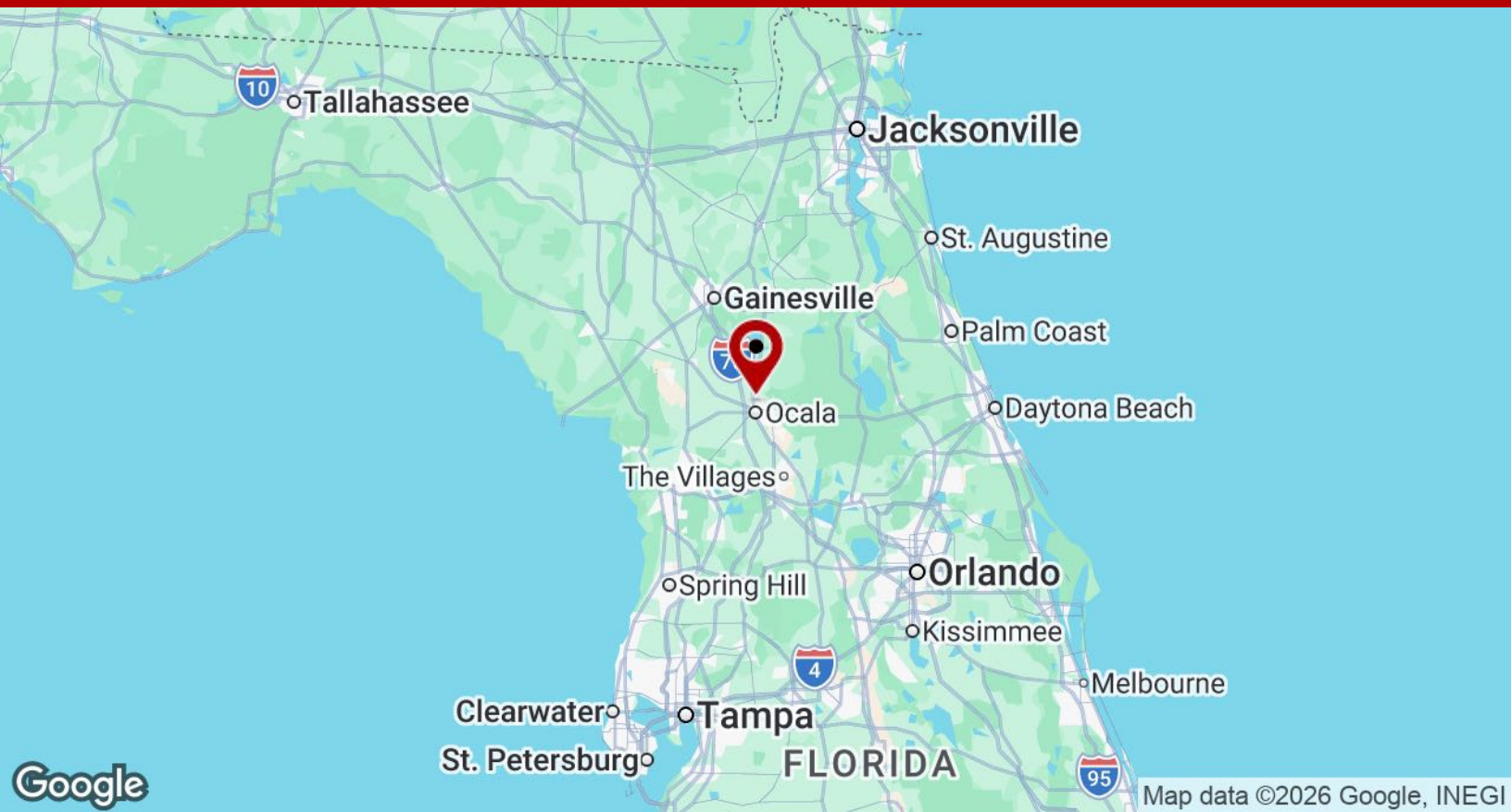
\$545,000

Property Information

Property Type	Land
Total Lot Size	2.56 Acres
APN# 28341-001-00	1.93 Acre
APN# 28341-010-00	0.28 Acre
APN# 2834-004-004	0.35 Acre
Zoning	R-3
Future Land Use	Medium Density Residential
FloodZone	Refer to the picture below
Wetlands	No Wetlands

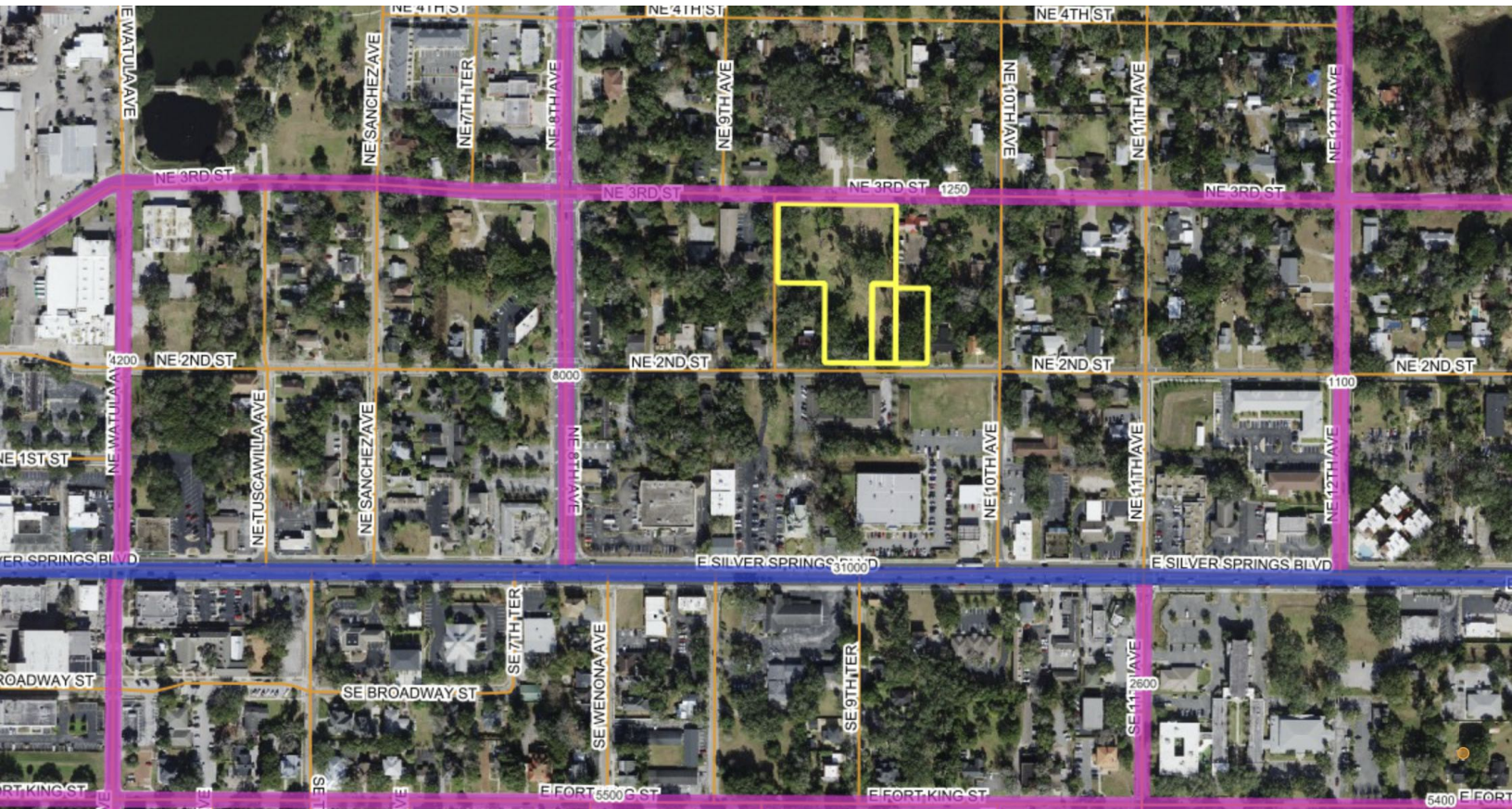
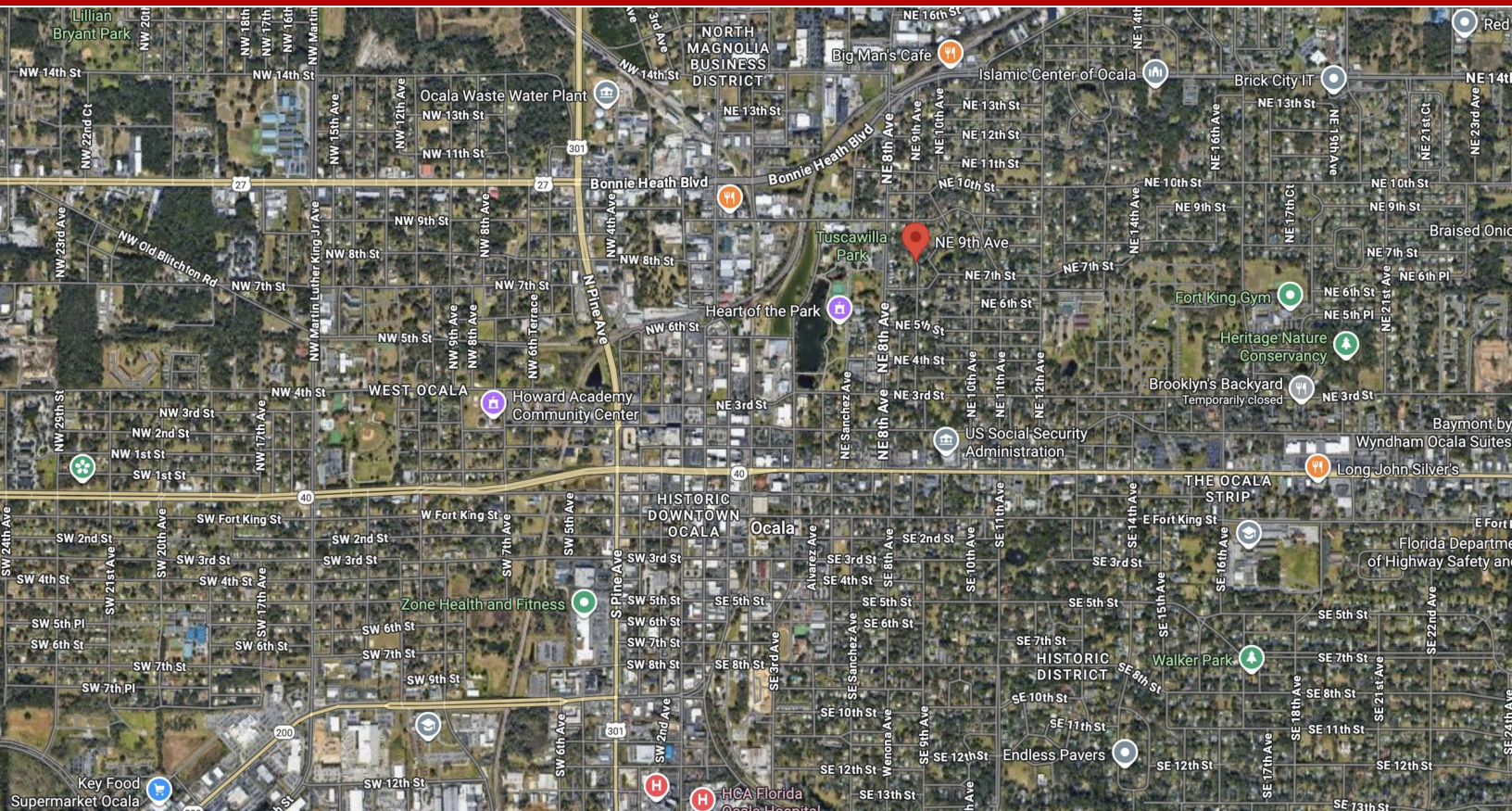


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Aerial View and FDOT



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Retailer Map



DIVISION 5. - R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

Footnotes:

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Editor's note— Ord. No. 5406, § 8, adopted July 12, 2005, repealed and reenacted art. V, div. 5, in its entirety to read as herein set out. Formerly, said division pertained to the R-3 multifamily residential district as enacted by Code 1961, § 22-11(3); as amended. See the Code Comparative Table for a detailed analysis of inclusion.

Sec. 122-351. - Intent and purpose.

The multi-family residential (R-3) district is intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family and multi-family dwellings, residence-offices and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment.

(Ord. No. 5406, § 8, 7-12-05)

Sec. 122-352. - Permitted uses.

The following uses are permitted in the multi-family residential (R-3) district.

(1) *Residential uses:*a. *Residential operation:*

1. Bed and breakfast (reference section 122-1211).
2. Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.
3. Home occupation (reference article IX, division 4 of this chapter).

b. *Residential type:*

1. Multi-family dwelling (subject to architectural review requirements in subsection 122-216(t)).
2. Single-family dwelling.
3. Single-family (attached) dwelling unit (reference section 122-357).
4. Two-family dwelling.

(2) *Retail uses:* None permitted.(3) *Service uses:* Conference center (reference section 122-1213).(4) *Education/recreation/social uses:* None permitted.(5) *Public uses:* None permitted.

(6) *Health care uses*: Assisted living facility (reference section 122-1198).

(7) *Industrial uses*: None permitted.

(Ord. No. 5406, § 8, 7-12-05; Ord. No. 5540, § 5, 6-27-06; Ord. No. 5846, § 4, 4-25-08; Ord. No. 5872, § 5, 7-22-08; Ord. No. 2021-81, § 10, 9-28-21)

Sec. 122-353. - Special exceptions.

The following uses are permitted by special exception in the multi-family residential (R-3) district.

(1) *Residential uses*:

a. *Residential operation*:

1. Fraternity or sorority house (reference section 122-1219).
2. Residence—Gallery.
3. Residence—Office.
4. Rooming/boarding house (reference section 122-1210).

b. *Residential type*: None permitted

(2) *Retail uses*: None permitted.

(3) *Service uses*:

a. *Agricultural use*: None permitted.

b. *Business service*: Parking lot.

c. *Eating and drinking establishment*: None permitted.

d. *Hospitality and tourism*: Antique gallery/art gallery/museum.

e. *Office use*: Professional and business office.

f. *Personal service*: None permitted.

g. *Vehicular service*: None permitted.

(4) *Education/recreation/social uses*:

a. *Adult use establishment*: None permitted.

b. *Community service*:

1. Church/place of worship (reference section 122-1195).
2. Day care facility (reference article IX, division 5 of this chapter).
3. Private club.

c. *Educational use*: None permitted.

d. *Recreational use*: Recreation facility, indoor.

(5) *Public uses*: Park/open space area.

(6) *Health care uses*:

a. *Health care use:*

1. Neighborhood Wellness Center (reference section 122-1222).
2. Transitional recovery facility (reference section 122-1198).

(7) *Industrial uses:* None permitted.

(Ord. No. 5406, § 8, 7-12-05; Ord. No. 5846, § 5, 4-25-08; Ord. No. 2013-9, § 4, 1-22-13; Ord. No. 2021-81, § 11, 9-28-21)

Sec. 122-354. - Lot and buffer requirements.

(1) *Lot requirements.* Each plot shall conform to the requirements of section 122-286 or section 122-357 regarding single-family (attached) development.

(2) *Buffers.* Property abutting less intensive uses shall be landscaped as set forth in section 122-260 and approved in the site plan review process to reduce site and noise intrusion.

(3) *Drainage retention areas.* No drainage retention area exceeding 2½ feet in depth or with a 3:1 slope shall be permitted in the front yard.

(Ord. No. 5406, § 8, 7-12-05; Ord. No. 5872, § 6, 7-22-08)

Sec. 122-355. - Parking requirements.

Off-street parking requirements for the multi-family residential (R-3) district shall be governed by article VI of this chapter.

(Ord. No. 5406, § 8, 7-12-05)

Sec. 122-356. - Site plan.

Site plans shall be required for development in the multi-family residential (R-3) district as per article IV of this chapter.

(Ord. No. 5406, § 8, 7-12-05)

Sec. 122-357. - Single-family (attached) dwelling unit criteria.

(a) The single-family (attached) dwelling unit in the R-3 zoning district is intended to promote homeownership on smaller infill lots with city services. All development will be required to submit a site plan with a developer's agreement. All development must be compatible in terms of design, scale and size with the surrounding residential neighborhood.

(b) A single-family (attached) dwelling development shall be a permitted use in the R-3 zoning district subject to the following:

- (1) A development under this section must be less than ten acres.

- (2) A development under this section must comply with size requirements for rezoning per subsection 122-133(b).
- (3) A development must have access to city water and sewer.
- (4) As part of the process, a site plan with a developer's agreement will be required to address site and off-site conditions. The site plan shall follow the process and requirements as identified in chapter 122, article IV. The site plan and developer's agreement shall be approved at the same time as the rezoning to R-3, if rezoning is needed.
- (5) The site plan, with the developer's agreement, shall be submitted for a recommendation from the planning and zoning commission in a public hearing, and to city council for approval. The notice requirements for the public hearing process shall be consistent with section 122-132. Prior to the public hearings with the planning and zoning commission and city council, the applicant at their cost, will be required to hold a neighborhood meeting.
- (6) All lots and common areas must be either a fee simple plat or condominium plat.
- (7) A fee simple plat shall follow the subdivision process and requirements identified in chapter 114 of the Code of Ordinances.
- (8) The developer's agreement shall include, but not be limited to the following: lot sizes, setbacks, buffers, landscaping, open space, tree preservation, signage, drainage, access, traffic, services/utilities, type/size/height/design of units, price range, legal description, boundary survey, maintenance agreement, statement of unified control, ownership and deed requirements, parking, density, and timeframes/phasing.
- (9) All projects must be developed under unified control and remain as single-family dwelling units as stated in the required ownership and deed restrictions. The deed restrictions will be required as an exhibit to the recorded developer's agreement and approved by the city attorney.
- (10) All agreements, restrictions and improvements related to the development shall run with the land and be binding upon the developer and all successors.
- (11) Architectural approval by the city shall be included in the developer's agreement to ensure that the proposed development is consistent with the design, scale and size of the surrounding residential units.
- (12) As part of any development, at least two of the units must be attached on one side by a common wall separating units or units to yards, and may include detached single-family units that are accessory to the number of attached units. All detached single-family units must be compatible with the size, scale and design of the attached units.
- (13) Lot sizes, setbacks, yards, frontage requirements and density shall be established as part of the site plan and developer's agreement. All units must be a minimum of eight feet from any adjoining property. The maximum number of units per development shall be based on multi-

family density as defined in the comprehensive plan.

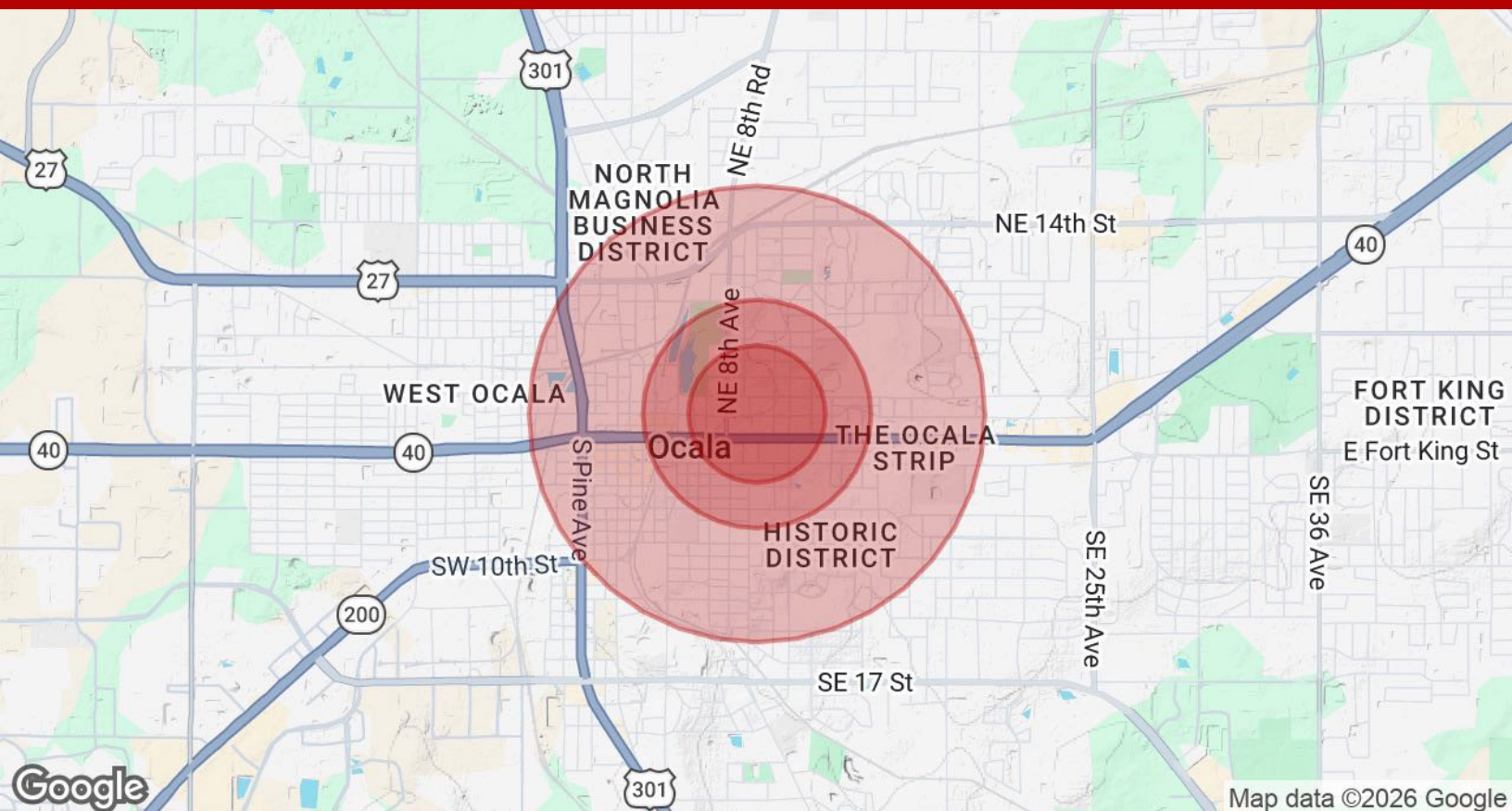
- (14) The height requirements must comply with section 122-286 concerning the R-I zoning district.
 - (15) A tree survey of all trees, eight inches or more in diameter at a designated breast height (DBH), shall be provided. The site plan shall identify the trees to be saved and removed. The applicant will be required to save as many indigenous and viable trees as possible especially along property lines adjacent to residential uses.
 - (16) A master landscape plan shall be required to address common areas and new trees being planted. The number, type and size of the new trees will be determined during the site plan process.
 - (17) All utilities inside the development will be required to be underground.
 - (18) Parking requirements: one and one-half spaces per unit. Additional spaces may be required for amenities.
 - (19) Signage may be allowed up to one freestanding sign structure per development not exceeding 12 square feet. The sign shall be approved as part of the developer's agreement and shall not include any internal illumination or animation.
 - (20) Any substantial changes to the approved site plan and developer's agreement will require a new public hearing before the planning and zoning commission and city council.
- (c) A single-family (attached) dwelling development shall be a permitted use in the R-3 zoning district in a local historic district subject to the following:
- (1) A development under this section must be less than five acres.
 - (2) A development under this section must comply with size requirements for rezoning per subsection 122-133(e).
 - (3) A development must have access to city water and sewer.
 - (4) As part of the process, a developer's agreement and a site plan will be required to address site and off-site conditions. The site plan shall follow the process and requirements as identified in chapter 122, article IV.
 - (5) A site plan shall be submitted for a recommendation from the Ocala Historic Preservation Advisory Board.
 - (6) All lots and common areas must be either a fee simple plat or condominium plat.
 - (7) A fee simple plat shall follow the subdivision process and requirements identified in chapter 114 of the Code of Ordinances.
 - (8) A site plan shall include, but not be limited to the following: lot sizes, setbacks, buffers, landscaping, open space, tree preservation, signage, drainage, access, traffic, services/utilities, type/size/height/design of units, price range, legal description, boundary survey, maintenance

agreement, statement of unified control, ownership and deed requirements, parking, density, and timeframes/phasing.

- (9) All projects must be developed under unified control and remain as single-family dwelling units as stated in the required ownership and deed restrictions. The deed restrictions will be required as an exhibit to the recorded developer's agreement and approved by the city attorney.
- (10) All agreements, restrictions and improvements related to the development shall run with the land and be binding upon the developer and all successors.
- (11) Architectural approval by the city shall be included as part of the site plan to ensure that the proposed development is consistent with the design, scale and size of the surrounding residential units.
- (12) As part of any development, at least two of the units must be attached on one side by a common wall separating units or units to yards, and may include detached single-family units that are accessory to the number of attached units. All detached single-family units must be compatible with the size, scale and design of the attached units.
- (13) Lot sizes, setbacks, yards, frontage requirements and density shall be established as part of the site plan and/or the developer's agreement. All units must be a minimum of eight feet from any adjoining property. The maximum number of units per development shall be based on multi-family density as defined in the comprehensive plan.
- (14) Height requirements must comply with section 122-286 concerning the R-I zoning district.
- (15) A master landscape plan shall be required to address common areas and new trees being planted. The number, type and size of the new trees will be determined during the site plan process.
- (16) All utilities inside the development will be required to be underground.
- (17) Parking requirements: one and one-half spaces per unit. Additional spaces may be required for amenities.
- (18) Signage may be allowed up to one freestanding sign structure per development not exceeding 12 square feet. The sign shall be approved as part of the developer's agreement and shall not include any internal illumination or animation.
- (19) Any substantial changes to the approved site plan will require approval by OHPAB.

(Ord. No. 5872, § 7, 7-22-08; Ord. No. 2013-10, § 8, 1-22-13; Ord. No. 2015-23, § 1, 4-21-15; Ord. No. 2018-26, § 2, 5-1-18)

Secs. 122-358—122-370. - Reserved.



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	551	1,725	6,022
Average Age	42	42	41
Average Age (Male)	41	40	39
Average Age (Female)	43	43	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	252	798	2,584
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$63,280	\$75,329	\$84,986
Average House Value	\$299,666	\$310,507	\$305,767

2020 American Community Survey (ACS)



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