



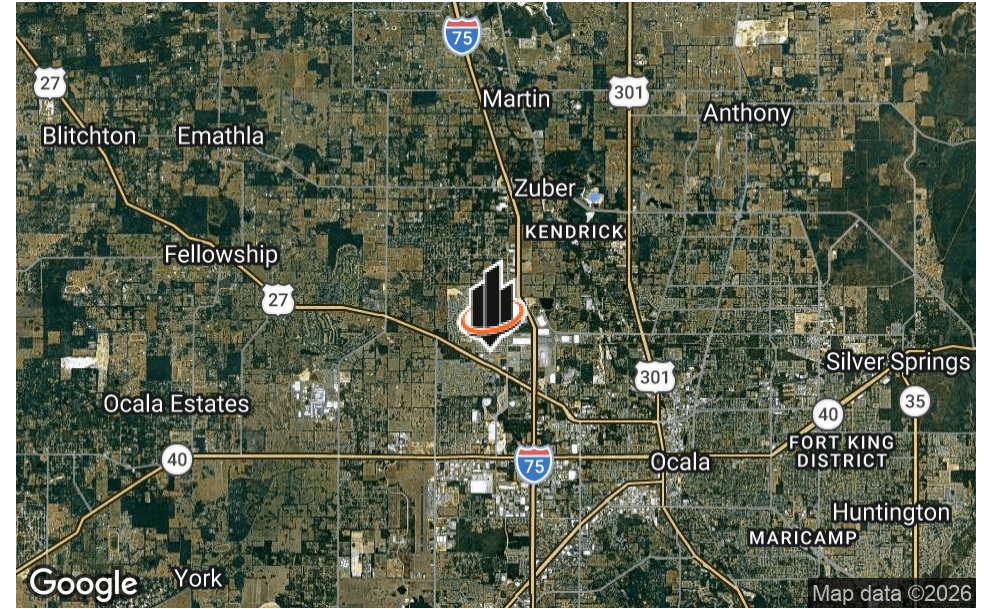
Offering Memorandum



25+/- Commercial Acres

2785 NORTHWEST 49TH AVENUE, OCALA, FL 34482

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|------------------------------|
| SALE PRICE: | \$3,490,000 |
| LOT SIZE: | 25.67 Acres |
| PRICE/ACRE: | \$135,956 |
| ZONING: | R-3 |
| MARKET: | Ocala |
| APN | 21509-001-01 21509+001-01 |

PROPERTY DESCRIPTION

25+/- commercial acres next to Publix on Hwy 27 within the city of Ocala, FL, featuring water and sewer available to the property. The property's future land use is Low Intensity, which provides zoning for a wide variety (B-2, B-4, M-1, PD) of different uses including retail, office, self storage, mini warehouses and other types of commercial business. The current zoning is R-3, providing up to 18 residential units per acre for a total of 396 multifamily units. The estimated rezoning timeline is four months. This offering includes two parcels totaling 25.67 acres (22.03 and 3.64 acres). The 3.64 acres provides drainage retention with shared capacity for the Publix and remaining 22.03 acres. Major employers and retailers nearby include: Chewy, FedEx, Amazon, AutoZone, UF Shand's Hospital, HCA Emergency Care, Publix, Starbucks, Chase Bank, Regions Bank, Walgreens, McDonalds, Gold's Gym and AutoZone. I-75 is a three minute drive east and the billion-dollar World Equestrian Center is a 12 minute drive west. The new Buc-ees and I-75 interchange will be a short five minute drive. Marion County owns a .05+/- acre well, with a 100' circumference protection buffer located in the NE portion of the property.

THE PROPERTY



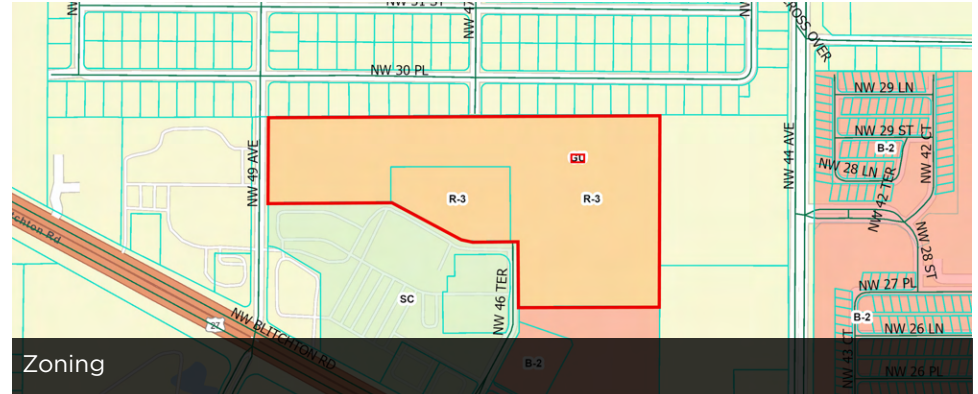
RETAILER MAP



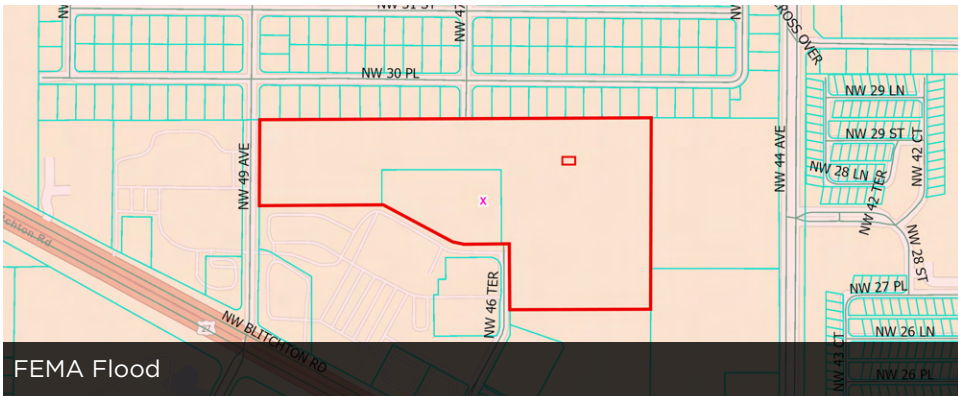
MAPS



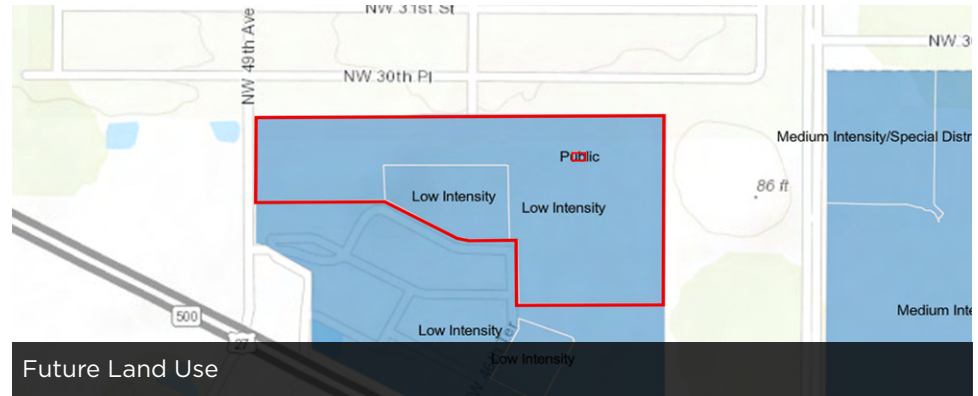
Aerial



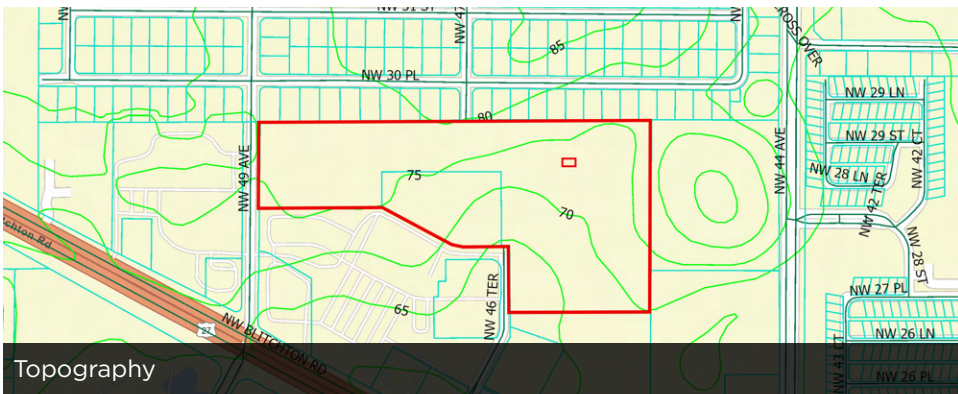
Zoning



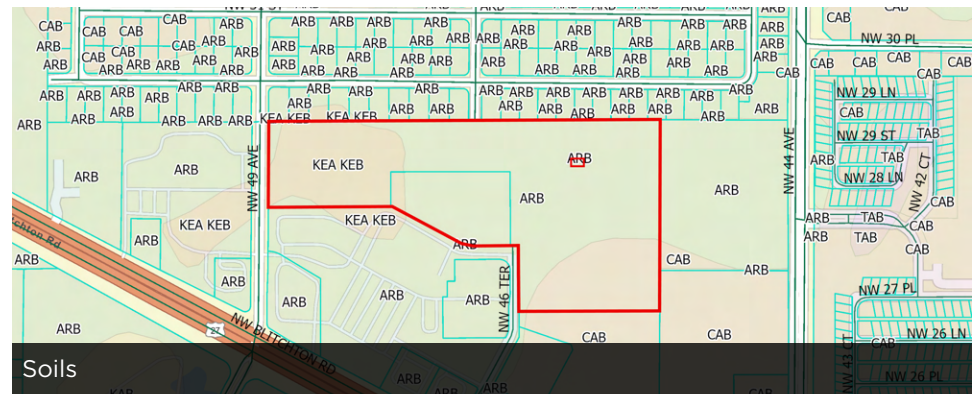
FEMA Flood



Future Land Use



Topography



Soils

MEET THE TEAM



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