



301

FOUNDRY
COMMERCIAL

39,700± SF • 61± AC

CAMP / REDEVELOPMENT OPPORTUNITY

15833 N US HIGHWAY 301 CITRA, FL 32113

foundrycommercial.com

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	\$5,500,000

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

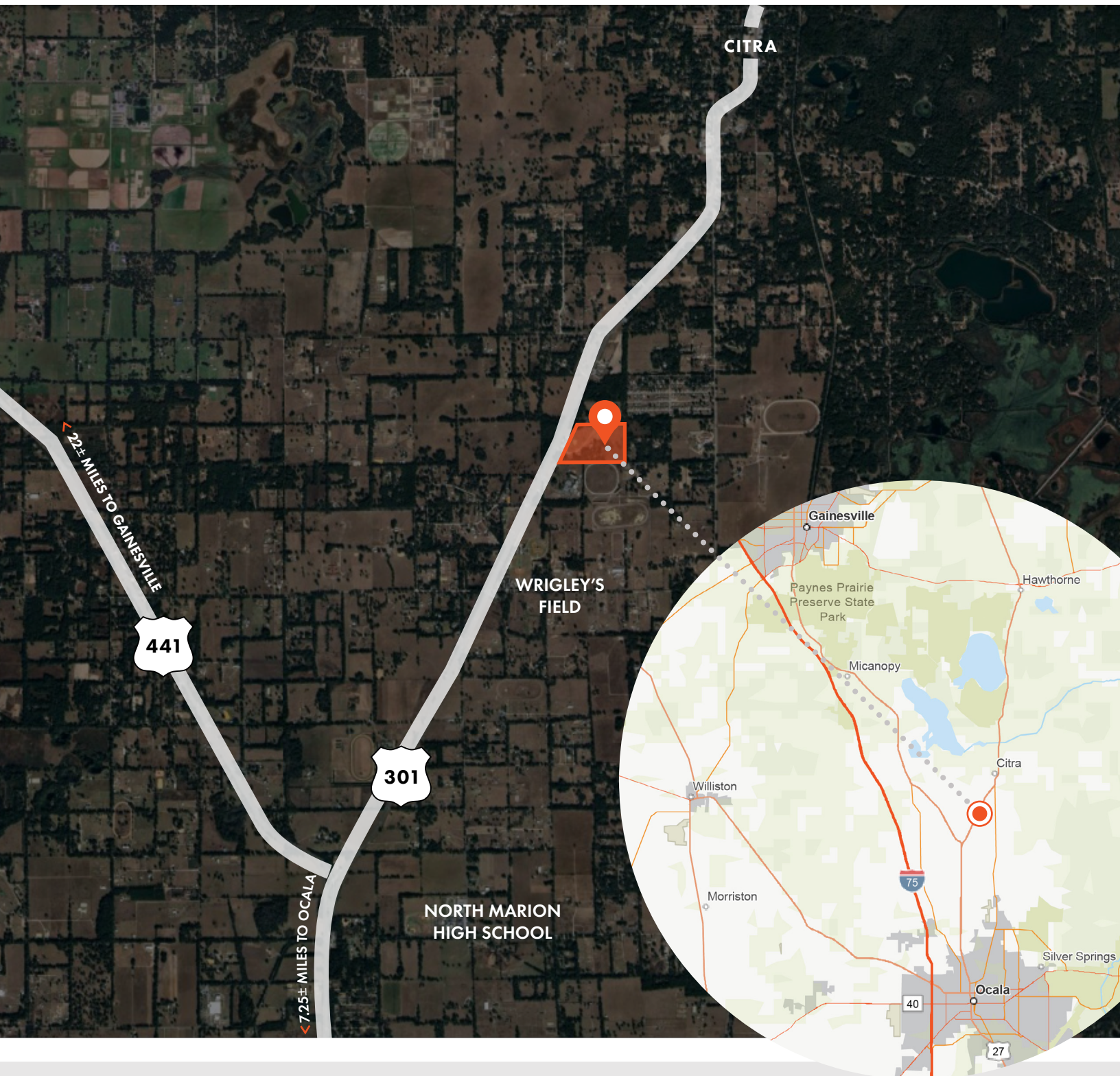
FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

PROPERTY OUTLINE & AERIAL MAP



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

The site plan illustrates the layout of the proposed development. Key features include:

- ENTRANCE:** Located on the left side of the plan.
- ACTIVITIES BUILDING:** A large orange square building located near the entrance.
- RESIDENTIAL BUILDING:** Three orange square buildings are shown, one near the entrance, one in the center, and one near the top right.
- FENCED PASTURE:** Two large green areas are labeled "FENCED PASTURE".
- HORSE STALLS:** A row of four orange rectangular stalls is located at the bottom right.
- Other Features:** A winding white path or road runs through the center, and a small green area with trees is located near the top center.

NOT DRAWN TO SIZE

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

39,700± SF TOTAL ON 61± AC FOR SALE

15833 N US HIGHWAY 301 | CITRA, FL

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

39,700± SF TOTAL ON 61± AC FOR SALE

15833 N US HIGHWAY 301 | CITRA, FL

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

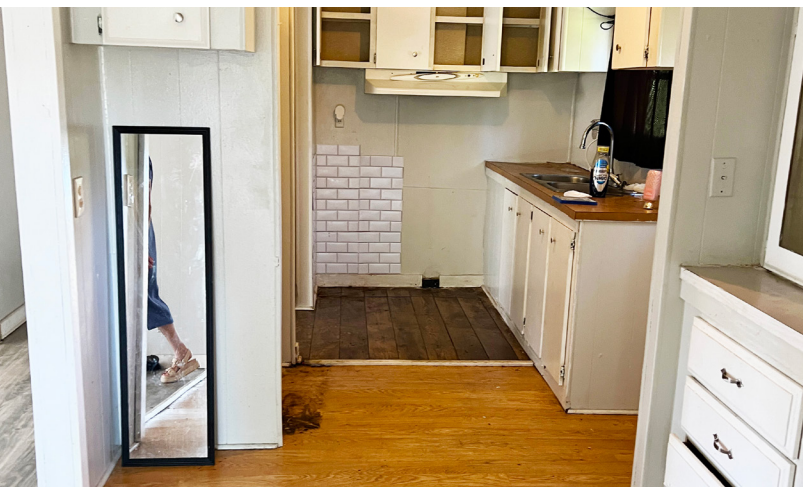
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

39,700± SF TOTAL ON 61± AC FOR SALE

15833 N US HIGHWAY 301 | CITRA, FL

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

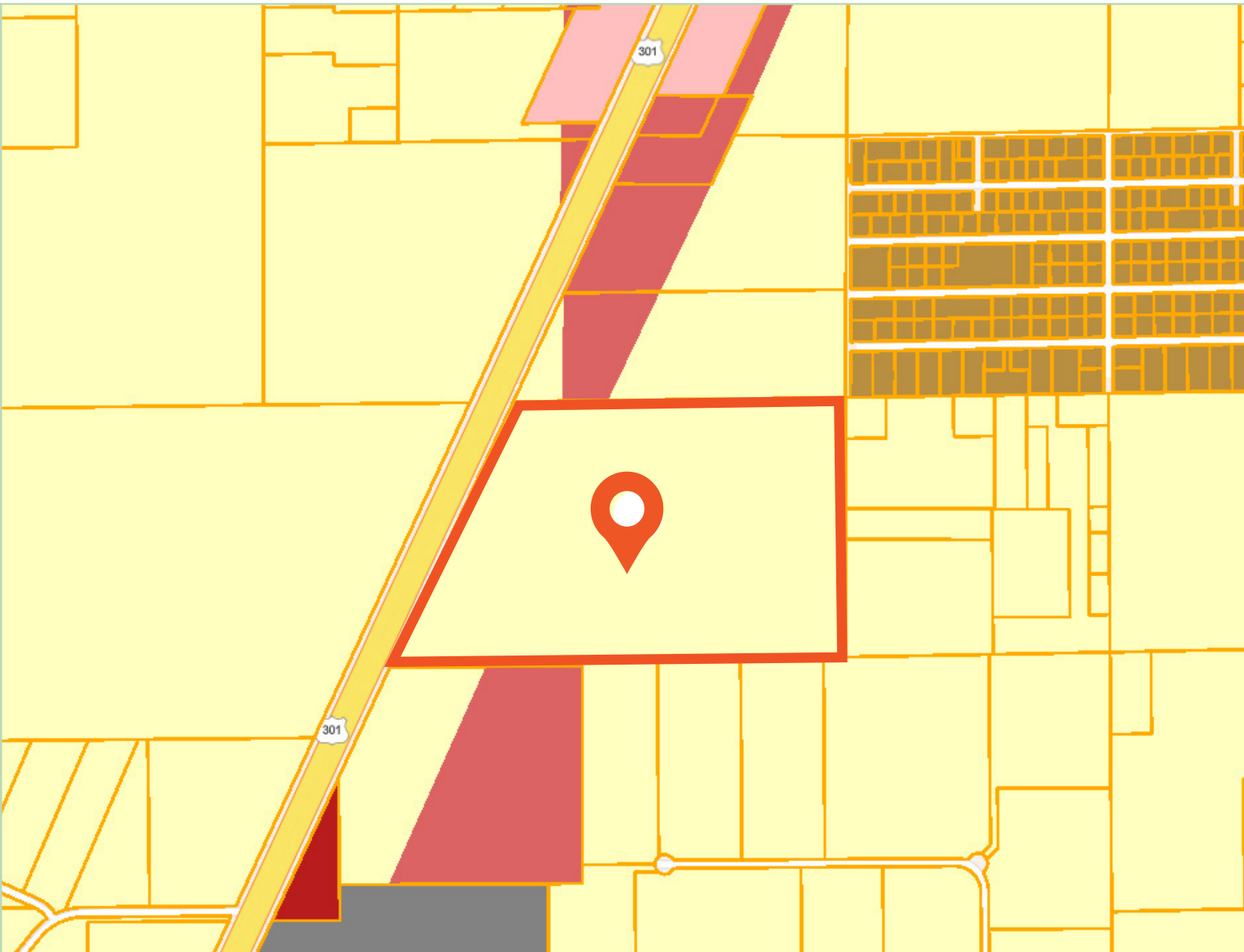
FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

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

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

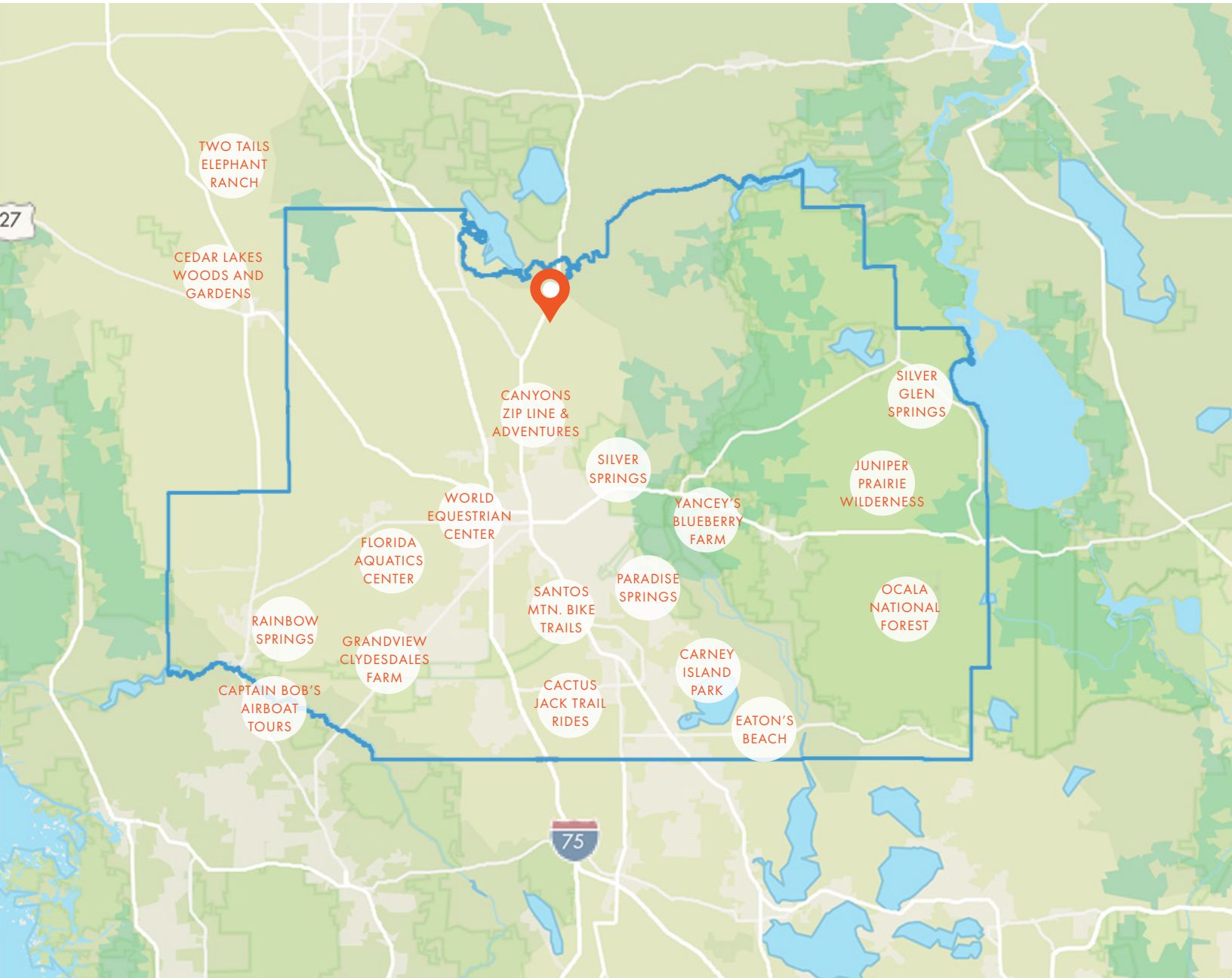
MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

MARION COUNTY

OUTDOOR ADVENTURE AND "THE HORSE CAPITAL OF THE WORLD®"



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

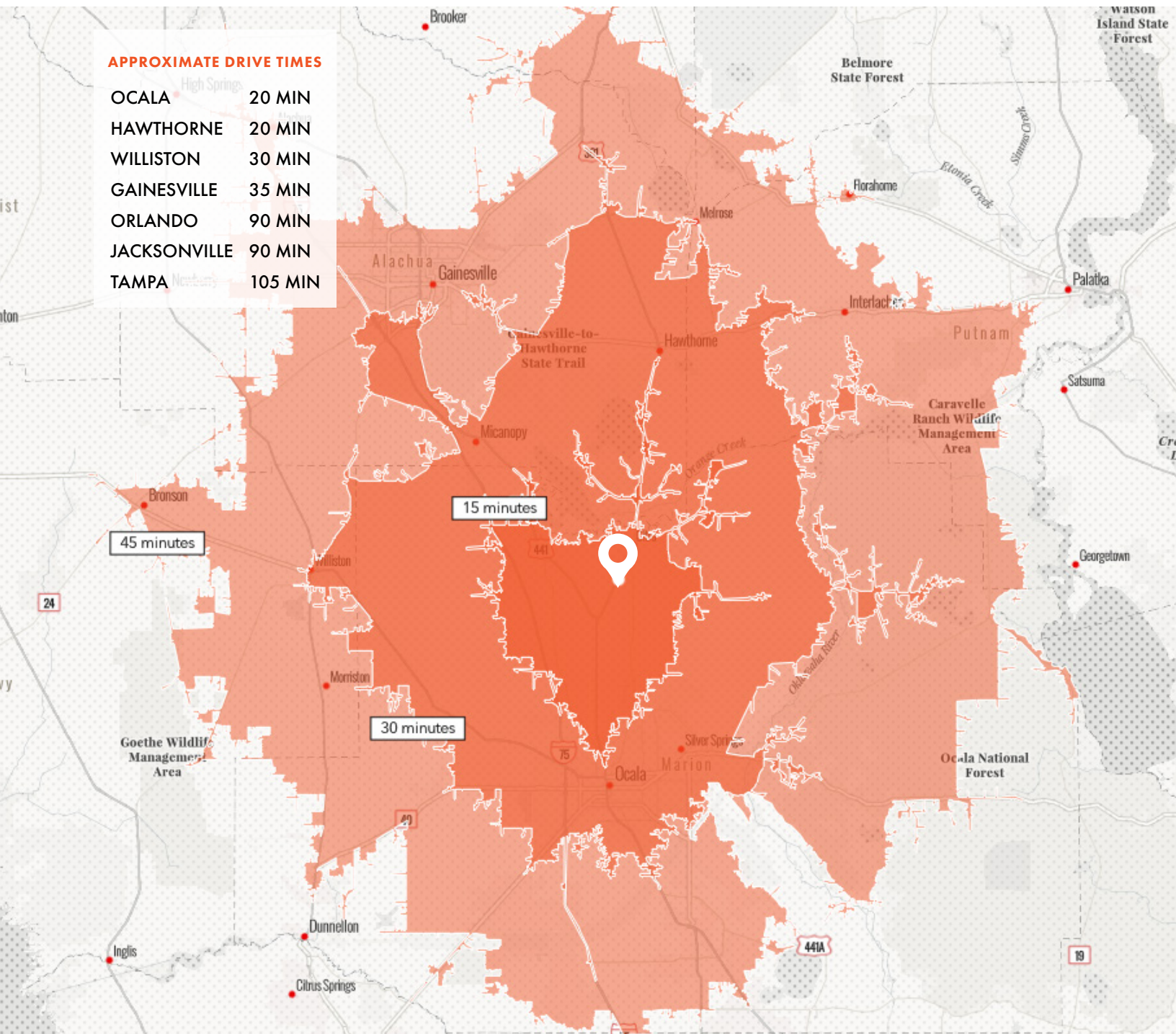
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

LOCATION AND DRIVE TIMES

APPROXIMATE DRIVE TIMES

OCALA	20 MIN
HAWTHORNE	20 MIN
WILLISTON	30 MIN
GAINESVILLE	35 MIN
ORLANDO	90 MIN
JACKSONVILLE	90 MIN
TAMPA	105 MIN



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

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

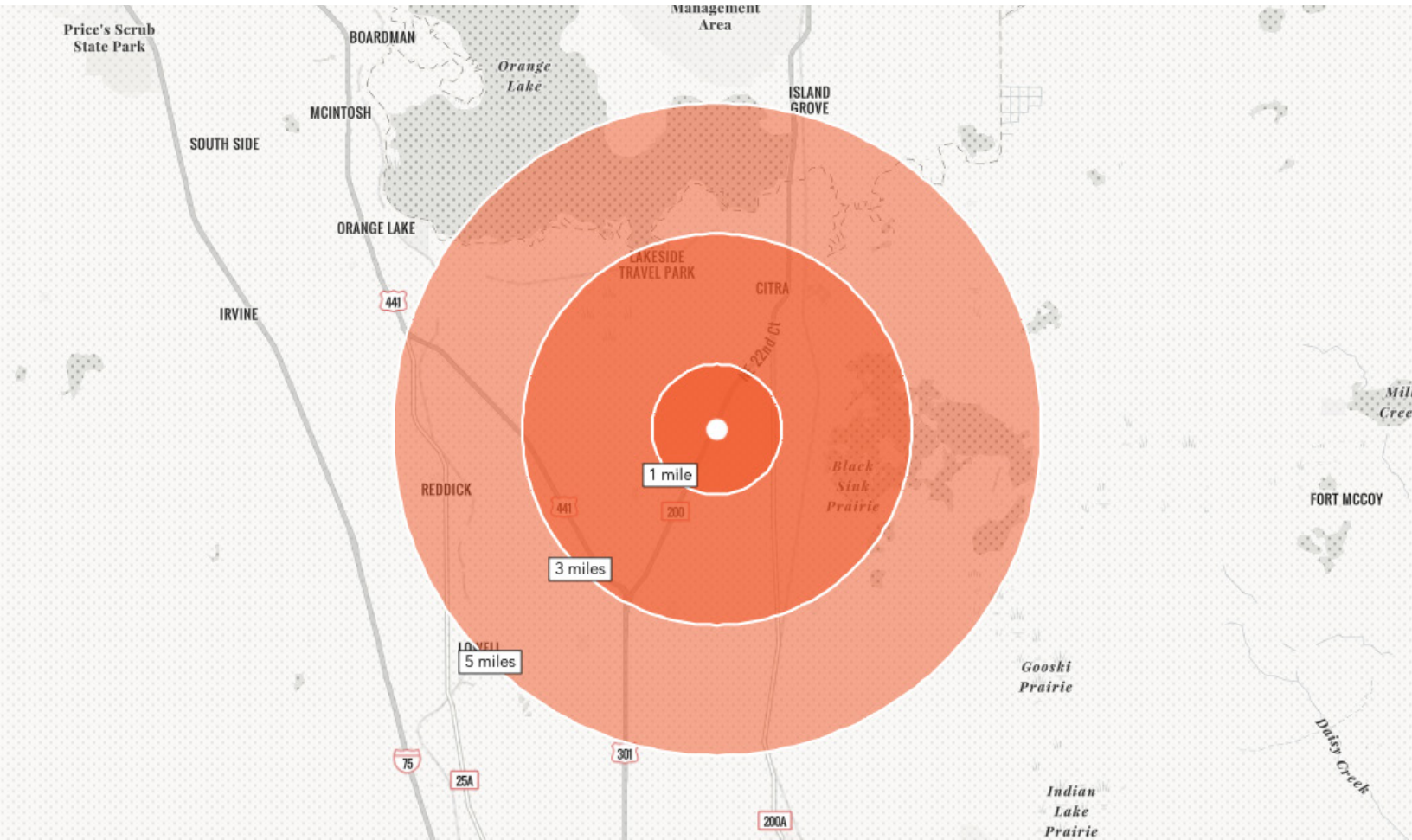
FOUNDry
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com

DEMOGRAPHICS



1 MILE RADIUS

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

3 MILE RADIUS

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

5 MILE RADIUS

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

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Vice President
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

foundrycommercial.com