



# TBD SW HWY 200 OCALA, FL 34481

FOR SALE AT \$4,800,000

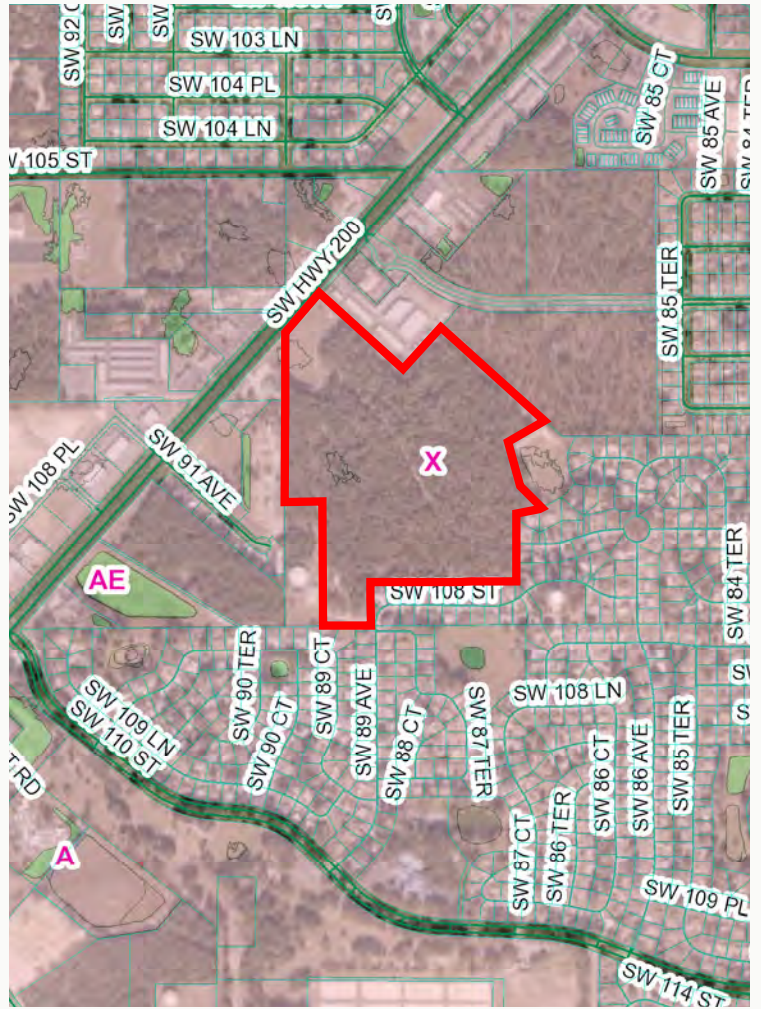
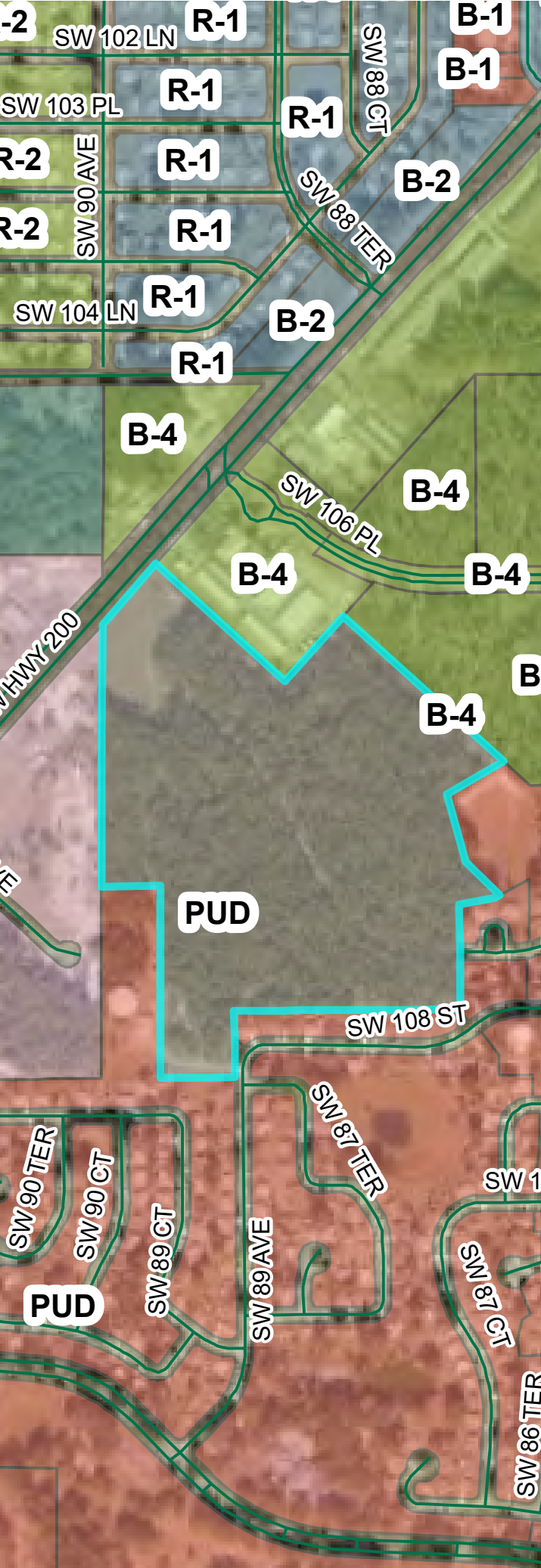
43.38 Acres per Survey  
PUD Zoning



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## Property Overview

- Marion County Property Appraiser  
Parcel ID # 7000-000-001
- Lot Size: 43.38 +/- Acres per Survey
- Zoning: PUD
- Location: SW 200 Ocala, FL 34481
- Highlights:
  - Excellent Commercial Development Potential
  - Frontage on SW Hwy 200
  - Interior Access possible from Oak Run
  - High Traffic Counts along SW Hwy 200
  - Above average Rooftop count in this area
  - Extensive food, shopping, and amenities in area
  - Several Age Qualified Communities in proximity



# Property Synopsis

*43.38 +/- Prime Acres:  
Where Ocala's Growth  
and Opportunity Meet!*

This prime development tract, generationally owned and unavailable to purchase for nearly four decades, is now on the market!

Don't miss this rare opportunity to secure 43.38 +/- acres (per survey) of high-visibility land along thriving SW Hwy 200. Zoned PUD, the property sits contiguous to Oak Run Country Club, a thriving Active Adult Community of 3,478 single family homes. Notably, and uniquely positioned, this parcel offers a designated interior access point for the homeowners of this community to enter the parcel directly without ever having to utilize SR200. Strategically located in one of Marion County's most active growth areas, this exceptional site offers outstanding commercial, mixed-use, or retail development potential. The property features excellent frontage on a major traffic artery and is surrounded by extensive shopping, dining, and service amenities. The area boasts strong demographics, above-average rooftop counts, and close proximity to several more age-qualified communities. With its combination of size, accessibility, and market exposure, this parcel is ideally suited for a landmark project in a high-demand location.



# PROPERTY SURVEY



**NOTES:**

1. THE BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED, SUBJECT TO EXCEPTIONS LISTED IN FIDELITY NATIONAL TITLE COMMITMENT NO. 1006974 DATED 12/26/22.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC OR F SHOWN. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE ENTITLED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
3. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED. BEARINGS ARE BASED ON RECORD PLAT DATA AND ON THE LINE SHOWN AS BASE BEARING (S).
4. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, ETC. ANY NOT LOCATED OR SHOWN.
5. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROMISED TO THIS SURVEYOR.

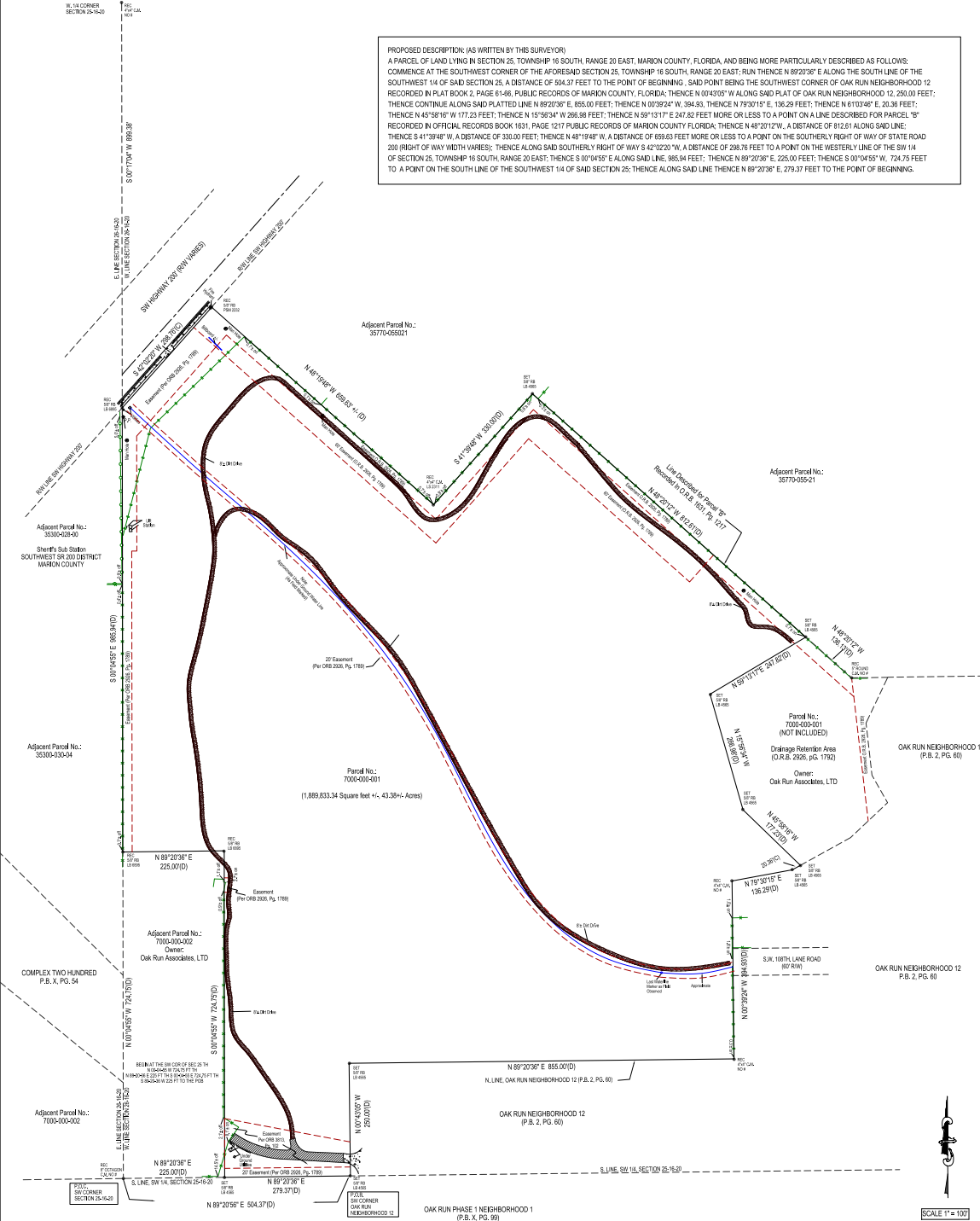


100 INTERNATIONAL PARKWAY  
SUITE 170  
HEATHROW, FL 32746  
PH: (407) 696-1155

FLOOD ZONE REFERENCE:  
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER FIRM, MAP PANEL NO. 1288C 8684 E DATED 04-19-17.

**PROPOSED DESCRIPTION: (AS WRITTEN BY THIS SURVEYOR)**

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST; RUN THENCE N 89°20'38" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 504.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF OAK RUN NEIGHBORHOOD 12 RECORDED IN PLAT BOOK 2, PAGE 61-66, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N 00°43'05" W ALONG SAID PLAT OF OAK RUN NEIGHBORHOOD 12, 250.00 FEET; THENCE CONTINUE ALONG SAID PLATTED LINE N 89°20'38" E, 855.00 FEET; THENCE N 00°39'24" W, 394.93, THENCE N 73°30'15" E, 136.29 FEET; THENCE N 61°03'40" E, 20.36 FEET; THENCE N 45°38'16" W 177.23 FEET; THENCE N 15°56'34" W 266.88 FEET; THENCE N 59°13'17" E 247.82 FEET MORE OR LESS TO A POINT ON A LINE DESCRIBED FOR PARCEL "B" RECORDED IN OFFICIAL RECORDS BOOK 1031, PAGE 1217 PUBLIC RECORDS OF MARION COUNTY FLORIDA; THENCE N 48°20'12" W, A DISTANCE OF 918.51 ALONG SAID LINE; THENCE S 41°38'48" W, A DISTANCE OF 330.00 FEET; THENCE N 48°19'48" W, A DISTANCE OF 659.63 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 200 (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY S 42°02'20" W, A DISTANCE OF 298.76 FEET TO A POINT ON THE WESTERLY LINE OF THE SW 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST; THENCE S 00°04'55" E ALONG SAID LINE, 985.94 FEET; THENCE N 89°20'38" E, 225.00 FEET; THENCE S 00°04'55" W, 724.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG SAID LINE THENCE N 89°20'38" E, 279.37 FEET TO THE POINT OF BEGINNING.



JOB NO.: 23-138  
DATE: FIELD: 02-25-23  
SIGNED: 03-27-23  
DRAWN BY: JDB  
P.C.: JCOT  
CHECKED BY: RWJ

LEGEND	SYMBOL	DESCRIPTION
REC - RECORDED	[Symbol]	REC - RECORDED
EX - EXISTING	[Symbol]	EX - EXISTING
CON - CONCRETE	[Symbol]	CON - CONCRETE
PAV - PAVEMENT	[Symbol]	PAV - PAVEMENT
AS - ASPHALT	[Symbol]	AS - ASPHALT
GR - GRAVEL	[Symbol]	GR - GRAVEL
IR - IRON	[Symbol]	IR - IRON
ST - STEEL	[Symbol]	ST - STEEL
BR - BRASS	[Symbol]	BR - BRASS
CU - COPPER	[Symbol]	CU - COPPER
AL - ALUMINUM	[Symbol]	AL - ALUMINUM
ZN - ZINC	[Symbol]	ZN - ZINC
PP - POLYPROPYLENE	[Symbol]	PP - POLYPROPYLENE
PE - POLYETHYLENE	[Symbol]	PE - POLYETHYLENE
PVC - POLYVINYL CHLORIDE	[Symbol]	PVC - POLYVINYL CHLORIDE
PL - POLYESTER	[Symbol]	PL - POLYESTER
PT - POINT OF BEGINNING	[Symbol]	PT - POINT OF BEGINNING
PL - POINT OF COMMENCEMENT	[Symbol]	PL - POINT OF COMMENCEMENT
PL - POINT OF TERMINATION	[Symbol]	PL - POINT OF TERMINATION
PL - POINT OF INTERSECTION	[Symbol]	PL - POINT OF INTERSECTION
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PL - POINT OF EXIT	[Symbol]	PL - POINT OF EXIT
PL - POINT OF FENCE LINE	[Symbol]	PL - POINT OF FENCE LINE
PL - POINT OF GATE	[Symbol]	PL - POINT OF GATE
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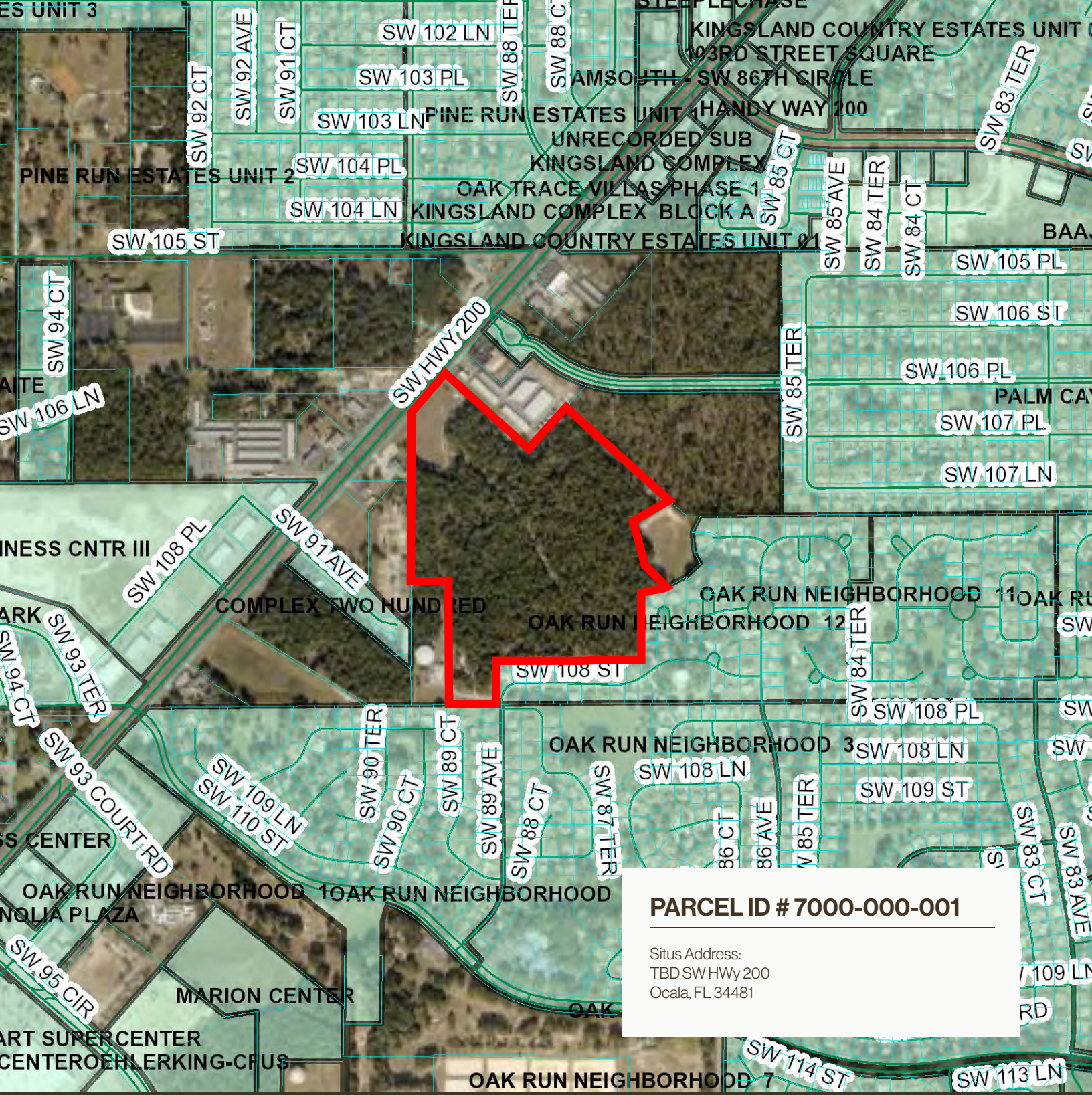
CERTIFIED TO:  
OAK RUN ASSOCIATES, LTD.  
SHUTTS & BOWEN LLP  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

REVISED TYPO IN LEGAL DESCRIPTION: 04-20-23  
REVISED TYPO IN LEGAL DESCRIPTION: 04-12-24  
REVISED TYPO IN LEGAL DESCRIPTION: 04-16-24

This is a double signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown herein and the contents of this drawing are not to be relied upon by those persons and/or entities other than those named herein. The boundary survey meets the requirements of the Florida Statutes and the Florida Board of Professional Surveyors and Mapping in Chapter 475, F.S.C., pursuant to section 475.227, Florida Statutes.

*Roby W. Johnson*  
ROBRY W. JOHNSON  
PSM 6281

Note: With the exception of an Electronic Signature, Seal and Notary Public, this document and the original shall be a Florida licensed surveyor and mapmaker.



# MCPA AERIAL

Legal Description per the Marion County Property Appraiser:  
SEC 25 TWP 16 RGE 20  
COM AT THE SW COR OF SEC 25 TH N 89-20-36 E 504.37 FT TO  
THE POB TH CONT N 00-43-05 W 250 FT TH N 89-20-36 E 855 FT  
TH N 00-39-24 W 394.93 FT TH N 79-30-15 E 136.29 FT  
TH N 61-03-46 E 20.36 FT TH N 45-58-16 W 177.23 FT  
TH N 15-56-34 W 266.98 FT TH N 59-13-17 E 247.82 FT  
TH N 48-20-12 W 812.61 FT TH S 41-39-48 W 330 FT  
TH N 48-19-48 W 659.63 FT S 42-02-20 W 298.76 FT  
TH S 00-04-55 E 985.94 FT TH N 89-20-36 E 225 FT  
TH S 00-04-55 W 724.75 FT TH N 89-20-36 E 279.37 FT  
S 61-03-46 W 147.59 FT TH S 79-30-15 W 136.29 FT TH  
S 00-39-24 E 394.93 FT TH S 89-20-36 W 855 FT TH  
S 00-43-05 E 250 FT TH S 89-20-36 W 279.37 FT TO THE POB

# PROPERTY PHOTOS



PROPERTY PHOTOS







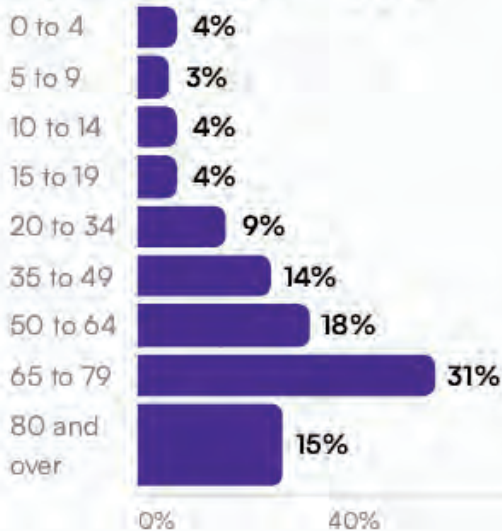
## Community portrait

A community portrait serves as a comprehensive snapshot of a given location, offering valuable insights into its socio-economic, demographics and cultural dynamics. The diversity make up of people from different cultural backgrounds, age groups, income levels and education can contribute to the liveliness of a neighborhood. To help you understand the community portrait, we've analyzed the area around this location to identify different dynamics of this neighborhood.

### Estimated population

21,400 +

### Population by Age Group (%)



### Household composition



### Employment



**i** The Employment data focuses on active job seekers aged 16 and up. It includes those who are employed or actively looking for work, excluding retirees, students, military, and those not actively seeking employment.



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