

Aerial of Downtown Ocala showing:

One Fort King (24 Unit Shovel Ready Townhome Project) & Brick City Condos (10 Units available for Pre-Construction Sale)

Buy Rent Sell

Ocala FL Ad

111 SW Fort King St, Ocala, FL 34471

https://www.zillow.com/homedetails/111-SW-Fort-King-St-Ocala-FL-34471/2061142922_zpid/

Zillow Save Share Hide More

\$2,200,000 0.52 Acres

111 SW Fort King St, Ocala, FL 34471

Lot/land Zestimate®: None ?

Contact agent

Overview Facts and features Home value Price and tax

- Unimproved land
- Has heating (unspecified type)
- No data
- No data
- 2.5% buyers agency fee

Overview

MELLOW MUSHROOM

**** This property is in a qualified Federal Opportunity Zone AND New Market Tax Credit Qualified ****

Development Opportunity in Historic Downtown Ocala of 24 Micro Townhomes. Townhomes vary in size from 1,196 sf

9:33 AM 3/22/2023

One Fort King – 24 Unit Shovel Ready Site

Sale includes Land, Construction Drawings, Full Entitlement including Building Permit, Established HOA and more

\$91,600/unit (Similar Active Shovel Ready Townhome Listings vary from \$130,000/unit - \$200,000+/unit)

Typical Unit has 2 Bedroom and 2.5 Bathroom with Personal Office and 1 Car Private Garage – 1,196 sf to 1,246 sf

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\$850,000 0.29 Acres

94 SW Fort King St, Ocala, FL 34471

• **Lot/land** Zestimate®: None ?

[Contact agent](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#)

- Unimproved land
- Has heating (unspecified type)
- No data
- No data
- 2% buyers agency fee

Overview

BOUTIQUE HOTEL **HIGH DENSITY ZONING**

**** This property is in a qualified Federal Opportunity Zone AND New Market Tax Credit Qualified **** Historic Downtown Property with High Density Zoning that allows a multitude of uses. The property is currently used as a 45

94 SW FORT KINGS STREET - EXISTING 45 SPACE PARKING LOT
PARCEL SIZE - 58' X 225' (13,050 SF OR 0.30 ACRES)
REDEVELOPMENT POTENTIAL - 24 UNIT APARTMENT

SW 1st Avenue

45 Space Parking Lot

Income producing surface parking – Current Lessee pays \$100/space/month

Valuable as a Parking Lot for adjacent Under Construction Restaurants (Mellow Mushroom, Shuckin’ Shack, Mooyah)

Valuable for Future Re-Development as 12 Townhomes or 24 Apartments and/or Condos

Buy Rent Sell

Ocala FL Add

1st Ave 2.20M

850K

SW 2nd St

SW 1st Ave

SW 1st Ave

SW 4th St

Interior:

Concrete Block Construction
 Shutters
 Stone, Black Stucco
 Exterior Stairs
 Elevator
 Exterior Lighting
 Security Cameras

Zillow Save Share Hide More

\$339,000 1 bd | 1 ba | 741 sqft

415 SE 1st Ave #303, Ocala, FL 34471

New construction Zestimate®: None ?

Est. payment: \$2,821/mo ? [Get pre-qualified](#)

[Request a tour](#)
as early as today at 12:30 pm

[Contact agent](#)

Overview Facts and features Home value Price and tax ↑

- Condominium
- Built in 2023
- Central, electric
- Central air
- No data
- \$700 monthly HOA fee
- \$457 price/sqft
- 3% buyers agency fee

Overview

9:39 AM
3/22/2023

Brick City Condos – 10 Units - Soon to Commence Construction

Pre-Construction Sale Pricing - \$457/sf (1 Bedroom with 1 Bath and 741 sf)

Buy Rent Sell

Ocala FL Add

1st Ave 2.20M

850K


SW 2nd St

SW 1st Ave

SW 1st Ave

SW 1st Ave

SW 4th St



415 SE 1st Ave #301, Ocala, FL 34471

\$499,000 2 bd | 2 ba | 1,202 sqft

415 SE 1st Ave #301, Ocala, FL 34471

New construction Zestimate®: None ?

Est. payment: \$3,822/mo ? [Get pre-qualified](#)

[Request a tour](#)
as early as today at 12:30 pm

[Contact agent](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax](#)

- Condominium
- Built in 2024
- Central, electric
- Central air
- No data
- \$700 monthly HOA fee
- \$415 price/sqft
- 3% buyers agency fee

Overview

Concrete Block Construction
Gutters
Stone, Block Stucco
Exterior Stairs
Elevator
Exterior Lighting
Security Cameras

Interior:
MSR BATH
WIC

9:41 AM
3/22/2023

Brick City Condos – 10 Units - Soon to Commence Construction

Pre-Construction Sale Pricing - \$415/sf (2 Bedroom with 2 Bath and 1,202 sf)

Buy Rent Se

Ocala FL Add

2nd St

W Silver Springs

SW 2nd Ave

SW 3rd Ave

rt King St

SW 3rd Ave

nd St

SW 2nd Ave

ird St

SW 3rd Ave

th St

Google

Zillow Save Share Hide More

\$842,000 3 bd | 4 ba | 2,237 sqft

125 SE Watula Ave, Ocala, FL 34470

• **New construction**

Est. payment: \$5,949/mo [Get pre-qualified](#)

[Request a tour](#)
as early as today at 12:30 pm

[Contact agent](#)

[Overview](#) [Facts and features](#) [Price and tax history](#) [Montl](#)

- Townhouse
- Built in 2022
- Central
- Central air
- 2 Attached garage spaces
- \$700 monthly HOA fee
- No data
- \$376 price/sqft
- 2% buyers agency fee

Interested in touring this home?

[Take a tour](#)

9:44 AM
3/22/2023

Watula Townhomes – 5 Units - Under Construction

3 Bedroom and 3.5 Bathroom with 2 Car Private Garage – 2,237 sf (\$376/sf)

One Fort King – SOLD Comps

302 Broadway (Urban Condo)

302 Broadway:



Recent Sales (2022) include:

Unit 430 – Sold March 2022 - \$354,000 (\$347/sf)

Unit 240 – Sold April 2022 - \$377,000 (\$350/sf)

Unit 200 – Sold September 2022 - \$475,000 (\$353/sf)

Unit 460 – Sold December 2022 - \$515,000 (\$379/sf)

Average Sale Price - \$430,250 (\$357/sf)

Active Listing – Shovel Ready Townhome Opportunity

0 Powers N - Townhomes at Alderman

1 Acre of Residential Land Offered at \$1,040,000 in Palm Harbor, FL



Site plan approved for 8 new townhomes. In the heart of Palm Harbor, at the corner of Alternate 19 and Alderman Road, the land owner is building a brand new shopping center anchored by Dunkin Donuts. They own the land directly adjacent to the center as well.

The owner has decided to sell this piece, which is designed to be a new gated townhome community. All curbing, paving, landscaping, and fencing will be complete. All storm water retention will be done and water will be ran to the site as well. All buyer would have to do is vertical construction of the townhomes themselves. Buyer can build 2 or 3 stories high if they desire. The townhomes are actually on a small lake / pond, so it has a nice waterfront view on the backside. We believe there is potential for a great ROI here. The price for the townhouse package is \$130k per key for a fast sale. Property will be delivered to new owner around February 1, 2023. Total price would be \$1,040,000.00 and must be sold as a package. If you've done deals with townhomes, you will know this is a phenomenal deal.

List Price = \$130,000/Unit

2608 W Columbus Dr - 5 Unit Tampa Luxury Townhomes Shovel Ready

0.33 Acres of Commercial Land Offered at \$1,150,000 in Tampa, FL



EXECUTIVE SUMMARY

Rarely available! Attention Builders/Developers/ Investors "Shovel ready" 5-unit luxury townhome project offers several opportunities. Break ground immediately in 2022! The sale includes the legally created DECLARATION OF COVENANTS, BYLAWS, and Articles of Incorporation. The current owners spent over 1.5 years on all tedious planning, zoning, site plan, architect plans, civil engineering, approval of plans, obtaining the building permit, professional design studio 2-D/3-D elevations and renderings, creating the Legal association documents. Building plans call for 5 unit- two story- two car garage townhomes with a first floor living space of 907sqft and second floor living of 1286 total just under 2200 living sqft per unit. This opportunity will not last and will be available for limited time if current owners decide to break ground and start building. Contact the listing agent, Ben Mitrano PA 727-504-3490 for more insight on project details.

List Price = \$230,000/Unit

316 Michigan St - Luxury Townhome Development Site
2.1 Acres of Residential Land Offered at \$3,500,000 in Orlando, FL



INVESTMENT HIGHLIGHTS

- Unique opportunity to acquire the only multifamily lakefront facing land available in SODO District
 - Private lake (Lake Holden)
 - Fully approved construction documents included
- Platted for 25 three-story luxury town homes with lake views/access rights per current zoning
 - Entitled/Permitted/Shovel Ready
 - Paid impact fees
 - Fully approved construction documents included

List Price = \$140,000/Unit