

63 ACRES ON BELLEVIEW LOOP

SOUTHEAST 132ND STREET ROAD, SUMMERFIELD, FL 34491

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	63.0 Acres
Zoning:	A1
Market:	Single Family Homes
Submarket:	Multi-family
Traffic Count Street:	14,200 AADT

PROPERTY OVERVIEW

Discover a rare opportunity to acquire a sprawling 63-acre parcel ideally situated near the intersection of Hwy 301 and 132nd Place Road — one of the most coveted home-site locations in the Bellevue area of Marion County. This tract offers a prime canvas for a spacious single-family estate, equestrian property, or secluded country compound — all within easy reach of Bellevue's small-town charm, easy access to I75 and the Florida Horse Park and the broader amenities of Marion County.

The property is currently un-entitled, offering a clean slate for the next owner. With no zoning approvals yet in place, buyers have the flexibility to pursue their preferred residential vision. Pricing reflects this early-stage status, making it an excellent opportunity for those looking to secure significant acreage at a compelling value while shaping the property to match their long-term plans.

Recent years have brought remarkable growth and momentum to Marion County and the Ocala metro area — underscoring the long-term appeal of acquiring large acreage like this parcel. The Ocala metro was recently ranked the fastest-growing metropolitan area in the United States, after posting a 4% population increase between July 2023 and July 2024.

PROPERTY HIGHLIGHTS

- 63 Acres
- Additional Acreage Available

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

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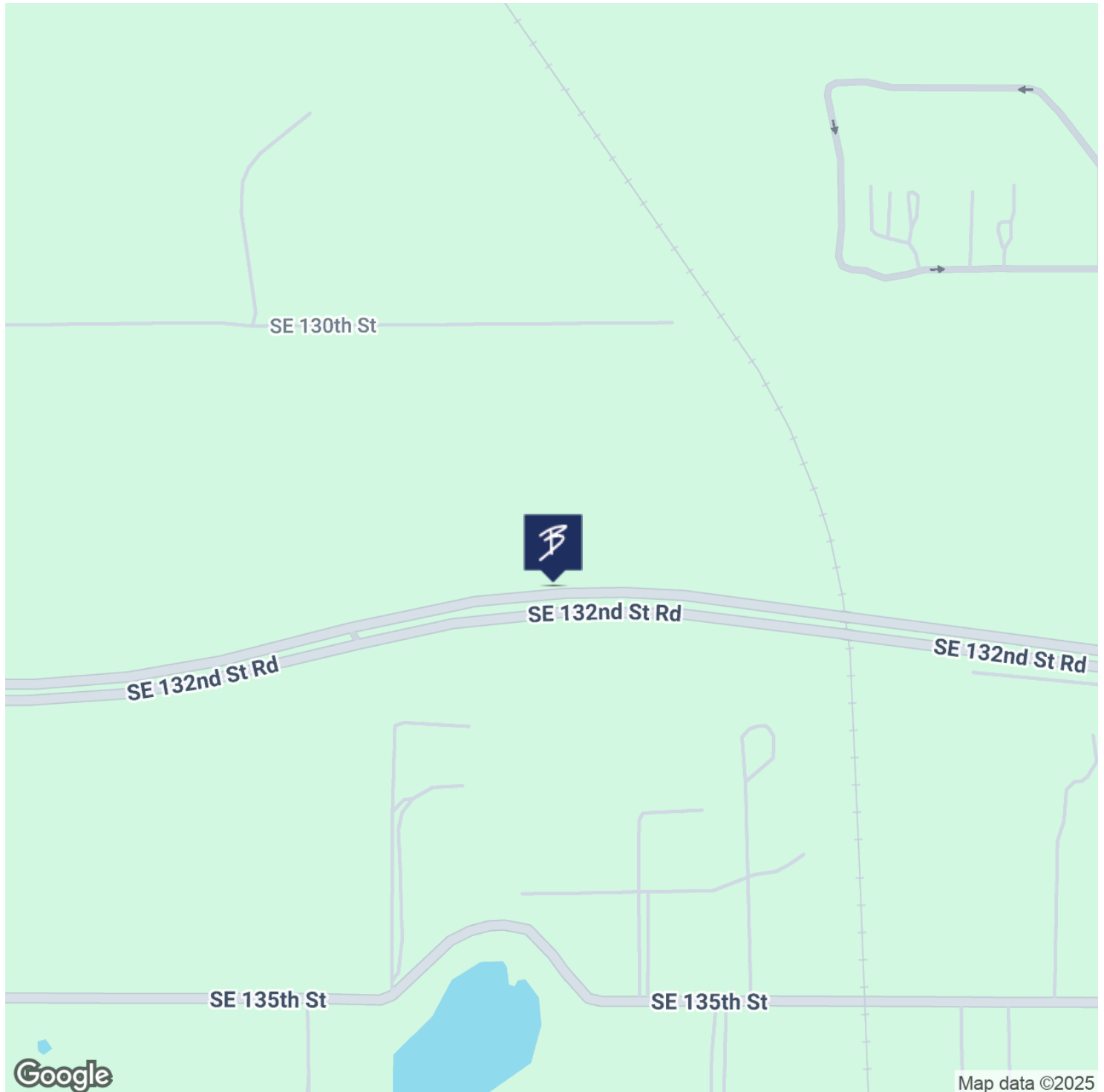


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LOCATION MAP

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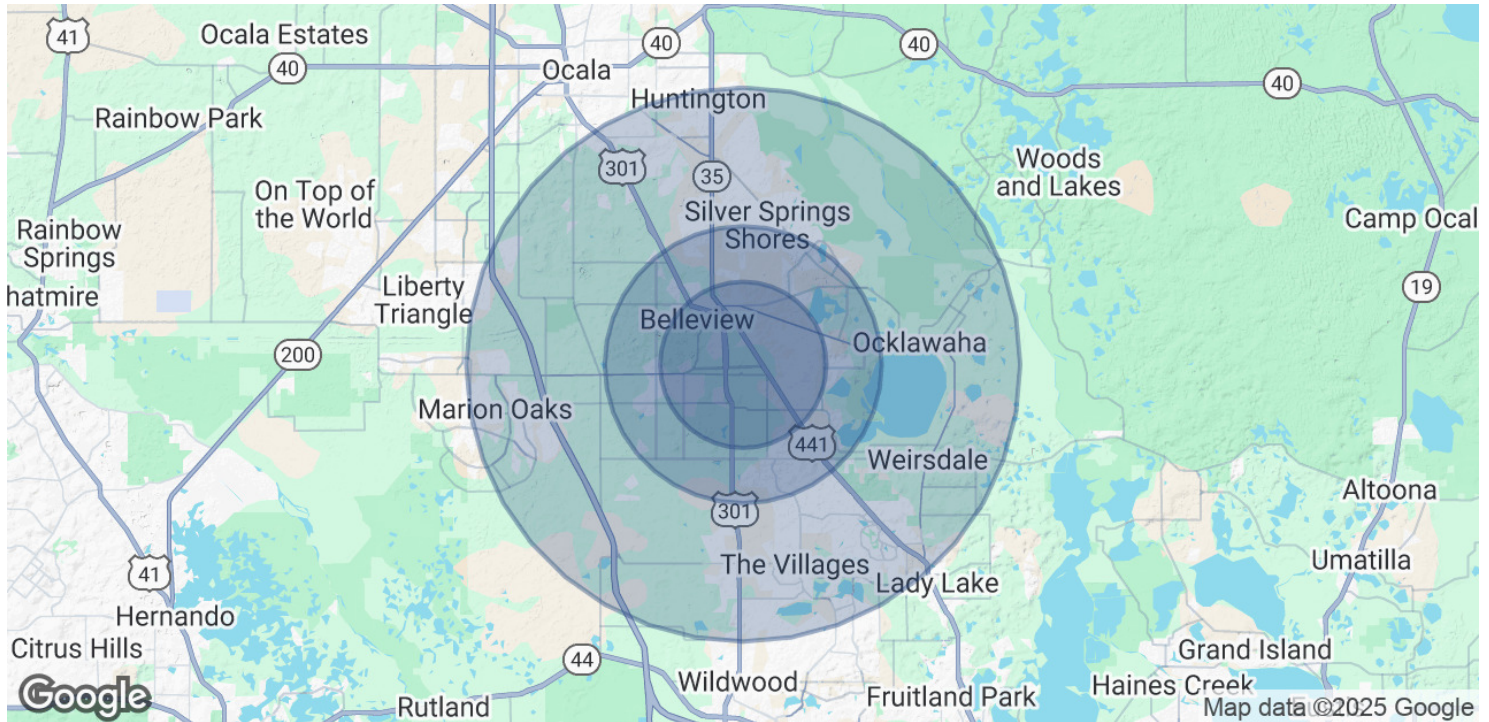


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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,936	62,610	202,082
Average Age	50	51	53
Average Age (Male)	49	50	53
Average Age (Female)	50	52	54

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,677	27,544	91,627
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$72,621	\$78,430	\$84,572
Average House Value	\$237,207	\$264,702	\$312,144

Demographics data derived from AlphaMap

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