



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	\$4,900,000 \$3,700,000

FOR MORE INFORMATION, PLEASE CONTACT:

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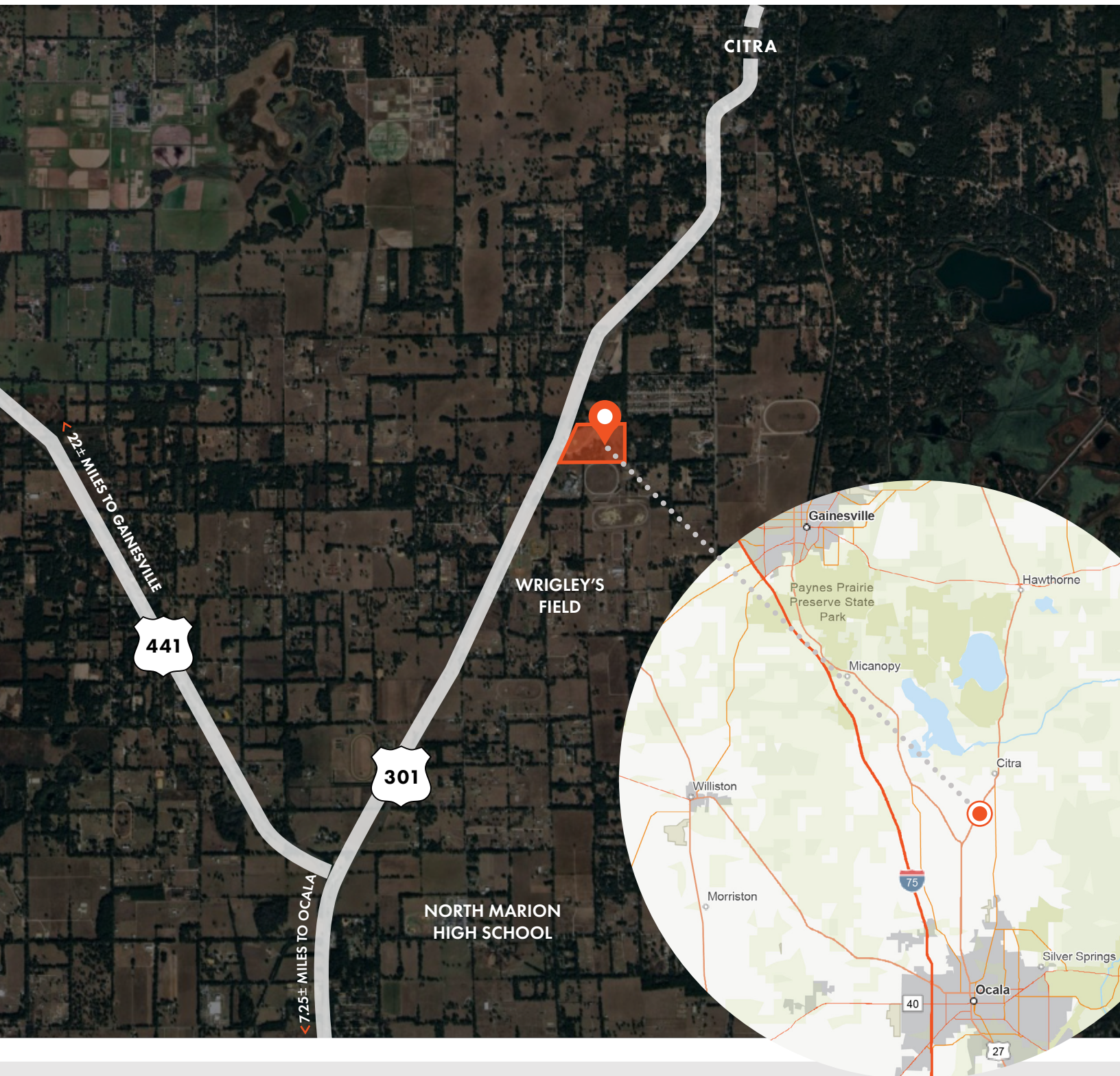
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is 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.

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PROPERTY OUTLINE & AERIAL MAP



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PROPERTY LAYOUT



NOT DRAWN TO SIZE

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PROPERTY PHOTOS



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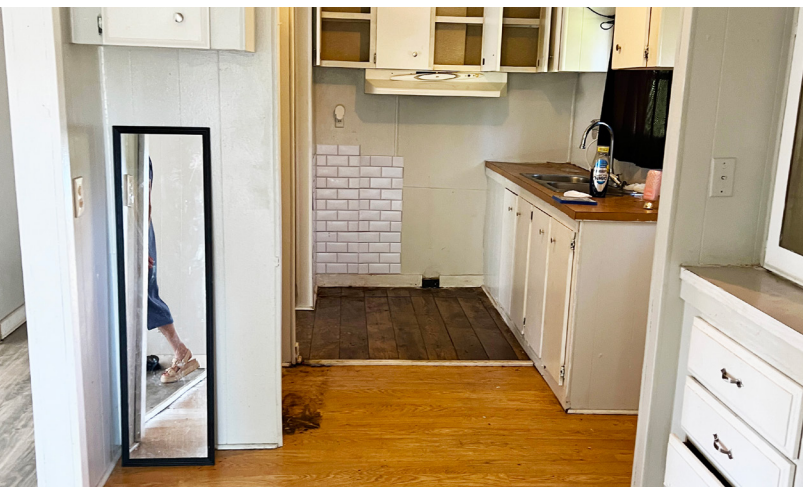
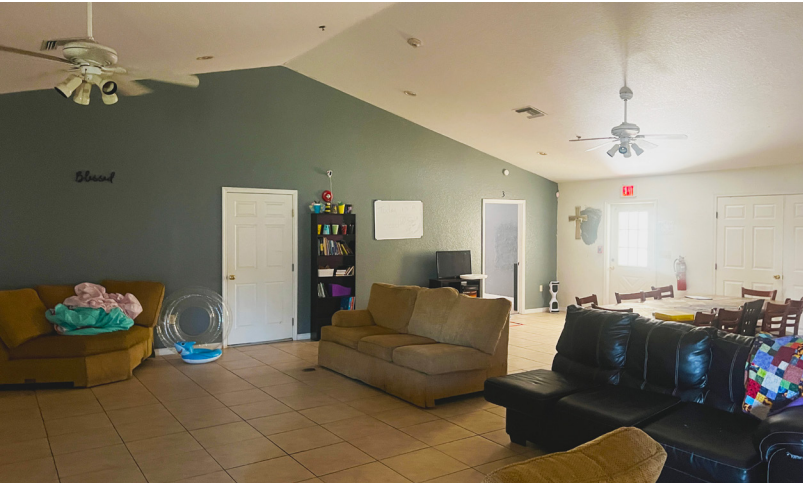
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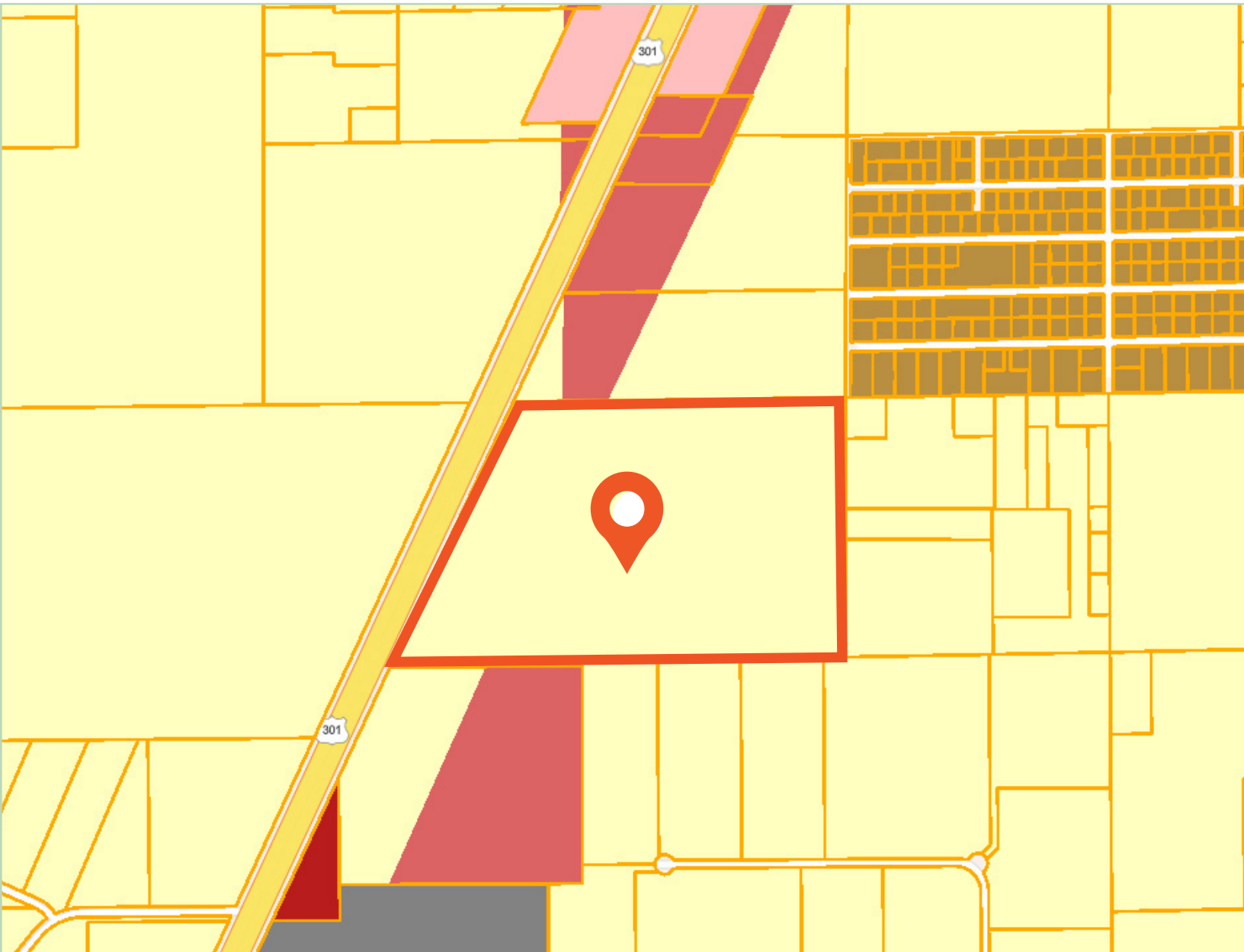
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ZONING



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

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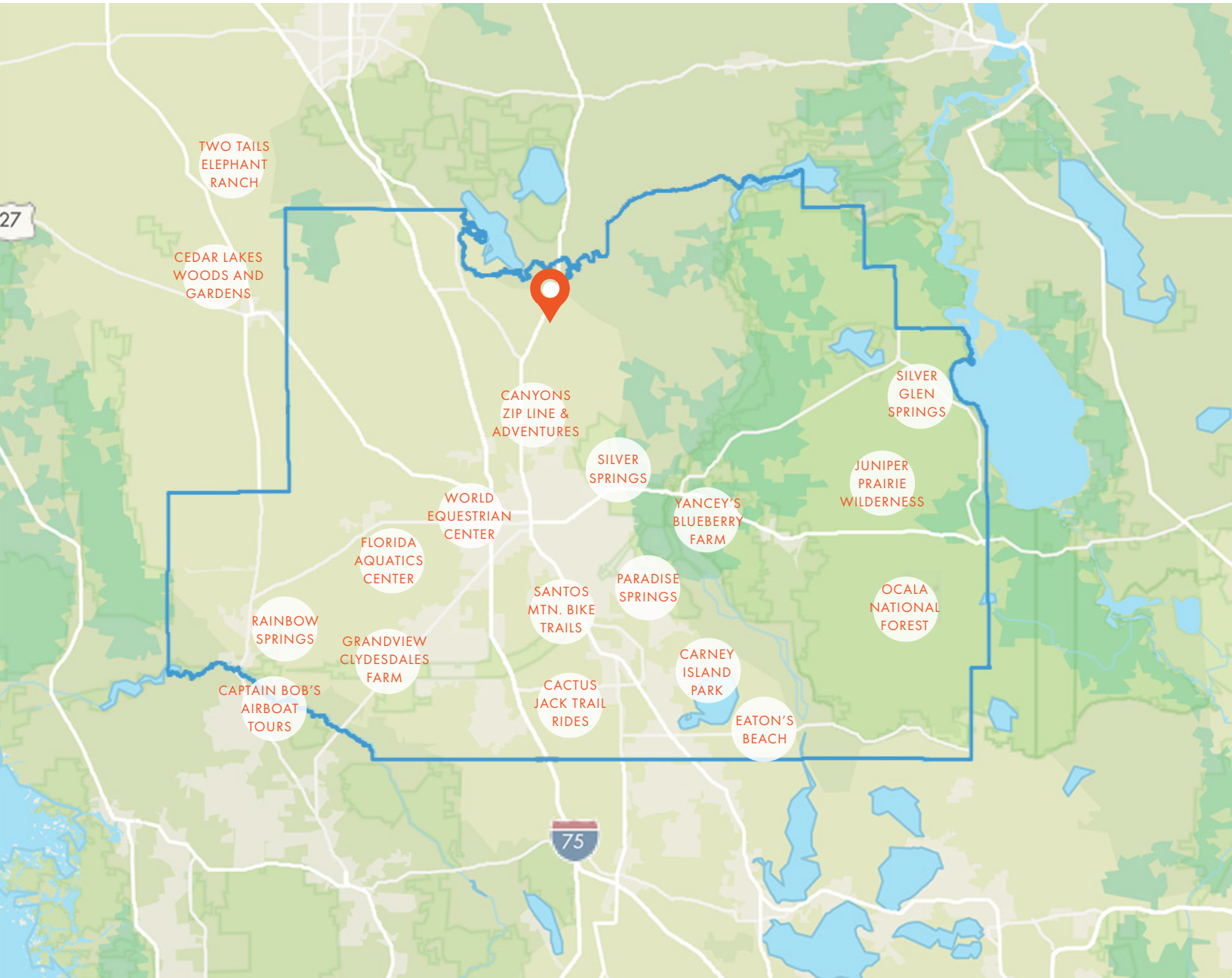


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MARION COUNTY

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



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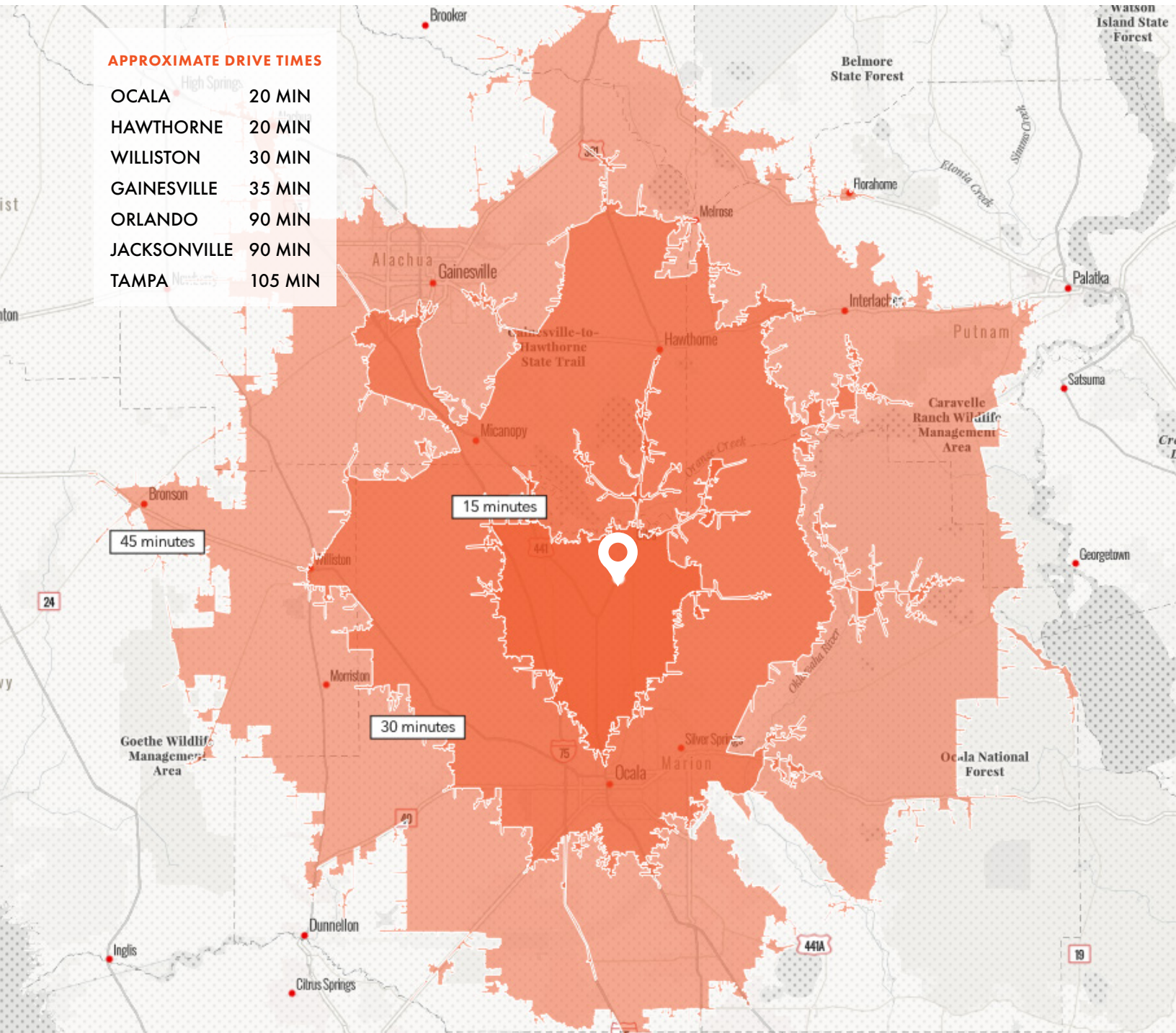
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LOCATION AND DRIVE TIMES

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)

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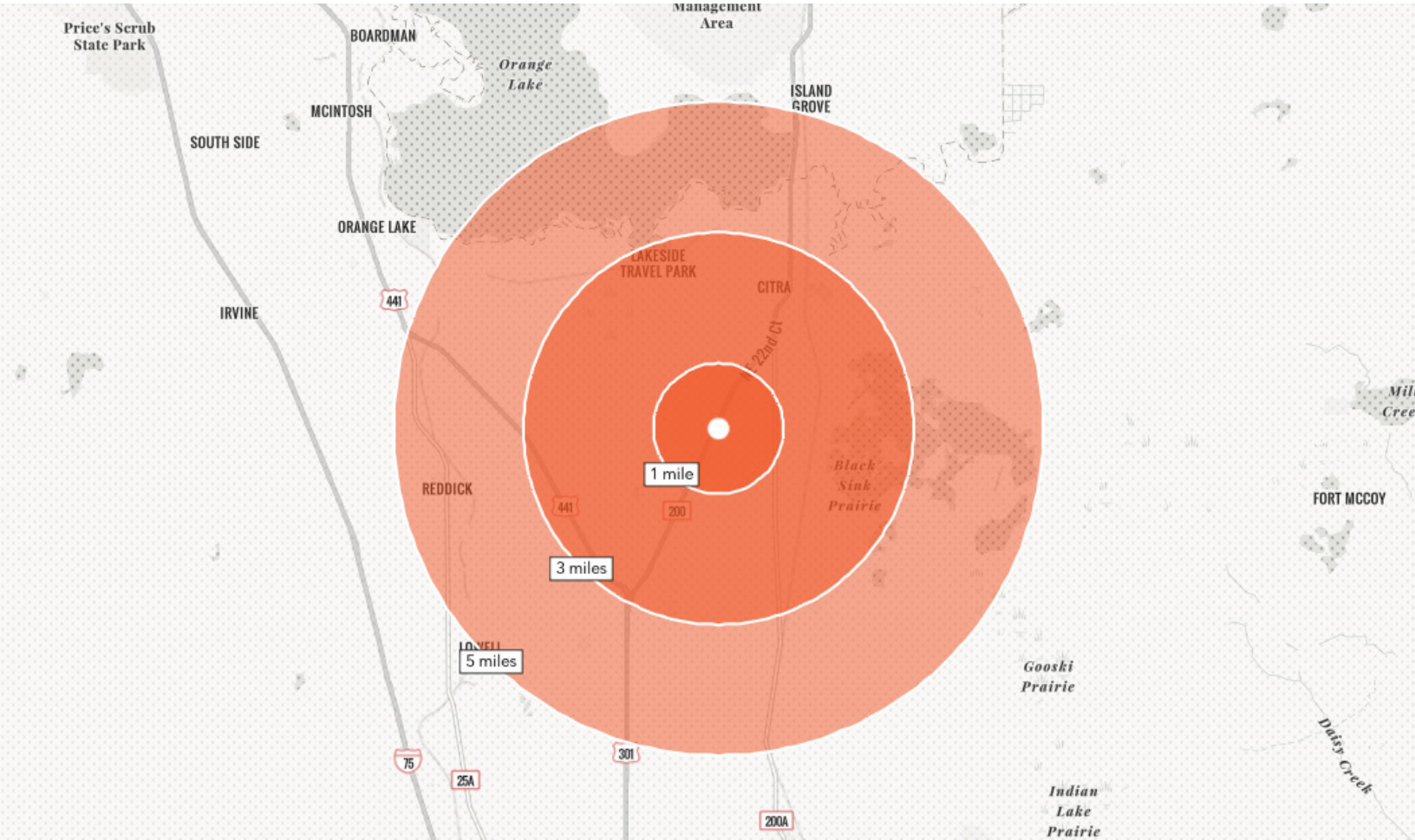
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DEMOGRAPHICS



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

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