

**One Fort King Townhomes – 24 Units
110 SW Fort King Street – Ocala, FL Located
in Opportunity Zone**



Selling a Shovel Ready Site with City Approvals...

**Full Construction Documents with Architecture, Structure, Mechanical, Electrical,
Plumbing, Civil, Landscape, Geotech & Environmental**

Located in the Heart of Downtown Ocala in Opportunity Zone

Typical Unit – 2 Bedroom / 2.5 Bathroom / Office / 1 Car Garage / 1,196 sf

Ideal as For Sale Project or For Rent Project

Adjacent Property (94 SW Fort King) - 44 Space Parking Lot For Sale As Well

Additional Information – brian@raydesigndevelopment.com or 407.421.5605

One Fort King Townhomes (OFK) – 110 SW Fort King Street

Shovel Ready Site - \$3.96 Million – Located in Opportunity Zone



Development Opportunity in Historic Downtown Ocala of 24 Micro Townhomes. Townhomes vary in size from 1,196 sf (20 Qty) to 1,246 sf (4 Qty). Each unit has 2 Bedrooms and 2.5 Bathrooms and a Private Garage. Located in an Opportunity Zone (12083001900 – Census Tract 19).

Sale Includes Land, Site Entitlement including 24 Officially Recorded Plots, Topo Survey, Geotech, Phase 2 Environmental, Building Permit Drawing Set that includes Architectural, Civil, Landscape, Structural, Mechanical, Electrical and Plumbing along with Pending Building Permit upon Buyer's Payment of City Fees.

Nearby Active Comp (MLS #OM635901) - Watula Townhomes – 125 SE Watula Ave

Watula Townhomes Summary: 2,237 to 2,250 sf - \$790,000 to \$823,200 - \$351/sf to \$368/sf

Brick City Lofts (1 Bedroom Condo - 774 sf) - \$339,000 (\$438/sf)

Brick City Lofts (2 Bedroom Condo - 1,202 sf) - \$499,000 (\$415/sf)

Estimated OFK Unit Sale Price - \$480,000 - \$528,000 (\$400/sf - \$440/sf)

Estimated Gross Sales (Assuming \$400/sf Sale Price) - \$11.5 Million

Estimated Gross Sales (Assuming \$440/sf Sale Price) - \$12.6 Million

Site/Project is located in Downtown Community Redevelopment Agency (CRA) District. The Downtown CRA was established/funded by the City of Ocala to provide financial incentives to owners to redevelop underutilized properties. Developers can receive CRA funds to use toward various project related expenses. Seller is in communication with the Manager of Downtown CRA to determine the amount of funds available for contribution to the project. Potential contributions to OFK Project include but are not limited to Public ROW Improvements, Public and Private Walkways, Hardscape, Landscape & Courtyards, Site Lighting, Art/Sculpture, etc.

For Additional Information:

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View from 1st Avenue & SW Fort King Street

One Fort King shall be Downtown Ocala's Premier Urban Rowhome Development. Porcelain Tile and Stucco accent the Building Exterior with Modern finishes and fixtures adorning the Interior. Each Unit contains its own garage along with a Ground Level Office or Flex Space ideal for a Live-Work lifestyle. Units contain 2 Bedrooms and 2.5 Bathrooms with an Open Floor Plan and many units including a small exterior balcony standard.

Residents can walk to their favorite restaurants, bars, shops and venues.
Only 2 blocks from the Downtown Square!

Included in Sale:

Land

Construction Drawings (24 Units at this site)

City Approvals

One Fort King Summary:

110 SW Fort King Street Ocala FL

24 Unit Micro Townhome Project – All Units 2 Bedroom & 2.5 Bathroom with Garage

Interior/End Units – 20 Qty – 1,196 sf Each (23,920 sf)

Corner Units – 4 Qty – 1,246 sf Each (4,984 sf)

Total Development Square Footage – 28,904 sf

Nearby Active Listings:

302 SE Broadway (Condo) – 2 Units – Both 2 Bedroom & 2 Bathroom



Unit 460 – 1,357 sf - \$530,000 (\$391/sf)

Unit 200 – 1,343 sf - \$499,000 (\$371/sf) *PENDING*

121 & 125 SE Watula (Townhouse) – 2 Units – Both 3 Bedroom & 3.5 Bathroom



#121 – 2,250 sf - \$790,000 (\$351/sf)

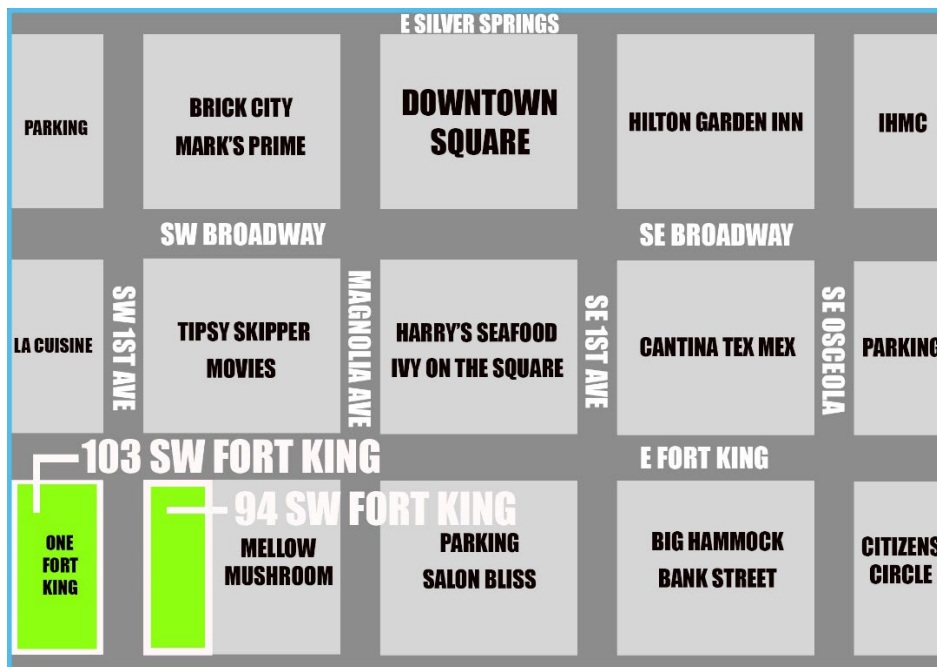
#125 – 2,237 sf - \$812,700 (\$363/sf)

MEDIAN ACTIVE LIST PRICE - \$657,925 (\$369/sf)

110 SW Fort King Street – Ocala, FL Aerial Map



110 SW Fort King Street – Ocala, FL Amenity Map



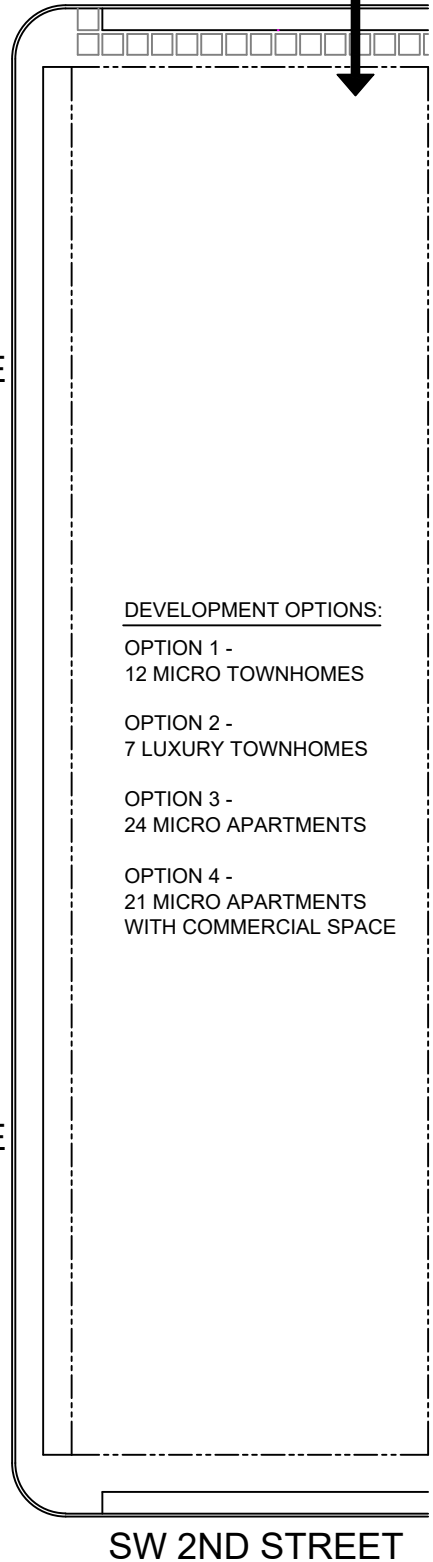
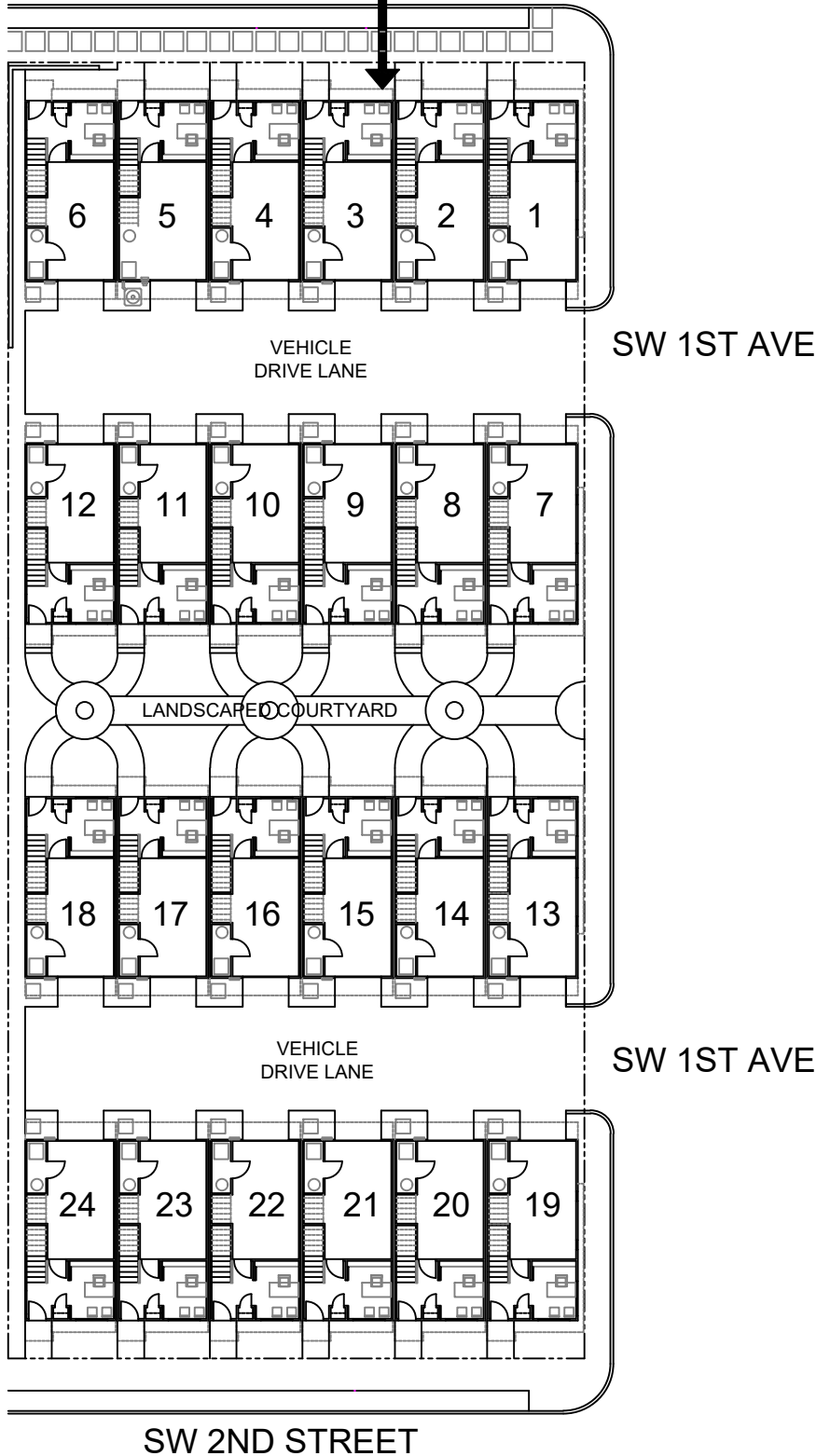
24 UNIT MICRO TOWNHOUSE PROJECT

(DRAWINGS SUBMITTED FOR BUILDING PERMIT)

ONE FORT KING PROJECT
110 SW FORT KING STREET
24 TOWNHOMES

EXISTING 45 SPACE SURFACE PARKING LOT
(NOT ENTITLED - VARIOUS DEVELOPMENT OPTIONS AVAILABLE)

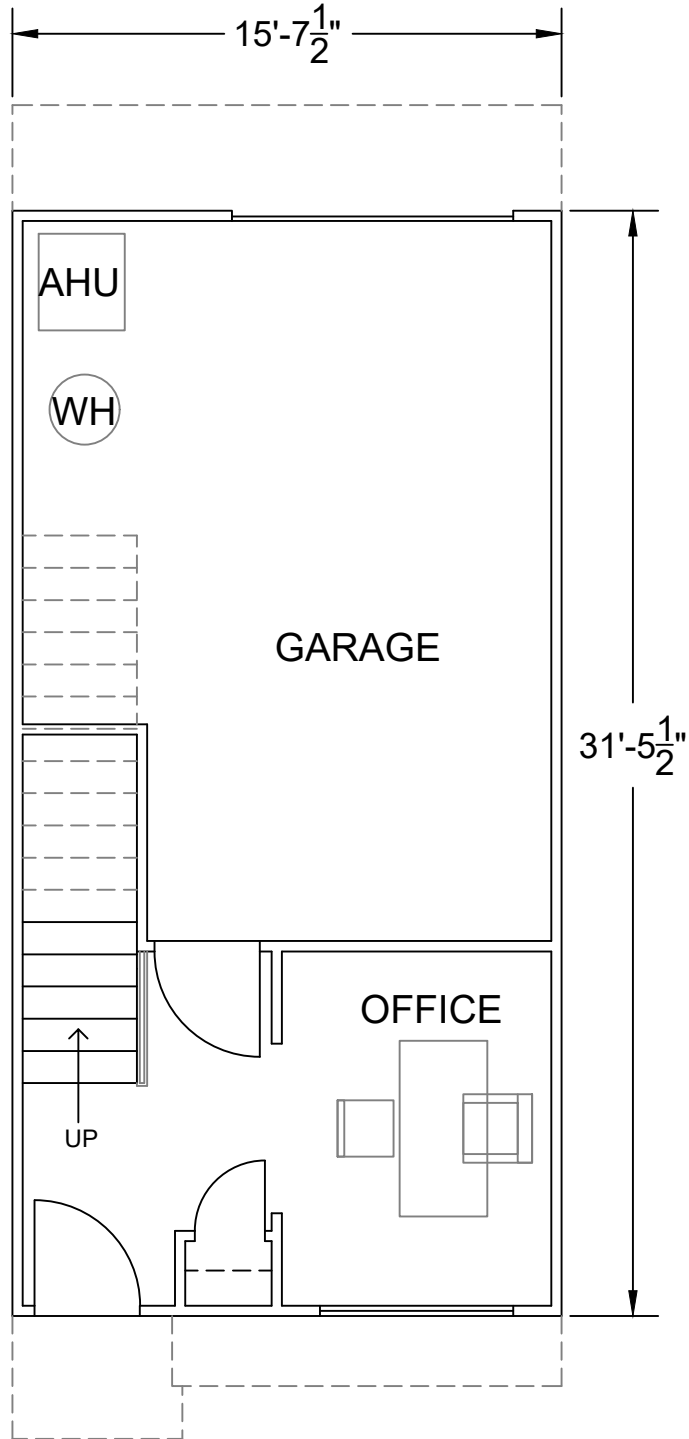
94 SW FORT KING STREET



ONE FORT KING - 24 UNITS

INTERIOR UNIT PLAN

RAY DESIGN DEVELOPMENT
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LEVEL 1

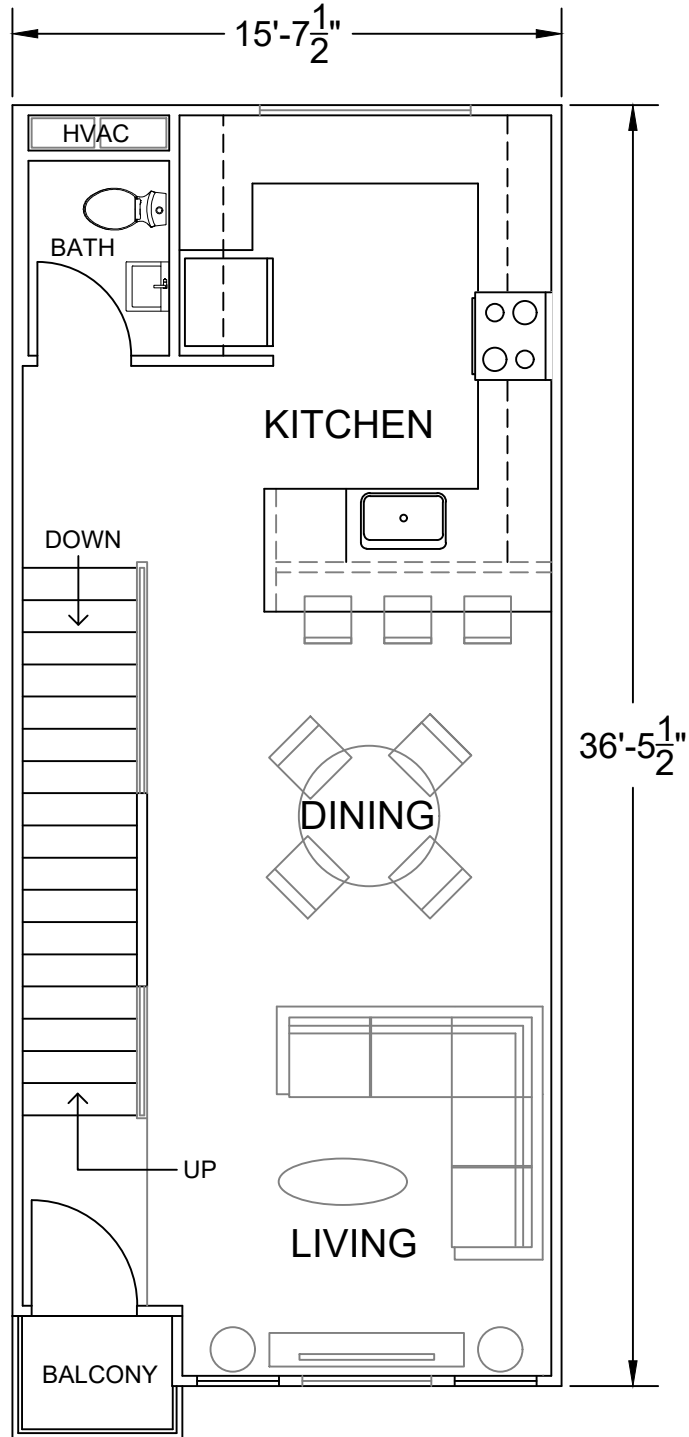
138 SF

2 BED - 2.5 BATH - 1,196 SF TOTAL
CORNER UNIT SIMILAR - 1,246 SF

ONE FORT KING - 24 UNITS

INTERIOR UNIT PLAN

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LEVEL 2

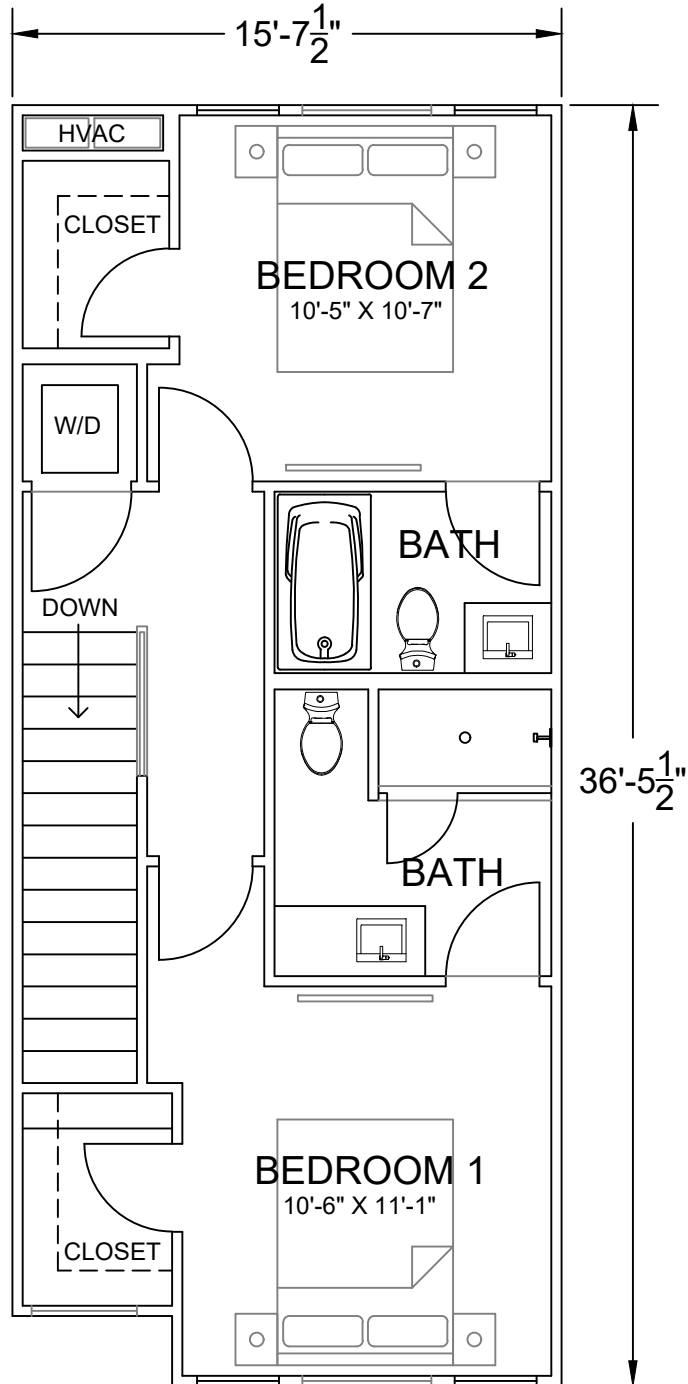
529 SF

2 BED - 2.5 BATH - 1,196 SF TOTAL
CORNER UNIT SIMILAR - 1,246 SF

ONE FORT KING - 24 UNITS

INTERIOR UNIT PLAN

RAY DESIGN DEVELOPMENT
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LEVEL 3

529 SF

2 BED - 2.5 BATH - 1,196 SF TOTAL
CORNER UNIT SIMILAR - 1,246 SF

Downtown Ocala Images



Downtown Square



Downtown Square

Downtown Ocala Images



Downtown Streetscape

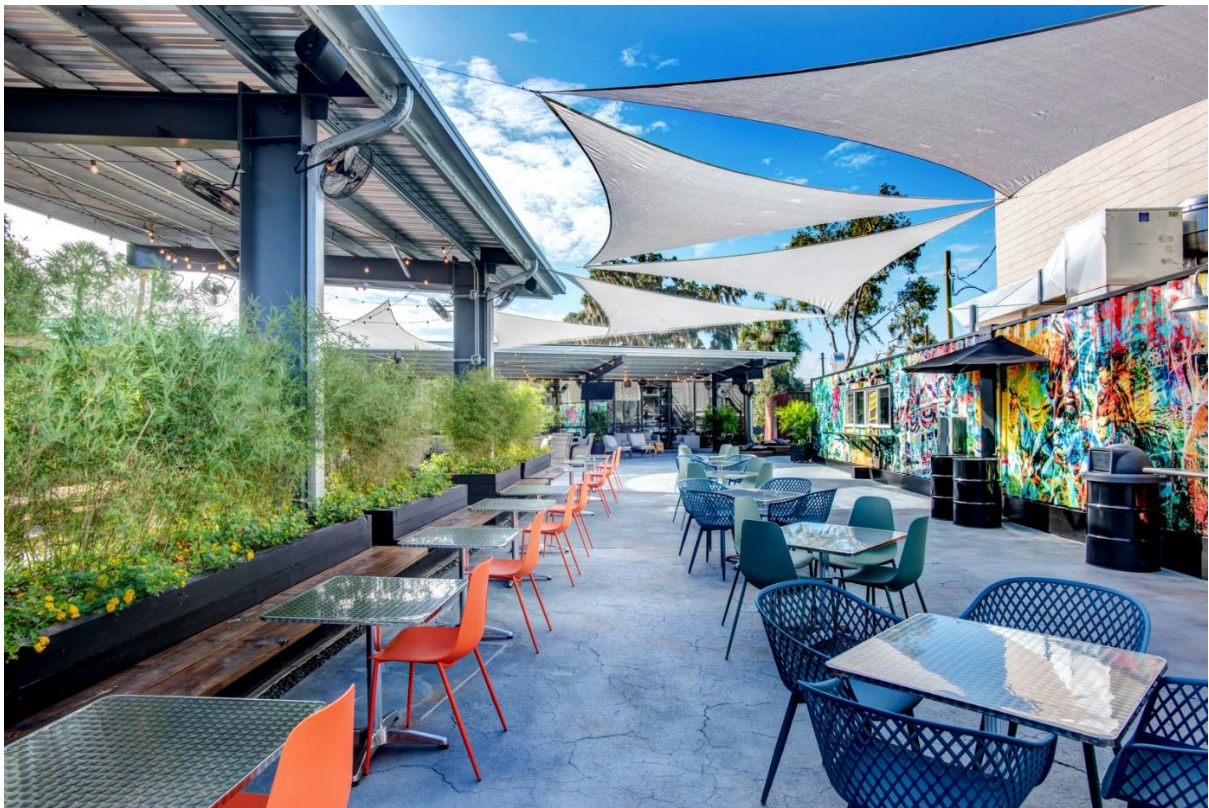


Downtown Streetscape

Downtown Ocala Images



Downtown Hilton Garden – Opening Soon



Bank Street Patio Bar – Opened in 2019

ONE FORT KING - ROWHOME INTERIOR FINISH SCHEDULE

RAY DESIGN DEVELOPMENT (Summary below based on 12 Units)

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VINYL PLANK

LEVEL 1 - 1,656 SF

LEVEL 2 - 5,678 SF

LEVEL 3 - 1,064 SF

TOTAL - 8,398 SF

CARPET

LEVEL 1 - 0 SF

LEVEL 2 - 888 SF

LEVEL 3 - 5,184 SF

TOTAL - 6,072 SF

TILE

LEVEL 1 - 0 SF

LEVEL 2 - 0 SF

LEVEL 3 - 2,170 SF

TOTAL - 2,170 SF

(INCLUDES FLOOR AND WALLS)

ONE FORT KING - ROWHOME DOOR & WINDOW SCHEDULE

RAY DESIGN DEVELOPMENT (Summary below based on 12 Units)

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EXT DOOR SCHEDULE

Ⓒ	8'-0" X 7'-0"	OVERHEAD	12 QTY
①	3'-0" X 8'-0"	LITE	12 QTY
⑤	3'-0" X 6'-8"	LITE	12 QTY

INT DOOR SCHEDULE

②	3'-0" X 6'-8"	1 HR RATED	24 QTY
③	2'-6" X 6'-8"	BARN / PAIR	12 QTY
④	2'-6" X 6'-8"	1 HR RATED	12 QTY
⑥	2'-8" X 6'-8"	HOLLOW SHAKER	60 QTY
⑦	2'-10" X 6'-8"	HOLLOW SHAKER	12 QTY
⑧	2'-6" X 6'-8"	HOLLOW SHAKER	24 QTY

WINDOW SCHEDULE

Ⓐ	5'-6" X 5'-0"	DOUBLE / OPERABLE	12 QTY
Ⓑ	6'-0" X 5'-0"	DOUBLE / OPERABLE	2 QTY
Ⓒ	1'-8" X 5'-0"	FIXED	4 QTY
Ⓓ	2'-4" X 6'-0"	SINGLE / OPERABLE	72 QTY
Ⓔ	3'-8" X 2'-4"	FIXED	36 QTY
Ⓕ	6'-0" X 4'-6"	FIXED	2 QTY
Ⓖ	1'-8" X 4'-6"	FIXED	4 QTY
Ⓗ	6'-0" X 4'-6"	SLIDER / OPERABLE	12 QTY
Ⓘ	6'-0" X 3'-6"	FIXED	2 QTY
Ⓙ	1'-8" X 3'-6"	FIXED	4 QTY
Ⓚ	6'-0" X 6'-0"	SLIDER / OPERABLE	2 QTY
Ⓛ	3'-0" X 1'-6"	FIXED	12 QTY

ONE FORT KING - ROWHOME FIXTURE SCHEDULE

RAY DESIGN DEVELOPMENT - (Summary
below based on 12 units) COPYRIGHT
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STANDARD FIXTURES

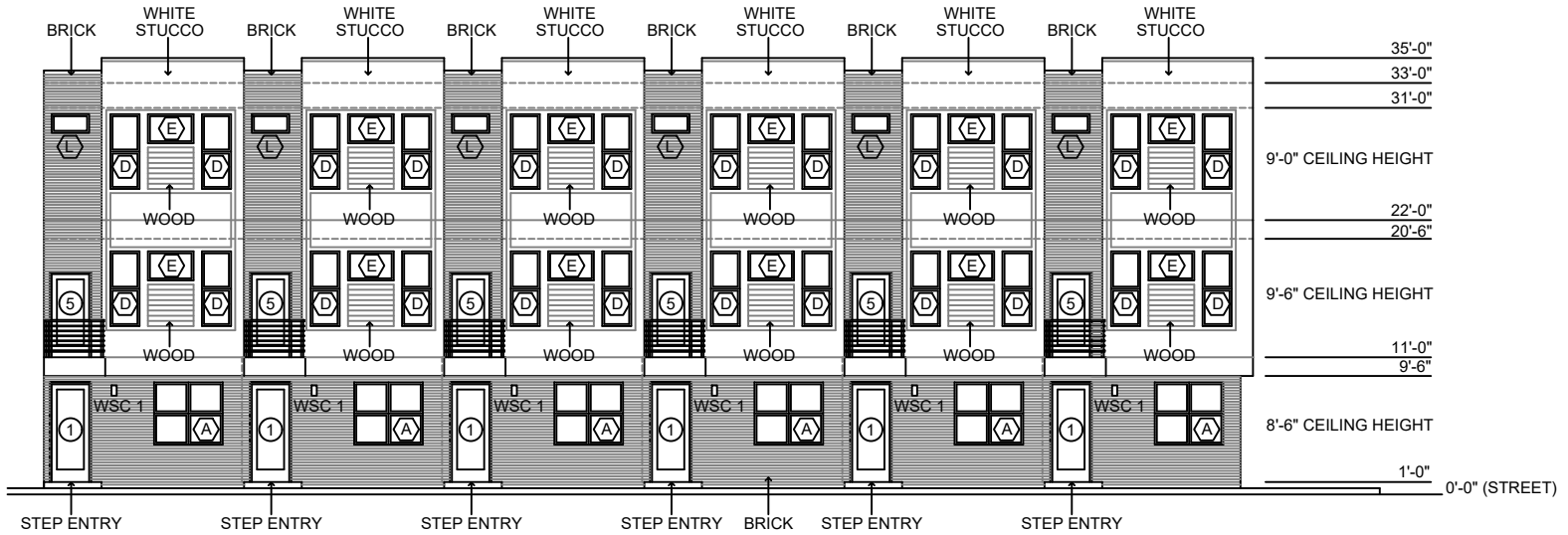
48" LED WRAP - 12 QTY
24" LED WRAP - 36 QTY
12" SURFACE MOUNTED FIXTURE - 48 QTY
WALL SCONCE 1 (EXTERIOR) - 12 QTY
WALL SCONCE 2 (DAMP RATED) - 36 QTY
WALL SCONCE 3 - 12 QTY
6" RECESSED CAN - 120 QTY
6" RECESSED CAN (DAMP RATED) - 36 QTY
CEILING FAN WITH LIGHT - 24 QTY
BATHROOM EXHAUST FAN - 36 QTY
CARBON MONOXIDE / SMOKE DETECTOR - 60 QTY
(CODE ONLY REQUIRES 36 CM/SD)

OPTIONAL FIXTURES

CHANDELIER 1
CHANDELIER 2
CEILING FAN WITH LIGHT
BEDROOM RECESSED CANS
MASTER BATH SHOWER RECESSED CAN

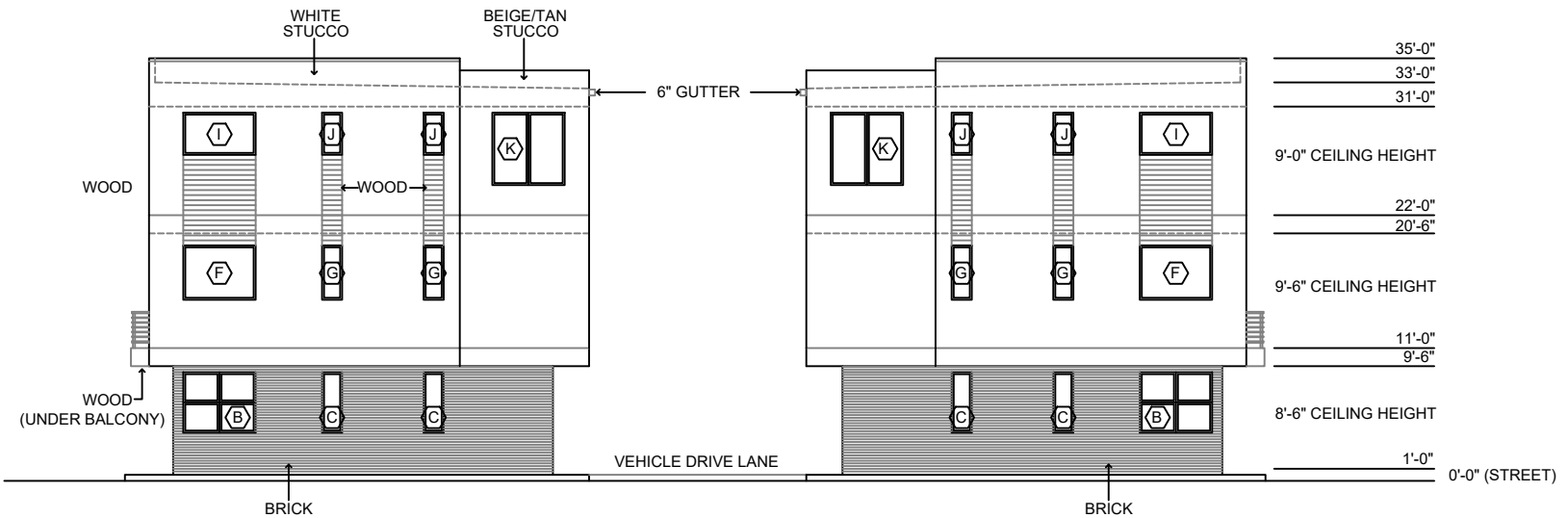
ONE FORT KING - ROWHOME EXTERIOR ELEVATIONS

RAY DESIGN DEVELOPMENT (Summary
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1ST AVE ELEVATION (EAST)

STUCCO - 1,947 SF BRICK - 998 SF WOOD SIDING - 242 SF RAILING - 60 LF (NOTE - X2)

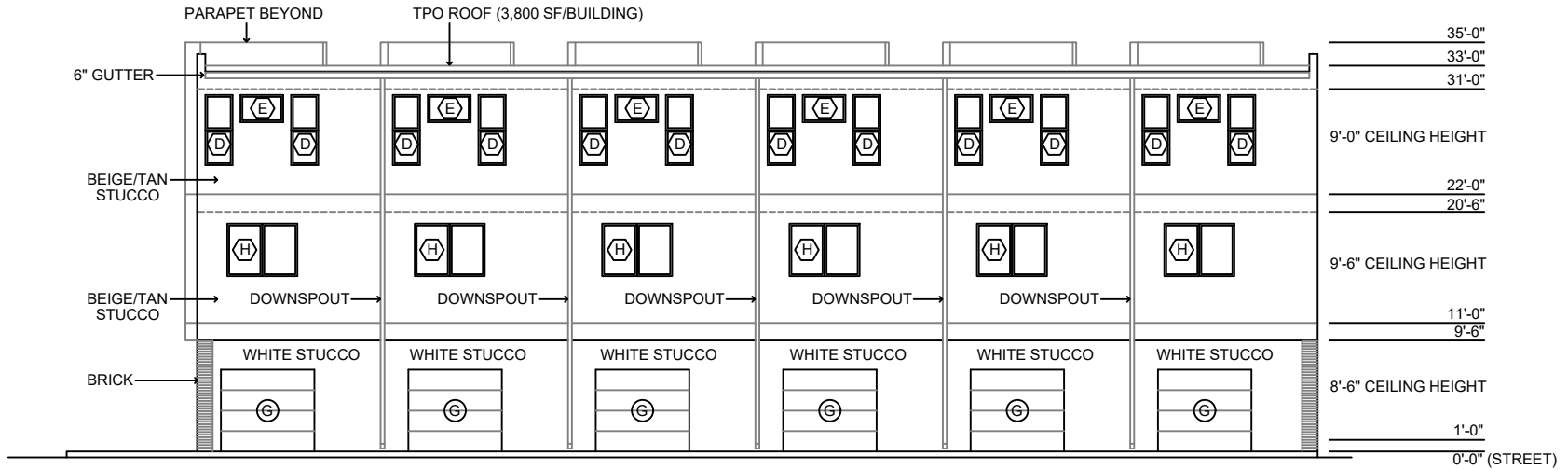


FORT KING ST ELEVATION (NORTH)

STUCCO - 835 SF BRICK - 237 SF WOOD SIDING - 70 SF (NOTE - X2)

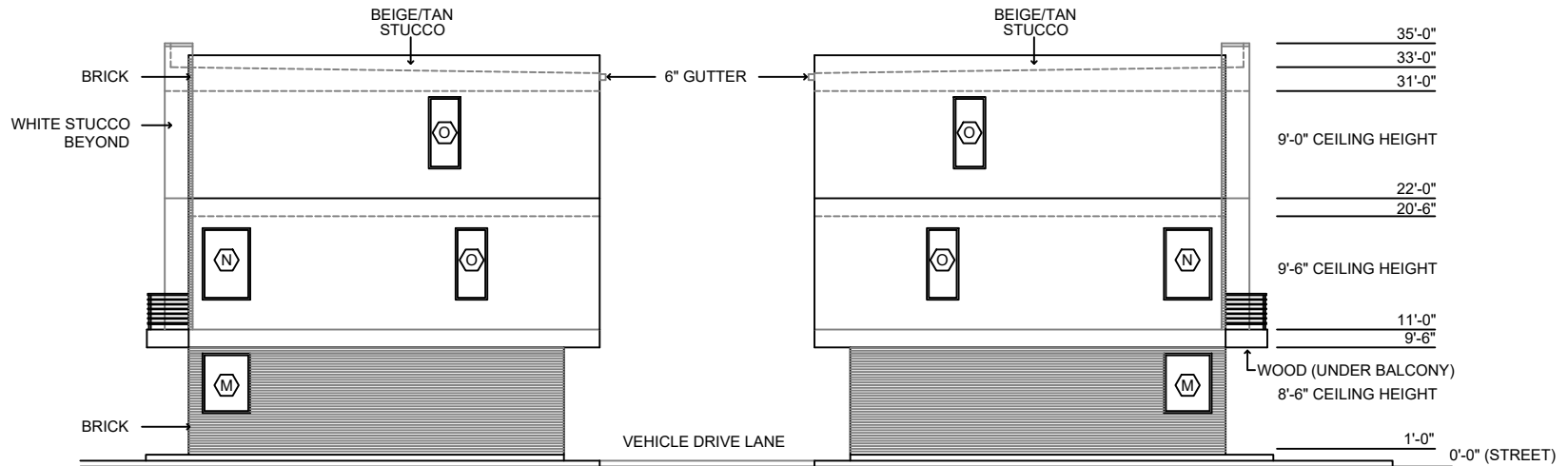
ONE FORT KING - ROWHOME EXTERIOR ELEVATIONS

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VEHICULAR DRIVE LANE ELEVATION (WEST)

STUCCO - 2,665 SF BRICK - 26 SF WOOD SIDING - 0 SF GUTTER - 95 LF DOWNSPOUT - 160 LF (NOTE - X2)



SOUTH ELEVATION

STUCCO - 788 SF BRICK - 263 SF WOOD SIDING - 0 SF (NOTE - X2)

ONE FORT KING - ROWHOME EXTERIOR FINISH SCHEDULE
RAY DESIGN DEVELOPMENT - (Summary based on 12 Units)
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AREA CALCULATIONS FOR PROJECT

STUCCO - 12,470 SF

BRICK - 3,048 SF

WOOD SIDING - 624 SF

TPO ROOF MEMBRANE - 7,600 SF

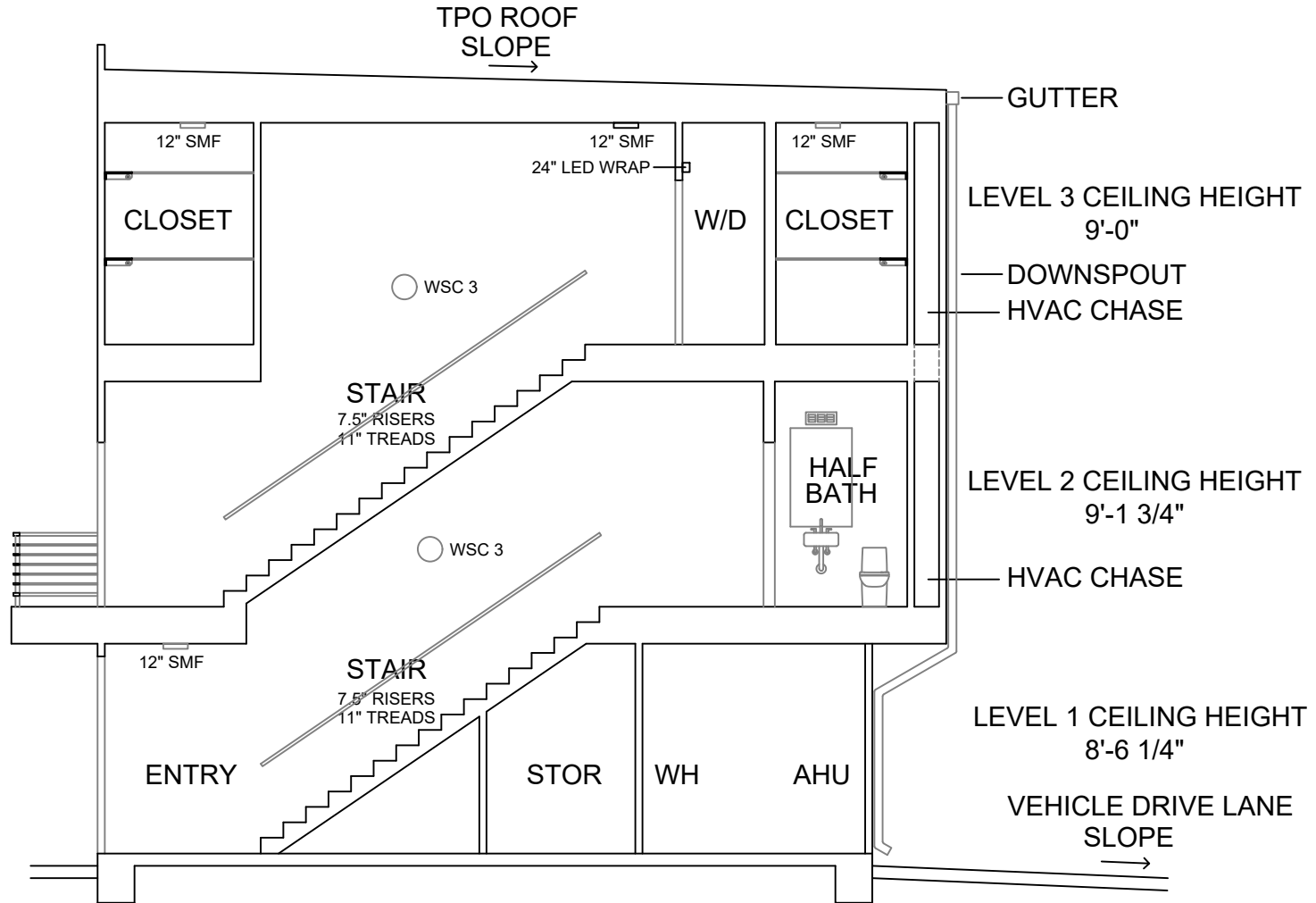
RAILING - 120 LF (ASSUMES 12 BALCONIES)

GUTTER - 190 LF

DOWNSPOUT - 320 LF

ONE FORT KING - ROWHOME BUILDING SECTION

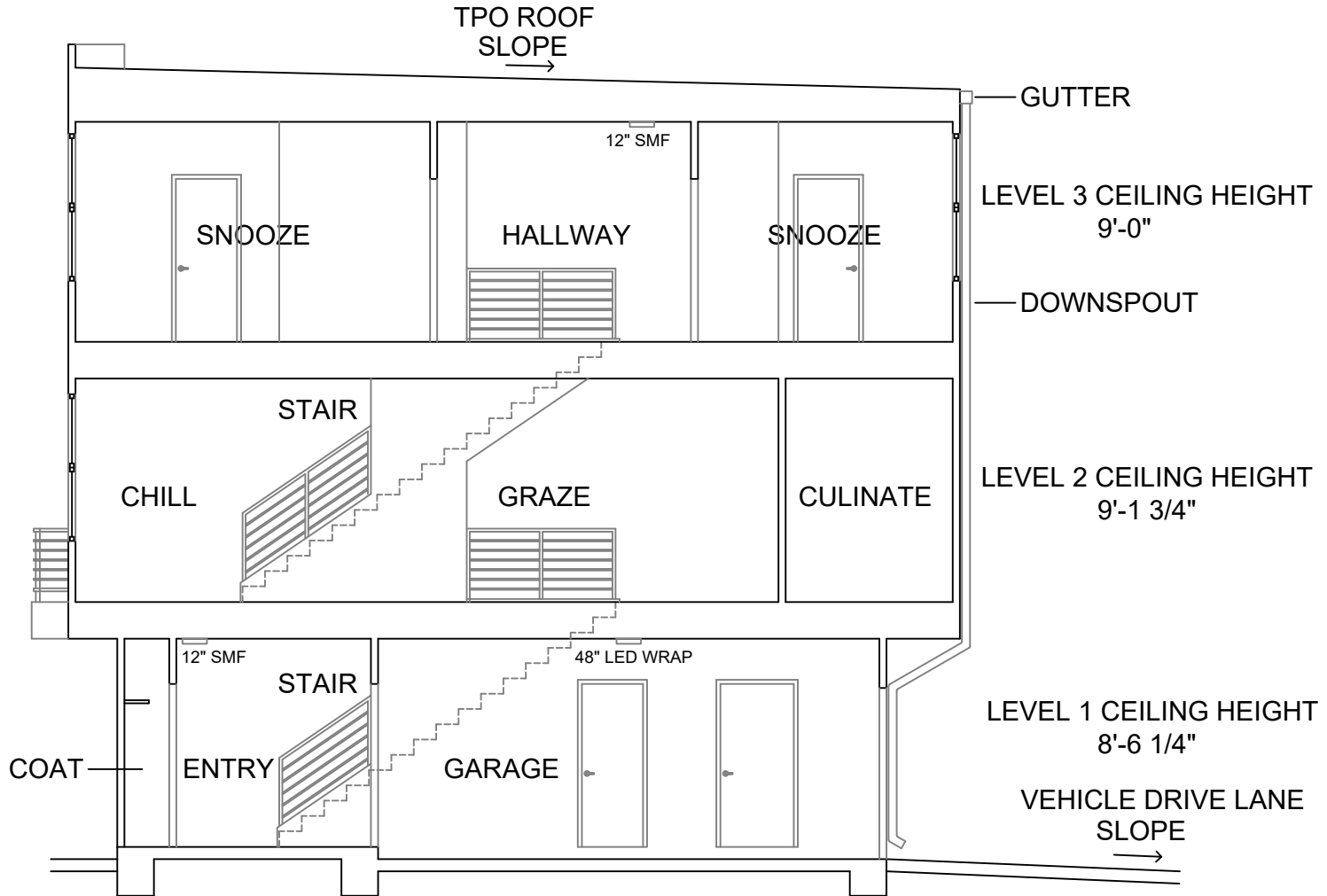
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SECTION 1

ONE FORT KING - ROWHOME BUILDING SECTION

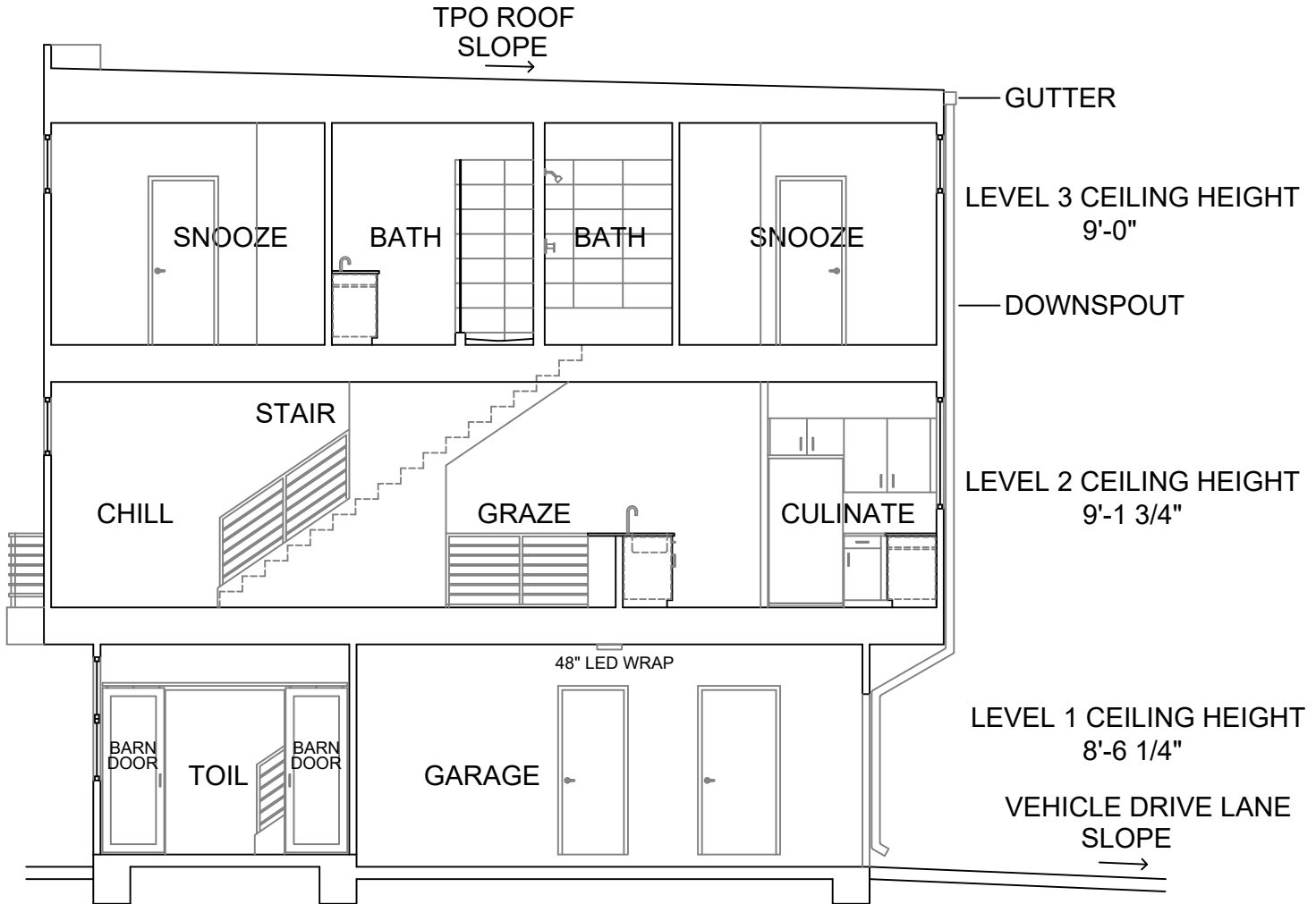
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SECTION 2

ONE FORT KING - ROWHOME BUILDING SECTION

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SECTION 3

One Fort King – Standard Finishes

SUBJECT TO CHANGE

The One Fort King project Standard Finishes shall exceed expectations with a focus on modern simplicity in form and color. Copied below are the anticipated fixtures, features and finishes for the project. Please know the Company reserves the right to alter selections to similar products as deemed appropriate.

Entry Wall Sconce

Kichler Harper 12" High Black Outdoor Wall Light (LP99)



Stair Wall Sconce

Carallon 10" High Polished Chrome Metal Wall Sconce (LP46)



Bathroom Wall Sconce

Maxim Rail LED 24" High Satin Nickel Wall Sconce (HD72)



Closet Ceiling Mount Light

Flaxmere 11.8 in. Brushed Nickel LED (HD35)



Garage Ceiling Light

Multi-Volt 2-Light White T5 Fluorescent High Output Wraparound (HD55)



Recessed Can Light

6 in. Selectable Integrated Dimmable LED Recessed Trim Downlight (HD20)



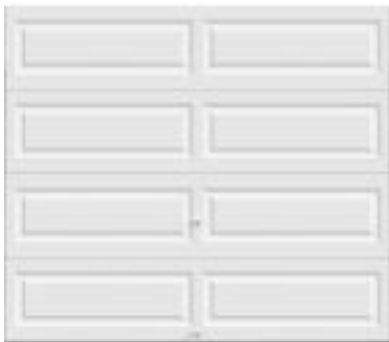
Bedroom Ceiling Fan

Montgomery 56 in. LED Indoor Brushed Nickel Ceiling Fan with Light Kit (HD80)



Garage Door

Classic Collection 8 ft. x 7 ft. 12.9 R-Value Intellicore Insulated (HD765)



Exterior Entry & Balcony Door

Framesaver Fiberglass Low E Direct Set Glass Door (Titan363-533)



Interior Door

Hollow Core Monroe 2 Panel Shaker Door (Titan113-122)



Door Hardware

Kwikset Halifax Lever – Satin Nickel (Build23)



Windows

MI Single Hung and Fixed

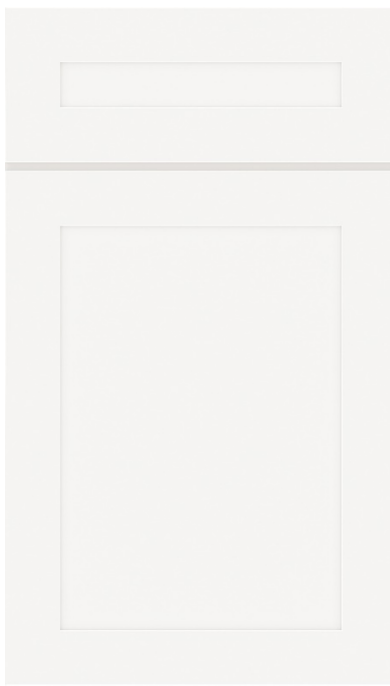


Cabinets

Aristokraft Brellin



Stone Grey



White



Burlap Texture (Upgrade Option)

Cabinet Hardware

Richelieu 6-5/16 Inch Center to Center Brushed Nickel Pull (Build3)



Granite Countertop

Option 1 - Level 1 Stone - DalTile or Similar – 3cm with Eased Edges



Capri Grey – Detailed Image



Capri Grey – Slab Image

Option 2 – To Be Determined

Kitchen Faucet

Delta Foundations Core-B Pull-Out Kitchen Faucet (Build177)



Kitchen Sink

Build Essentials 30" Stainless Steel Single Basin Undermount (Build130)



Bathroom Faucet

Delta Angular Modern Single Hole Faucet with Pop-Up Drain (Build106)



Bath Sink

Kohler Verticyl 19-13/16" Rectangular Undermount (Build137)



Bath Accessories

Moen Triva 24" Towel Bar (Build35)



Miseno Modern Tissue Paper Holder (Build30)



Kohler Bellwether 60" Cast Iron Alcove Soaking Tub with Left Drain (Build636)



3 Piece Trim Kit – (2 Piece Kit in Master Bath)

Moen Gibson Posi-Temp Pressure Balanced Tub and Shower Trim Package with Single Function Showerhead and Single Lever Valve Trim - Less Rough In Valve (Build58)



Toilet

American Standard Colony 1.6 GPF Two-Piece Elongated Less Seat (Build132)



Refrigerator

Samsung 27.4 cu. ft. Large Capacity Side-By-Side Refrigerator



Range

Samsung 5.9 cu. ft capacity with 5 element burner cooktop



Microwave

Samsung 1.9 cu. ft. Over-the-Range Microwave with SensorCooking



Dishwasher

Samsung Dishwasher with Integrated Digital TouchControls

