

For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	40 Acres
Zoning:	A-1
Parcel ID:	13108-000-00

PROPERTY OVERVIEW

Nestled in the heart of Ocala's renowned horse country, this expansive property presents a prime opportunity. Zoned A-1 and offering abundant space for agricultural or equestrian pursuits, this versatile land is a rare find.

Located on W. Highway 326 in Ocala's desirable northwest corridor, the property offers convenient access to major roadways, surrounding farms, and the area's thriving agricultural and equestrian community. With flexible A-1 zoning and a location in one of Marion County's most sought-after rural areas, this land presents an excellent opportunity for farming, equestrian use, or long-term land investment.



John Lochner

360.901.9329
jlochner@roireal.estate



Ryan Elseroad

443.834.4306
ryan@roireal.estate

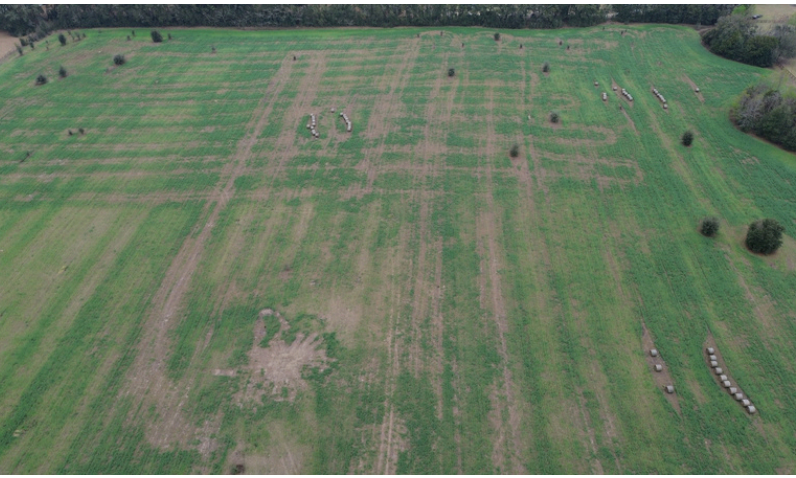


Member of:



For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482



LOCATION DESCRIPTION

Discover an exceptional land opportunity in the heart of Ocala's renowned horse country. This prime location offers a strategic position within a flourishing economic center, providing investors and land buyers with a unique blend of rural charm and modern convenience. With close proximity to Interstate 75, and a range of essential amenities, this property presents an enticing opportunity. Nearby points of interest, such as the World Equestrian Center, Ocala Historic District and the esteemed Appleton Museum of Art, further enrich the area's appeal, making it an ideal choice for those looking to invest in the heart of horse country.



SITE DESCRIPTION

The seller is undercontract for the installation of a revenue-generating communication tower. The long-term lease is for a 50'x50' section on the NW corner of the property. There is an existing 30' easement for underground gas line transmission, which extends diagonally through the NW corner (same location as proposed communication tower)



John Lochner

360.901.9329

jlochner@roireal.estate



Ryan Elseroad

443.834.4306

ryan@roireal.estate



Member of:



For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482



LOCATION INFORMATION

Building Name:	Ocala Land Opportunity
Street Address:	W. Highway 326
City, State, Zip:	Ocala, FL, 34482
County:	Marion

PROPERTY HIGHLIGHTS

- Zoned A-1 Ideal for Agricultural or Equestrian Pursuits
- Strategic location in the sought-after land area, known as the horse capital of the world
- Communication Tower Revenue



John Lochner

360.901.9329

jlochner@roireal.estate



Ryan Elseroad

443.834.4306

ryan@roireal.estate



Member of:



For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482



John Lochner

360.901.9329

jlochner@roireal.estate



Ryan Elseroad

443.834.4306

ryan@roireal.estate



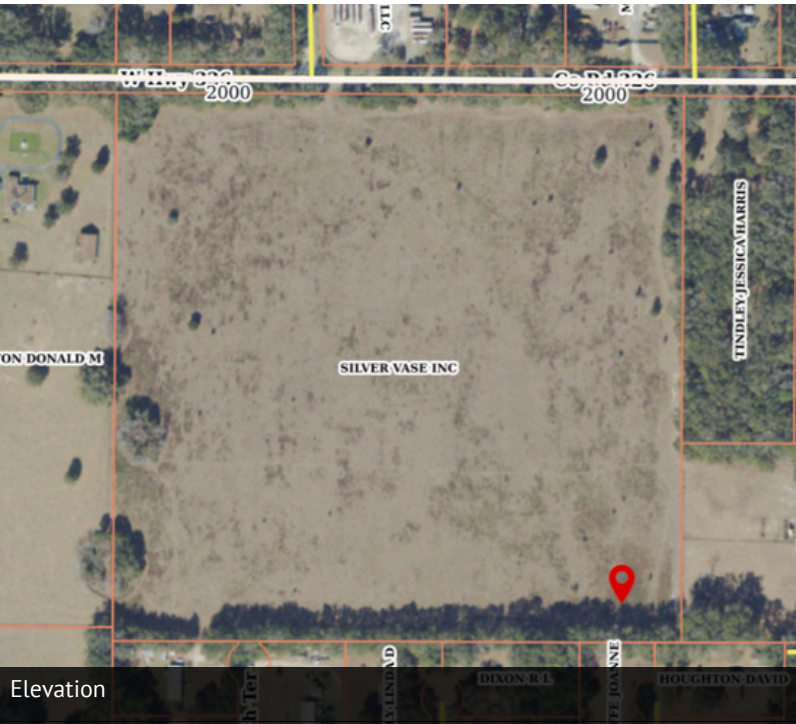
Member of:



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale| Ocala Land Opportunity

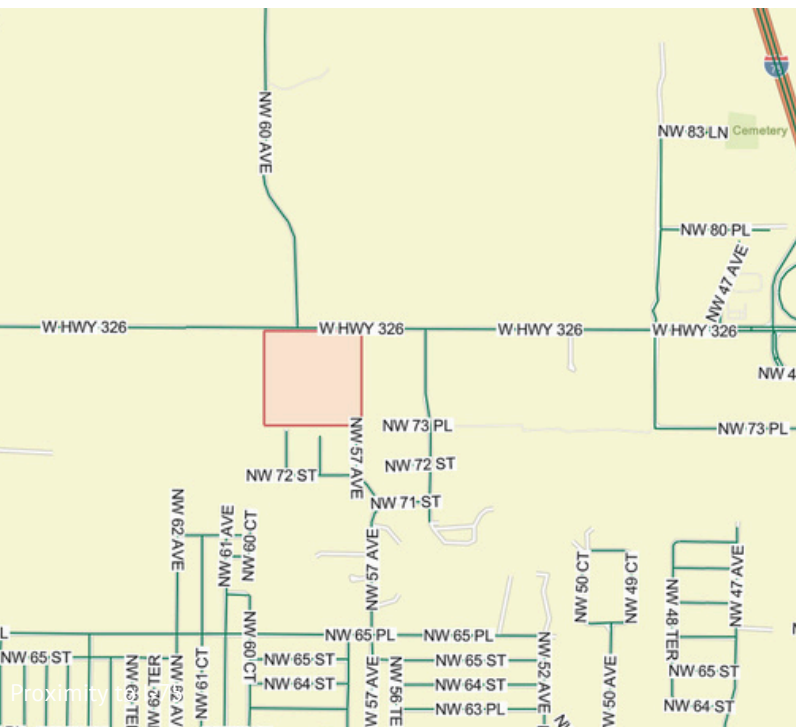
W. HIGHWAY 326, OCALA, FL 34482



Elevation



Flood zone, rendered TECO gas line & Communication Tower Location



Proximity



Soils



John Lochner

360.901.9329

jlochner@roireal.estate



Ryan Elseroad

443.834.4306

ryan@roireal.estate



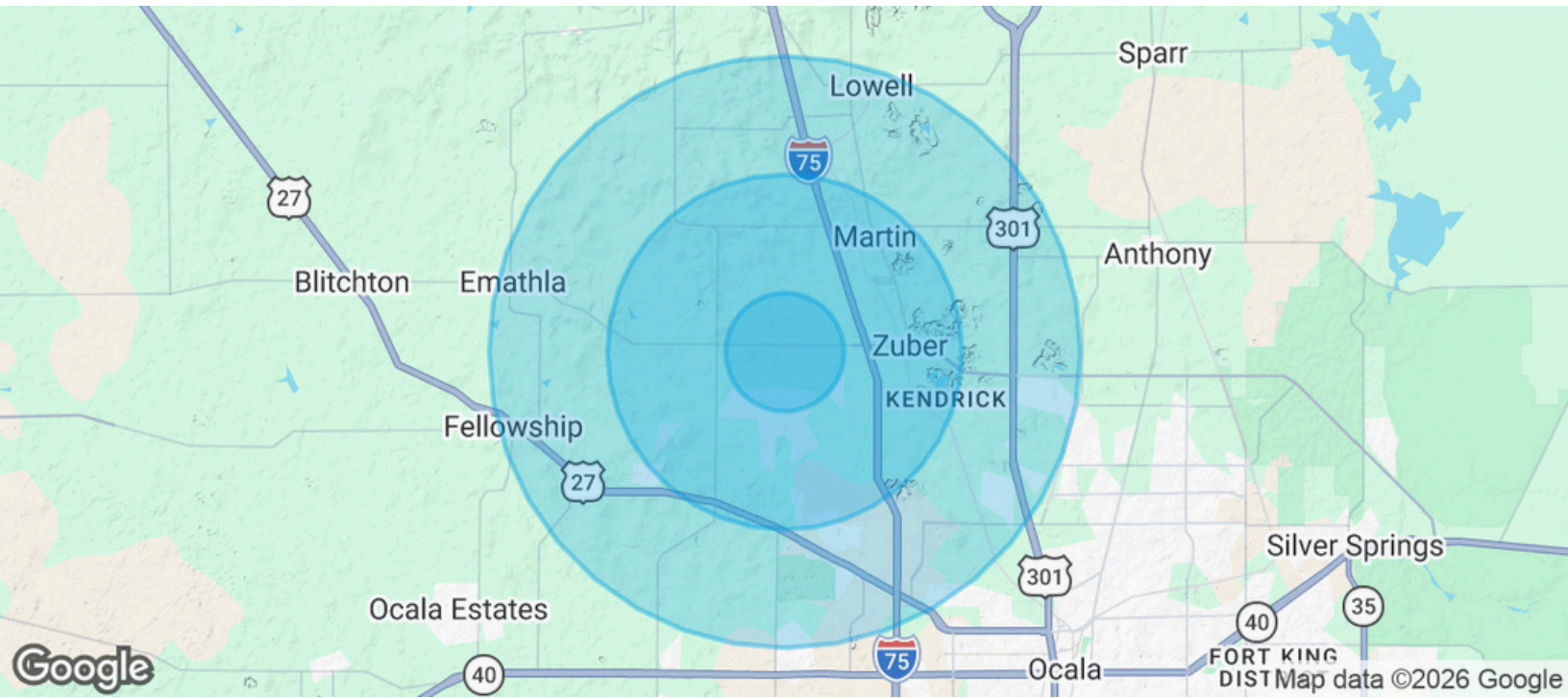
Member of:



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,719	7,813	24,354
Average Age	41	45	47
Average Age (Male)	40	44	46
Average Age (Female)	42	46	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households # of	643	3,184	8,786
Persons per HH Average	2.7	2.5	2.8
HH Income Average House	\$90,099	\$89,962	\$85,666
Value	\$281,499	\$327,367	\$301,015

Demographic data derived from AlphaMap



John Lochner

360.901.9329
jlochner@roireal.estate



Ryan Elseroad

443.834.4306
ryan@roireal.estate



Member of:



For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482

PERMITTED USES

- Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.
- Beekeeping Operations
- Pigeon lofts meeting the requirements of Sec. 4.3.20
- Pot-bellied pigs as pets
- Silos, not exceeding 100 feet in height
- Single-family guest cottage/apartment (Refer to Sec. 4.3.18)
- Yard sales (up to three per year)
- Commercial vehicles utilized for transporting agricultural products raised or produced on the A-1 property of the vehicle owner may be parked on the A-1 zoned property – refer to Sec. 4.3.21.A and B for additional options on properties consisting of 5 acres or greater.
- General farming, agricultural uses such as aquaculture, fish hatcheries, agricultural crop production including sod farms, agricultural production of livestock and forestry, including horses, cattle, or the keeping and raising of ratites such as ostriches and emus
- Greenhouse and plant nursery, including both retail and wholesale, provided the products sold are raised on the premises Hay sales (refer to Sec. 4.2.2.C.(4))
- Manufactured buildings (DCA-approved residential units)
- Manufactured homes
- Ornamental horticulture, floriculture, and nursery products, retail, wholesale
- Poultry farms, hatcheries
- Public park, or other public recreational use or building
- Racetrack, non-motorized, non-commercial for training only
- Silviculture
- Single family, guest cottage, apartment (refer to Sec. 4.3.18)
- Single-family dwelling
- Veterinary office, clinic, or hospital, no outside kennels permitted

SPECIAL USES

- Airport, private
- Aviaries
- Bed and breakfast inn
- Cemetery, mausoleum (private)
- Church, places of worship
- Dude ranch, riding academy
- Feedlots, cattle, hogs, lamb, etc.
- Gas meter facility and supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations
- Kennel
- Landfill, construction, and demolition
- Motorized vehicle racetrack or practice facilities shall be defined as: Motorized Vehicle Racetrack or Practice
- Nursery school
- Parking of commercial vehicles (refer to Sec. 4.3.21)
- School, accredited public, private, parochial
- Sewage treatment plants with an inflow exceeding 5,000 gallons per day
- Shooting range



John Lochner

360.901.9329

jlochner@roireal.estate



Ryan Elseroad

443.834.4306

ryan@roireal.estate

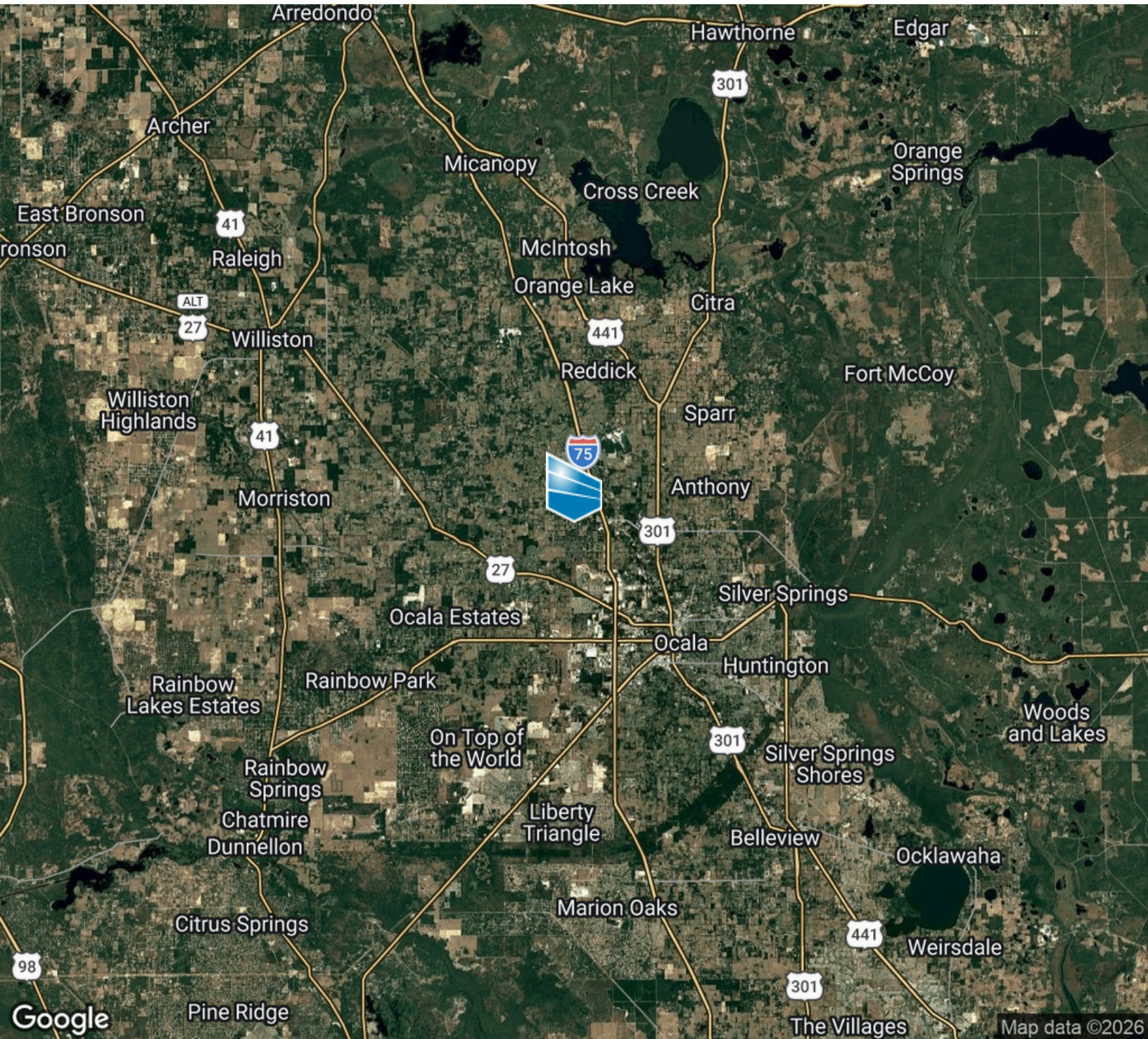


Member of:



For Sale| Ocala Land Opportunity

W. HIGHWAY 326, OCALA, FL 34482



John Lochner

360.901.9329

jlochner@roireal.estate



Ryan Elseroad

443.834.4306

ryan@roireal.estate



Member of:



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.