

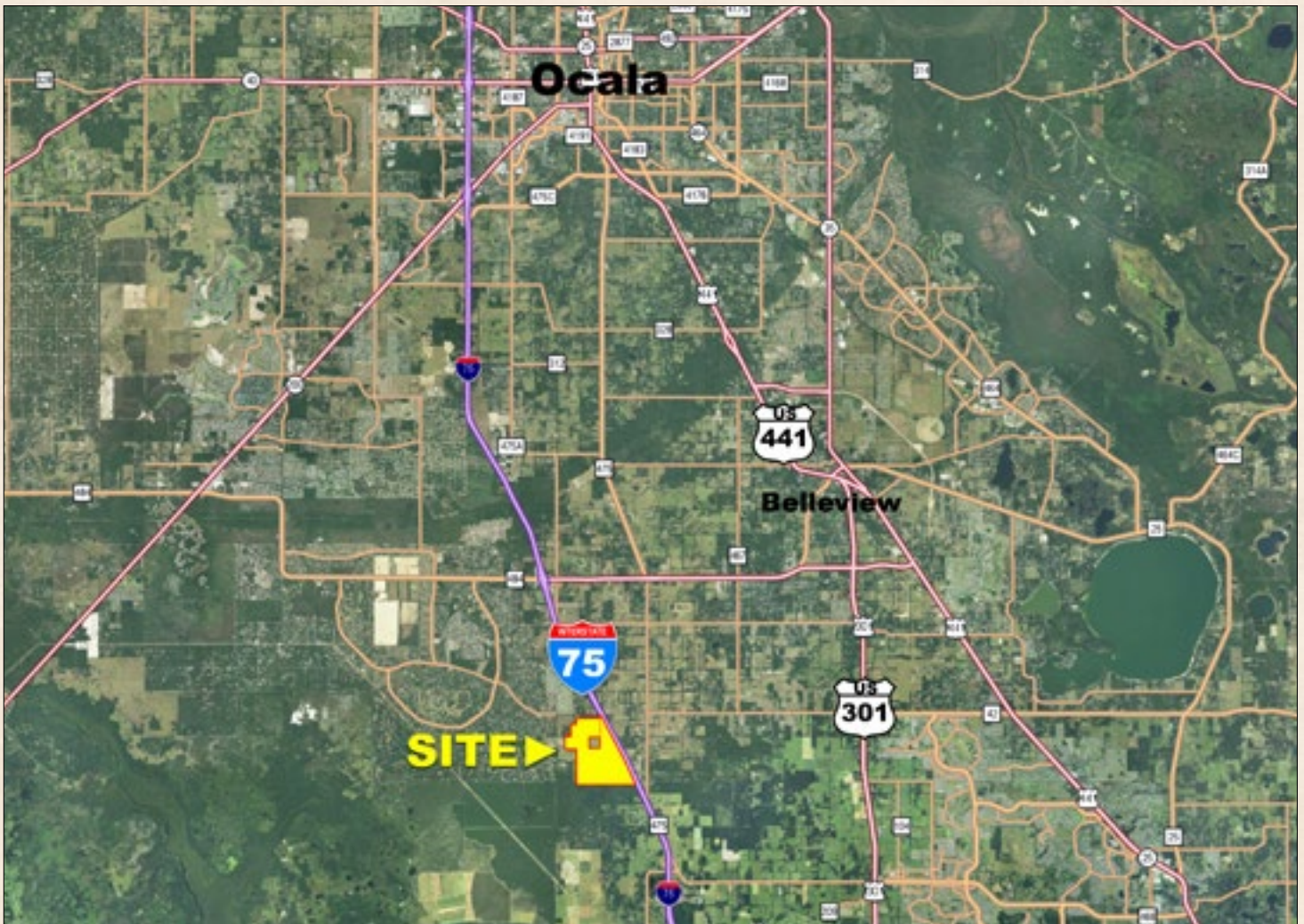
# Marion County Interstate Acreage

Ocala, FL

818 +/- Acres







18 +/- Miles to Ocala  
20 +/- Miles to Leesburg

Parcel ID: 44825-000-00  
GPS: 28.980148, -82.136164

**Driving Directions:**

- From exit 341 on I-75, go west on CR 484 for 0.3 miles to SW 20th Ave Road
- Go south on 20th Ave Road for 3.7 miles to the property

**Future Plans for Area:**

- **New Overpass Planned:** The Marion County Transportation Planning Organization (TPO) has long range plans to extend Marion Oaks Lane east to I-75 and then to construct an overpass over I-75. This is immediately adjacent to the property on the north side.
- **New School Planned:** The Marion County School Board recently purchased 116 acres adjacent to the property on the west side. The long range plans for this property are to construct a high school.
- **Traffic Count on I-75:** Adjacent to the property is 75,500 AADT.

5-10-15 Mile Radius



Drive Times 10-20-30 Minutes



**Demographics 5-10-15 Miles**

2016	5 Mile	10 Miles	15 Miles
Population	20105	124294	330500
Households	7420	56315	149480
Median HH Income	\$42478	\$46144	\$44120

**Trends 2016-2021 Annual Rate**

Population	1.05%	1.67%	2.26%
Households	0.98%	1.84%	2.29%



# Marion County Interstate Acreage

Ocala, FL • Marion County

Here is a great acreage property with exceptional visibility from I-75 and over a mile and a half of frontage.

Currently zoned as *General Agriculture*, the tract is presently used for cattle and farming. Income leases are in place for both cell tower use and cattle grazing.

The Future Land Use designation of *Rural Land* provides flexibility for residential development, such as detached single-family homes, mobile homes, and manufactured housing. There are commercial/industrial uses allowed that are related to rural and agricultural activities, as well as neighborhood commercial uses.

**Acreage:** 818.2 +/- acres

**Sale Price:** \$8,000,000

**Price per Acre:** \$9,779

**County:** Marion

**Site Address:** 16701 SW 20th Ave., Ocala, FL 34473

**Road Frontage:** 1.6 +/- miles on Interstate 75

**Water Source and Utilities:** Private wells

**Wells:** 6 wells

- Permit # 2183.004
- (1) 3-inch, (2) 4-inch, (1) 6-inch, (2) 10-inch

**Fencing:** Surrounds property

**Soil Types:** Predominately Arredondo, Candler, Holopaw, Pomona, Kendrick Loamy, Placid Sands; and Pedro-Arrendo Complex

**Land Cover:** Bahia grass

**Uplands/Wetlands:**

- 806 +/- acres uplands
- 12.2 +/- acres wetlands

**Zoning:** A-1, General Agriculture

**Future Land Use:** Rural Land, 1 du/10 acres

*General range of uses Include: Agricultural and/or agricultural related uses including commercial and industrial uses that are functionally related to rural and/or agricultural activities, neighborhood commercial uses, residential development including detached single-family homes, mobile homes, and manufactured housing. Density restrictions require that Rural Lands may not exceed a maximum residential density of one dwelling unit per ten gross acres, except as provided in the Special Provisions.*

**Current Use:** Cattle, farming

**Potential Uses:** Hunting, cattle, farming, agriculture

**Game Populations:** Deer, turkey

**Taxes:** (2016) \$2,814.32

**Income Features:** Cell tower lease, cattle lease

- **Cell tower** is included in the sale of the property with the current lease expiring 7/31/2018 and current annual lease payment is \$10,368 per year
- **Cattle and farming lease** pays \$21,360 per year



**Ideal for Hunting, Ranching,  
Equestrian Activities**

**Income-Producing Leases in Place  
for Cell Tower and Cattle**

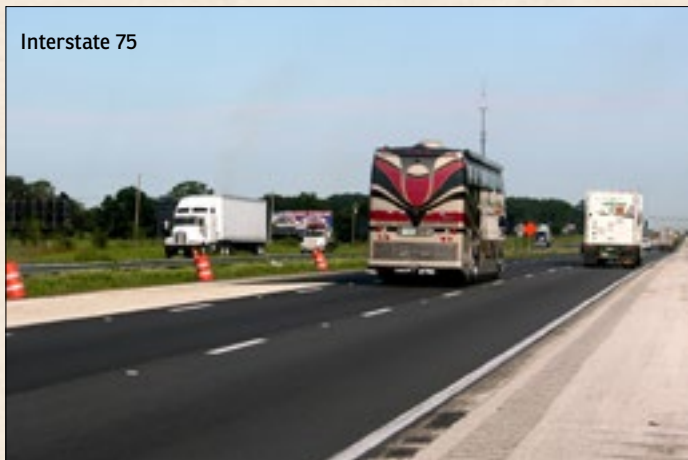


# Marion County Interstate Acreage

Ocala, FL

## 818 +/- Acres

Interstate 75



Ranching, Cattle, Horses, Equestrian Activities



Farming, Agriculture



Pasture, Hunting



## Ideal for Hunting, Ranching, Equestrian Activities

### Income-Producing Leases in Place for Cell Tower and Cattle

1.6 Miles of Interstate Frontage!

Future Land Use Allows  
Residential Development and Specialty Commercial Uses

[www.SREland.com/Marion](http://www.SREland.com/Marion)



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