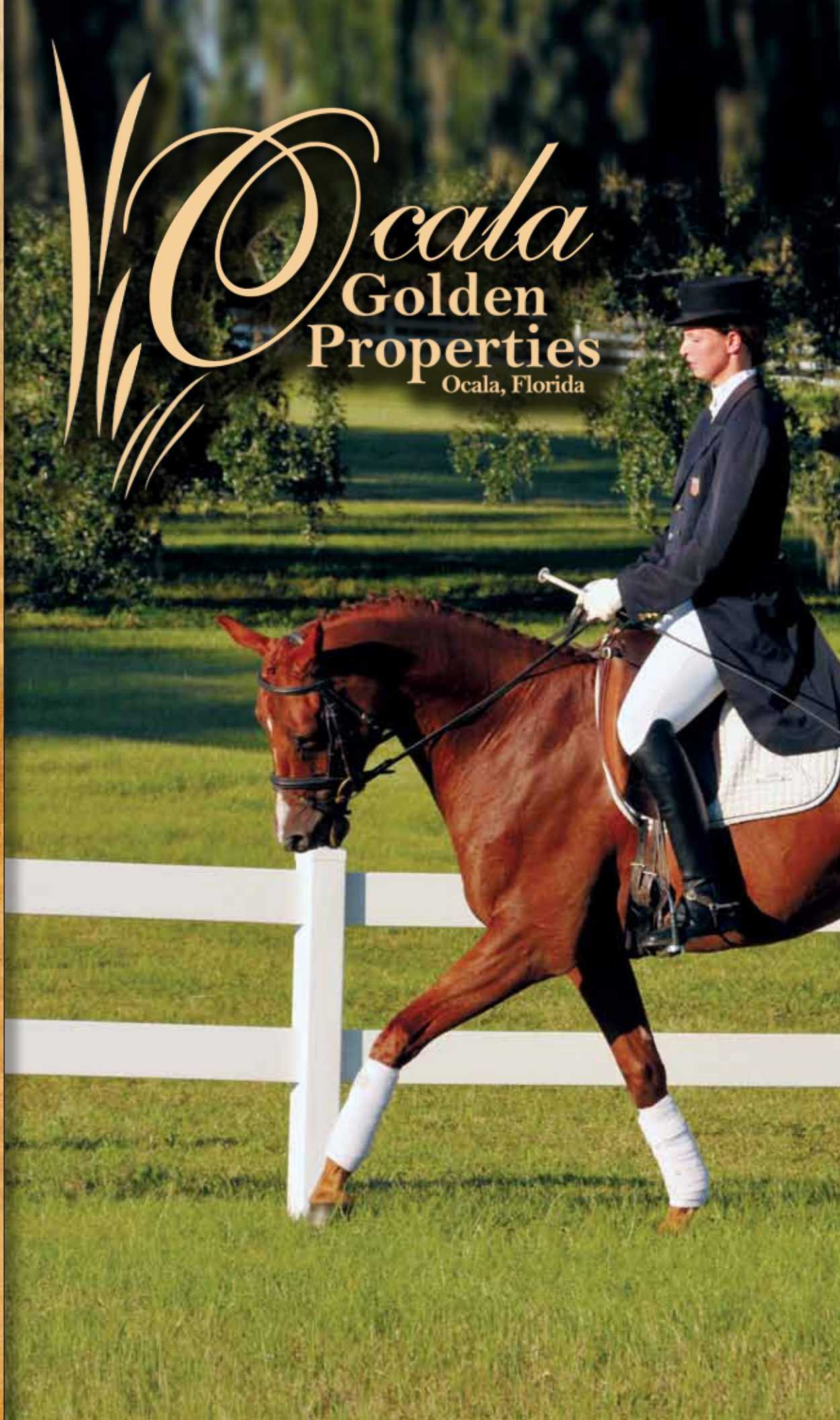




Ocala

Golden Properties

Ocala, Florida





Marion County

*Florida's Heart of Horse Country
and Fine Southern Living*



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

Ten Amazing Properties One Amazing Lifestyle

Table of Contents

About the Properties	4
About the Area.....	6
Site 1 - 396 +/- Acres (The Preserve at Golden Hills).....	8
Site 2 - 14 +/- Acres (At the Entrance of the Golden Hills Golf & Turf Club).....	10
Site 3 - 5.3 +/- Acres (Townhome Site).....	12
Site 4 - 154 +/- Acres (US 27 Investment Property).....	14
Site 5 - 20 +/- Acres (US 27 Investment Property Commercial Corner Center).....	16
Site 6 - 50 +/- Acres (US 27 Investment Property Adjacent to Commercial Corner)....	18
Site 7 - 217 +/- Acres (10-Acre Tracts Across from Golden Ocala Golf & Equestrian Club).....	20
Site 8 - 40 +/- Acres (Townhome Development Adjacent to the Golden Ocala Golf & Equestrian Club).....	22
Site 9 - 319 +/- Acres (Investment Property).....	24
Site 10 - 38.5 +/- Acres (Investment, Homesite, Equestrian).....	26
Location Maps, Driving Directions.....	27





About the Properties

Extraordinary Opportunity for Upscale Development Community

Ocala Golden Properties brings to you ten extraordinary offerings. These properties represent an unprecedented and rare opportunity to obtain an upscale community of properties, in one geographic location, that are ready for development. This area is known for its regional history, tradition, and importance to the surrounding communities.

Each property has its own unique features and vision for the future. The suite of properties surrounds the nationally-recognized, exclusive, and championship Golden Hills Golf & Turf Club, and the Golden Hills community itself. The Golden Hills Golf & Turf Club plays through some of the most alluring scenic landscapes and is known as the highest elevation in Marion County.

Investment into the development of these properties offers stability of reputation and a known brand identity of the Golden Hills area and club.

Rare and unique, this is a once-in-a-lifetime opportunity!

**All sites are individually priced.
This suite of properties can be purchased
for a bulk price of \$20,400,000.**



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

Upscale Development
Golden Hills Lifestyle
Retail, Commercial, Residential Use
Rare Investment Opportunities





About the Area Ocala, Marion County Florida's Heart of Horse Country

Marion County in North Central Florida, is known for its unique scenic natural beauty with lush green rolling hills, large horse farms, and sweeping oaks. Most prominent is Ocala, Florida's heart of horse country that is steeped in tradition, equestrian activities, and high-quality amenities that offer a coveted genteel way of life.

Ocala's legacy is rich with historical significance. The Ocala historical district is listed in the *National Register of Historic Places* and includes well-preserved structures that were built in the 1880s through the 1930s. Today's Ocala offers an abundance of trendy dining, boutique and upscale shopping, and community and national events for residents and visitors.

Residents enjoy the close proximity to outdoor activities and nearby springs. Fishing, canoeing, kayaking, tubing, and biking are all popular. National golf events hosted by the Golden Hills Golf & Turf Club bring golfers from around the world to enjoy the championship course.

Conveniently located near major commercial airports in Orlando, Tampa, and Jacksonville. Ocala is located about one hour north of Orlando off of Interstate 75. Gainesville and the University of Florida are only 35 miles away, as well as Shands HealthCare, considered one of the best hospitals in the country.

Ocala is traditional, trendy, and metropolitan all at once, with a small-town atmosphere that also allows plenty of shopping and dining opportunities.



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071





396 +/- Acres The Preserve at Golden Hills Single Family Home Development Site 1

Gorgeous property with heavily wooded terrain, beautiful oaks, and rolling hills. Significant elevation changes add to the scenic value of this property. Surrounded by upscale homes and neighborhoods.

Acres: 396 +/- acres

Price: \$5,940,000

Location: Ocala-Marion County

Address: 5703 NW 90th Avenue, Ocala, FL 34482

Road Frontage: 2,660 +/- ft. on NW 90th Avenue

Land Use: Low Density Residential - approved for 396 single-family residences

Current Use: Vacant, forest

Wetlands: 2.16 +/- acres

Water: Utilities, Inc.

Electric: Ocala Electric Utility

Sewer: Septic Tank



**Neighboring
Homes**

Community Master Plan



395 Total Residential Lots Residential Lot Program

141.....	90 x 140 ft. Lots
134.....	115 x 160 ft. Lots
100.....	150 x 175 ft. Lots
20.....	150 x 180 ft. Existing Platted Lots

GPS Coordinates:

29 14 31.18 N / 86 16 04.03 W

STR: 25-14-20 & 19-14-21

Parcel IDs: 12507-000-00, 1357-012-001, 13009-000-31, 13009-000-58, 1357-011-004

Driving Directions:

- From Ocala, take US 27 west from I-75 approximately 5.3 miles to NW 90th Ave.
- Go north on NW 90th Ave. 0.7 miles
- Property is on the right





14 +/- Acres at The Entrance To the Golden Hills Golf & Turf Club Site 2

This 14-acre parcel is located at the entrance to the Golden Hills Golf & Turf Club. With current zoning, it is entitled to up to 4 units per acre. It also includes a 2,394 SF commercial building. A portion of the property borders the Par 3, 8th hole on the golf course.

Acres: 14 +/- acres

Price: \$700,000

Location: Ocala-Marion County

Address: 7700 US Hwy 27, Ocala, FL 34482

Road Frontage: 2,000 +/- ft. on US 27

Zoning: A-3

Land Use: Medium Density Residential - with current zoning, it is entitled to up to 4 units per acre and previously approved for 15 quadplexes; new PUD to be permitted for renewal.

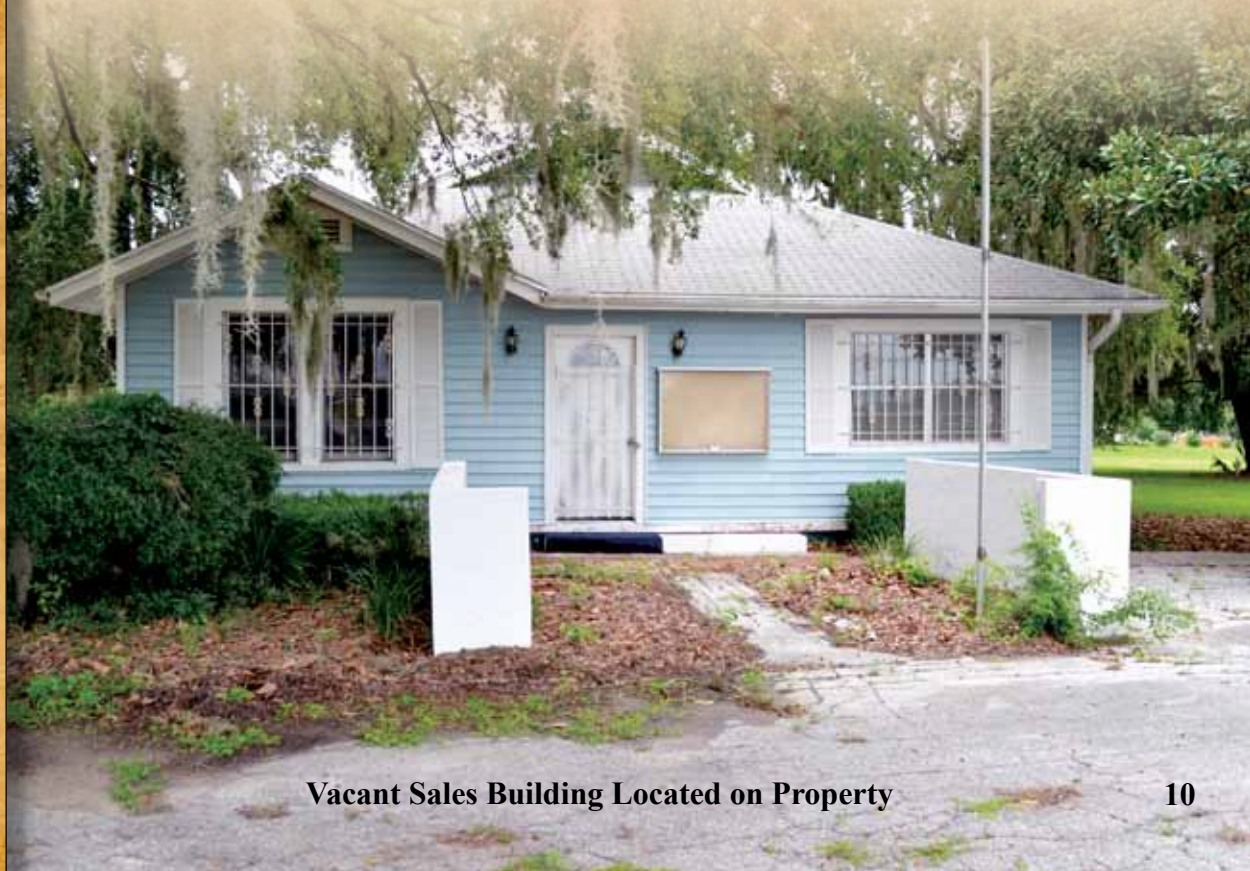
Current Use: Vacant land with sales building

Wetlands: 0 acres

Water: Utilities, Inc.

Electric: Ocala Electric Utility

Sewer: Septic Tank



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

Vacant Sales Building Located on Property



GPS Coordinates:

29 13 51.15 N / 82 14 48.27 W

STR: 31-14-21

Parcel IDs: 1357-000-009, 1357-010-000

Driving Directions:

- From Ocala, take US 27 west from I-75 for approximately 4 miles
- Property will be on the right





5.2 +/- Acres Townhome Site on Fairway Golden Hills Golf & Turf Club Site 3

Stunning 5.2-acre townhome site located on the fairway on hole 9 of the Golden Hills Golf & Turf Club. Located next to the clubhouse, pool, and tennis courts.

Acres: 5.2 +/- acres

Price: \$379,168

Location: Ocala-Marion County, Golden Hills Golf & Turf Club

Address: Ocala, FL 34482

Road Frontage:

- 640 +/- ft. on 80th Ave.
- 275 +/- ft. on NW 79th Terrace
- 570 +/- ft. on Hole 9 - Golden Hills Golf & Turf Club

Land Use: High Density Residential entitled for 30 townhome units

Zoning: R-0

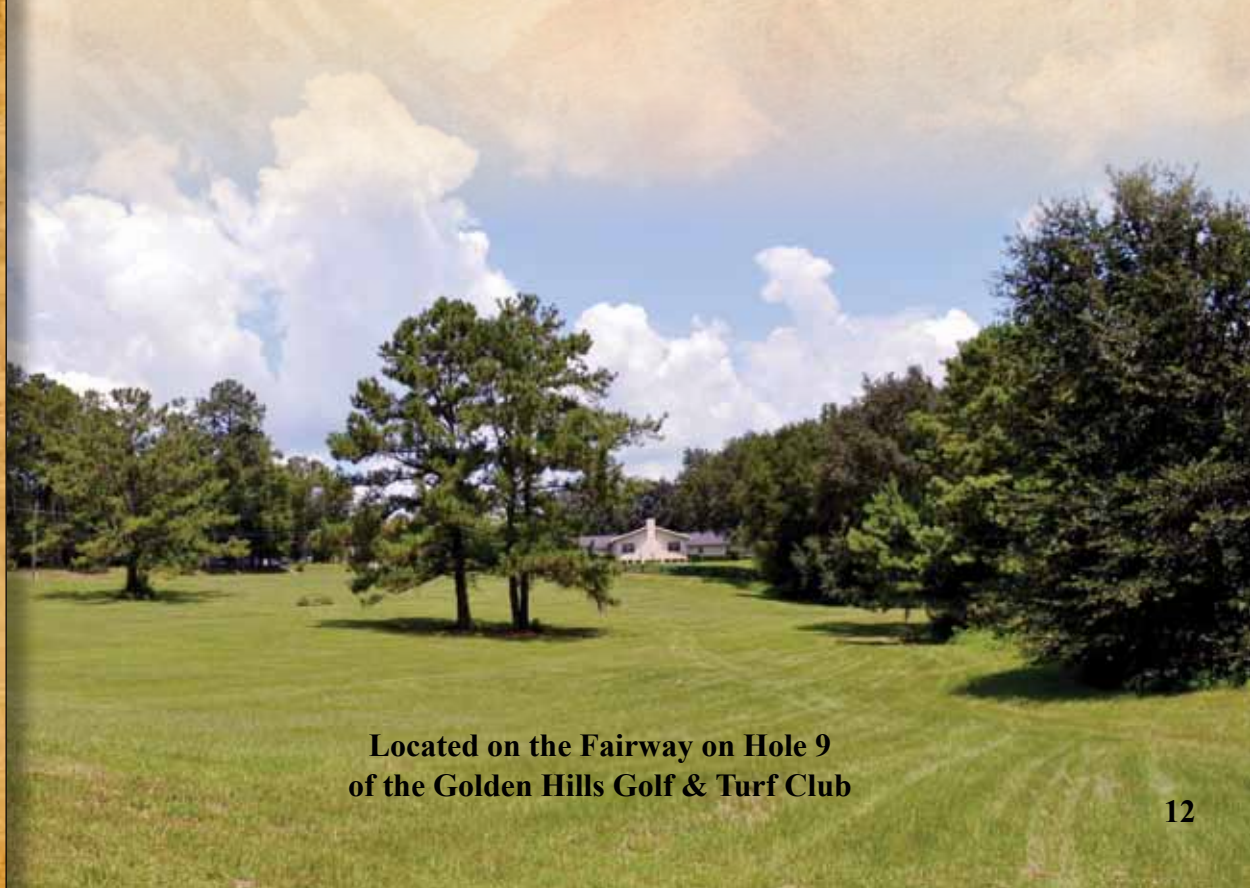
Current Use: Vacant

Wetlands, Flood Zone: 0 acres

Water: Utilities, Inc.

Electric: Ocala Electric Utility

Sewer: Septic Tank



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

**Located on the Fairway on Hole 9
of the Golden Hills Golf & Turf Club**



GPS Coordinates:

29 14 08.82 N / 82 15 03.74 W

STR: 31-14-21

Parcel IDs: 1357-002-007, 1357-002-008,
1357-002-009, 1357-002-010

Driving Directions:

- From Ocala, take US 27 west from I-75 approximately 4.5 miles to NW 80th Ave.
- Go north 0.2 miles
- Property will be on the right





154 +/- Acres US 27 Investment Property Within the Marion County Urban Growth Boundary Site 4

With elevations that range from 85 feet to 164 feet, this property offers a beautiful landscape for a residential development (1 dwelling unit to 10 acres) or service-oriented business development.

Acres: 154 +/- acres

Price: \$2,310,000

Location: Ocala-Marion County

Address: 7325 US 27 N, Ocala, FL 34482

Road Frontage:

- 1,550 +/- ft. on US 27
- 2,820 +/- ft. on NW 70th Ave.
- 2,600 +/- ft. on NW 44th Lane

Land Use: Rural Lands

Zoning: A-1, property is located within the Marion County Urban Growth Boundary, 1 dwelling unit per 10 acres

Allowed Uses: Any general agriculture, veterinary office, ornamental horticulture, veterinary clinic or hospital

Possible Uses: Bed & breakfast inn, church, kennel, nursery school, riding academy, schools-private or public, water treatment plant

Current Use: Vacant, woods

Wetlands: 0 +/- acres

Electric: Ocala Electric Utility

Water & Sewer: Corner of US 27 & NW 70th Avenue





GPS Coordinates

29 13 47.81 N / 82 14 27.82 W

STR: 31-14-21

Parcel IDs: 13667-000-00 (a portion of), 13667-001-02, 13566-000-00

Driving Directions:

- From Ocala, take US 27 west from I-75 approximately 3.5 miles
- Property will be on the right





20 +/- Acres US 27 Commercial Center Corner Commercial Center or Residential Development Site 5

Great location on US 27 that allows for either residential development at 2 dwelling units to 1 acre or to use commercially for service or retail businesses. Busy area with an annual average daily traffic count of 15,400.

Acres: 20 +/- acres

Price: \$1,600,000

Location: Ocala-Marion County, NW Corner of US 27 and CR 225A

Address: 7001 US 27, Ocala, FL 34482

Road Frontage:

- 990 +/- ft. on US 27
- 1,320 +/- ft. on CR 225A

Traffic Count: 15,400 AADT (Annual Average Daily Traffic)

Land Use: RAC (Rural Activity Center)

Allowed Uses: Convenience store, drug store, garden center, restaurant, supermarket, business offices doctors, insurance, financial, real estate, bed & breakfast inn, farm supply, professional offices, veterinary office, and residential 2 dwelling units to 1 acre

Current Use: Vacant, forest

Wetlands: 0.94 +/- acres

Electric: Ocala Electric Utility

Water & Sewer: Marion County Utilities



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

Located on the Busy Corner of US Hwy 27 and CR 225 A

GPS Coordinates

29 13 44.39 N / 82 14 08.76 W

STR: 31-14-21

Parcel IDs: 13667-000-00 (a portion of)

Driving Directions:

- From Ocala, take US 27 west from I-75 approximately 3.5 miles
- Property will be on the right





50 +/- Acres US 27 Investment Adjacent to Commercial Corner Site 6

This is a well-located property primed for investment opportunities for future residential or commercial development. Due to the location adjacent to the Commercial Corner, this provides great exposure with extensive road frontage along US 27.

Acres: 50 +/- acres

Price: \$995,753

Location: Ocala-Marion County

Address: 6998 US Hwy 27 N, Ocala, FL 34482

Road Frontage:

- 370 +/- ft. on NW 70th Avenue
- 1,900 +/- ft. on NW 35th Street
- 1,500 +/- ft. on US 27

Land Use: Rural lands

Zoning: A-1, property is located within the Marion County Urban Growth Boundary, 1 dwelling unit per 10 acres

Allowed Uses: Any general agriculture, veterinary office, ornamental horticulture, veterinary clinic or hospital

Possible Uses: Bed & breakfast inn, church, kennel, nursery school, riding academy, schools-private or public, water treatment plant

Current Use: Vacant, woods

Wetlands: 0 +/- acres

Electric: Ocala Electric Utility

Water & Sewer: Marion County Utilities





GPS Coordinates:

29 13 35.93 N / 82 13 48.28 W

STR: 32-14-21

Parcel ID: 13675-000-00 (a portion of)

Driving Directions:

- From Ocala, take US 27 west from I-75 approximately 3.1 miles
- Property will be on the left





217 +/- Acres 10-Acre Tracts for Development Across from Golden Ocala Golf and Equestrian Club Site 7

This 217-acre parcel sits adjacent to Golden Ocala and is across the street from the 70th Avenue entrance. With extensive road frontage, it is perfect for a 10-acre tract development.

Acres: 217 +/- acres

Price: \$3,906,000

Location: Ocala-Marion County

Address: 2000 NW 80th Ave., Ocala, FL 34482

Road Frontage:

- 5,700 +/- ft. on NW 70th Avenue
- 3,670 +/- ft. on NW 72nd Court

Land Use: Rural lands

Zoning: A-1

Current Use: Vacant pasture, woods

Wetlands: 2.16 +/- acres

Electric: Ocala Electric Utility

Water & Sewer: Marion County Utilities



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

Located Across from Golden Ocala Golf & Equestrian Club



Proposed plan for site. Plats have not yet been submitted to Marion County. They could be changed, although the zoning has a 10-acre minimum lot size.

GPS Coordinates:

29 12 59.86 N / 82 14 57.87 W

STR: 6-15-21

Parcel IDs: 21618-000-00, 21618-002-00, 21620-000-00

Driving Directions:

- From Ocala and I-75, take US 27 west approximately 3.5 miles to NW 70th Avenue
- Go south on NW 70th Avenue 0.5 miles to property
- Property is on the left





40 +/- Acres Townhome Development Adjacent to Golden Ocala Golf and Equestrian Club Site 8

This 40 acres sits adjacent to Golden Ocala Golf & Equestrian Club, a premier Ocala location. Current homes for sale in Golden Ocala range from \$449,000 to \$1,995,000.

Acres: 40 +/- acres

Price: \$1,000,000

Location: Ocala-Marion County

Address: 2000 NW 80th Ave., Ocala, FL 34482

Road Frontage:

- 660 +/- ft. on NW 80th Avenue

Land Use: Medium Density Residential

Zoning: R-3

Current Use: Vacant pasture

Allowed Uses: Approved for 80 homes

Wetlands: 0 +/- acres

Electric: Ocala Electric Utility

Water & Sewer: 1/4 mile north on NW 70th Ave. Marion County Utilities



Ocala Golden Properties
Brought to you exclusively by:
CBC Saunders Real Estate
CBC Benchmark
www.OcalaProperties.info
352-364-0071

Adjacent to the Golden Ocala Golf & Equestrian Club

GPS Coordinates:

29 12 26.99 N / 82 15 05.79 W

STR: 12-15-20

Parcel IDs: 21068-001-00

Driving Directions:

- From Ocala, take US 27 west approximately 3.5 miles to NW 70th Avenue
- Go south on NW 70th Avenue (becomes NW 80th Avenue) 1.9 miles to property
- Property is on the right





319 +/- Acres Investment Property Agriculture, Commercial Service, Equestrian, and More! Site 9

Excellent investment property with a variety of uses. It is only three miles to the Ocala International Airport and has extensive road frontage on NW 80th Avenue.

Acres: 319 +/- Acres

Price: \$4,466,000

Location: Ocala-Marion County

Address: 1350 NW 80th Avenue, Ocala, FL 34482

Road Frontage:

- 1,320 +/- ft. on NW 80th Avenue

Land Use: Rural Lands

Zoning: A-1

Allowed Uses: Any general agriculture, veterinary, office, poultry hatchers, ornamental horticulture

Possible Uses: Airport, aviaries, bed & breakfast inn, kennel, motorized vehicle race track, riding academy, private or public golf course

Current Use: Pasture, forest

Wetlands: 0 +/- acres

Electric: Ocala Electric Utility

Water: Well

Sewer: Septic Tank





GPS Coordinates:

29 11 56.68 N / 82 15 06.02 W

STR: 11, 12-15-20

Parcel IDs: 21058-000-00, 21065-000-00,
21068-000-00

Driving Directions:

- From Ocala, take US 27 west approximately 3.5 miles to NW 70th Avenue
- Go south on NW 70th Avenue (becomes NW 80th Avenue) 2.5 miles
- Property is on the right





38.5 +/- Acres 48th Avenue Investment Property Homesite, Equestrian Site 10

The property is located adjacent to the Ashley Farms development and is a good investment property. Perfect for horses, it would also be a beautiful location for a single family home nestled in scenic Oaks and hammocks. Conveniently located just five minutes from I-75!

Acres: 38.5 +/- Acres

Improved Acres: 34 +/- acres

Price: \$850,000

Location: Ocala-Marion County

Address: NW 48th Ave., Ocala, FL 34482

Road Frontage:

50 +/- ft. on NW 48th Avenue

Current Zoning: A-1

(2 dwelling units total)

Land Use: Medium Density Residential

(4 units per acre - to achieve this density, the owner must plat a subdivision).

Uses: Pasture, cattle, horses

Current Use: Vacant pasture

Grass Types: Bahia grass

Improvements: Small barn

Wetlands: 0 +/- acres

Electric: Ocala Electric Utility

GPS Coordinates:

29 14 03.16 N / 82 12 05.47 W

STR: 34-14-21

Parcel ID: 13703-003-00

Driving Directions:

- From I-75, go west on US 27 for 0.6 miles to NW 44th Ave.
- Go north on 44th Ave. for 1.8 miles to NW 49TH Street.
- Go west on 49th Street for 0.4 miles to NW 48th Ave.
- Go south on 48th Ave.
- Property is at the end of the road.



Ocala Golden Properties

Brought to you exclusively by:

CBC Saunders Real Estate

CBC Benchmark

www.OcalaProperties.info

352-364-0071

Location Maps

Centrally Located Near Florida's Main Traffic Corridors, Attractions and Amenities

Distance To:

- I-75 - 4.1 miles
- Downtown Ocala - 8.3 miles
- Paddock Mall - 9.6 miles
- Market Street Mall - 9.9 miles
- City of Gainesville - 35 miles
- The Villages - 35 miles
- Gulf of Mexico - 37 miles
- Disney World - 83 miles
- Daytona Beach (Atlantic) - 86 miles

Grocery Stores

- New Publix (58,000 SF) - 3.3 miles
- Winn Dixie - 3.8 miles

Medical Facilities

- Ocala Regional Medical - 7.3 miles
- Munroe Regional Medical - 7.9 miles
- West Marion Community Hospital - 10.5 miles
- Shands Hospital - 29 miles

Airports

- Ocala International Airport - 4.5 miles
- Gainesville Airport - 45 miles
- Daytona International Airport - 75 miles
- Orlando International Airport - 80 miles
- Tampa International Airport - 90 miles
- Jacksonville International Airport - 100 miles

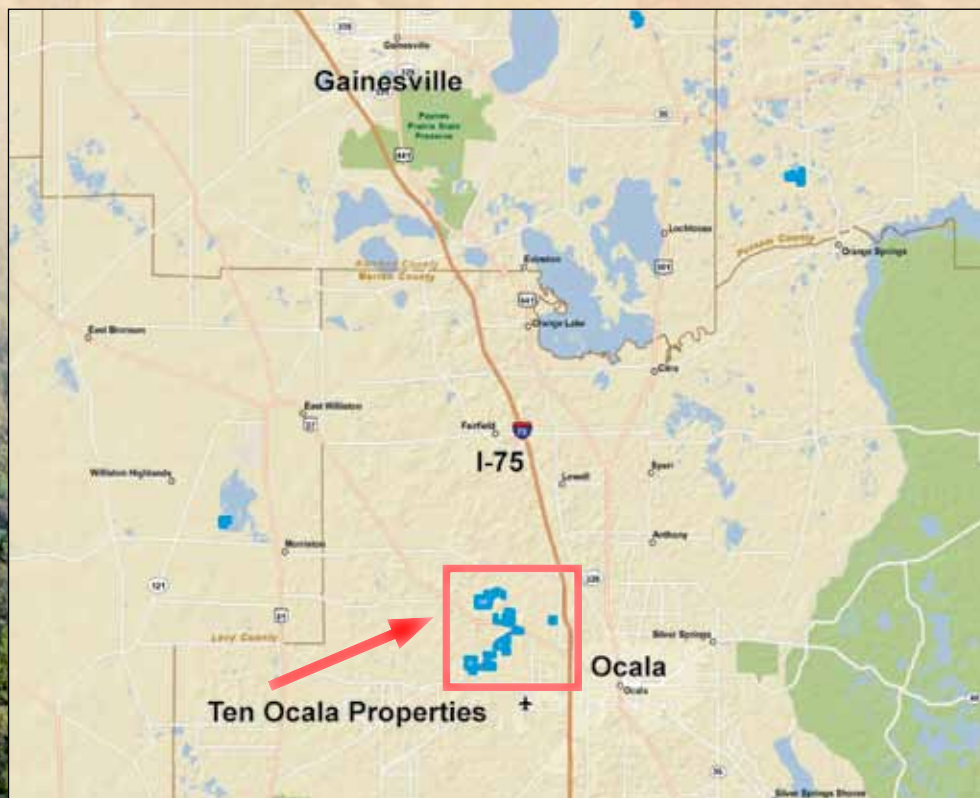
Prime Location for Residential or Commercial Development!

US 27: A four-lane corridor that connects Ocala to US 19 and US 98, known as the gulf coast corridor. The gateway to Ocala's horse farm area and created by Marion County as the "new growth corridor" for well-planned residential communities and high-quality commercial establishments.

I-75: A six-lane corridor, only 4 ½ miles to the east of these properties, that serves as the primary artery for visitors entering the state of Florida. It extends from the state line, connecting the cities of Lake City, Gainesville, Ocala, Tampa, Sarasota, Fort Myers, Naples, Fort Lauderdale and Miami.

The Florida Turnpike: Connects to I-75 just 10 miles south of the Marion County line, providing quick access to Orlando and the southeast coast of Florida.

US 301: Connects Ocala directly to Jacksonville via a 4-lane highway.



Ocala Golden Properties

brought to you exclusively by:



SAUNDERS
REAL ESTATE
and



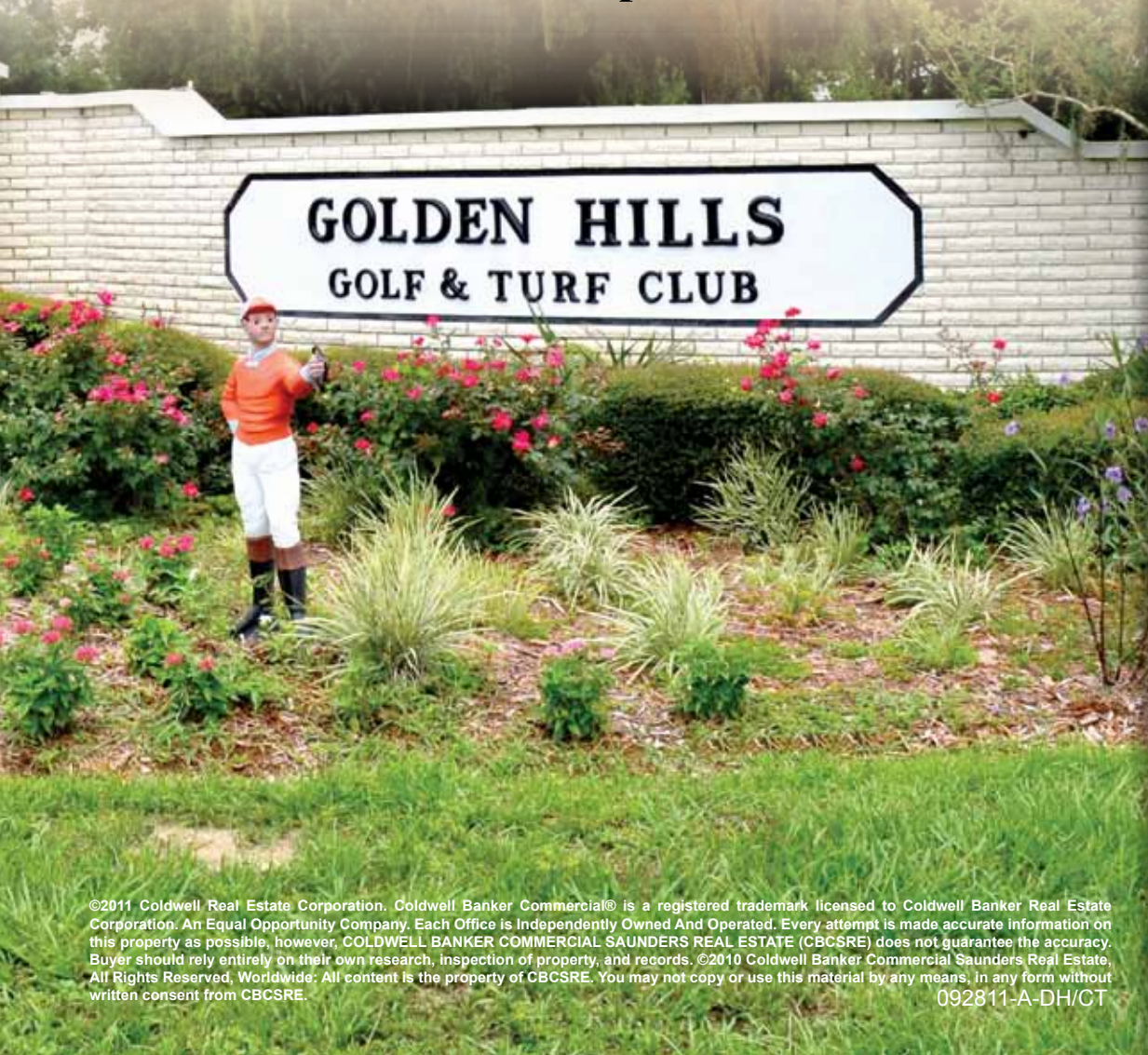
BENCHMARK

114 North Tennessee Avenue, 3rd Floor
Lakeland, FL 33801

352-364-0071

For additional information email:
land@ocalaproperties.info

www.OcalaProperties.info



Ocala Golden Properties

Brought to you exclusively by:

CBC Saunders Real Estate

CBC Benchmark

www.OcalaProperties.info

352-364-0071

©2011 Coldwell Real Estate Corporation. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned And Operated. Every attempt is made accurate information on this property as possible, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records. ©2010 Coldwell Banker Commercial Saunders Real Estate, All Rights Reserved, Worldwide: All content is the property of CBCSRE. You may not copy or use this material by any means, in any form without written consent from CBCSRE.

092811-A-DH/CT