



NW OCALA 2.5 ACRE DEVELOPMENT OPPORTUNITY

0 WEST HIGHWAY 326
OCALA, FL 34482

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Property Overview



Sale Price **\$659,000**

OFFERING SUMMARY

Acreage: 2.5 Acres
Price / Acre: \$263,600
City: Ocala
County: Marion
Property Type: Land: Land Investment,
Land Other, Transitional,
Commercial

PROPERTY OVERVIEW

Discover NW Ocala 2.5, a remarkable property nestled in the charming community of Blitchton, between Williston and Ocala, Florida. With its prime location near the intersection of W HWY 326 and US HWY 27, this approximate 2.5 acre parcel of land offers incredible value and a world of possibilities.

Currently zoned A1 with a future land use designation of RAC (Rural Activity Center), NW Ocala 2.5 is perfectly positioned to cater to the needs of residents and the surrounding rural area. The RAC classification allows for a mix of residential (single-family and multi-family), commercial, and agricultural-related uses, creating a dynamic environment that reduces the need to travel to urban areas for daily needs and services.

Imagine the potential of NW Ocala 2.5. It provides an ideal setting for various businesses, including gas stations, mini-storage facilities, grocery stores, and more. The flexible land use offers the freedom to transform this property into a thriving hub that serves the community and fosters growth.

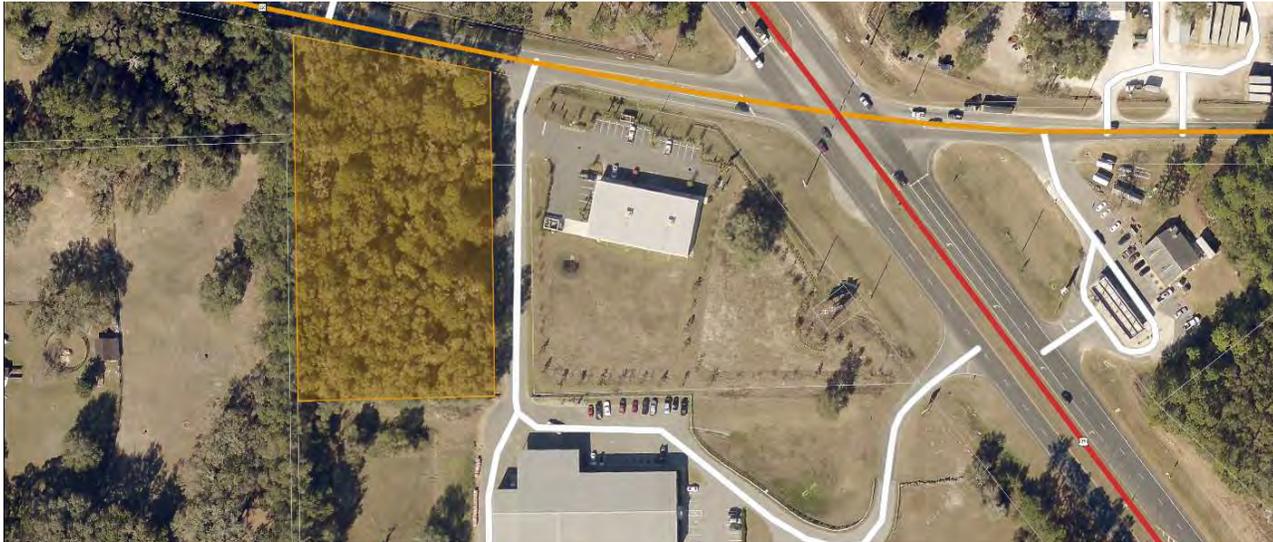
High and dry, NW Ocala 2.5 ensures a solid foundation for any future construction. Furthermore, its shared entrance with the new Dollar General and local feed store enhances its accessibility and convenience.



SPECIFICATIONS & FEATURES

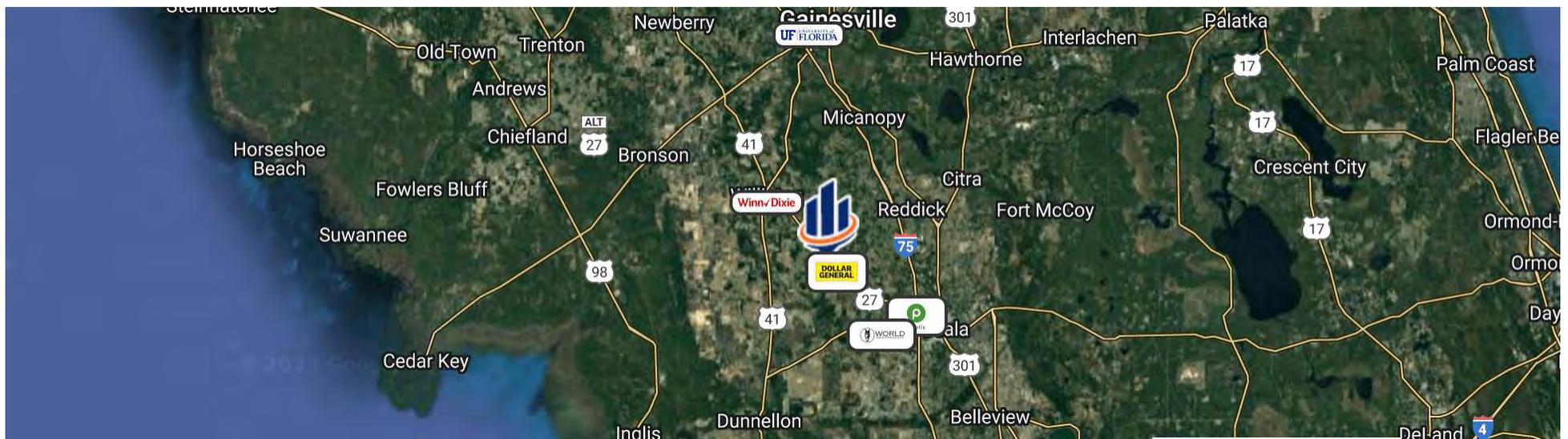
Land Types:	<ul style="list-style-type: none">• Land Investment• Land Other• Transitional• Commercial
Uplands / Wetlands:	2.49
Soil Types:	Kanapaha Fine Sand Sparr Fine Sand
Zoning / FLU:	Zoning: A1 FLU: RAC (Rural Activity Center)
Road Frontage:	250 feet on HWY 326
Nearest Point of Interest:	10 Miles to the World Equestrian Center 10 Miles to Williston 25 Miles to Gainesville 15 Miles to Downtown Ocala
Current Use:	Vacant Land

Location



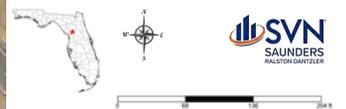
LOCATION & DRIVING DIRECTIONS

- Parcel: 12307-002-00
- GPS: 29.2821277, -82.3388676
- If coming from Ocala, drive NW on 27 for approximately 11 miles
 - Turn left onto W HWY 326
- Driving Directions:
- Property is on the left-hand side about 500 feet from the intersection





- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets OSM
- Streets Mapwise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines

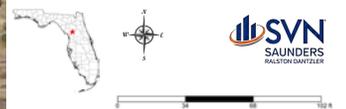


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Wetlands Map



<ul style="list-style-type: none"> Toll Roads Interstates Streets OSM Streets MapWise Interstates Toll Roads Parcel Outlines Water Wetland Hardwoods Bay Swamps Mangrove Swamps Shrub Swamps Bottomland Hardwood Forest Mixed Wetland Hardwoods Wetlands Coniferous Forest Cypress Pond Pine Wetlands Forested Mixed Freshwater Marshes Saltwater Marshes Wet Prairies Emergent Aquatic Vegetation Mixed Scrub-Shrub Wetlands Non-Vegetated Wetlands 	<table border="0"> <thead> <tr> <th>CODE</th> <th>DESC</th> <th>ACRES</th> </tr> </thead> <tbody> <tr> <td></td> <td>TOTAL WETLANDS</td> <td>0.0</td> </tr> <tr> <td></td> <td>TOTAL UPLANDS</td> <td>2.5</td> </tr> <tr> <td></td> <td>TOTAL ACRES</td> <td>2.5</td> </tr> </tbody> </table>	CODE	DESC	ACRES		TOTAL WETLANDS	0.0		TOTAL UPLANDS	2.5		TOTAL ACRES	2.5
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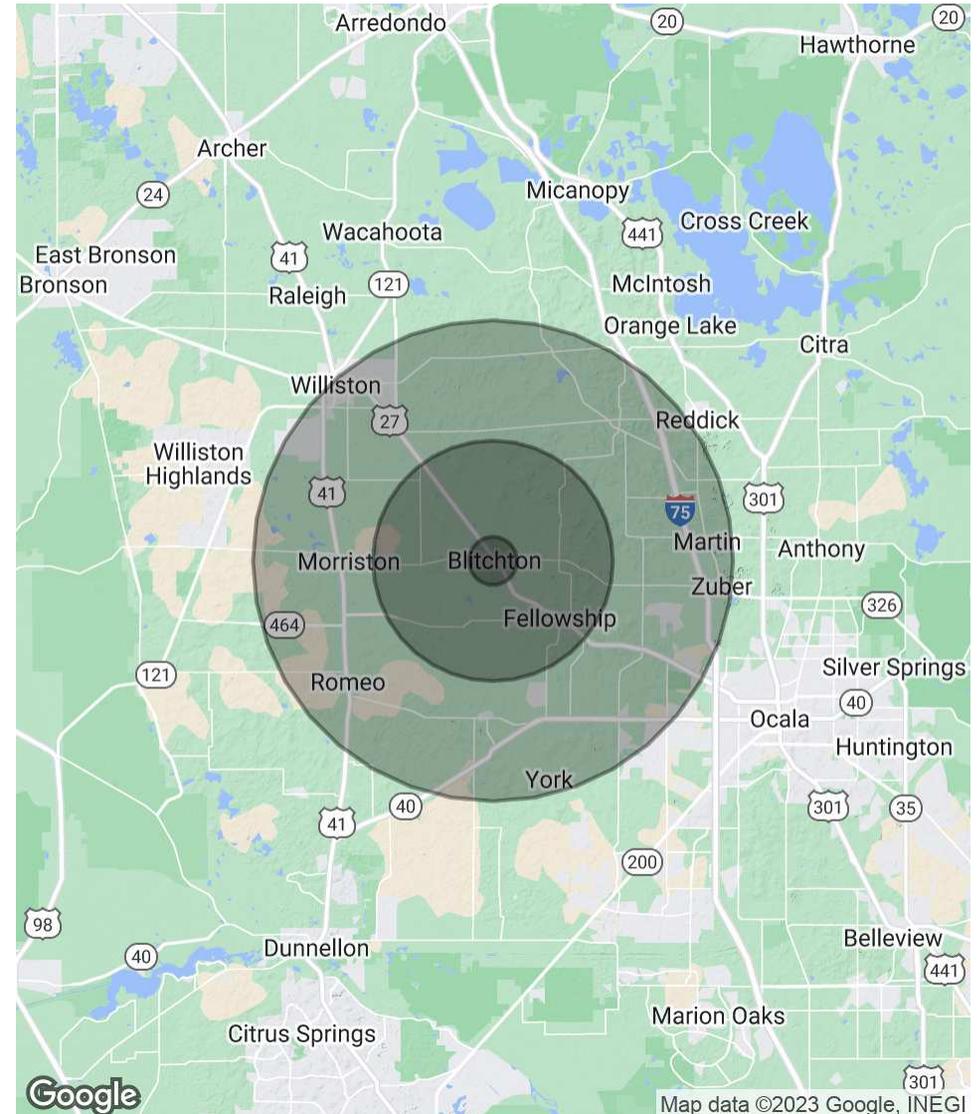


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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	166	7,122	57,872
Average Age	54.4	45.4	44.7
Average Age (Male)	54.1	40.8	41.9
Average Age (Female)	54.6	50.2	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	104	3,425	24,803
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$56,255	\$71,079	\$55,062
Average House Value	\$427,054	\$362,598	\$187,443

* Demographic data derived from 2020 ACS - US Census





SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his wife, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

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1723 Bartow Rd
Lakeland, FL 33801

The 9.6% Report



SVN® ADVISORS share fees because it creates more demand and more value for our clients. In 2016, economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types: industrial, multifamily, office and retail*.

THE RESULTS? The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, the average selling price was 9.6% higher with brokerage cooperation.

IT'S COMMON SENSE

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they? 250 years ago, Adam Smith wrote down the basic laws of supply and demand: the higher the demand of a product, the higher the sales price.

THINK ABOUT IT

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN® Advisors operates: we share fees and build trust with our clients and colleagues.

VISIT SVN.COM TO FIND OUT MORE.

*Peter Froberg and Viraj Jienwacharamongkhol, Cooperation in Commercial Real Estate Drives Results



For more information visit www.SVNsaunders.com

HEADQUARTERS

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Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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