



Offering Memorandum



59.43 +/- Acres on US Hwy 27

14285-14699 US-27 N, OCALA, FL 34482

PROPERTY SUMMARY

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14285-14699 US-27 N
OCALA, FL 34482

OFFERING SUMMARY

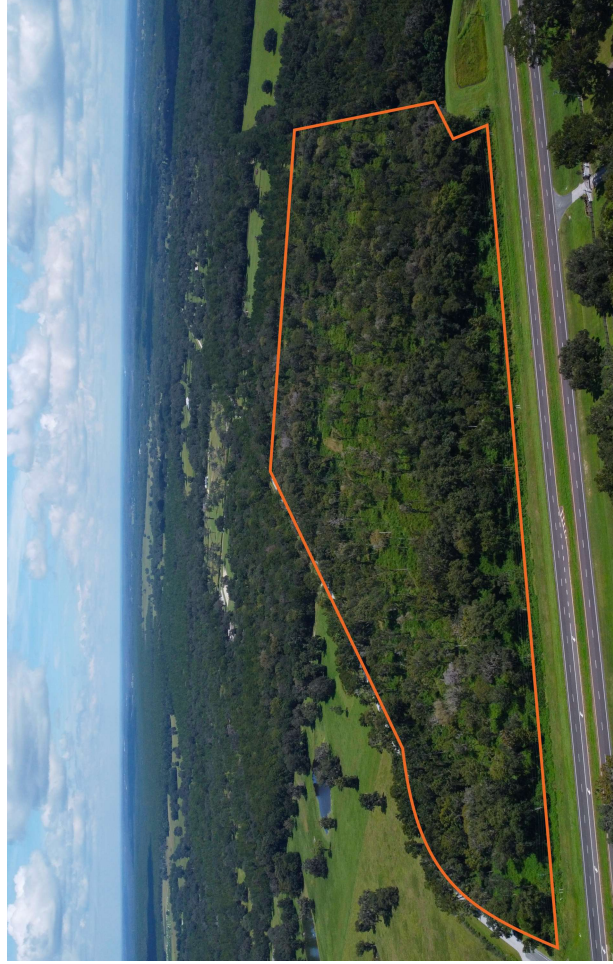
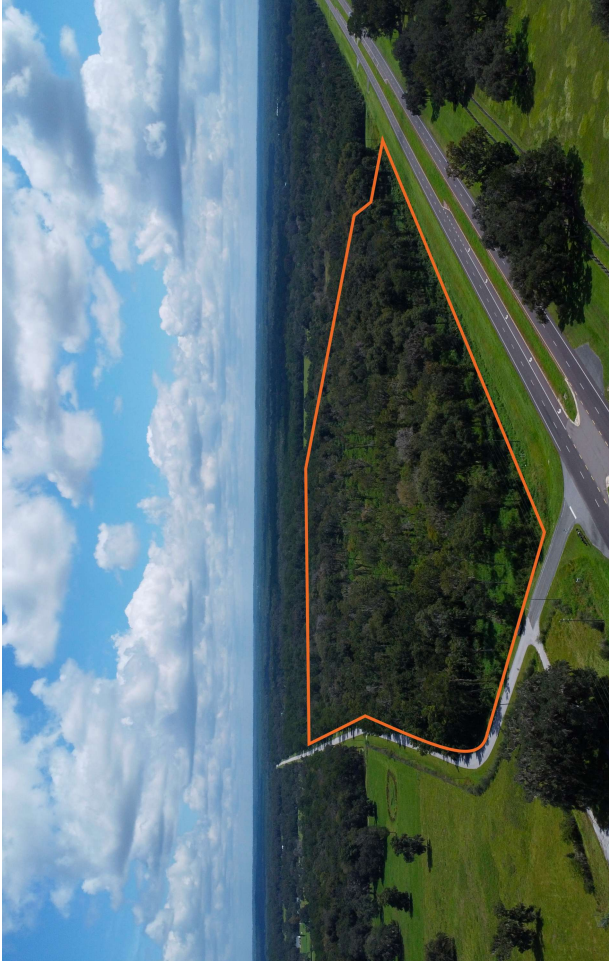
SALE PRICE:	\$2,080,050
LOT SIZE:	59.43 Acres
PRICE / ACRE:	\$35,000
ZONING:	A-1
MARKET:	North Central Florida
SUBMARKET:	Ocala
PRICE / ACRE:	05816-000-00 05816-000-01 05816-000-02

PROPERTY SUMMARY

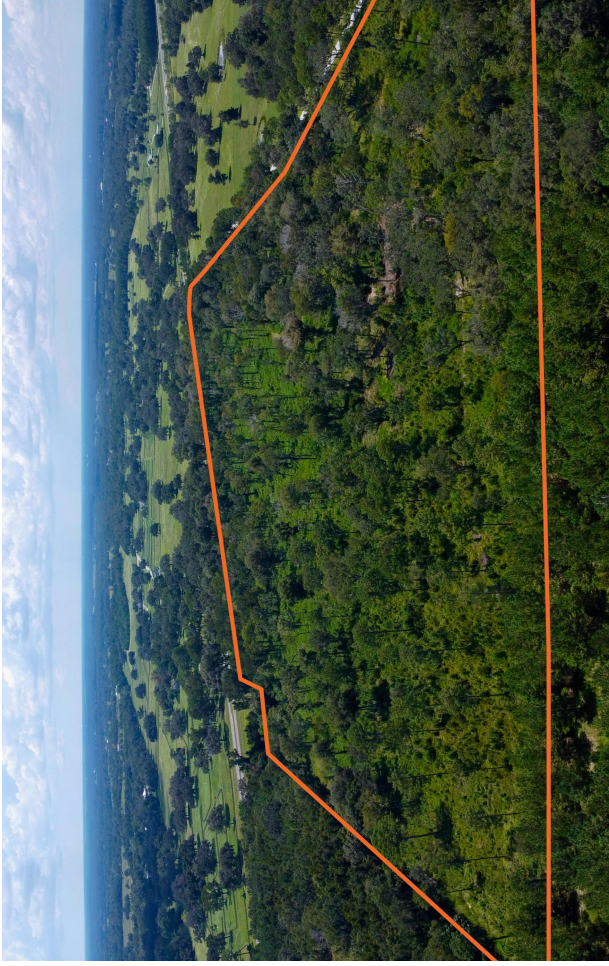
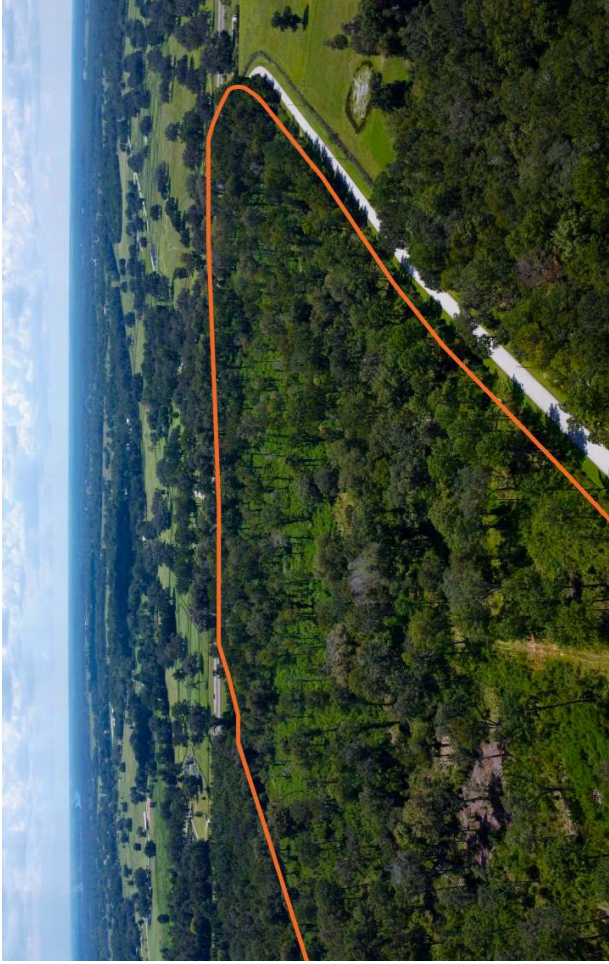
This 59.43 +/- acre parcel is located in the heart of Florida's renowned horse country, just minutes from the HITS Winter Circuit and under 20 minutes from the World Equestrian Center. Situated at the corner of US Hwy 27 and NW 115th Street, north of Blitchton and close to Ocala, the property offers both seclusion and convenience hand in hand. Shopping is nearby, with Foxwood Publix only 15 minutes away and Tractor Supply just 11 minutes away. The land has been selectively cleared, maintaining a natural shaded canopy over much of the property. It also features a pond surrounded by mature oaks on the north side. With abundant wildlife and open acreage, the property is well suited for transformation into equestrian use!



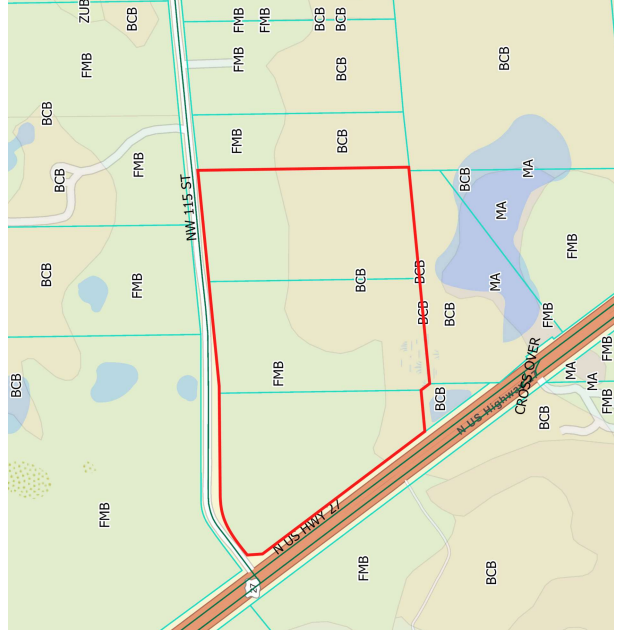
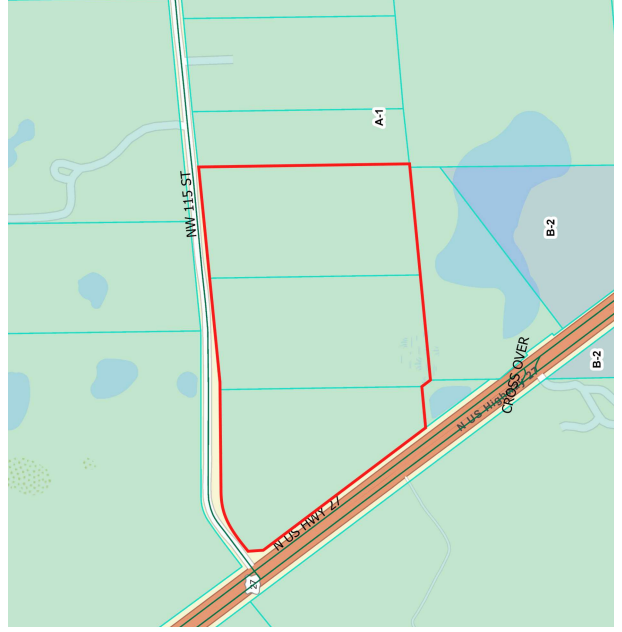
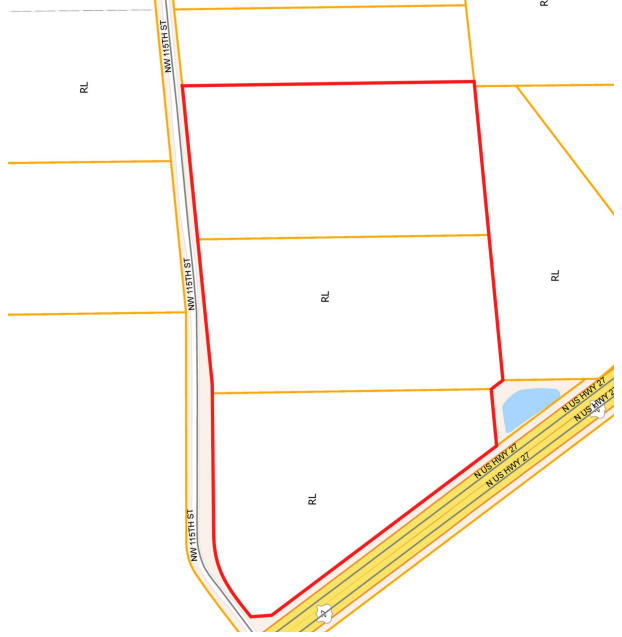
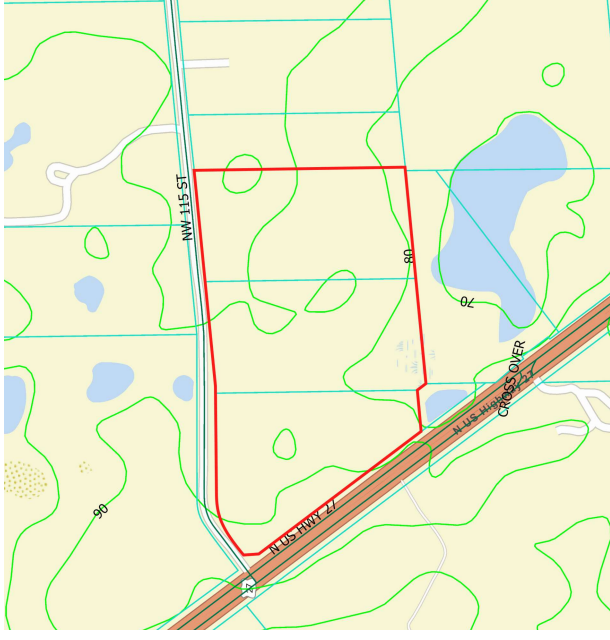
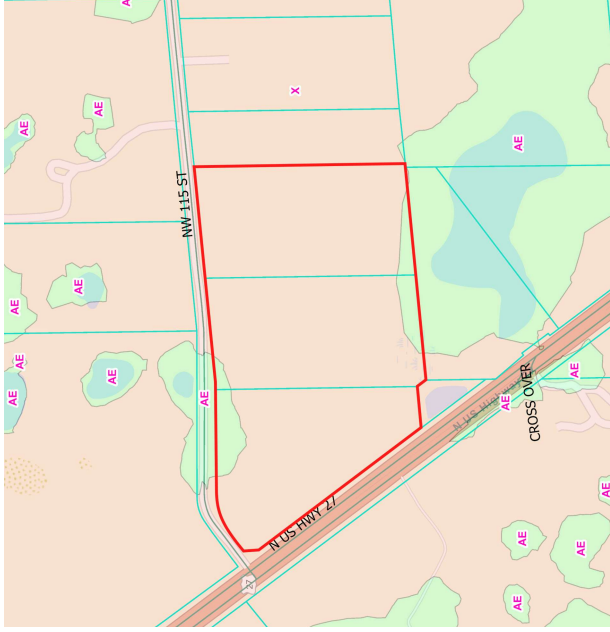
THE PROPERTY



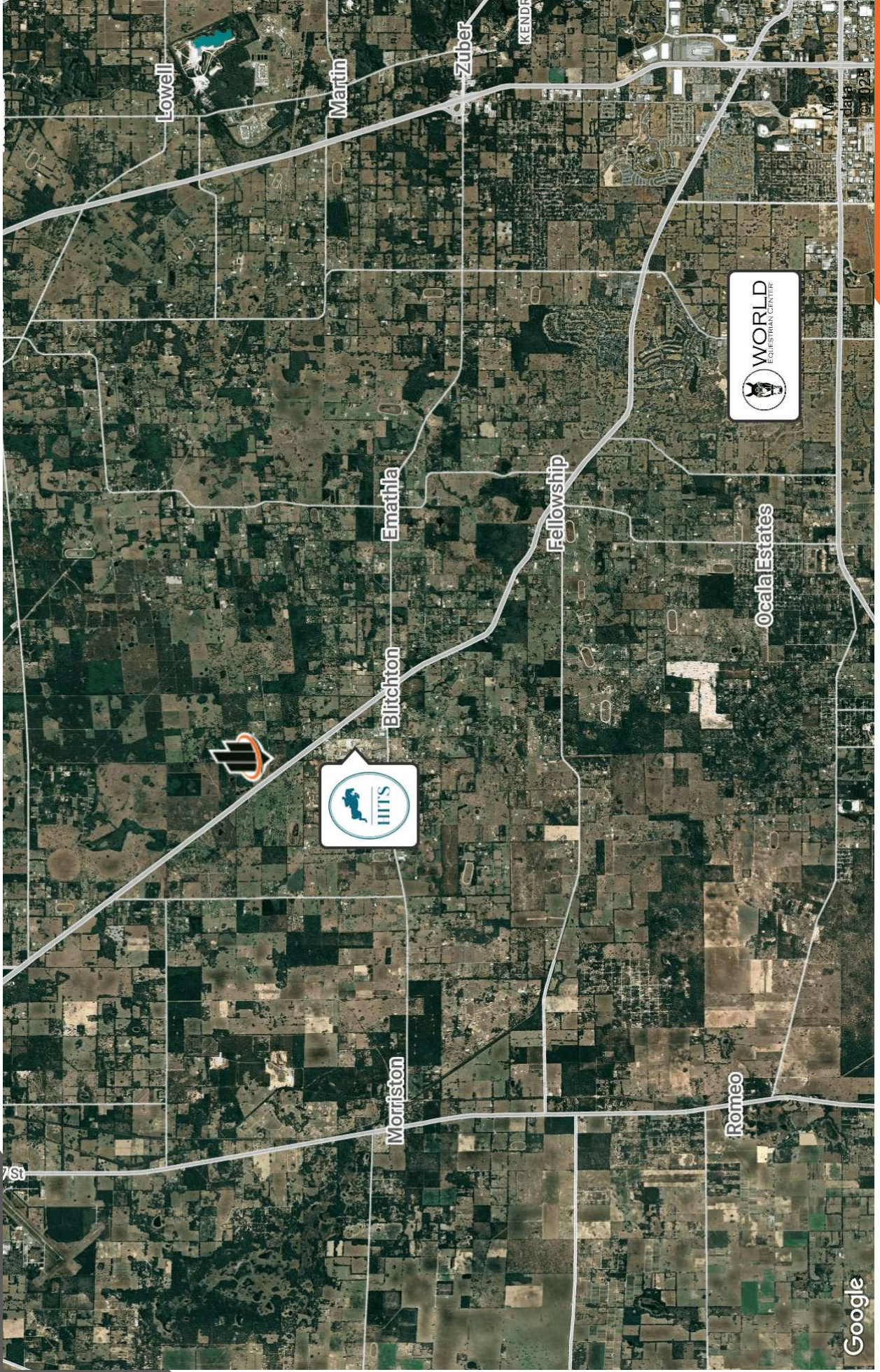
ADDITIONAL PHOTOS



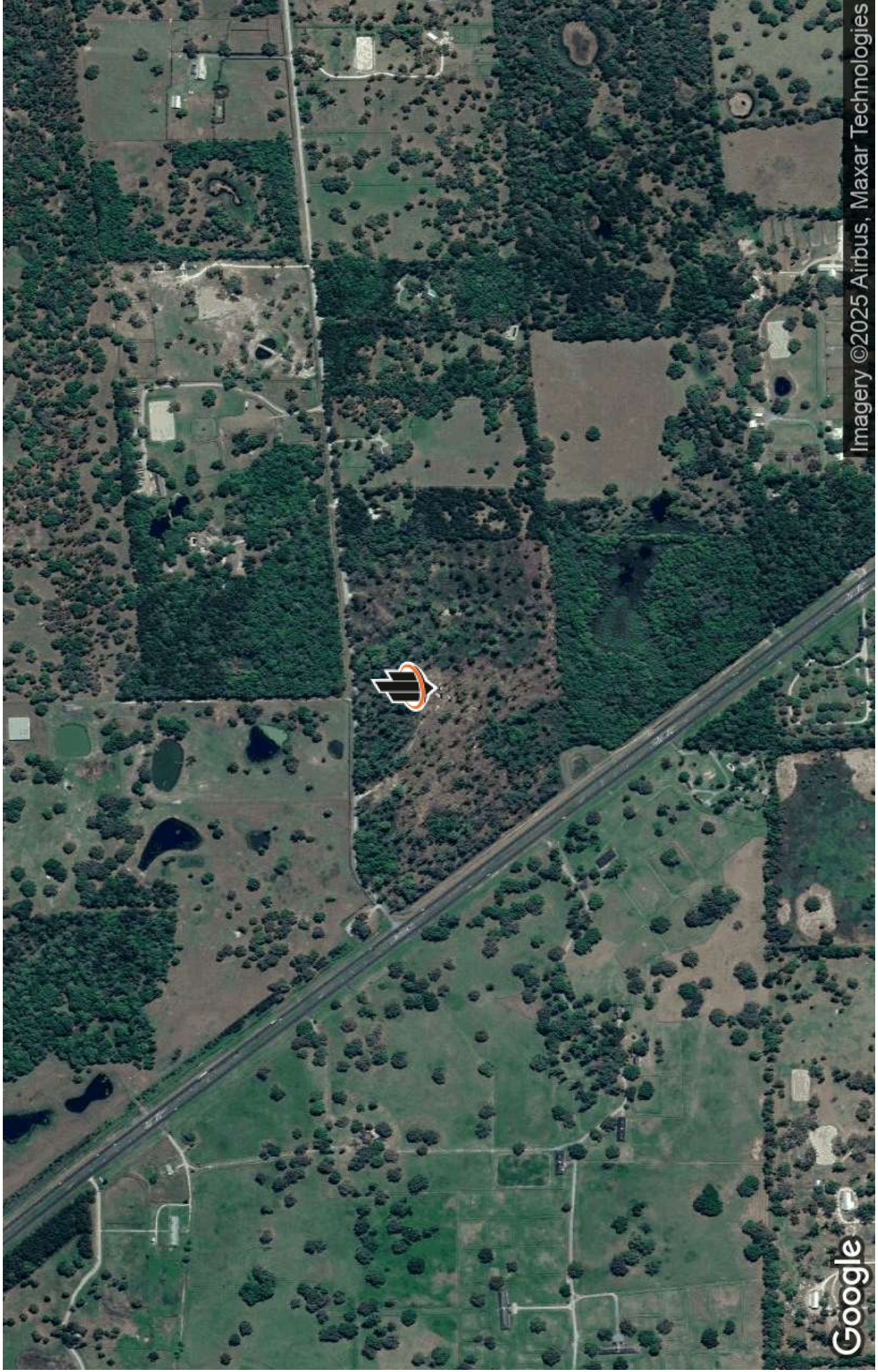
MAPS



REGIONAL MAP



AERIAL MAP



7 59.43 +/- ACRES ON US HWY 27 | 14285-14699 US-27 N, OCALA, FL 34482

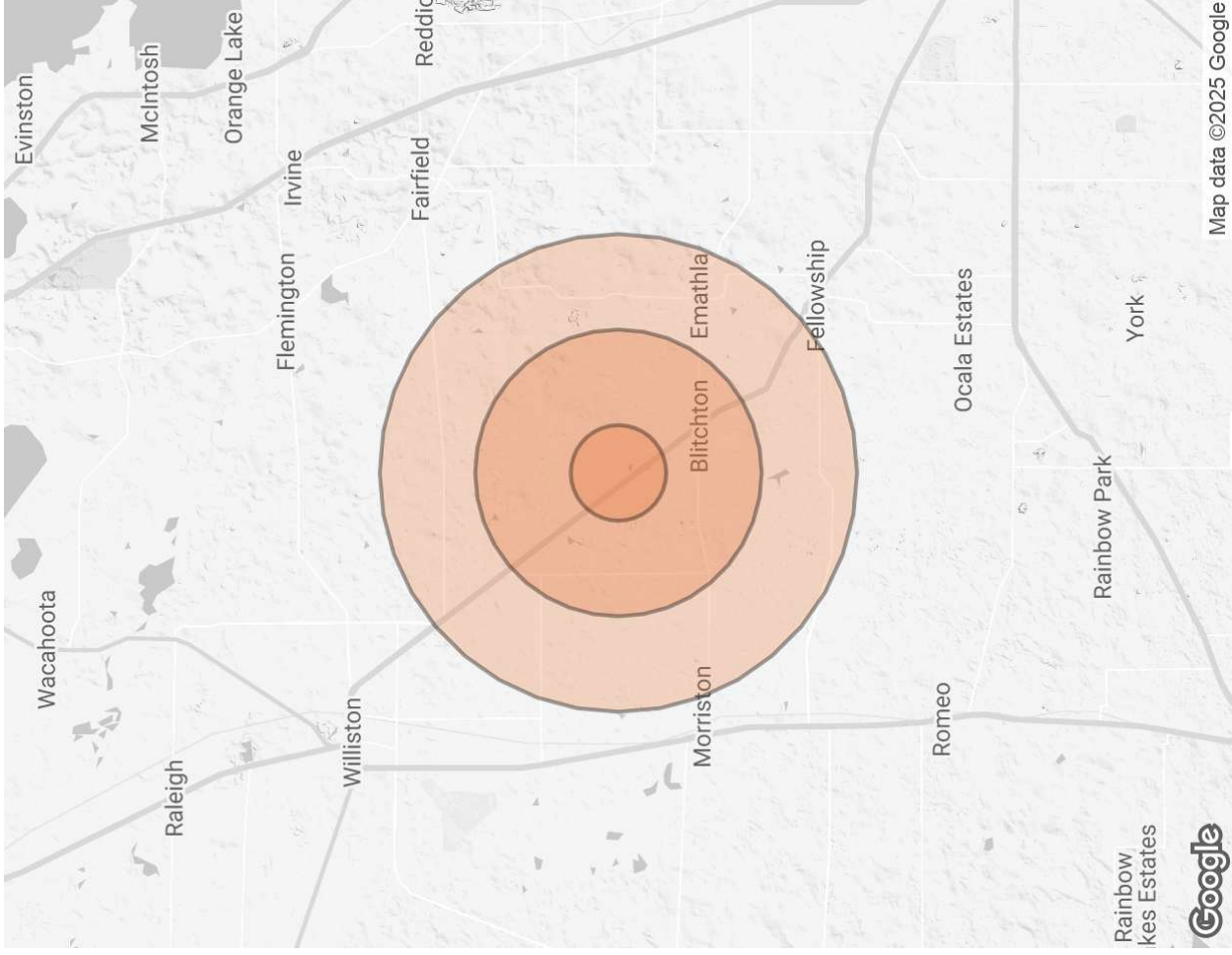


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	38	994	2,847
AVERAGE AGE	49	51	50
AVERAGE AGE (MALE)	49	50	49
AVERAGE AGE (FEMALE)	50	52	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	18	464	1,292
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$101,769	\$100,718	\$93,387
AVERAGE HOUSE VALUE	\$505,539	\$532,197	\$494,710

Demographics data derived from AlphaMap



MEET THE TEAM



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Collective Strength, Accelerated Growth

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