

# 5.15 ac Land For Sale amid new residential developments, Ocala MSA

## 5353 US-27, Ocala, FL 34482

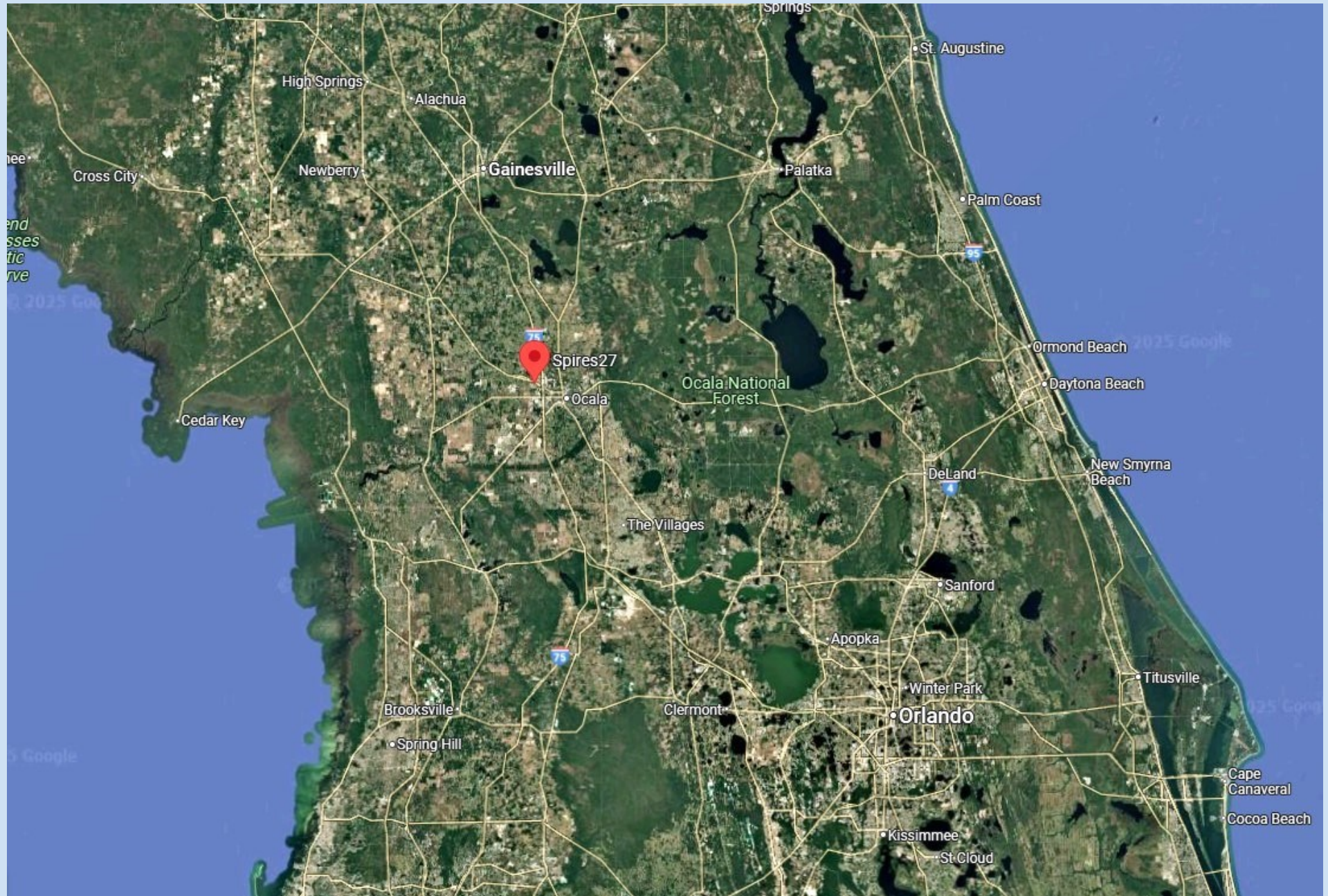


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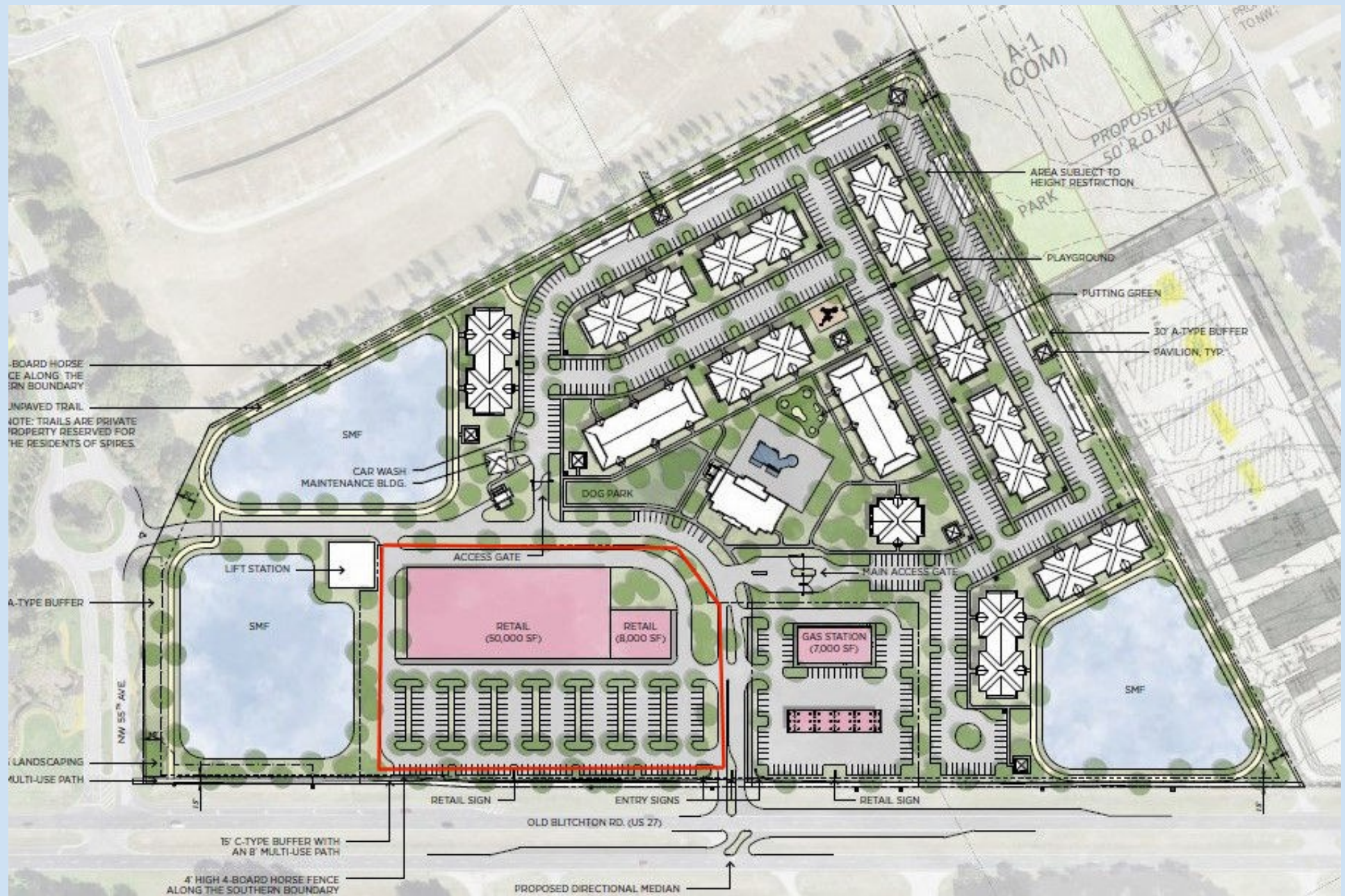


# Ocala Florida Location Overview





# Conceptual Overview 5.15 ac Site





# Site Details

## 5353 US-27, Ocala, FL 34482

- 5.15 ac site, will subdivide
- Cleared, rough grade
- Offsite stormwater
- City water and sewer are on site
- Zoned commercial
- Proposed traffic light at west entrance
- Fronts 300 unit multifamily, Spires 27
- Governing jurisdiction Marion County
- High median income
- Pricing: Contact Broker

**Traffic Count:** US Hwy 27 ADT 21,072

Demographics	3 mile	5 miles	7 miles
Median HH Income	\$70,257	\$59,880	\$62,526
Median Age	45.8	40.1	40.3
Population	17,014	44,918	98,427
Median Home Value	\$238,583	\$238,910	\$252,850





## Significant patronage drivers for all commercial, restaurant, retail





# Ocala - A Thriving Residential/Retail Destination

Ocala-News.com reported on the approval, construction, or completion of at least three dozen developments throughout 2024 that are adding over 6,422 homes, townhomes, and apartment units throughout Ocala and Marion County. Dubbed the Horse Capital of the World because of its many active horse farms and significant participation in the horse industry, Ocala is a place of rolling green pastureland and scenic views that continue to attract new residential developments

- Property fronts Spires 27: 300-unit apartment complex, newly constructed and now leasing
- Publix at The Shops at Foxwood: 2765 NW 49th Ave Ocala FL 34482. Nearby at .7 miles to the south
- UF Health Ocala Neighborhood Hospital: 2100 NW 35th Ave Rd Ocala FL 34475  
25 ac Campus with a 150,000 SF facility with room for expansion. Currently 10 bed inpatient, 10 room emergency room facilities, along with 12 pre and post op beds. 2.7 miles site  
<https://www.ocala.com/story/news/healthcare/2021/12/28/big-advances-and-big-plans-marion-county-florida-medical-community/6509416001/>
- World Equestrian Center: 1750 NW 80th Ave Ocala FL 34482. Situated in the Horse Capital of the World®, this events hub is the biggest equestrian complex in the country, boasting multiple outdoor rings and temperature-managed indoor arenas. 378 ac campus with multiple events throughout the year. Nearby at 4.2 miles from site.  
<https://worldequestriancenter.com/ocala-fl/visit/>
- The Club at Ocala Preserve: 3332 NW 55th Ave. Ocala FL 34482. 600 ac community with 18-hole golf course, 3 parks, and network of biking, hiking, and walking trails. 1,800 homes with a 55+ community and a non-restricted neighborhoods within the community. Adjacent to site to the north
- Ocala Palms Golf and Country Club: 5000 US 27 Ocala FL 34482. 152 ac 55+ community featuring 1,076 homes with Golf and Country Club. Just .5 miles from site
- Heath Preserve: NW 44th Ave Ocala, FL 34482. 70 ac with approximately 400 homes under development. .6 miles from site



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