



Industrial Development Opportunity

**13.07 ACRES OCALA, FL
3661 NORTHWEST 63RD STREET**

OCALA, FL 34475

**Price: \$950,000
\$72,686 per Acre**

TABLE OF CONTENTS

Property Summary	3
Property Description	4
Property Photos	5
Sale Comparables	7
Location Maps	11
Aerial Map	12
Demographics	13
Business Map	14
Professional Bio	15
Disclaimer	16

RICHARD KURBAN, CCIM

PRINCIPAL

O: (407) 800-1009

C: (407) 800-1009

richard@rkommercial.com

BK3317775, Florida

PROPERTY SUMMARY

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



AMAZON WAREHOUSE
FEDEX CENTER
AUTOZONE WAREHOUSE
NEW BUC-EE'S
CHEWY WAREHOUSE

Property Summary

Building SF:	0
Lot Size:	13.07 Acres
Price:	\$950,000
Year Built:	1950
Zoning:	A-1

Property Overview

13 Acres with medium vegetation/tree coverage
220 feet of frontage on N.W. 63rd Street
Flag Shaped property line

Location Overview

Marion County is vastly growing area of Ocala, FL. With the new Buc-ee's coming into the area along with the new Amazon warehouse this part of the county is going commercial in the coming years. This property is competitively priced and ideal for your next commercial adventure.

PROPERTY DESCRIPTION

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



Property Description

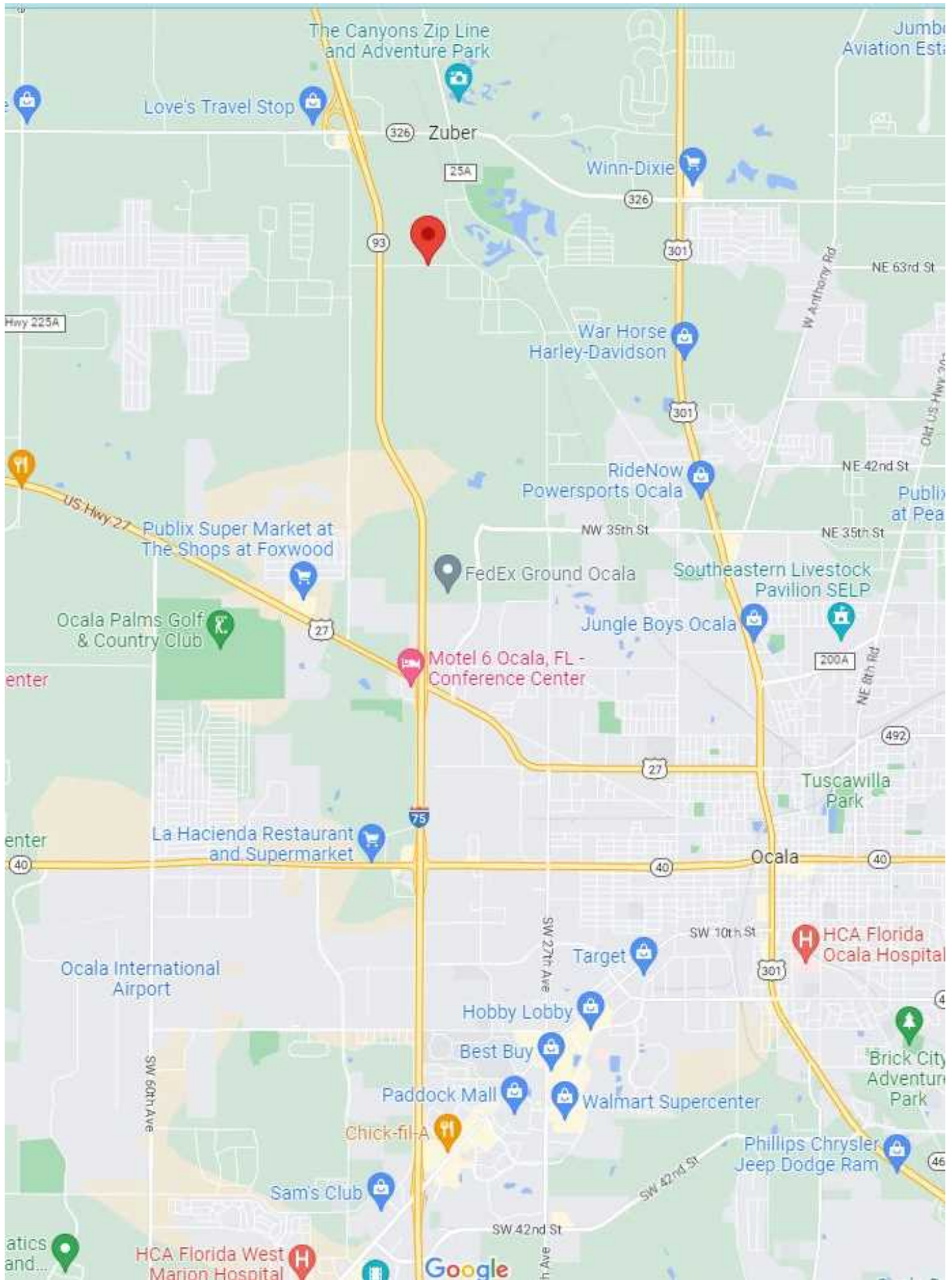
R Kommercial Group is excited to share the growing opportunities in Ocala, FL. Equestrians paradise and central hub of Florida.

13.07 acres of future Industrial land in Marion county for roughly \$72,686per Acre. Few miles north from the Amazon, FedEx, Autozone and Chewy's warehouse next to I-75. Marion County commissioners have approved the site for Buc-ee's to be built near County Road 326 interchange with I-75. The large 35+ acre lot that Buc-ee's built, sits directly across from this subject property. Marion County has also just purchased the adjacent lot to the north of the subject, with plans to build a fire station next door. Great opportunity for a land banker to purchase and sit for a couple years while the city grows. Also an ideal spot for a business looking for a central hub in FL to build a warehouse. Calling all businesses, investors and developers. This part of Marion County will be industrially focused in the coming years and this land is in that path of opportunity.

PROPERTY PHOTOS

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475

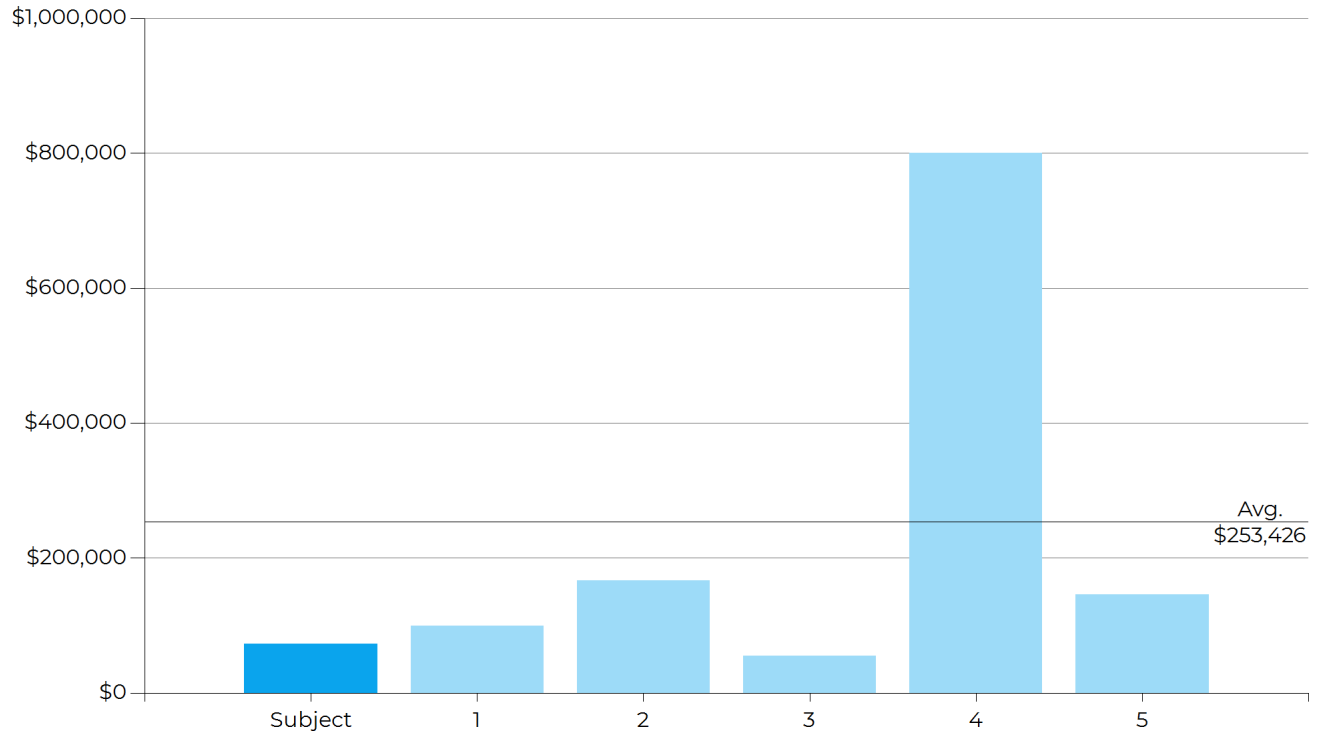




SALE COMPARABLES

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475

Price per Acre



SALE COMPARABLES

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



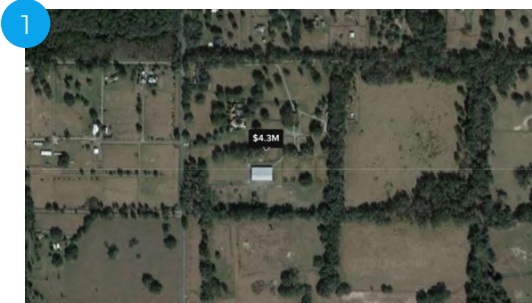
Sale Price	\$950,000
Spaces	1
Acres	13.070
Year Built	1950

13.07 Acres Ocala, FL Commercial Development - Land

3661 Northwest 63rd Street, Ocala, FL 34475

Notes

Price/Acre \$72,685



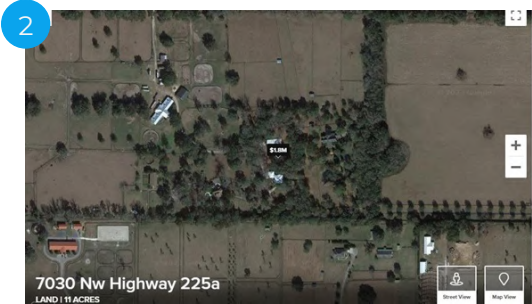
Sale Price	\$1,050,000
Acres	10.530
Price/Acre	\$99,715
Sale Date	11/7/2022

5028 W Anthony Rd

5208 West Anthony Road, Ocala, FL 34475

Notes

Price/Acre \$99,715



Sale Price	\$1,835,000
Acres	11.0
Price/Acre	\$166,818
Sale Date	10/31/2022

7030 NW Highway 225a

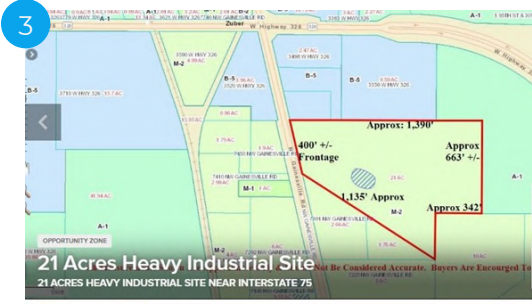
7030 Northwest Highway 225A, Ocala, FL 34482

Notes

Ranch north of listing and zoned A1
Price/Acre \$166,818

SALE COMPARABLES

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



Sale Price	\$1,150,000
Acres	21.0
Sale Date	5/20/2022
Days-On-Mkt	182

NW Gainesville Rd, Ocala

Northwest Gainesville Road, Ocala, FL 34475

Notes

Zoned at M-2 Heavy Industrial
Price/Acre \$54,761



Sale Price	\$800,000
Acres	1.0
Sale Date	5/12/2022

1 acre APN 13444-011-00

Northwest 57th Street, Ocala, FL 34482

Notes

Zoned M2
APN 13444-011-00
Price/Acre \$800,000



Sale Price	\$875,000
Acres	6.0
Sale Date	12/14/2021

7292 NW Gainesville RD

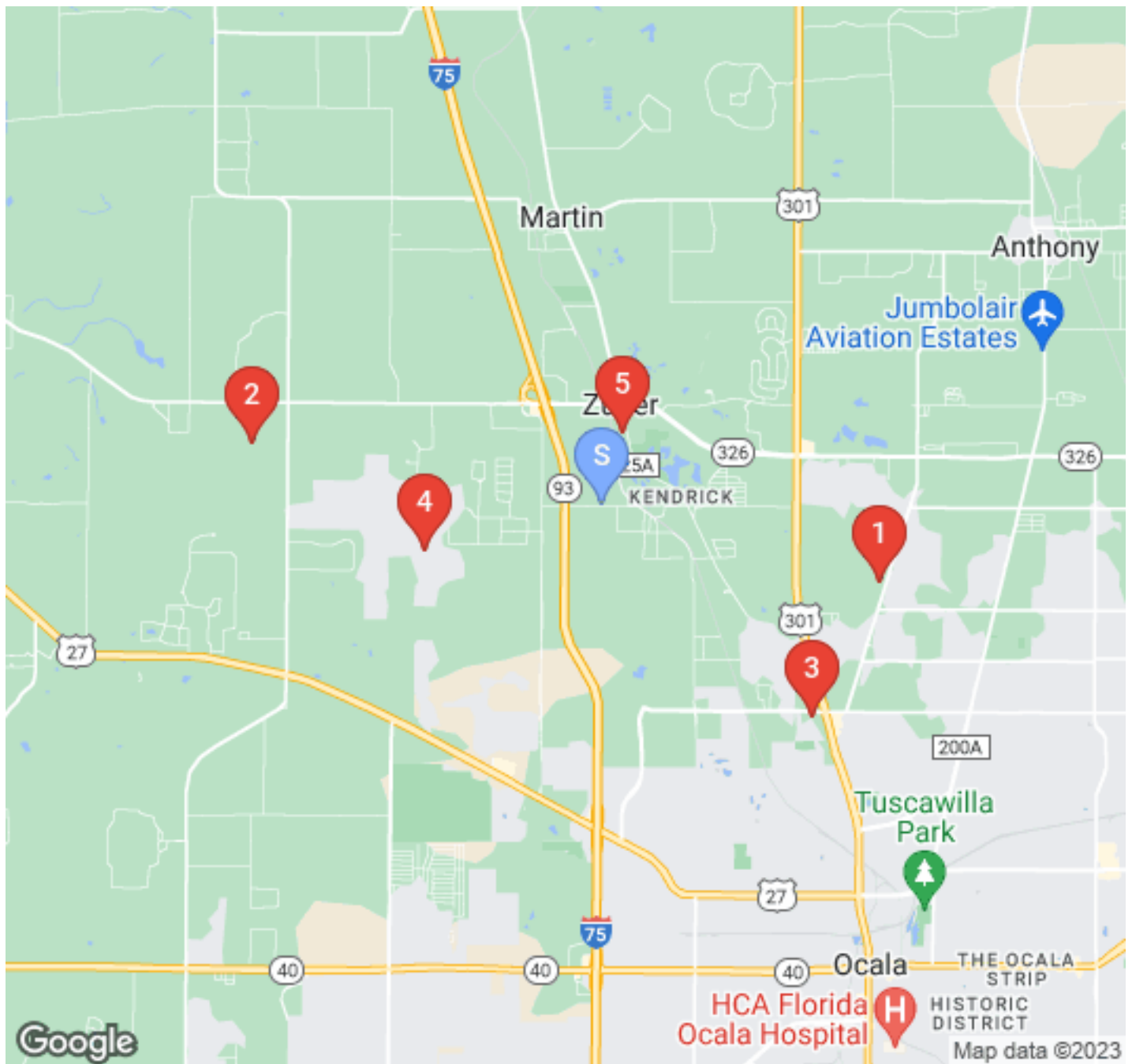
7292 Northwest Gainesville Road, Ocala, FL 34475

Notes

Zoned M2
APN 13242-000-00
Price/Acre \$145,833

SALE COMPARABLES

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



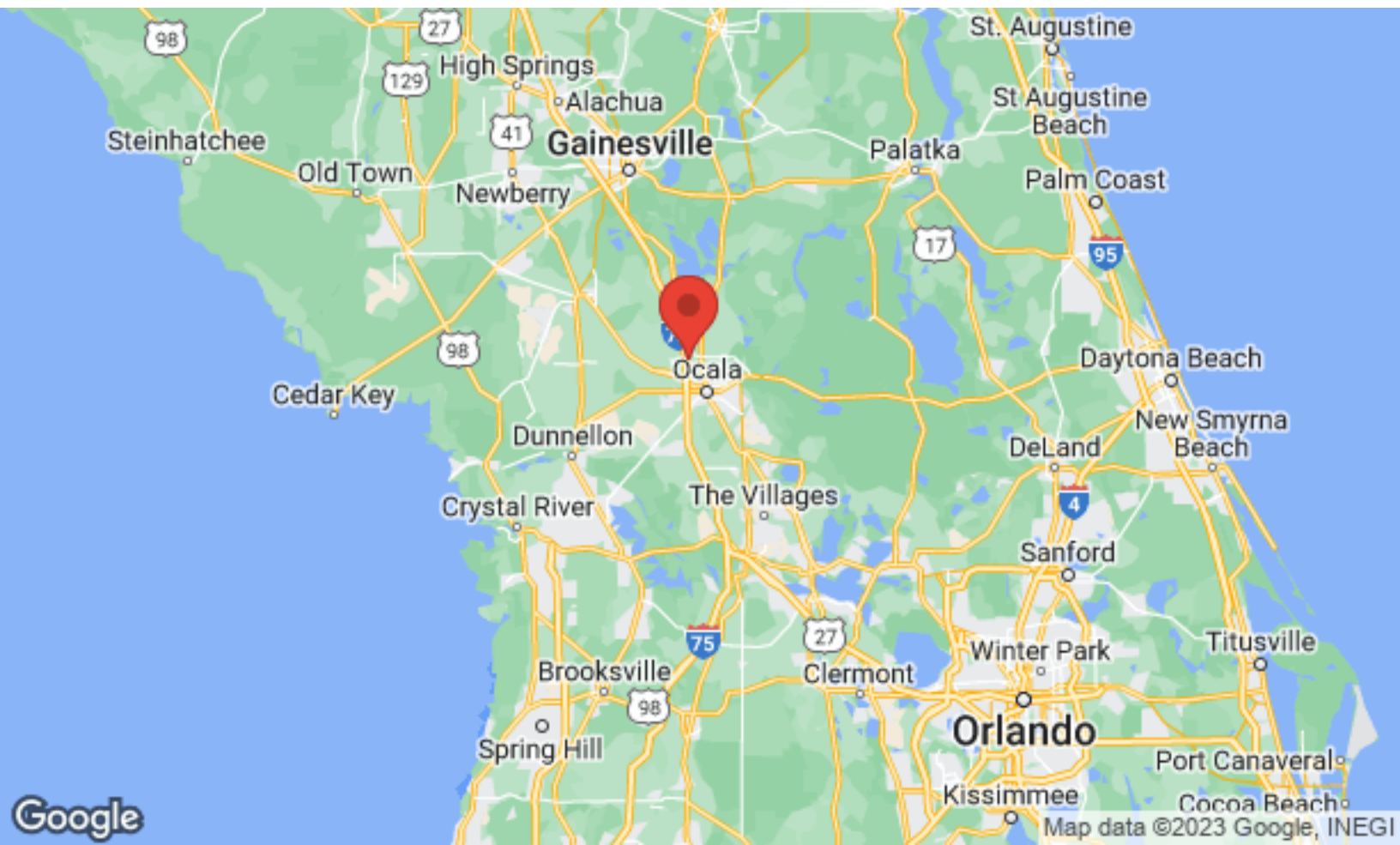
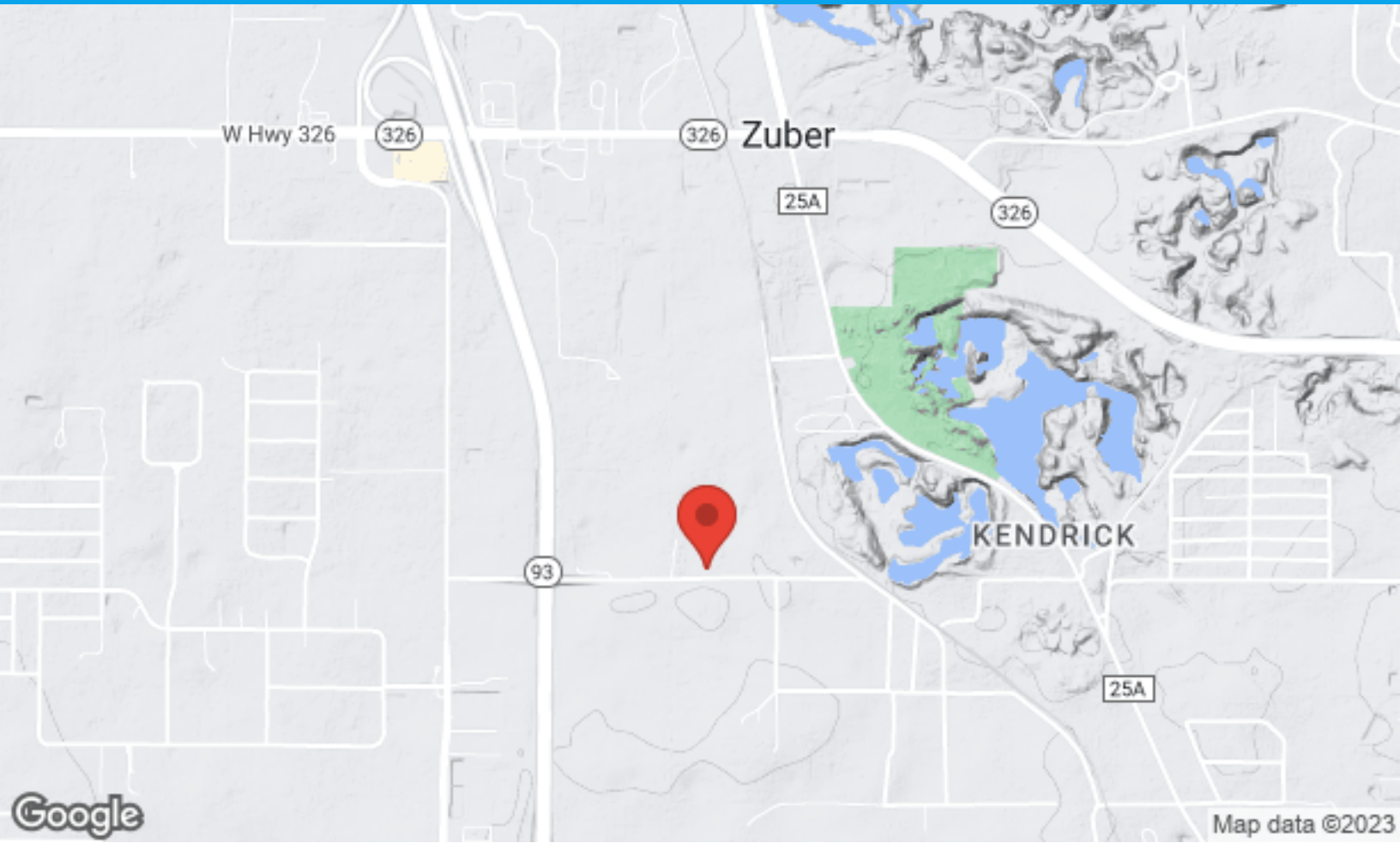
- S** 3661 Northwest 63rd Street
Ocala, FL, 34475
\$950,000
- 3** Northwest Gainesville Road
Ocala, FL, 34475
\$1,150,000

- 1** 5208 West Anthony Road
Ocala, FL, 34475
\$1,050,000
- 4** Northwest 57th Street
Ocala, FL, 34482
\$800,000

- 2** 7030 Northwest Highway
Ocala, FL, 34482
\$1,835,000
- 5** 7292 Northwest Gainesville
Ocala, FL, 34475
\$875,000

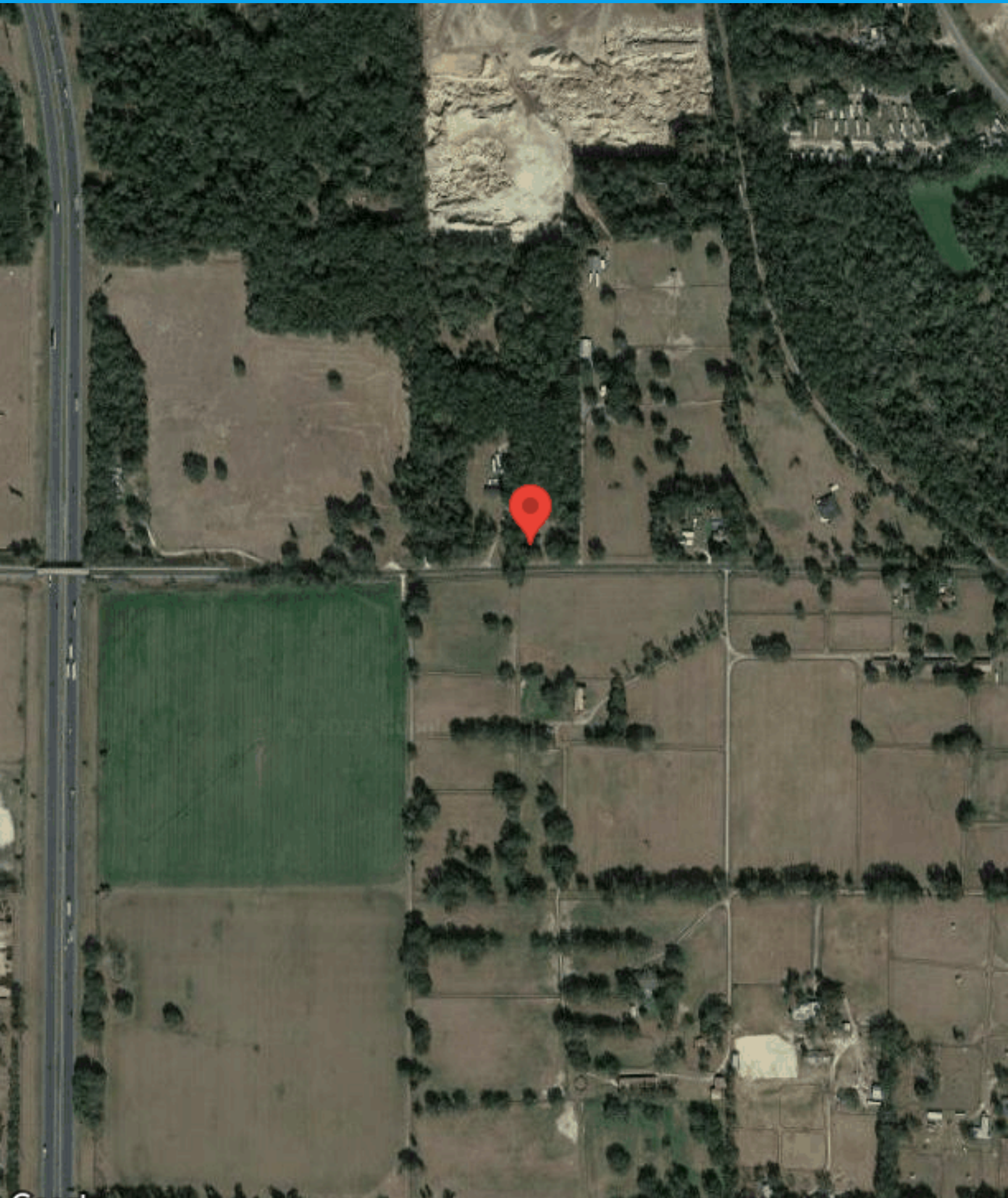
LOCATION MAPS

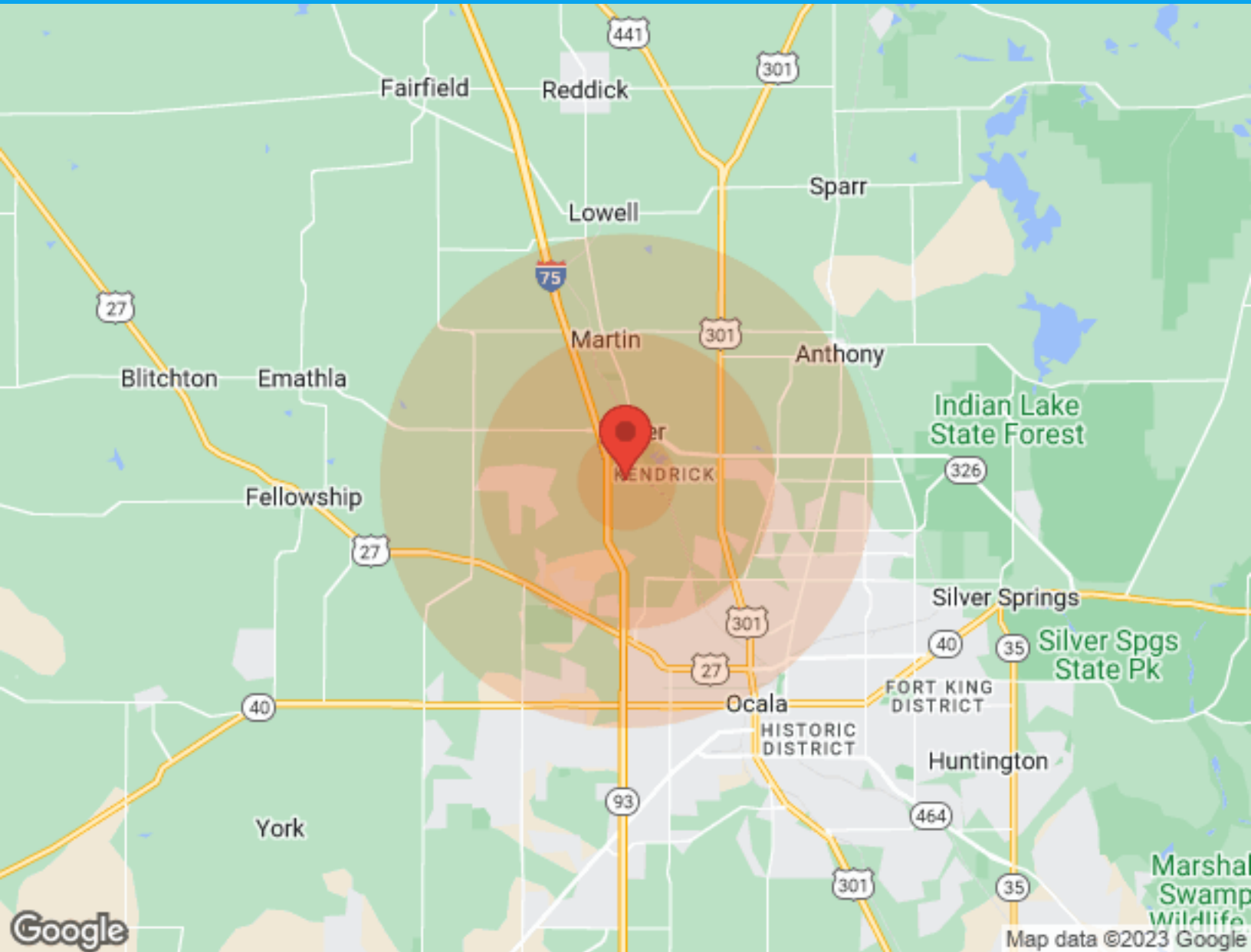
13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



AERIAL MAP

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475





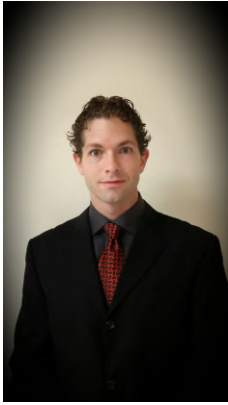
Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,171	19,931
Female	N/A	6,731	20,889
Total Population	N/A	12,902	40,820
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,617	7,254
Ages 15-24	N/A	1,755	4,777
Ages 55-64	N/A	1,464	4,641
Ages 65+	N/A	2,122	7,456
Race	1 Mile	3 Miles	5 Miles
White	N/A	9,257	26,314
Black	N/A	3,154	13,050
Am In/AK Nat	N/A	N/A	21
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	998	3,536
Multi-Racial	N/A	966	2,610

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$42,838	\$37,637
< \$15,000	N/A	631	2,238
\$15,000-\$24,999	N/A	855	2,220
\$25,000-\$34,999	N/A	808	2,243
\$35,000-\$49,999	N/A	1,198	2,821
\$50,000-\$74,999	N/A	1,003	2,555
\$75,000-\$99,999	N/A	495	1,172
\$100,000-\$149,999	N/A	198	514
\$150,000-\$199,999	N/A	14	73
> \$200,000	N/A	N/A	27
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,330	17,055
Occupied	N/A	5,429	14,512
Owner Occupied	N/A	3,866	9,348
Renter Occupied	N/A	1,563	5,164
Vacant	N/A	901	2,543

BUSINESS MAP

13.07 Acres Ocala, FL Commercial Development - Land Banking
3661 Northwest 63rd Street | Ocala, FL 34475



**RICHARD KURBAN, CCIM**

Principal

O: (407) 800-1009

C: (407) 800-1009

richard@rkommercial.com

BK3317775, Florida

Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

All materials and information received or derived from RKommercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RKommercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. RKommercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RKommercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RKommercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by RKommercial in compliance with all applicable fair housing and equal opportunity laws.