

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

OCALA 1052

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase 1,052 acres situated north of Ocala in Reddick. It consists of 10 parcels, some of which have significant frontage along I-75 (over two miles), Highway 318 (1,700') and NW 193rd Street (1.25 miles).

The entire property is zoned A-1 with a future land use of Rural Land (RL). It's located within the Farmland Preservation Area and NE TDR Sending Area. It is estimated to have 62 acres of wetlands and 208 acres within the floodplain. Soils consist primarily of Flemington, Blichton, and Kendrick.

LOCATION DESCRIPTION

The subject property is situated along Highway 318 and I-75 in Reddick in northern Marion County. It's just over 0.5 miles east of I-75 (Exit 368) and 1.25 miles west of US Highway 441. It is adjacent to the Petro Travel Center, which includes a Wendy's.

The access to major thoroughfares allows for easy trips to Ocala (25 minutes), Gainesville (25 minutes), Jacksonville (1hr 30 minutes), Tampa (1hr 30 minutes), and Orlando (1hr 30 minutes). In addition, it's in close proximity to WEC Ocala Jockey Club (3 minutes), Orange Lake (5 minutes), the World Equestrian Center (25 minutes), and the Ocala National Forest (45 minutes).

The area surrounding the subject property is in transition.

The Sunny Oaks Regional Activity Center located across the street is approved for 28 acres of commercial and over 4 million square feet of industrial.

The new 1,029-acre Ocala Jockey Club has approvals for a new Equestrian Event facility, 100 site RV park, 120,000 square feet of commercial and retail, and 94 home sites.

PRICING

See next page for pricing information.

Sealed Bid- Call for Offers Timeline

Eshenbaugh Land Company has been awarded the exclusive listing to take this Marion County property to the marketplace. The owners require us to offer this via a sealed bid on a contract format that will be made a part of the due diligence and offers delivered to a specified location on the due date.

Showings shall be by appointment. We will have a standard form contract, require proof of funds to close, CASH, no financing contingencies.

We are making a call for offers on the 1,052± acres. Seller will consider offers for the entire 1,052± acres and will also consider offers for the two commercial parcels separately and for the balance of the acres as two separate sales.

The sealed bids will be presented to the Seller for opening on May 15 at 4:00 pm EDT. Please send all offers either physically to 304 S Willow Ave, Tampa FL 33606, or electronically to Michael@thedirtog.com and Bill@thedirtog.com.



Price: \$10,000,000

FAQ's

1. What is the current zoning?

A-1 (General Agriculture), allowing for one dwelling unit per 10 acres.

2. What is the Future Land Use?

RL (Rural Land) with a density of one dwelling unit per 10 acres.

3. What is the Farmland Preservation Area?

The Farmland Preservation Area encompasses 193,000 acres in the northwest portion of Marion County. It was created to manage growth and protect the land in the covered area, including soil and water. A large concentration of horse farms are located in this area. In recent years, 2,500 acres have been removed from the FPA for development.

4. What is the NE TDR Sending Area?

Transfer of Development Rights Program, which is designed to protect natural resources and farmlands within Marion County. Transferrable Development Credits (TDC) have potential value, and to incentivize participation, the County increased the TDCs in 2007 to one credit per every acre of sending area land preserved. If landowners choose to participate in the program, the BOCC must approve the agreement. The landowner would then record a conservation easement and receive their credits.

5. Where are public utilities to serve the subject property?

None. Private utilities would be required.

6. Will Seller sell a portion or parcels?

Yes, Seller will consider separate offers on the 2 smaller potential commercial parcels.

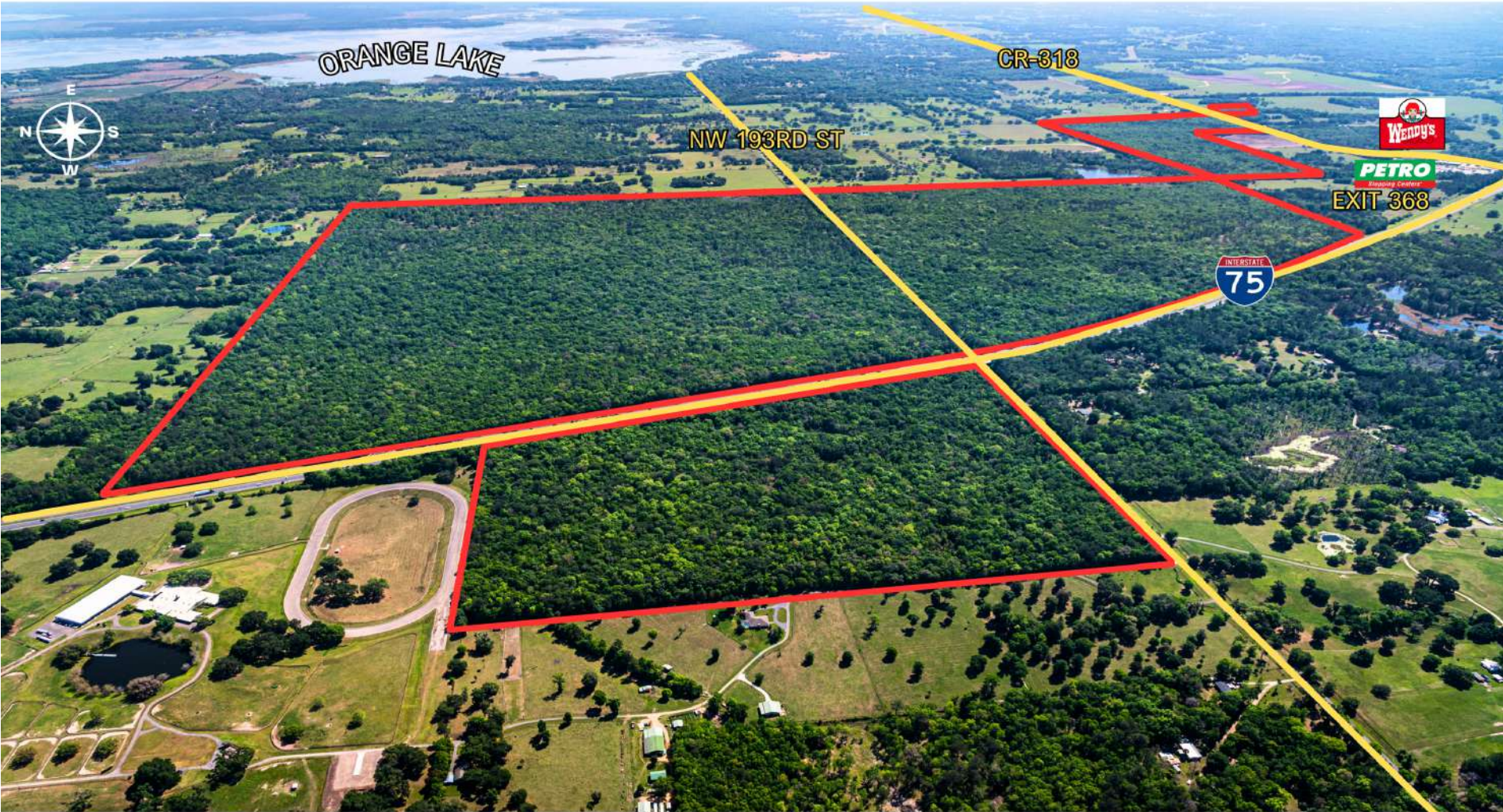
7. Are there Due Diligence materials available?

Title report, Phase I ESA, and boundary survey are in the works.

8. What is the closest exit from I-75?

There is an exit at Highway 318 near the southern boundary of the property. The property has visibility and fronts on both sides of I-75 as well.

Aerial



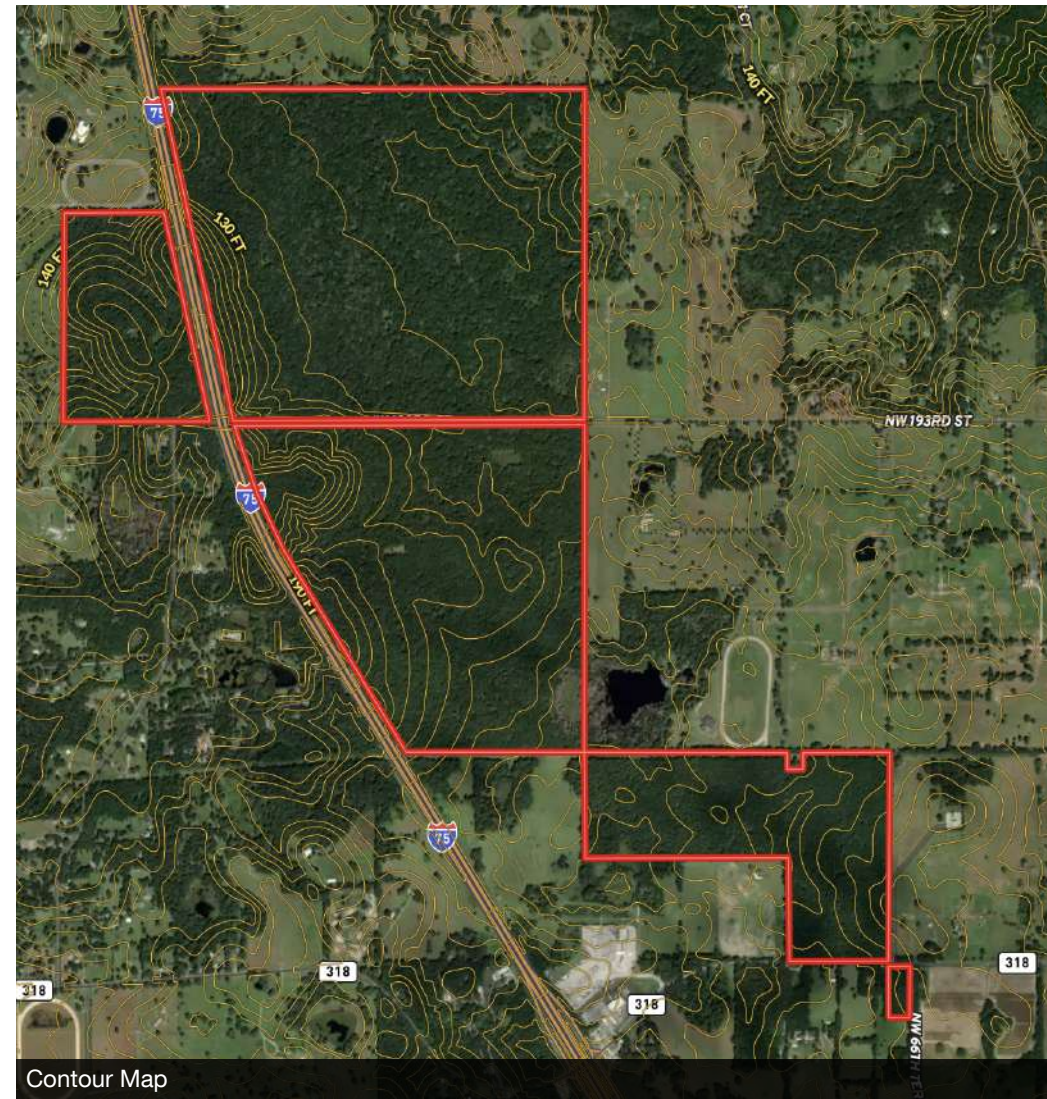
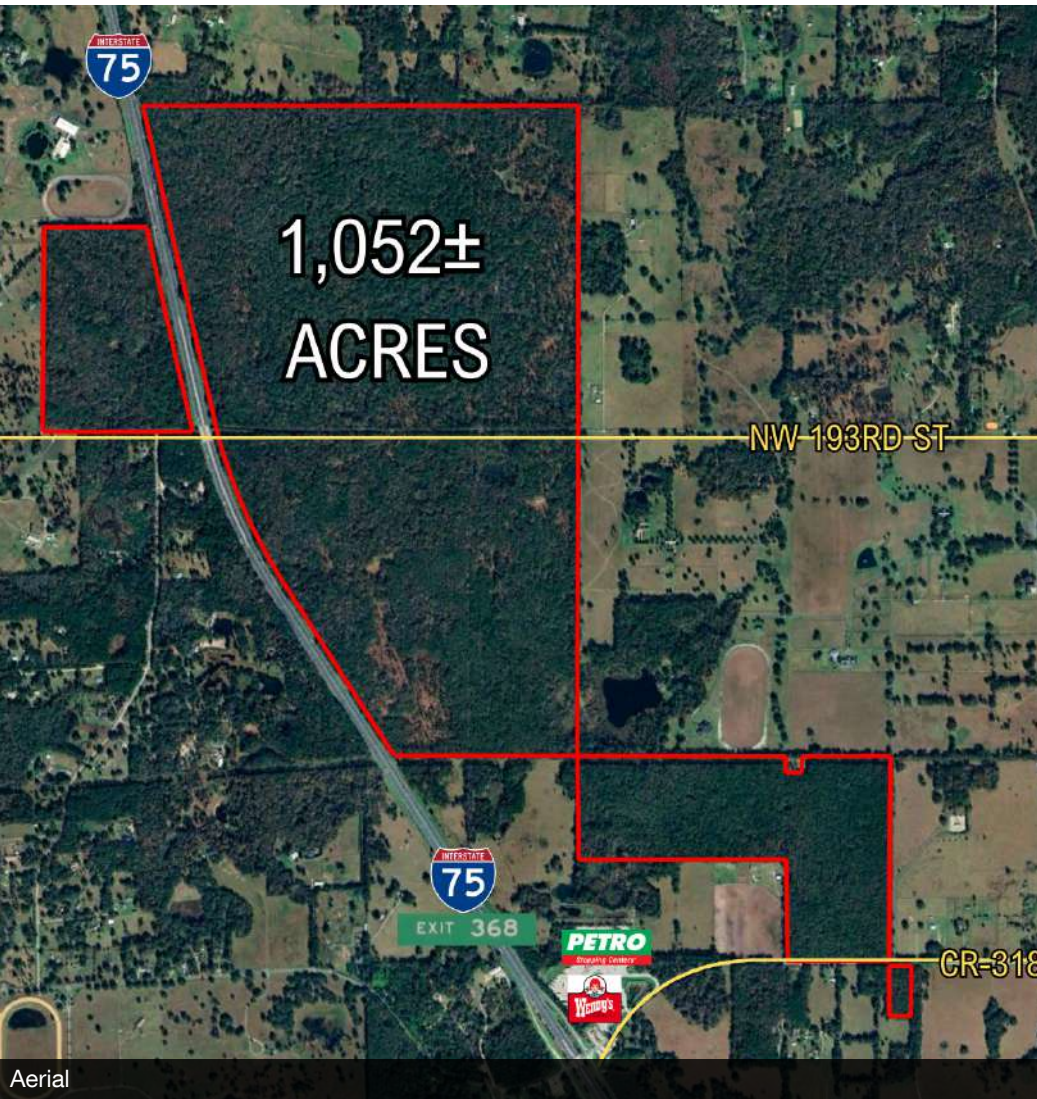
Additional Photos



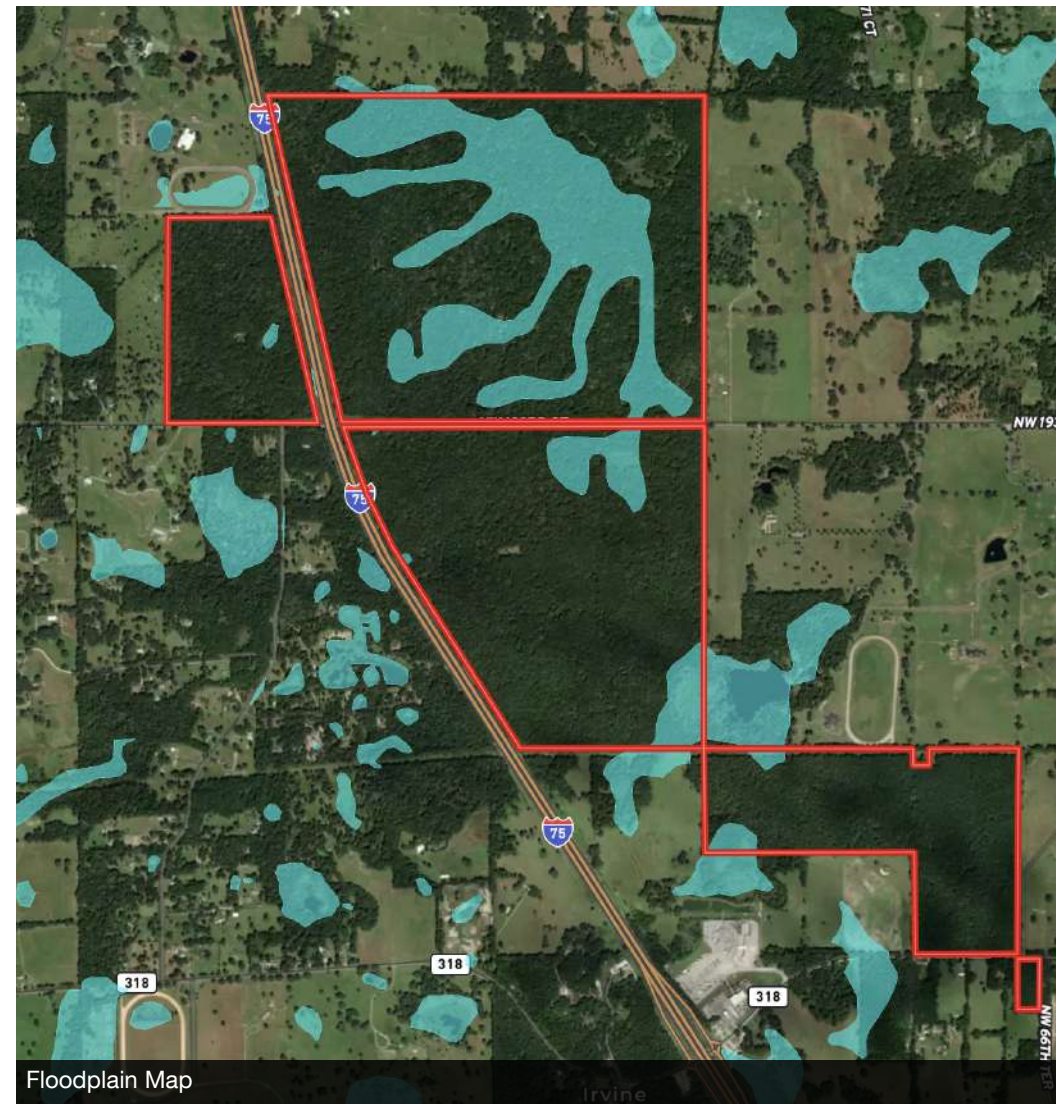
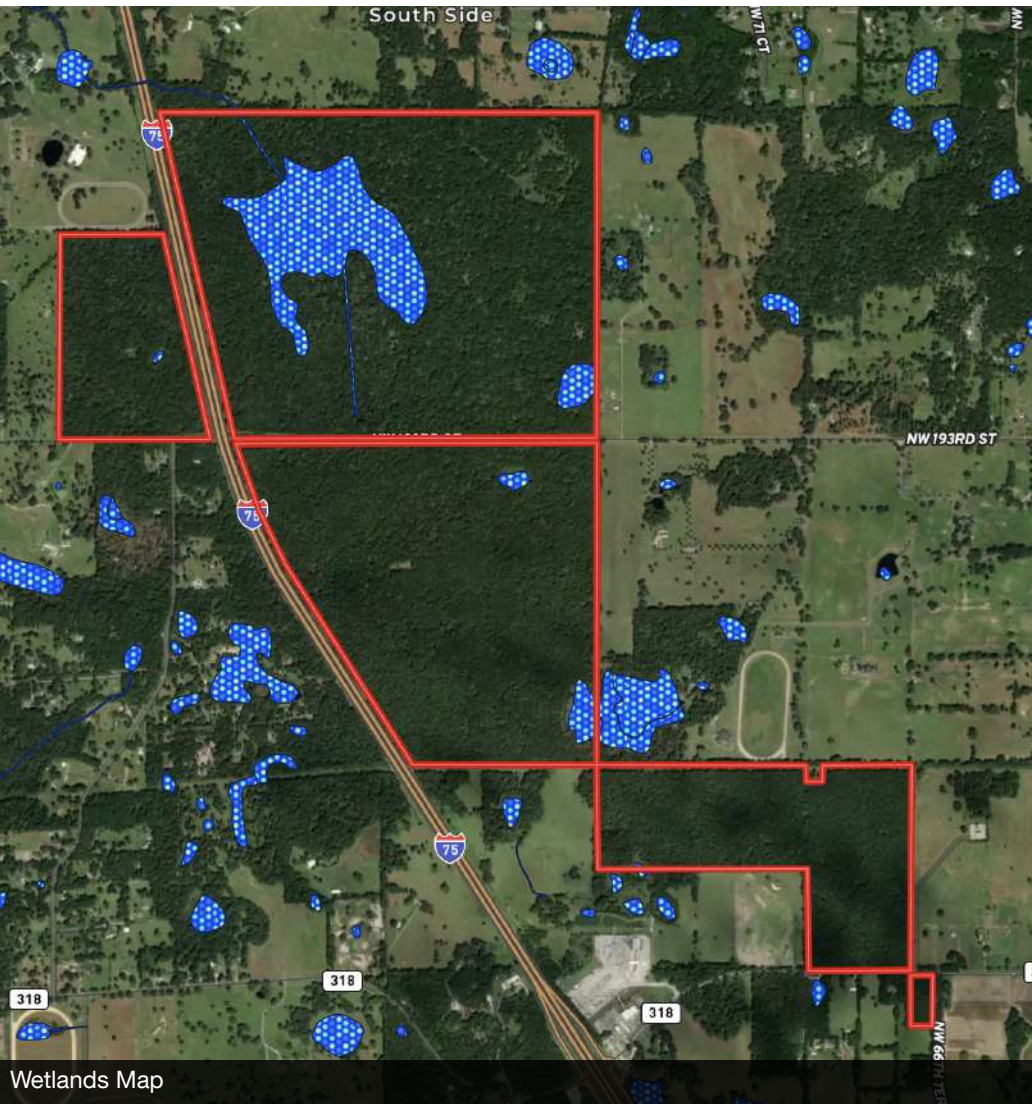
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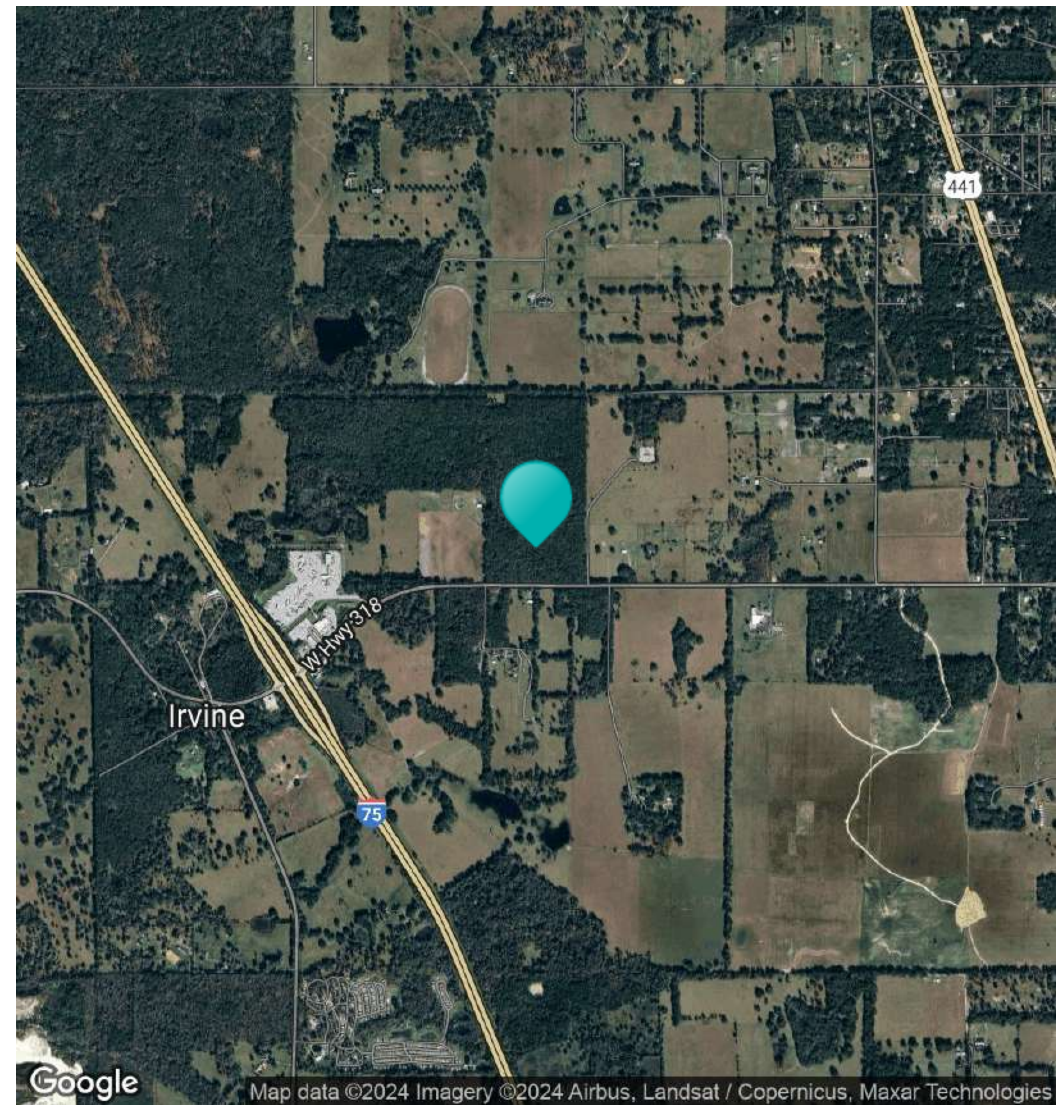
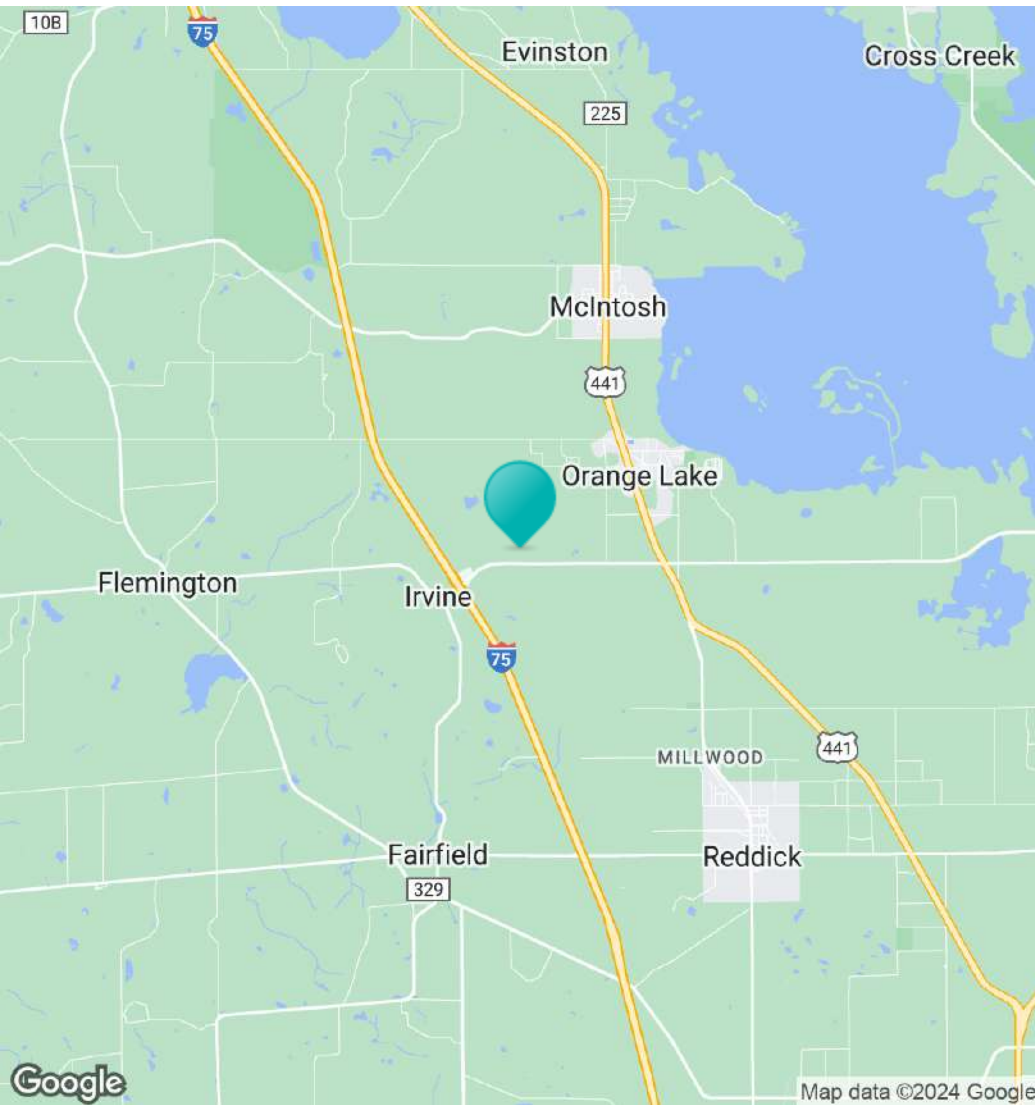
Aerial and Contour Map



Wetlands and Floodplain Maps



Location Maps



Demographics Map & Report

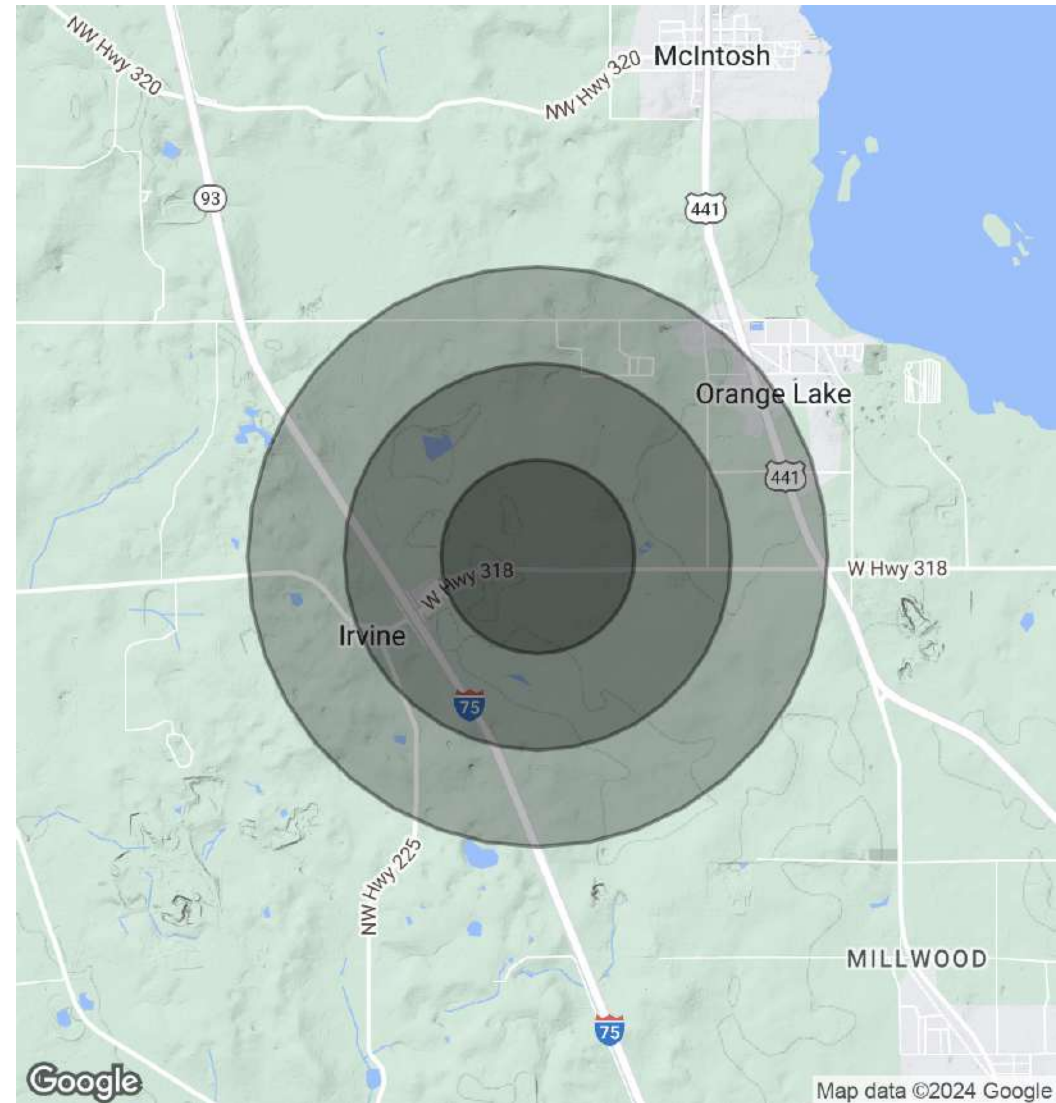
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,688	7,139	16,433
Average Age	32.5	34.1	34.7
Average Age (Male)	31.0	33.2	33.0
Average Age (Female)	33.7	34.7	36.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	890	3,800	8,992
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$29,774	\$33,585	\$36,512
Average House Value	\$82,408	\$85,478	\$92,507

2020 American Community Survey (ACS)



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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 Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.