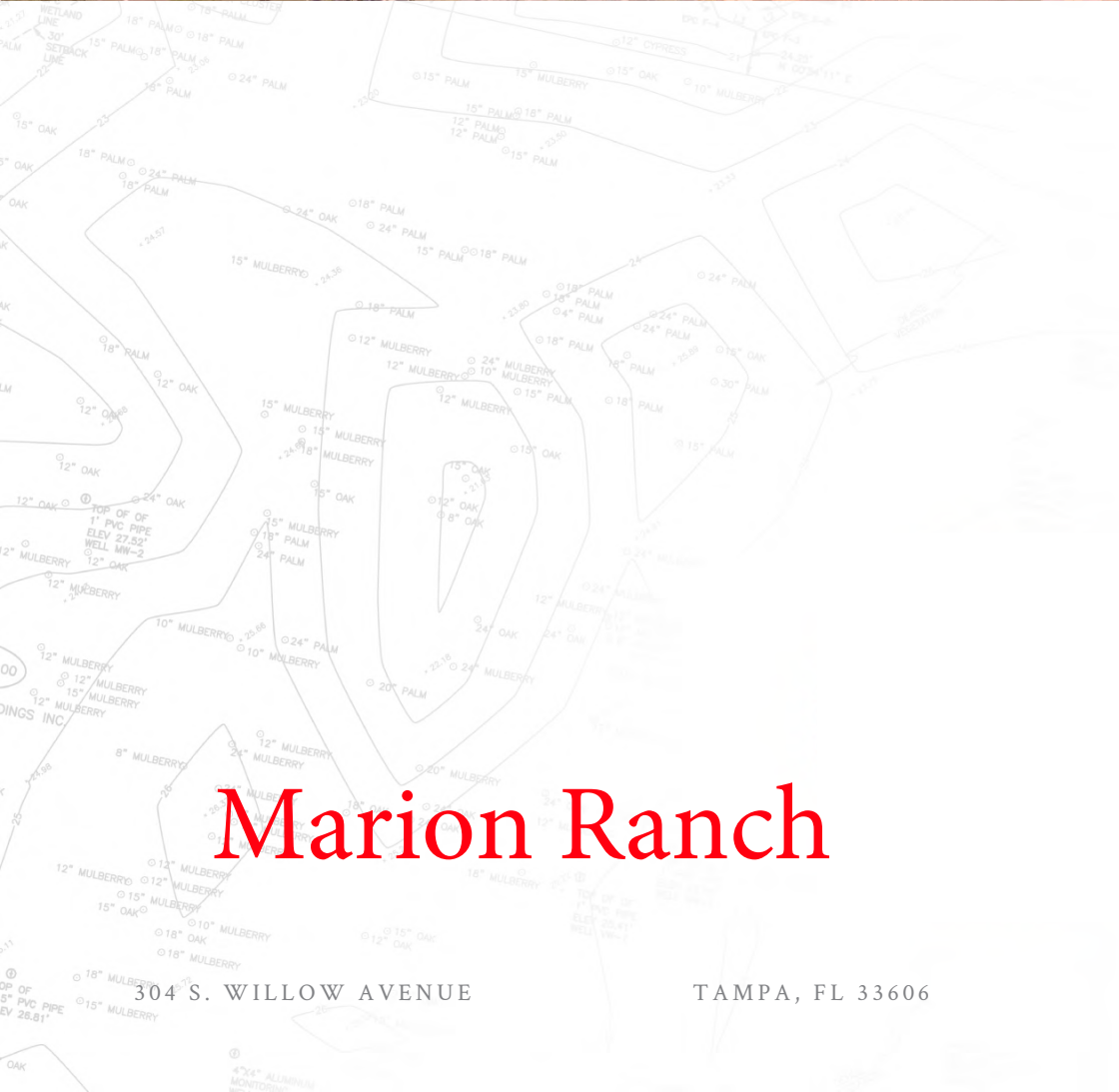
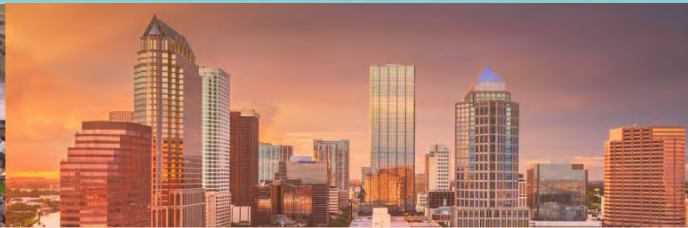


We know this land.



Marion Ranch

Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Executive Summary

Eshenbaugh Land Company is pleased to present an exceptional opportunity to purchase all, or a portion, of a 9.9± acre commercial property at the gateway to the master-planned Marion Ranch community in Ocala, FL.

Marion Ranch boasts over 720 single-family homes, as part of 1,100± total residential units being developed by renowned builders, including Lennar and Pulte. This property is strategically located off the newly expanded SW 49th Avenue Road, in proximity to DR Horton's upcoming Winding Oaks community, developed by Kolter Land, which will contribute over 2,000 residential units and a new elementary school to the area. Additionally, Ocala Crossings South, featuring builders such as Adams Homes and DR Horton, will add to the residential landscape. With the inclusion of Ocala Crossings South, the total number of new residential units in the surrounding area will reach approximately 4,000±, highlighting the tremendous growth and development opportunities within this rapidly expanding region.

The property offers flexibility for subdividing into multiple pads, making it ideal for a variety of retail and service users. It will be delivered mass-graded with utilities stubbed to the site, and off-site retention has already been accounted for, ensuring ease of development. The prime corner location is well-suited for a gas station anchor, with additional opportunities for retail establishments that will serve the growing needs of the Marion Ranch and Winding Oaks communities.

This commercial parcel represents a unique chance to capitalize on Ocala's residential growth and serve the expanding neighborhoods in the area.

Call brokers for pricing.



Property Overview	
Address	4255 SW 82 nd Place Rd, Ocala, FL 34476
Municipality	Marion County
Parcel ID	35623-000-00
Zoning	PUD
Land Area	9.9± Acres
Delivery	Pad Ready
Utilities	Stubbed To Site
Retention	Off-site

Ocala, FL

Ocala and Marion County have seen rapid growth and development in recent years, with an influx of new residents and increased demand for housing reshaping the area. The city, traditionally known for its rolling hills, horse farms, and outdoor recreational opportunities, has become a hotspot for residential and commercial development. A combination of affordable living, access to natural beauty, and proximity to major cities like Orlando, Tampa and Gainesville has made Ocala and Marion County attractive to retirees, young families, and professionals seeking a balance between a slower pace of life and urban convenience.

Several new developments illustrate this growth. **Windy Oaks by Kolter Group** is a prime example, offering spacious homes with modern designs nestled in the natural beauty of Ocala's landscape. This community appeals to those looking for a blend of contemporary living and access to outdoor activities.

Another significant development is **Calesa Township by On Top of the World**, a large master-planned community focused on multigenerational living. It features homes with access to extensive amenities, including parks, walking trails, and recreational facilities, making it ideal for both active adults and families.

Meanwhile, **Marion Ranch by Armstrong Development** brings yet another dimension to the area's growth with homes designed for modern living, while still maintaining a connection to Ocala's rural charm. Together, these developments are contributing to Ocala's transformation into a dynamic community, providing a range of options for new residents while retaining the natural beauty and equestrian culture the area is known for.

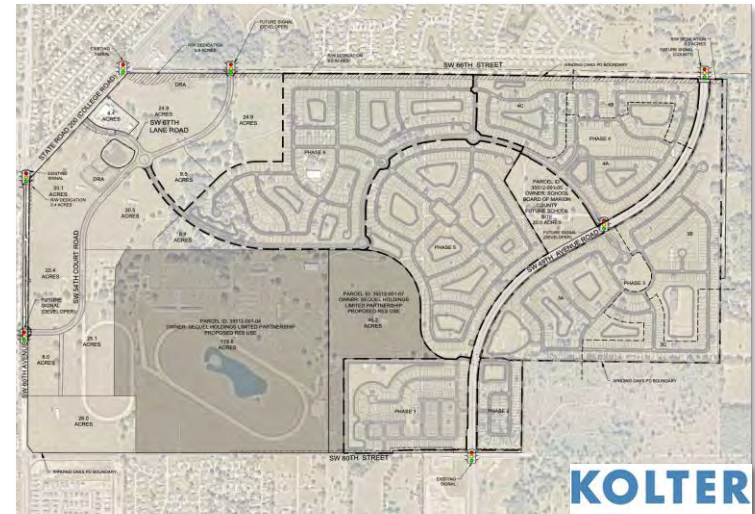


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Key Developments

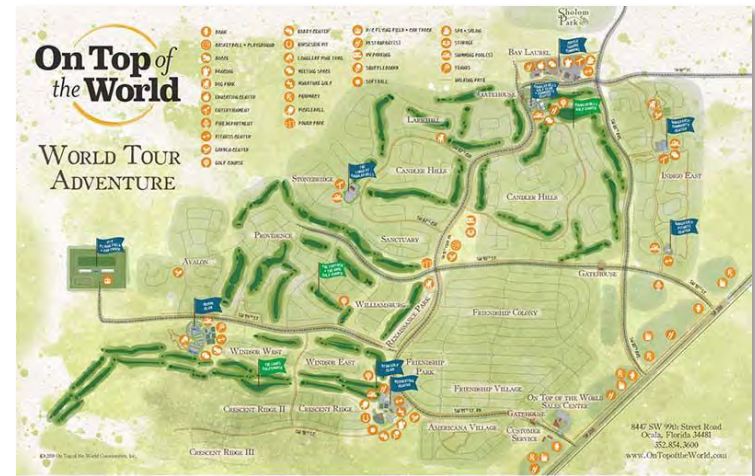
Winding Oaks:

The 735-acre horse farm in southwest Ocala, formerly known as Winding Oaks Farm, has been sold to The Kolter Group. This property is set to undergo significant transformation into a large housing development, with plans for over 2,000 residential units. The Ocala City Council approved the Winding Oaks Community Development District, allowing for infrastructure development to support this new community. The project will include a mix of traditional single-family homes, age-restricted units, and multi-family homes, with the first phase expected to be completed by late 2025. The site is strategically located near the new SW 49th Avenue Road, which will enhance connectivity to nearby areas, including a planned I-75 interchange and a new elementary school currently under construction. This development is part of a broader trend in Ocala, following the recent sale of other equestrian properties in the region.



On Top of the World:

On Top of the World in Ocala is a major 55+ master-planned community that has fueled significant growth in the area. Covering over 13,000 acres, it offers extensive amenities including golf courses, clubhouses, fitness centers, and nature trails, all geared toward an active retirement lifestyle. Its appeal has driven population growth, job creation, and economic expansion in Ocala, boosting demand for infrastructure and services. The development has positioned Ocala as a top retirement destination, attracting new residents and spurring broader real estate and commercial growth in the region.



Aerial Overview



Aerial Overview



Aerial Overview



Aerial Overview



Aerial Overview



Broker Contact Info

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About Eshenbaugh Land Company

Whether it's urban infill or wide-open undeveloped land, you need a local brokerage team on the ground and in the know to make complex land deals happen. That's Eshenbaugh Land Company.

Our collaborative team of experienced brokers blends deep knowledge of all things land, trusted relationships with all the local players, and an ethical, down-to-earth character inspired by our founder's cowboy roots. With over two billion in land sales over our 30-year history, one thing we are known for is getting land sold for top dollar.

At Eshenbaugh Land Company, it's our rare knowledge of all aspects of land that gets deals done – and gives our clients confidence and a sense of ease every step of the way. The teams walk the soil of every property we represent. We know about diverse wildlife and their habitats on the land, about environmental characteristics, about easements and entitlements, and about the history of the sub-markets. The Dirt Dog team knows what to ask to uncover issues, what the value should be, and whom to go to for bringing deals together. And they do it all with respect for their clients, each other, and the land itself.

Learn more by visiting the website at www.thedirtdog.com or calling us anytime at (813) 287.8787.

Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC 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.

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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. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.