



26.68 Acres Monroe's Corner

13290 S Hwy 475, Ocala, FL 34480

Offered at: \$2,500,000



Exclusively Listed By:



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Executive Summary

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY 26.68 Acres, Monroe's Corner Marion County, Florida, Exceptional Investment Property with Location, Location, Location!

Key Features:

- Large hard corner 26.68-acre parcel
- Two miles south of the Florida Horse Park and Florida Greenways and Trails System (FGTS)
- Zoned A1 with 6+ acres designated for Rural Activity Center (RAC)
- Strategic highway frontage on CR 484 at lighted intersection with CR 475, two miles from Exit 341 on I-75.
- Prime location for high-volume retail development
- Combined traffic count of Hwy 484 and CR 475 of 21,800 vehicles
- Existing residential well on property

Location Highlights: Situated at the crossroads of CR 484 and CR 475, this property offers maximum visibility and accessibility. The high traffic count and strategic zoning make this an ideal site for commercial expansion, retail centers, or mixed-use development.

Zoning Advantages: The A1 zoning with RAC future land use provides flexible development opportunities, making this a versatile investment for forward-thinking developers and businesses.

Perfect for:

- Retail Centers
- Commercial Complexes
- Mixed-Use Developments
- Large-Scale Business Ventures

Don't miss this rare opportunity to secure a prime commercial real estate investment in a desirable location!

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Aerial with Amenities nearby



OCALA



2 miles to FGTS



Exit 341

Subject Property

26.68 Acres

2 miles to I-75



SUMMERFIELD



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