

FOR SALE
\$950,000



Property Highlights

- Size: 2.96 acres of R3-zoned vacant land
- Approved Plans: 34 multifamily units with 67 parking spaces
- Fully Permitted: All environmental, civil, and architectural plans are complete—permits once approved
- Water, Electric and Sewer utilities on site
- Construction Ready: Shovel-ready site upon resubmission for permits
- Community-Centric Location: Positioned between YMCA, Baptist Church, and Marion County Health Department
- Walkable access to Publix, Wawa, restaurants, and more
- Convenient Connectivity: Excellent visibility and easy access to amenities, fostering strong tenant appeal

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,196	21,094	41,640
Total Population	5,440	51,615	104,474
Average HH Income	\$114,192	\$99,410	\$87,036



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Building Name	34 Unit Multifamily Site on 2.96 Ac - ready to build
Property Type	Land
Property Subtype	Multifamily
APN	29505-009-01, 29505-009-02, 29505-009-03
Lot Size	2.96 Acres
Number of Lots	3

NAI Heritage is excited to offer 2.96 acres of R3-zoned vacant land, strategically positioned in the heart of Ocala. This shovel-ready site comes with fully approved plans from the City of Ocala to construct 34 multifamily residential units, accompanied by 67 designated parking spaces. With environmental, civil, and architectural plans finalized and permits once approved, the project is ready to resubmit for updated permits in order to break ground immediately.

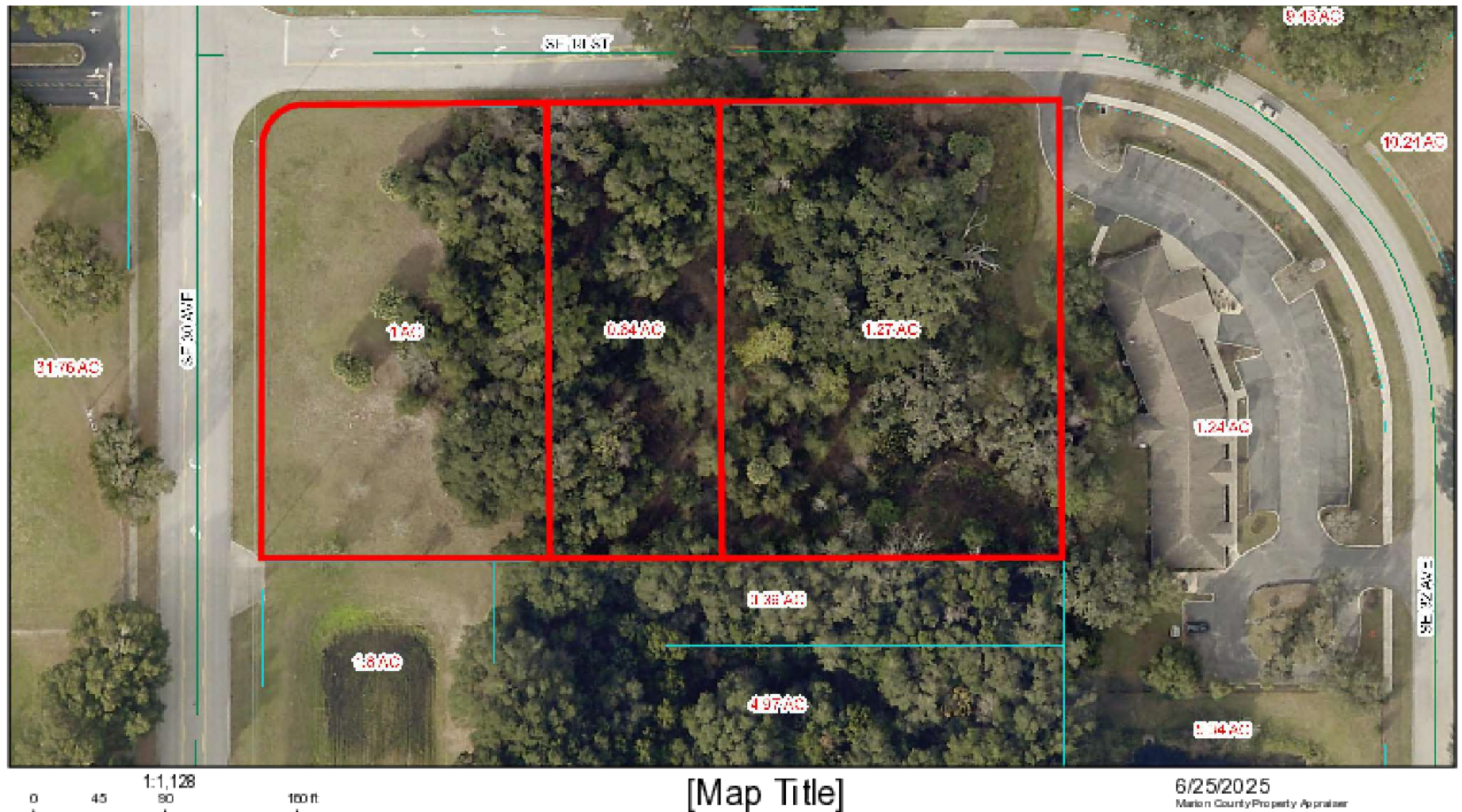
Surrounded by essential services and community landmarks—including the YMCA, a Baptist Church, and the Marion County Health Department—the location offers a walkable lifestyle with close proximity to Publix, Wawa, dining options, and recreational facilities.



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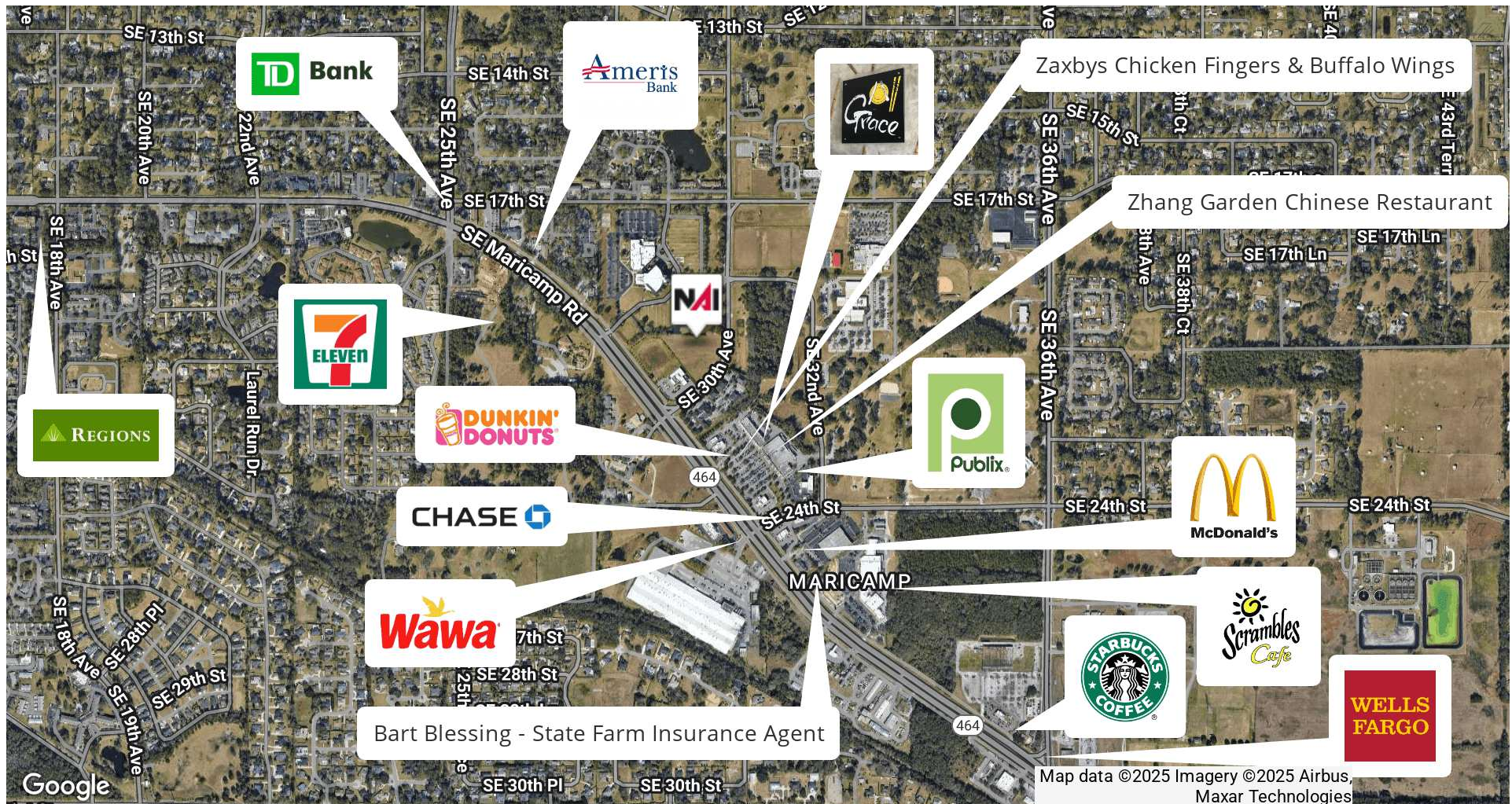
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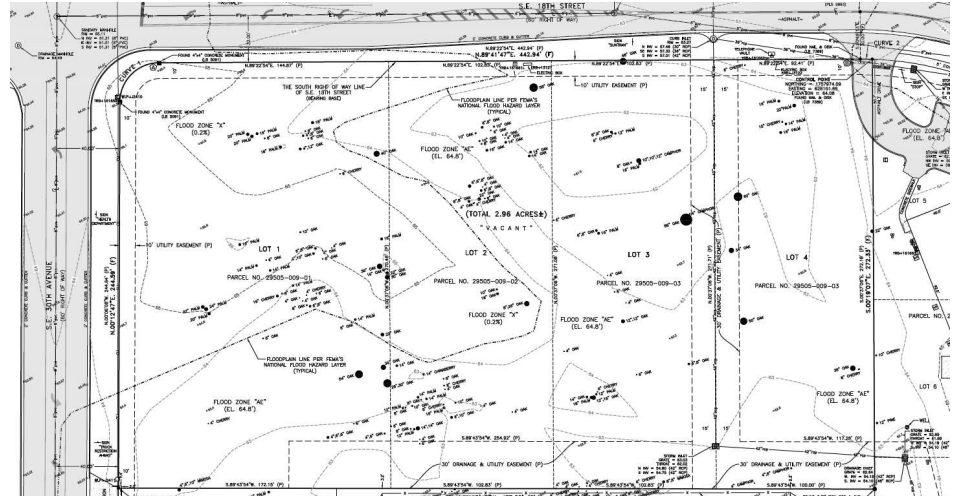
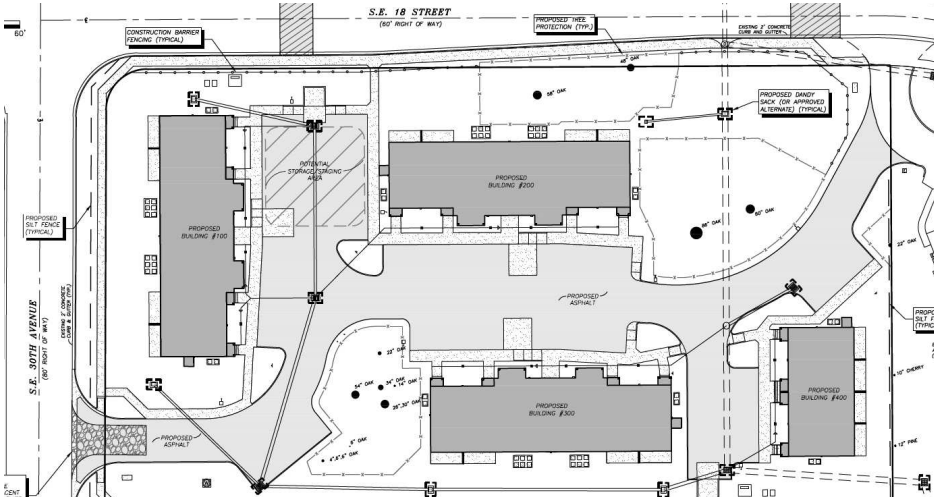
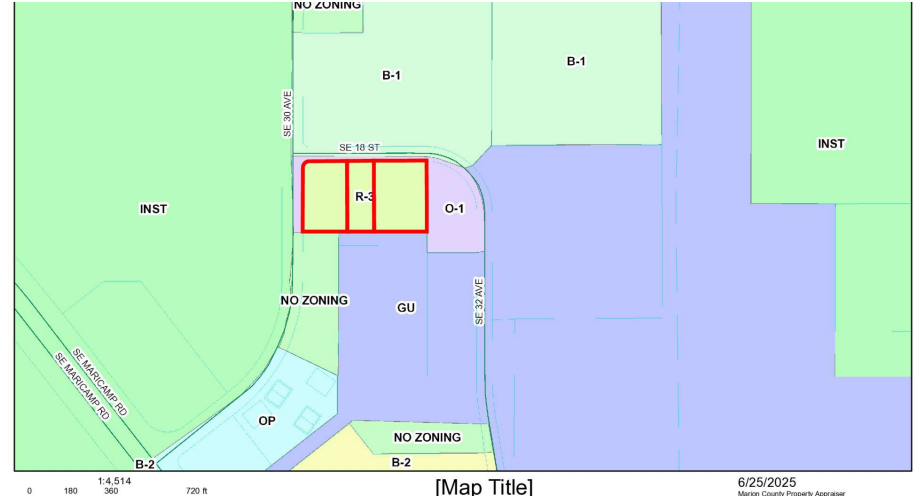
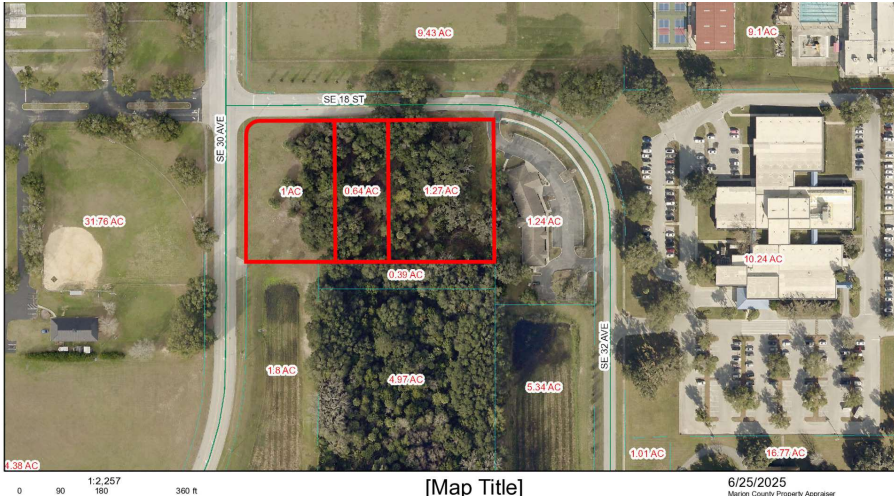
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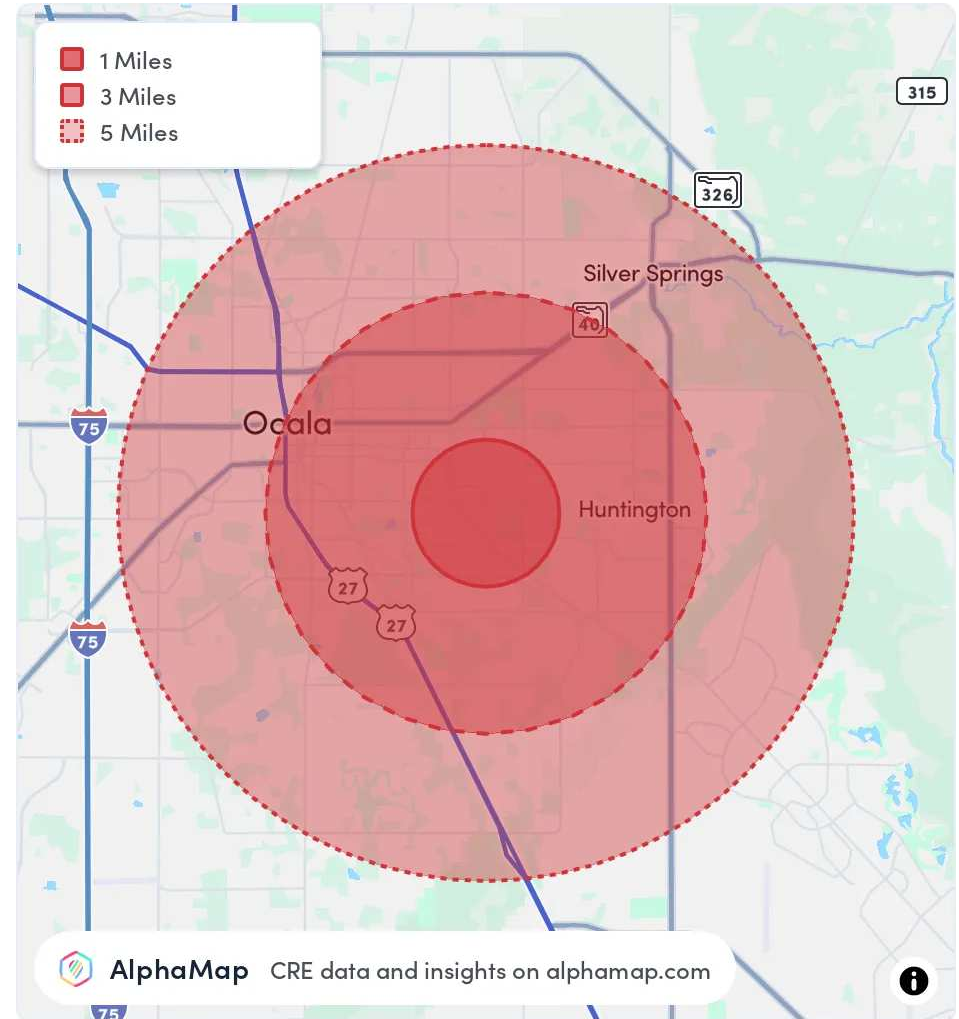
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,440	51,615	104,474
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	45	44

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,196	21,094	41,640
Persons per HH	2.5	2.4	2.5
Average HH Income	\$114,192	\$99,410	\$87,036
Average House Value	\$337,839	\$291,055	\$258,352
Per Capita Income	\$45,676	\$41,420	\$34,814

Map and demographics data derived from AlphaMap



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Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services, Commercial Property Management via alliance provider Heritage Management LLC, Construction Management, Receivership & Special Asset Disposition.

Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp then LLC 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management LLC and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management LLC

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