



Ocala Mixed-Use 14± Acres on West Highway 40

W Highway 40, Ocala, FL 34481

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PROPERTY OVERVIEW



Sale Price

\$1,500,000

Offering Summary

Acreage:	14 Acres
Price / Acre:	\$107,143
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Development Land

Property Overview

Located in a high-growth corridor of Ocala, Florida, this 14±-acre mixed-use development site offers exceptional potential for commercial, retail, residential, or mixed-use projects. Zoned Regional Activity Center (RAC), the property provides maximum flexibility for investors and developers looking to capitalize on Ocala's rapidly expanding market. Positioned for tremendous growth, the site sits just across W Highway 40, where Golden Ocala acquired nearly 700± acres in 2024, signaling strong development momentum in the area.

With 100% uplands and well-draining sandy soils, this shovel-ready site is primed for immediate development. Boasting 900± feet of frontage on West Highway 40, the property offers excellent visibility and accessibility, making it an ideal location for high-traffic businesses or a dynamic mixed-use project. Surrounded by rapid commercial and residential growth, this site presents a rare opportunity to create a landmark development in one of Florida's fastest-growing regions.

SPECIFICATIONS & FEATURES



Specifications & Features

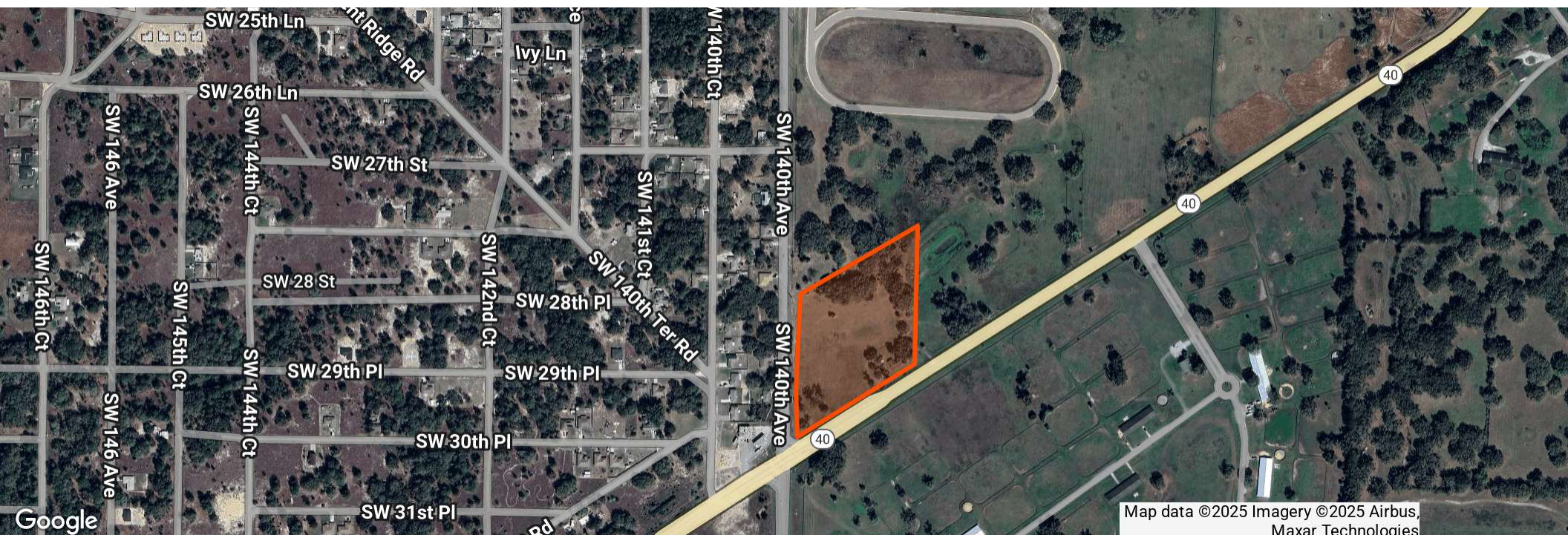
Uplands / Wetlands:	100% Uplands
Soil Types:	Candler Sand 0 To 5 Percent Slopes Candler Sand 5 To 12 Percent Slopes Arredondo Sand 0 To 5 Percent Slopes
Zoning / FLU:	RAC/RL
Road Frontage:	W HWY 40

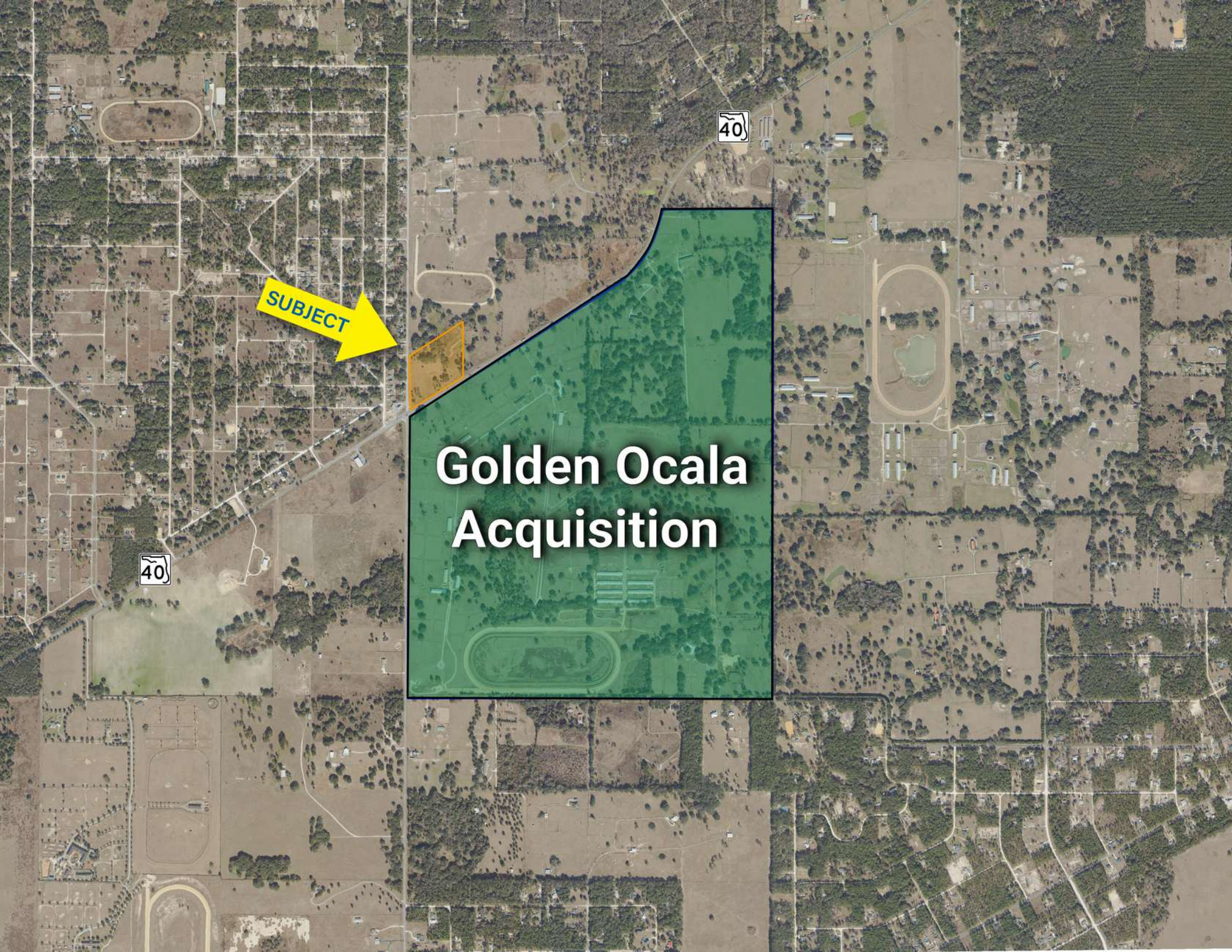
LOCATION



Location & Driving Directions

Parcel:	Contact Advisor
GPS:	29.057174, -82.476314
Driving Directions:	Contact Advisor or Drive By
Showing Instructions:	Contact Advisor or Drive By

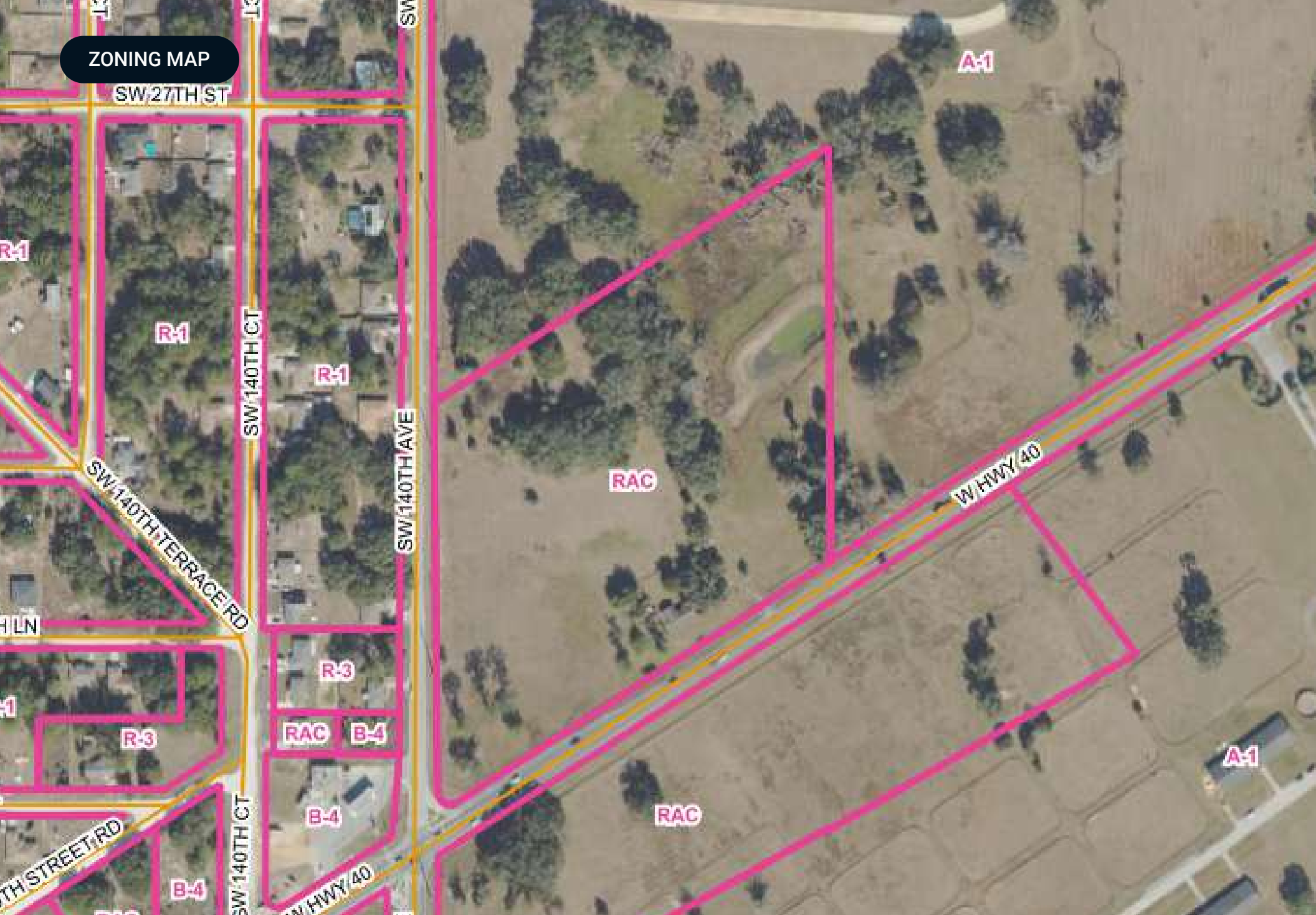




SUBJECT

Golden Ocala Acquisition

ZONING MAP





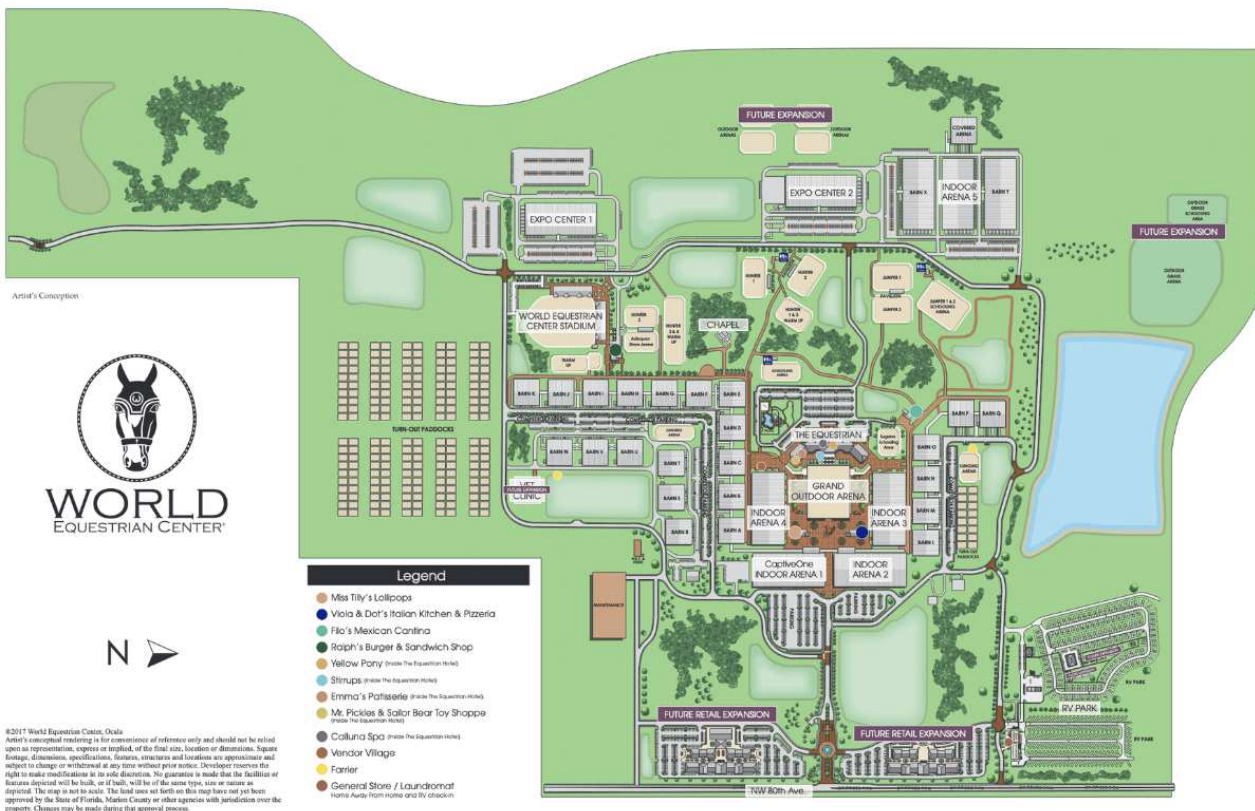
LOCATED LESS THAN 20
MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

World Equestrian Center

Named one of TIME's 2024 World's Greatest Places, the World Equestrian Center is a premier destination for equestrian and multidisciplinary events, with venues in Ocala, Florida, and Wilmington, Ohio. Committed to excellence, the center provides an unparalleled experience for exhibitors, spectators, vendors, sponsors, and retailers. With a focus on quality, class, and distinction, it offers world-class facilities designed to support top-tier competition in a welcoming, family-friendly environment. Whether hosting elite equestrian events or diverse sporting and entertainment gatherings, the World Equestrian Center stands out as a leader in its field.



On Top of the World

LOCATED LESS THAN 30
MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

On Top of the World Community



Neighborhoods

- Candler Hills
- Indigo East
- Weybourne Landing
- Windsor
- Avalon
- Providence
- Williamsburg
- Friendship Colony
- Friendship Park
- Friendship Village
- Crescent Ridge
- Americana Village
- Crescent Green
- Renaissance Park
- Longleaf Ridge

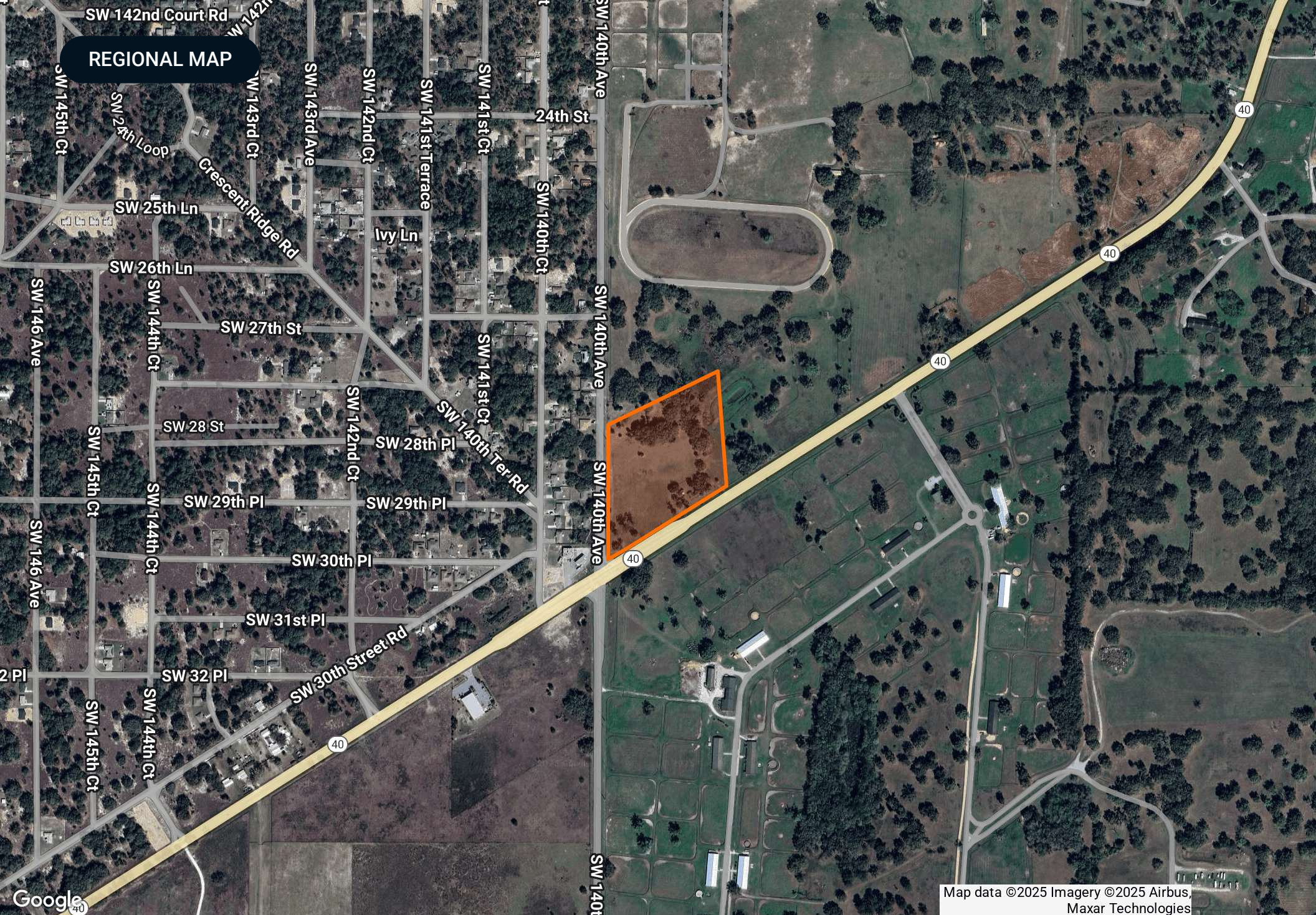
Circle Square Commons

- A The Ranch Fitness Center & Spa
- B Circle Square Cultural Center
- C The Town Square
- D On Top of the World
- E Real Estate of Marion, LLC
- F Bridget Communications
- G Master the Possibilities
- H Sid's Coffee Shop & Deli
- I Bay Laurel Center CDD
- J The World News
- K Accounting
- L Colen Built Design Studio

Amenities

- Ⓜ Restricted Access
- Ⓜ Mailboxes
- ♻ Recycling
- ♻ Compactor/Garbage
- ♻ Cardboard
- Ⓜ Playground/Basketball
- Ⓜ Gate

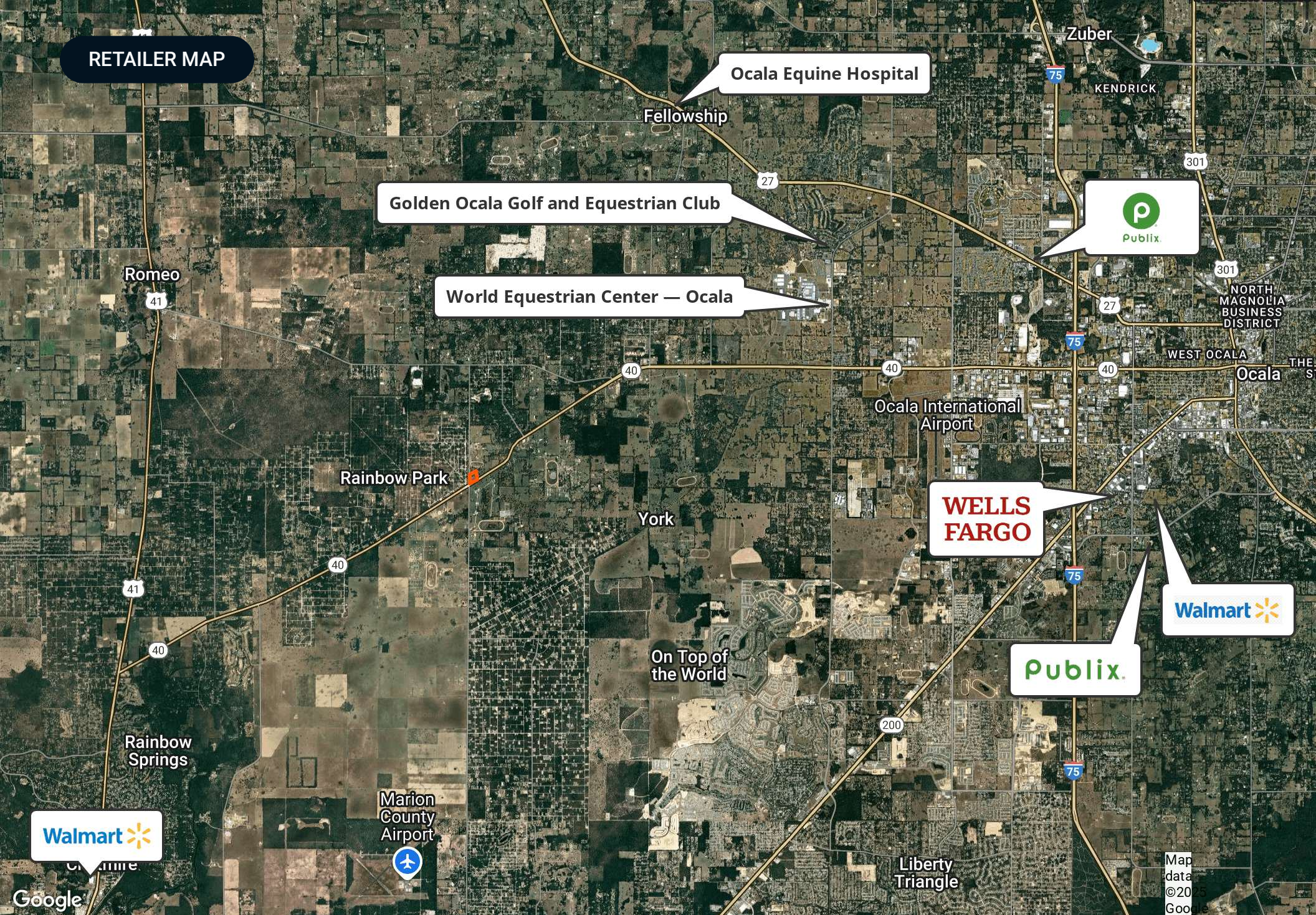
On Top of the World is a premier 55+ active adult community located in Ocala, Florida, known for its resort-style amenities and vibrant lifestyle. Spanning thousands of acres, the community offers a variety of home styles, from single-family residences to maintenance-free villas, designed for comfortable and modern living. Residents enjoy an impressive range of amenities, including multiple golf courses, fitness centers, swimming pools, tennis and pickleball courts, and miles of walking and biking trails. The community also features numerous social clubs, lifelong learning programs, and entertainment options, fostering an engaging and active environment. Conveniently located near Ocala's shopping, dining, and medical facilities, On Top of the World provides a well-rounded, community-focused lifestyle.



REGIONAL MAP

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

RETAILER MAP





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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