



Ocala Mixed-Use 19± Acres on West Highway 40

W Highway 40, Ocala, FL 34481

David Lapham
517-990-4907
davidl@saundersrealestate.com

Zane Mueller
352-303-9322
zane@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$1,500,000

Offering Summary

Acreage:	19.59 Acres
Price / Acre:	\$76,570
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Development Land

Property Overview

Located in a high-growth corridor of Ocala, Florida, this 19.59-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 SW 140th Ave, 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 1,140± 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

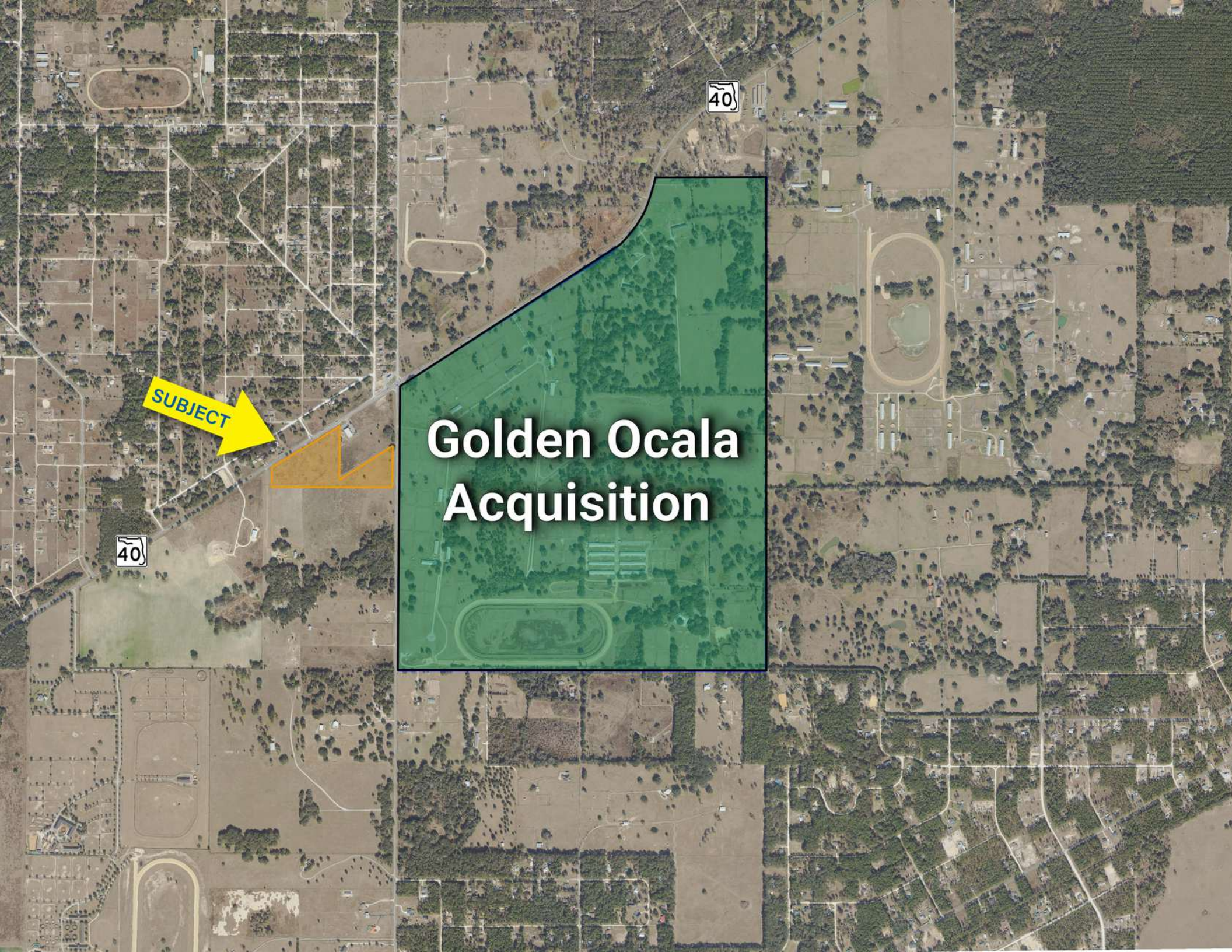


Location & Driving Directions

Parcel:	20906-001-02
GPS:	29.057174, -82.476314
Driving Directions:	Contact Advisor or Drive By
Showing Instructions:	Contact Advisor or Drive By



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



SUBJECT

Golden Ocala Acquisition

ZONING MAP





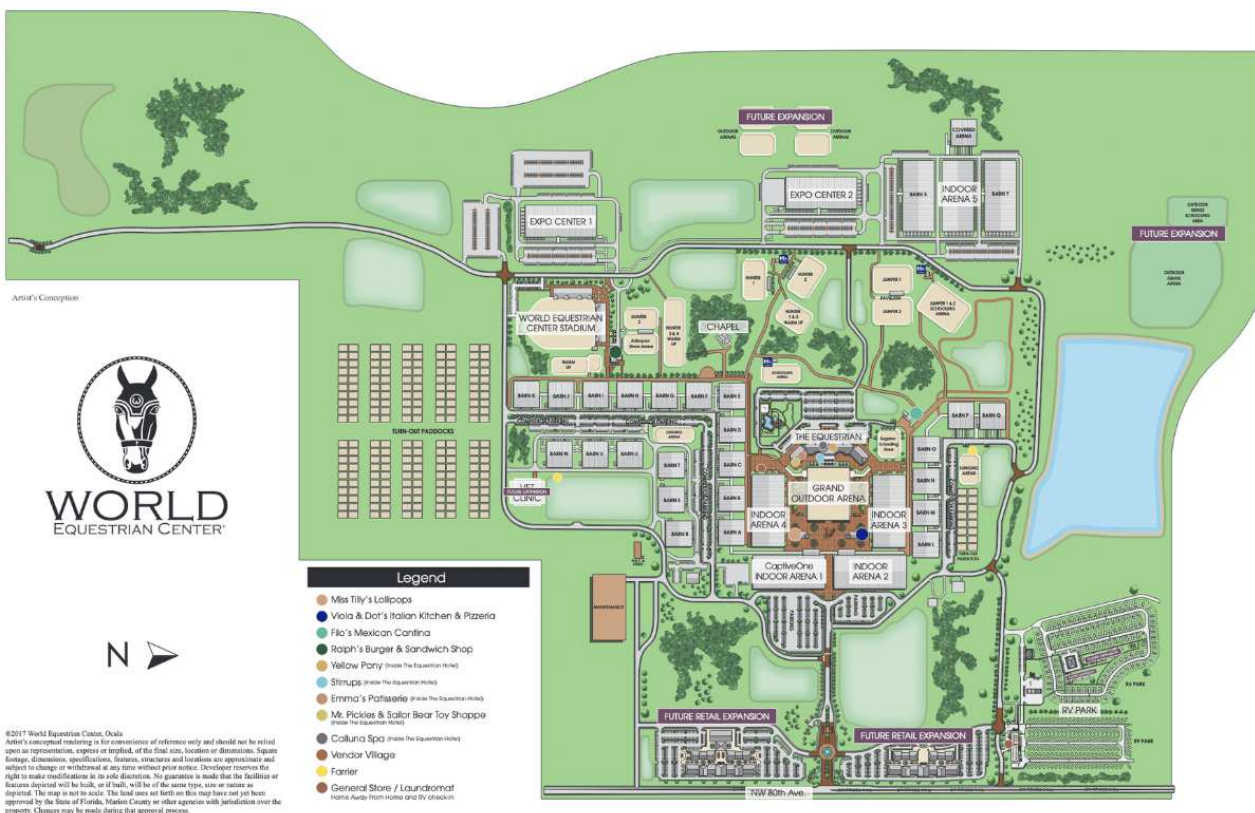
LOCATED LESS THAN 20
MINUTES FROM THE LISTING



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

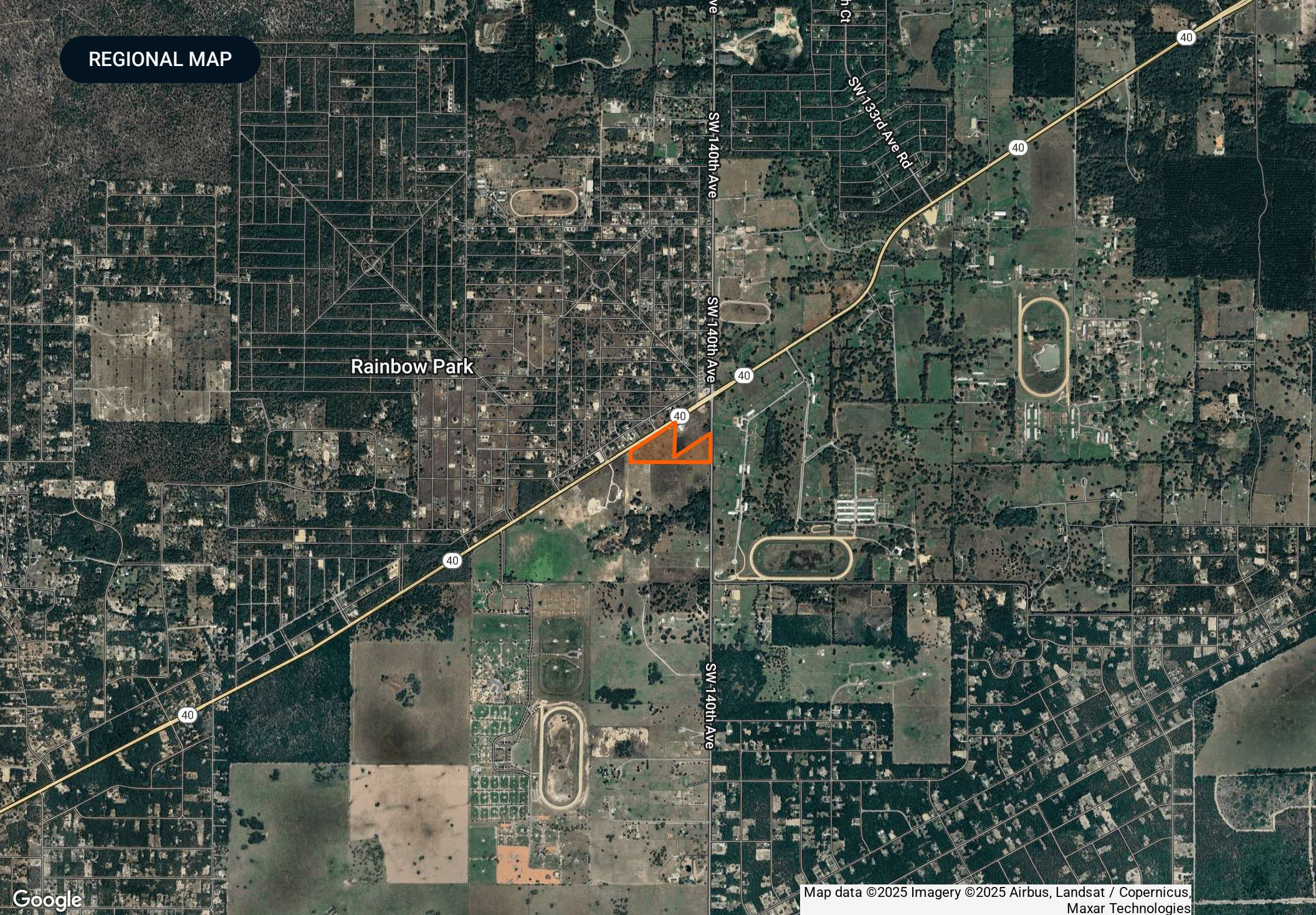
- A The Ranch Fitness Center & Spa
- B Circle Square Cultural Center
- C The Town Square
- D On Top of the World
- E Real Estate of Marion, LLC
- F Bridget Communications
- G Master the Possibilities
- H Sid's Coffee Shop & Deli
- I Bay Laurel Center CDD
- J The World News
- K Accounting
- L Colen Built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

Amenities

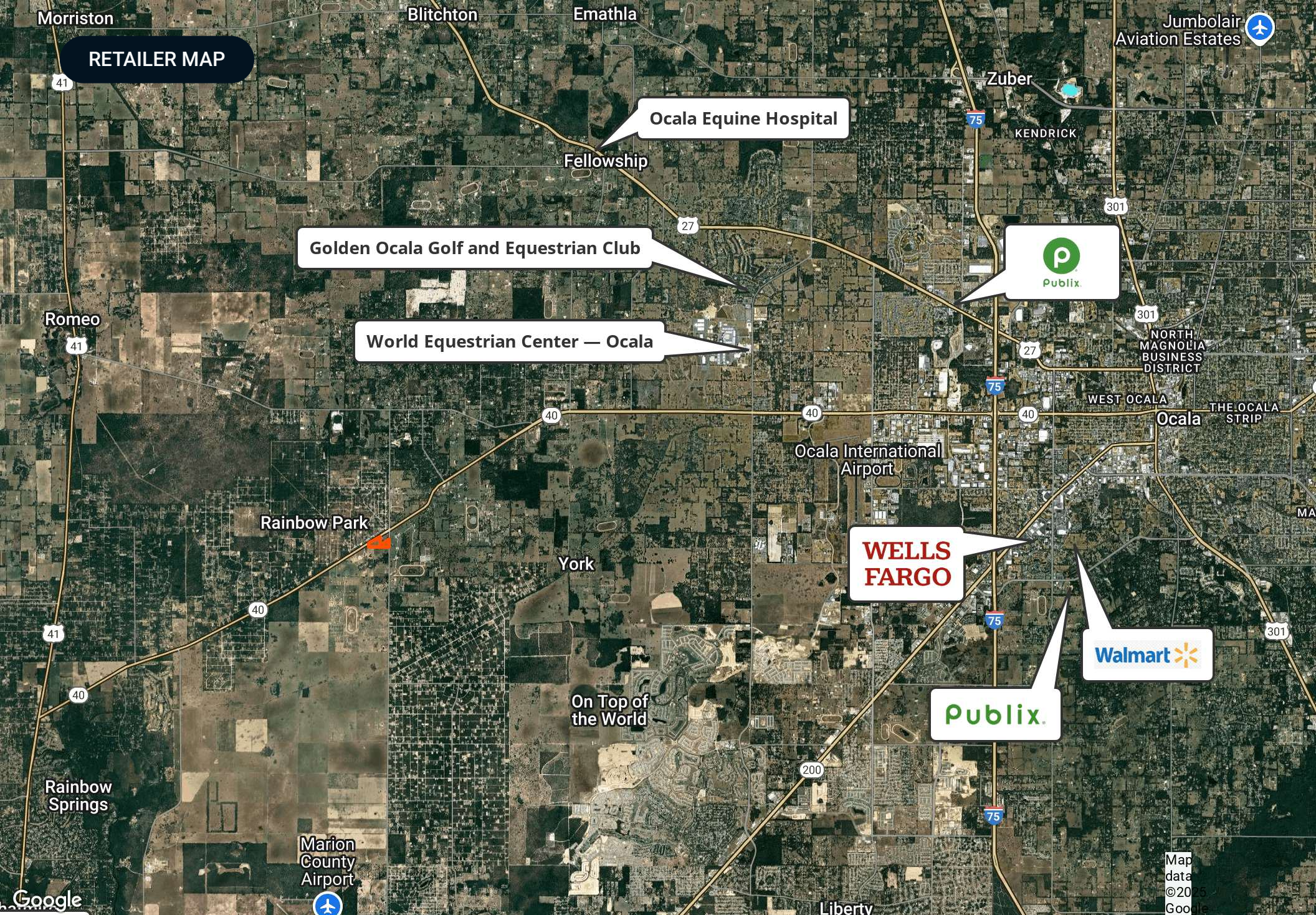
- Ⓜ Restricted Access
- Ⓜ Mailboxes
- ♻ Recycling
- ♻ Compactor/Garbage
- ♻ Cardboard
- Ⓜ Playground/Basketball
- Ⓜ Gate

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, Landsat / Copernicus,
Maxar Technologies



RETAILER MAP

Ocala Equine Hospital

Golden Ocala Golf and Equestrian Club

World Equestrian Center — Ocala



WELLS
FARGO

Walmart

Publix



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.



877-518-5263 • info@saundersrealestate.com