

# SALE

## MICANOPY

21121 North US Highway 441 MICANOPY, FL 32664



### OFFERING SUMMARY

Sale Price:	\$623,069
Available SF:	
Lot Size:	2.04 Acres
Price / Acre:	\$305,426
Zoning:	R4
Market:	Ocala
Submarket:	Outlying Marion County

### PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to announce the availability of 21121 N US Highway 441, Micanopy, FL 32667, a 2.04-acre parcel offering strong development and investment potential. The seller currently utilizes the site for car storage and parking and is open to a seller finance, subject to internal discussions. Strategically located along North US Highway 441, the property sits approximately 10 minutes from the University of Florida, north of Gainesville, and 15 minutes south of Ocala, providing convenient access to two major growth markets.

The property is currently zoned R-4 (Mixed Residential), which is intended to accommodate medium-density residential development, including single-family or two-family residences utilizing a mix of manufactured homes and conventional construction. Buyers will also have the option to pursue rezoning to B-1, B-2, B-3, B-4, or B-5, allowing for a wide range of commercial development opportunities. Given the ongoing demand for student housing near the University of Florida, this site presents a compelling opportunity for residential, multifamily, or mixed-use development. Discover an exceptional investment opportunity with this well-positioned property in the greater North Central Florida / Ocala-Gainesville corridor. With excellent visibility, accessibility, and flexible zoning potential, the site is well-suited for land investors and multifamily developers seeking to capitalize on a thriving and expanding regional market.

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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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21121 North US Highway 441 MICANOPY, FL 32664



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce the availability of 21121 N US Highway 441, Micanopy, FL 32667, a 2.04-acre parcel offering exceptional development and long-term investment potential in the highly sought-after Gainesville–Ocala growth corridor.

The property is currently utilized by the seller for vehicle storage and parking, and the seller is open to seller financing, subject to internal discussions—providing buyers with potential flexibility in structuring a transaction.

Strategically positioned along North US Highway 441, the site benefits from excellent frontage, visibility, and accessibility. It is located approximately 10 minutes from the University of Florida, north of Gainesville, and 15 minutes south of Ocala, placing it between two of North Central Florida’s most dynamic and expanding markets.

The property is currently zoned R-4 (Mixed Residential), which supports medium-density residential development, including single-family and two-family residences utilizing a mix of manufactured homes and conventional construction. Additionally, buyers may pursue rezoning to B-1, B-2, B-3, B-4, or B-5, unlocking a broad spectrum of commercial and mixed-use development opportunities. Given the sustained demand for student housing and workforce rentals near the University of Florida, this site presents a compelling opportunity for residential, multifamily, or mixed-use development.

This well-positioned parcel offers investors and developers an opportunity to capitalize on the continued expansion of the North Central Florida / Ocala–Gainesville corridor. The region is anchored by the University of Florida, one of the largest universities in the state, and benefits from diverse employment drivers, including education, healthcare, logistics, manufacturing, agriculture, and government. Elevated educational attainment levels and consistent enrollment growth continue to fuel demand for student-oriented housing and workforce residential product, while limited new supply supports strong long-term fundamentals.

The surrounding McIntosh–Micanopy trade area has experienced

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