



# Offering Memorandum

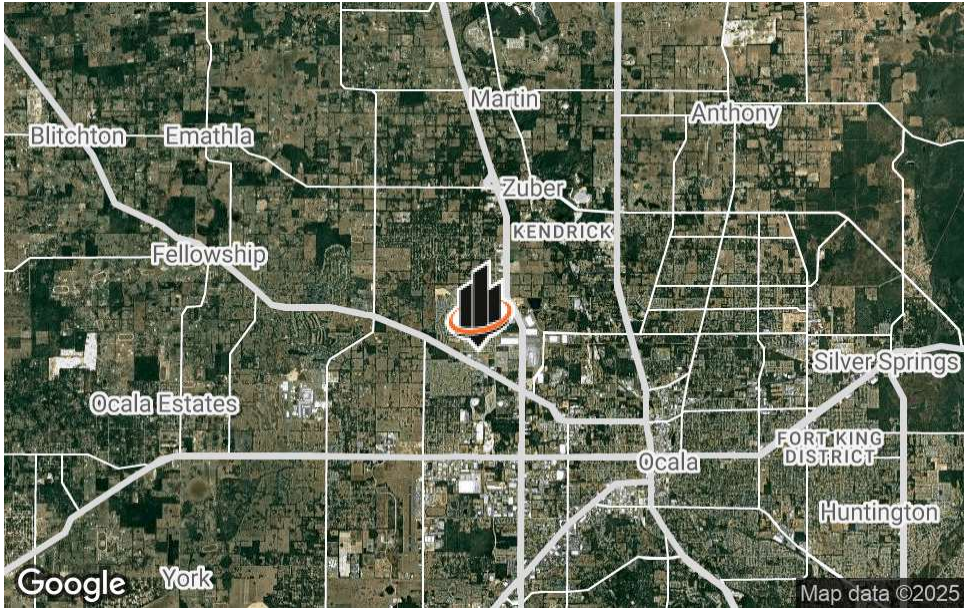


25+/- Commercial Acres

2785 NORTHWEST 49TH AVENUE, OCALA, FL 34482



# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$3,950,000
LOT SIZE:	25.67 Acres
PRICE/ACRE:	\$153,876
ZONING:	R-3
MARKET:	Ocala
APN	21509-001-01 21509+001-01

## PROPERTY DESCRIPTION

25+/- commercial acres next to Publix on Hwy 27 within the city of Ocala, FL, featuring water and sewer available to the property. The property's future land use is Low Intensity, which provides zoning for a wide variety (B-2, B-4, M-1, PD) of different uses including retail, office, self storage, mini warehouses and other types of commercial business. The current zoning is R-3, providing up to 18 residential units per acre for a total of 396 multifamily units. The estimated rezoning timeline is four months. This offering includes two parcels totaling 25.67 acres (22.03 and 3.64 acres). The 3.64 acres provides drainage retention with shared capacity for the Publix and remaining 22.03 acres. Major employers and retailers nearby include: Chewy, FedEx, Amazon, AutoZone, UF Shand's Hospital, HCA Emergency Care, Publix, Starbucks, Chase Bank, Regions Bank, Walgreens, McDonalds, Gold's Gym and AutoZone. I-75 is a three minute drive east and the billion-dollar World Equestrian Center is a 12 minute drive west. The new Buc-ees and I-75 interchange will be a short five minute drive. Marion County owns a .05+/- acre well, with a 100' circumference protection buffer located in the NE portion of the property.



# THE PROPERTY





# RETAILER MAP





# FOXWOOD PLAT MAP

## FOXWOOD III

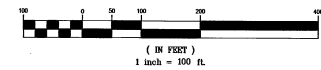
### A PLANNED UNIT DEVELOPMENT (A PRIVATE COMMERCIAL SUBDIVISION)

A REPLAT OF A PORTION OF TRACT "G" OF SHOPS AT FOXWOOD AS RECORDED IN  
PLAT BOOK 12, PAGES 3 THROUGH 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PLAT BOOK 14, PAGE 198

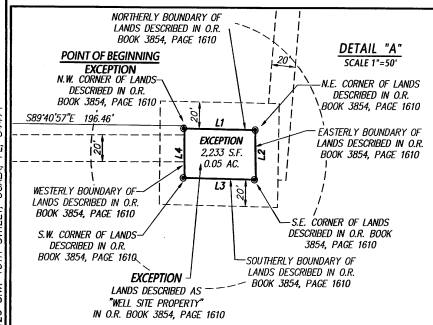
SHEET 2 OF 2

GRAPHIC SCALE



PLANNING • ENVIRONMENTAL • G.I.S.  
JCH CONSULTING GROUP, INC. 428 S.W. 15TH STREET, OCALA, FL 34471  
TEL: 352.466.4400 FAX: 352.466.4401 WWW.JCHG.COM

- LEGEND** UNLESS OTHERWISE NOTED
- NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING
  - CL = CENTERLINE OF RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS OF MARION COUNTY
  - R/W = RIGHT OF WAY LINE
  - LB = LICENSE BUSINESS
  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - AC. = ACRES
  - (NR) = NOT RADIAL
  - XXXX = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT (P.R.M.)  
FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.)  
SET 4" X 4" CONCRETE MONUMENT (LB 8071)
  - = PERMANENT CONTROL POINT (P.C.P.)  
SET NAIL & DISC (P.C.P.) (LB 8071)
  - ⊙ = PERMANENT CONTROL POINT (P.C.P.)  
FOUND 5/8" NAIL & DISC (LB 5091)



#### SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

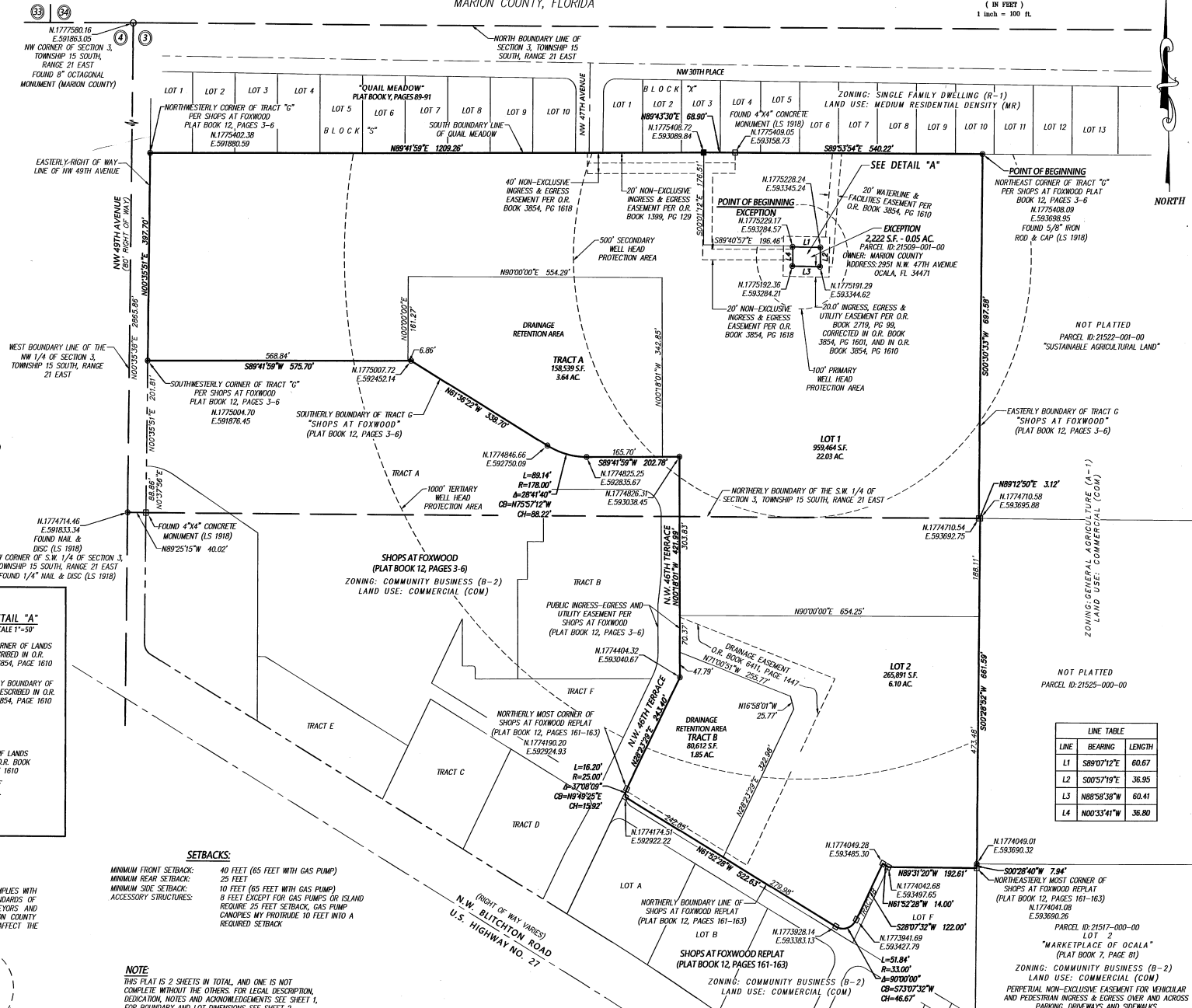
BY: *Christopher J. Johnson* 05/06/22  
CHRISTOPHER J. JOHNSON, P.L.S.  
FLORIDA REGISTERED SURVEYOR NO. LS 6553  
JCH CONSULTING GROUP, INC.

#### SETBACKS:

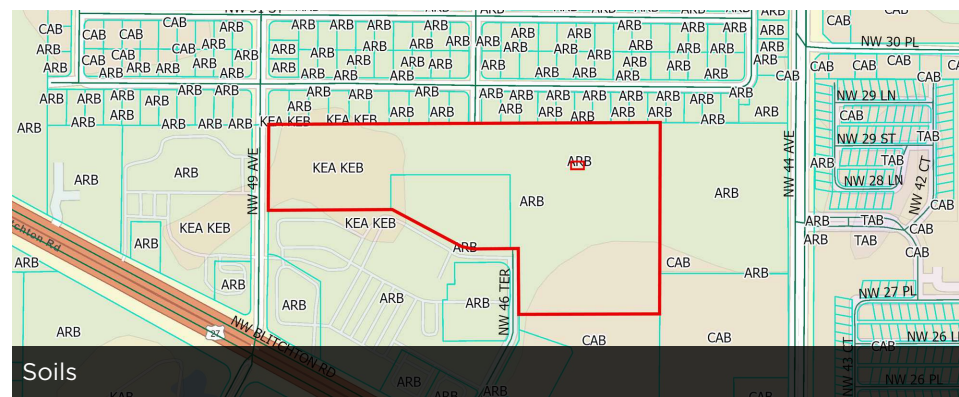
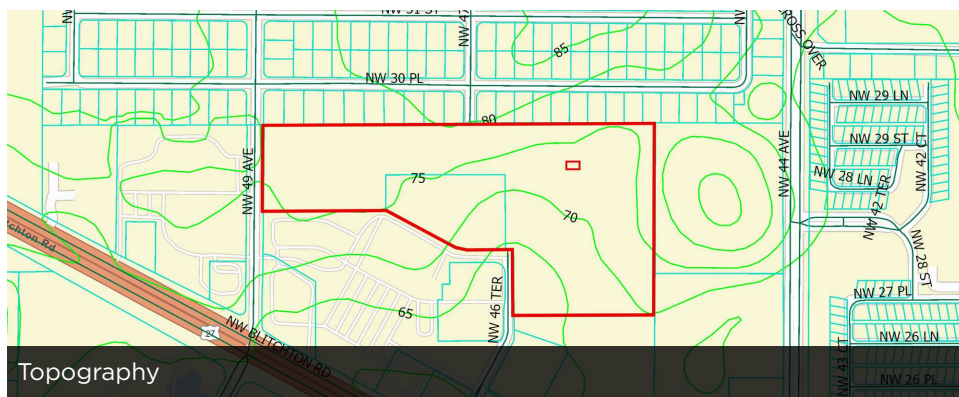
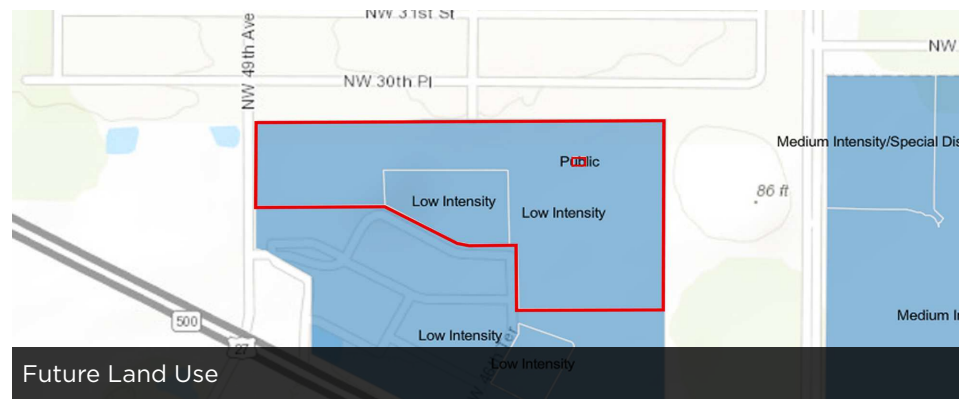
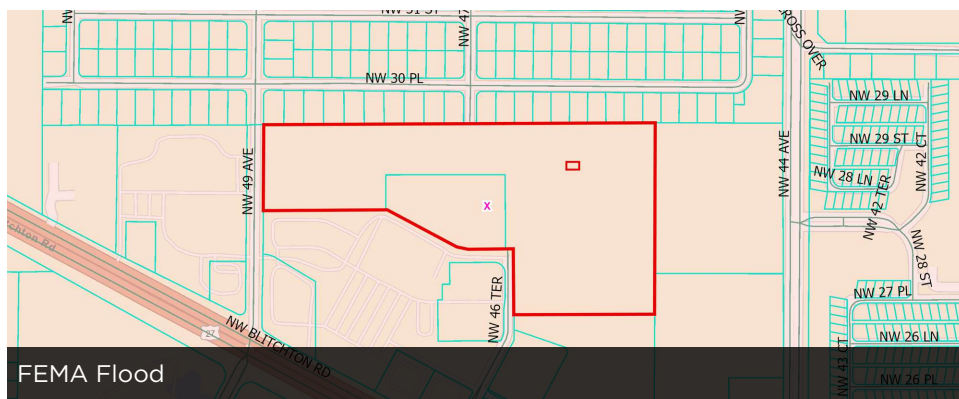
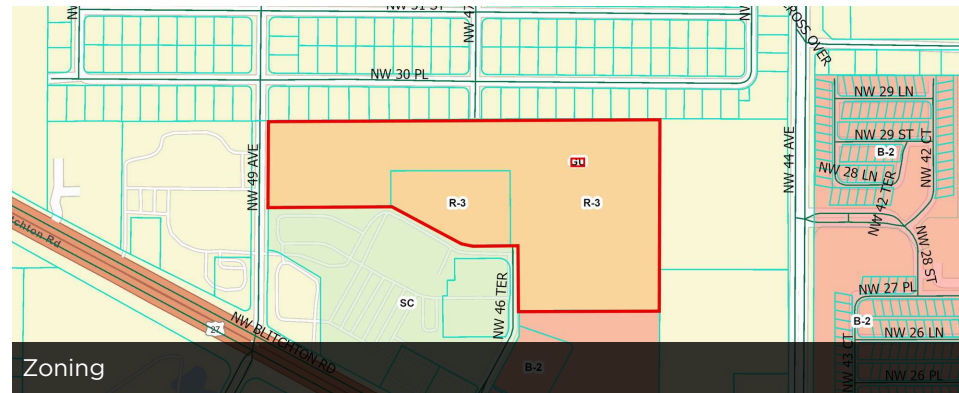
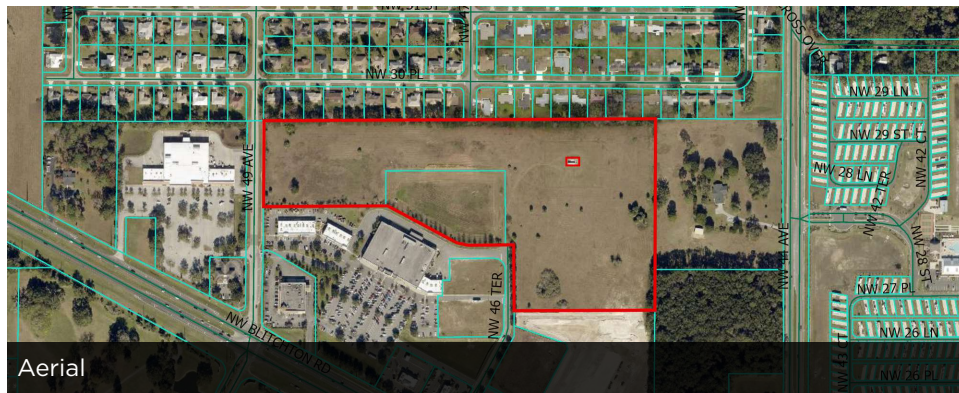
MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)  
MINIMUM REAR SETBACK: 25 FEET  
MINIMUM SIDE SETBACK: 10 FEET (65 FEET WITH GAS PUMP)  
ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLAND REQUIRE 25 FEET SETBACK, GAS PUMP CANOPIES MY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

#### NOTE:

THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1, THE PRIMARY AND LOT DIMENSIONS SEE SHEET 2.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°07'12"E	60.67
L2	S00°57'18"E	36.95
L3	N88°58'38"W	60.41
L4	N00°33'41"W	36.80





# MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each