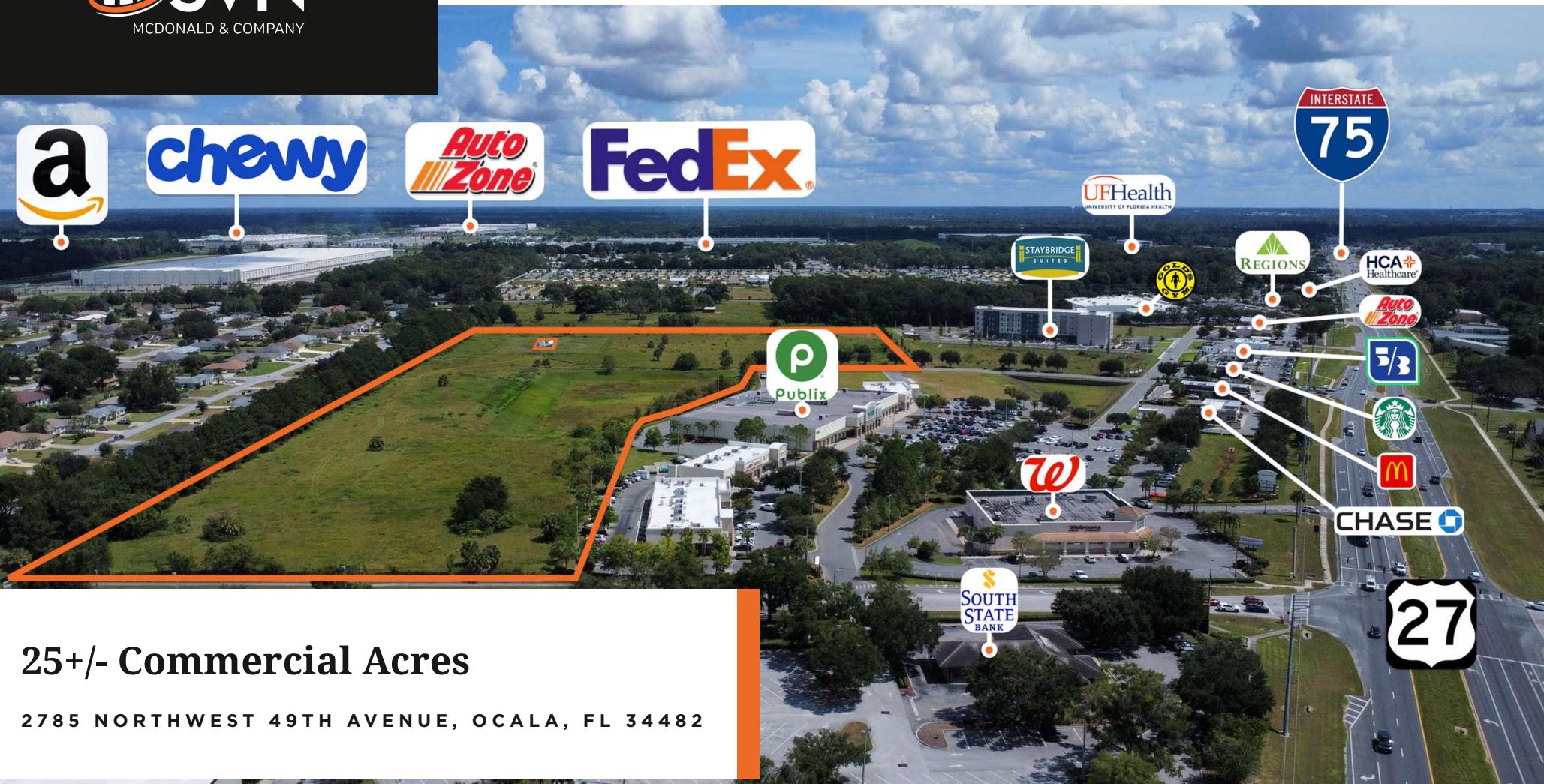




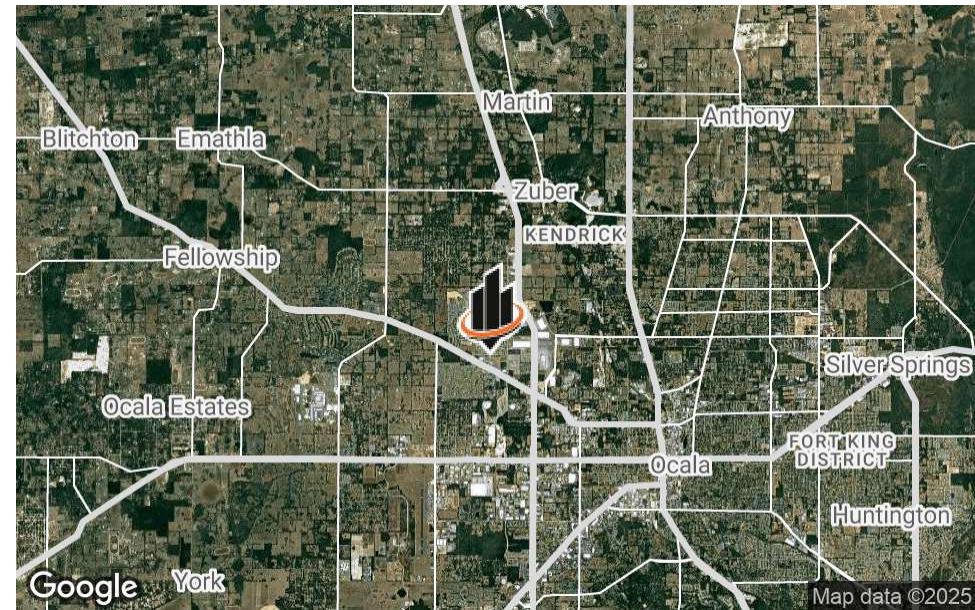
# Offering Memorandum



**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 Shands 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

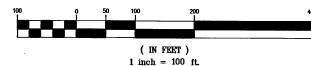
## FOXWOOD III

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

PLAT BOOK 14, PAGE 198

HEET 2 OF 2

GRAPHIC SCALE

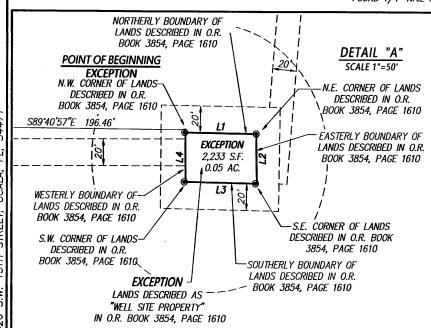


PLANNING + ENVIRONMENTAL + G.I.S.  
CERTIFIED PLAT AUTOMATION 12-007  
CERTIFIED BY MARION PLAT. CTM 12-007  
CITY OF Ocala, FL 34471  
PHONE: 352-462-4422 FAX: 352-772-8015 www.jchgroup.com

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



**LEGEND** UNLESS OTHERWISE NOTED  
 -Y- NOT TO SCALE  
 R = RADIUS  
 L = ARC LENGTH  
 A = DELTA (CENTRAL ANGLE)  
 CH = CHORD DISTANCE  
 CB = CHORD BEARING  
 NO. = NUMBER  
 N. = NORTING (STATE PLANE COORDINATES)  
 E. = EASTING (STATE PLANE COORDINATES)  
 € = 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 = AGREES  
 (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)



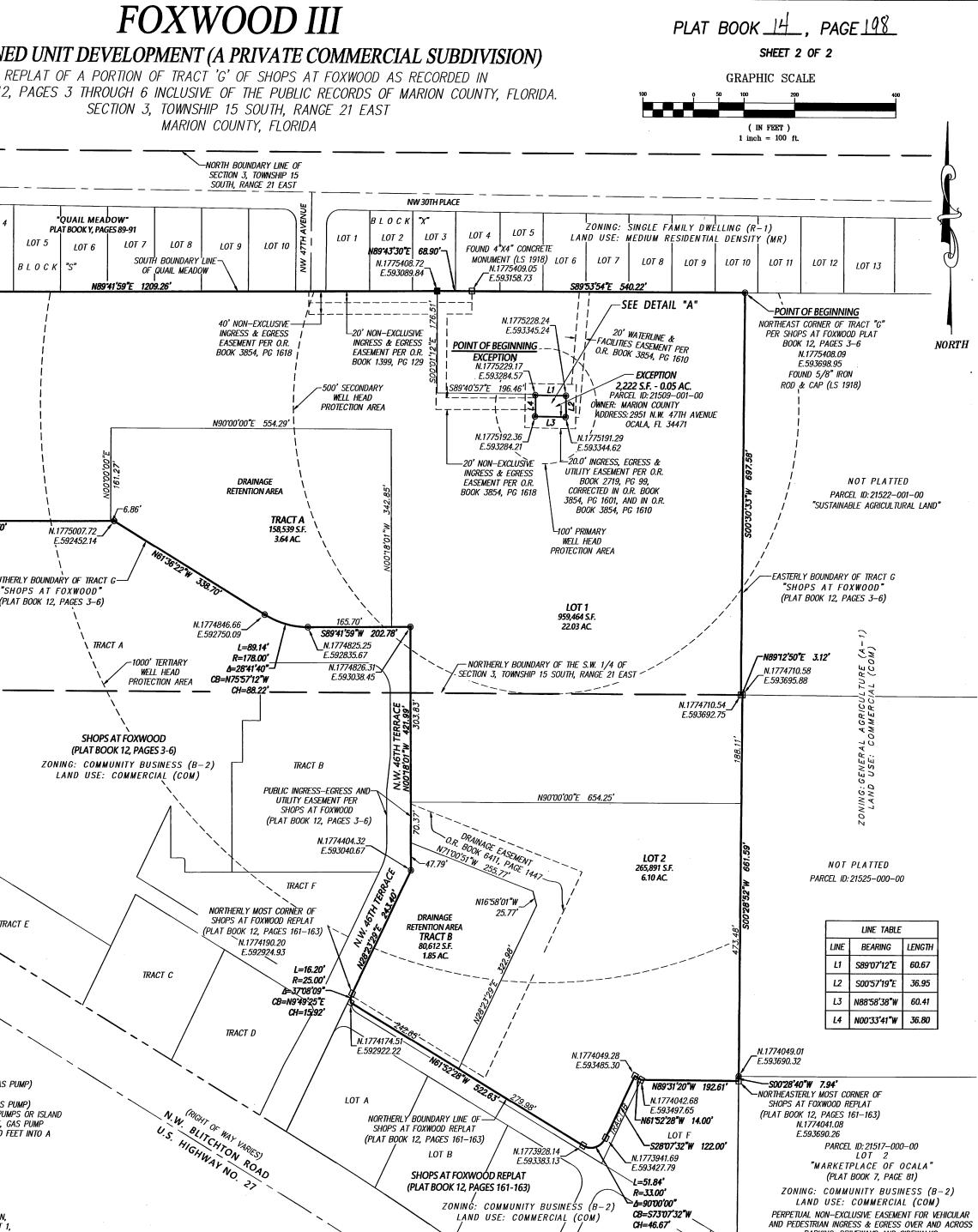
#### SURVEYOR'S CERTIFICATE

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 MAPPLERS, AND CONFORMS 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*  
 CHRISTOPHER J. JOHNSON, P.S.M.  
 FLORIDA REGISTERED SURVEYOR NO. LS 6553  
 JOH CONSULTING GROUP, INC.

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  
 CAMPSITES PROHIBITED 10 FEET INTO A REQUIRED SETBACK

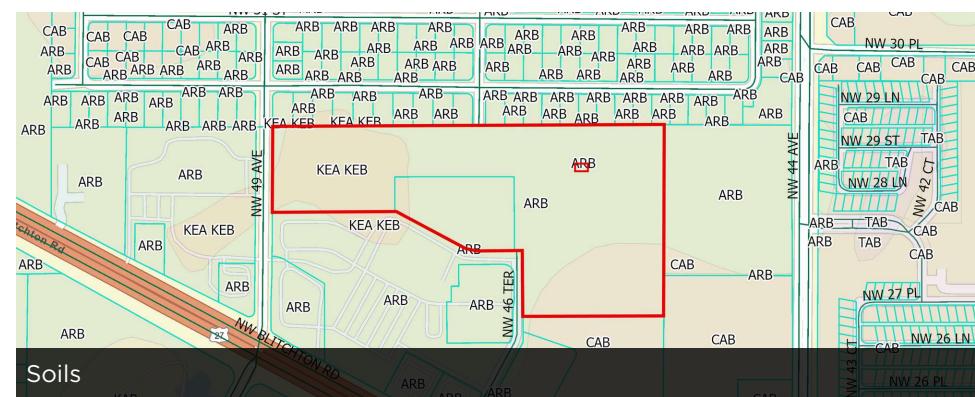
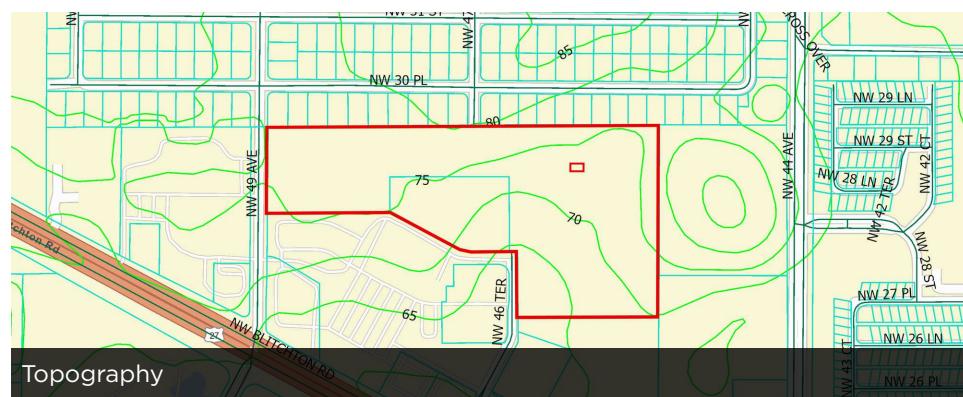
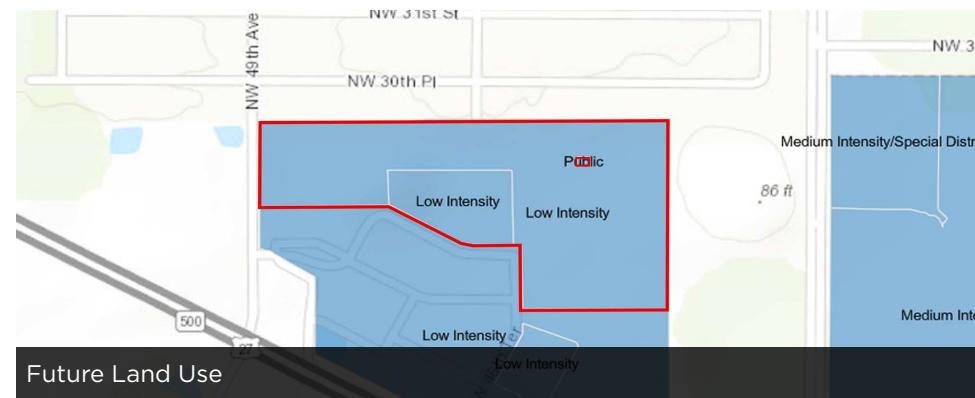
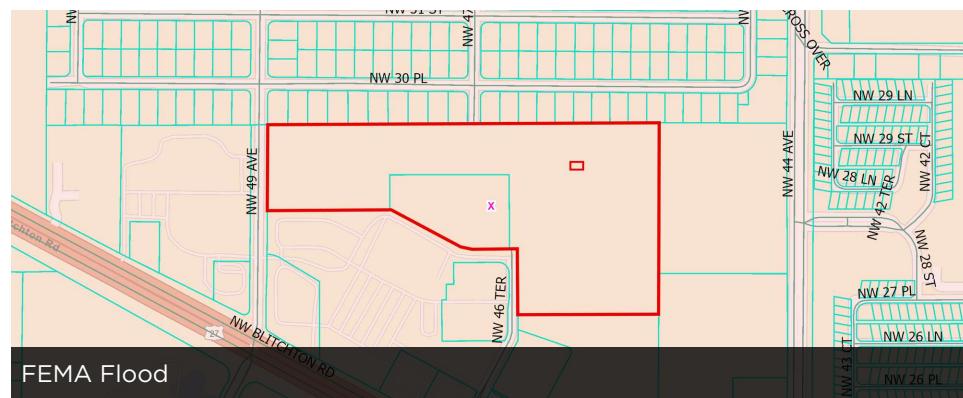
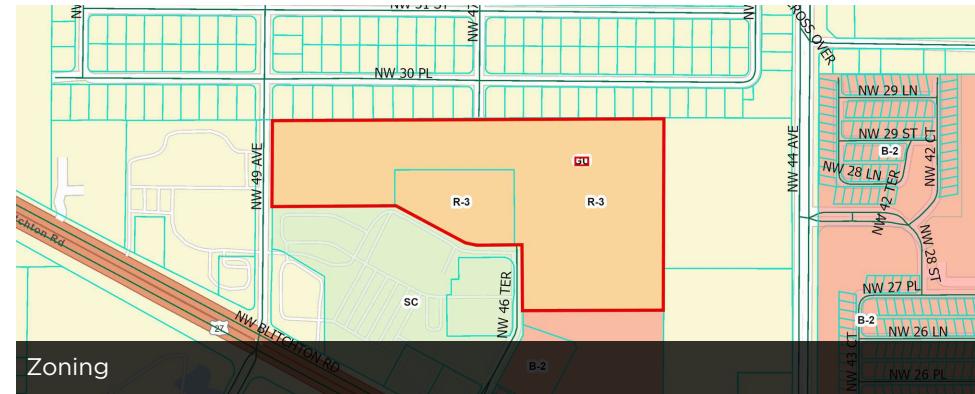
NOTE:  
 THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT  
 COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION,  
 DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1,  
 FOR PRIMARY AND LOT INFORMATION SEE SHEET 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°07'12"E	60.67
L2	S00°57'19"W	36.95
L3	N88°58'38"W	60.41
L4	N00°33'41"W	36.80

NOT PLATTED  
 PARCEL ID: 21522-001-00  
 "SUSTAINABLE AGRICULTURAL LAND"  
 ZONING: GENERAL AGRICULTURAL (A-1)  
 ZONING: GENERAL AGRICULTURAL (A-1)  
 ZONING: GENERAL AGRICULTURAL (A-1)  
 ZONING: COMMERCIAL (COM)  
 NOT PLATTED  
 PARCEL ID: 21525-000-00  
 "MARKETPLACE OF OCALA"  
 ZONING: COMMERCIAL BUSINESS (B-2)  
 LAND USE: COMMERCIAL (COM)  
 PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR  
 AND PEDESTRIAN INGRESS & EGRESS OVER AND ACROSS  
 PARKING, DRIVEWAYS AND SIDEWALKS

# MAPS



## MEET THE TEAM



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[stiles.mcdonald@svn.com](mailto:stiles.mcdonald@svn.com)

FL #SL3561136



### Matthew Garff

O: 352.644.1552

[matthew.garff@svn.com](mailto:matthew.garff@svn.com)

FL #SL3591852

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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