

# FOR SALE

6.0 Acres—\$600,000

~ 7225 NW Gainesville Rd., Ocala, FL 34470 ~



- **Zoning: M-2 Heavy Industrial**
- **Acres: 6.0**
- **Marion County Parcel ID: #13247-001-00**
- **Easy access to I-75/SR 326 corridor**
- **MLS #OM719593**

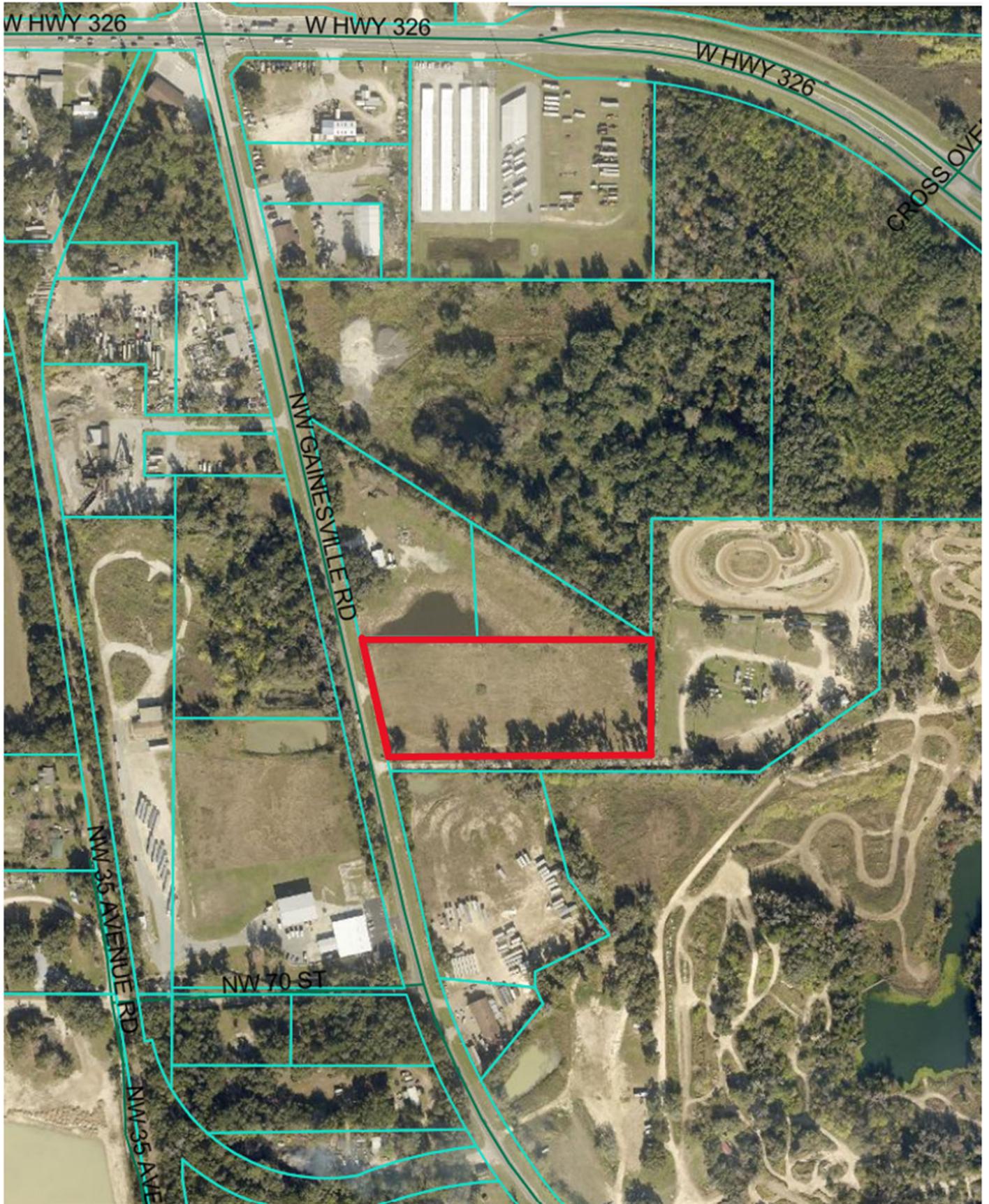
M-2 Industrial Zoning Marion County. 350' of frontage on NW Gainesville Rd. just South of SR 326. Cleared with concrete driveway. 6 acres total (4.59 acres outside of flood zone; 1.41 acres within flood zone). Easy access to SR 326 and I-75. Survey and topo in office file.



**Van H. Akin, CCIM, SIOR**  
**(352) 804-2446**

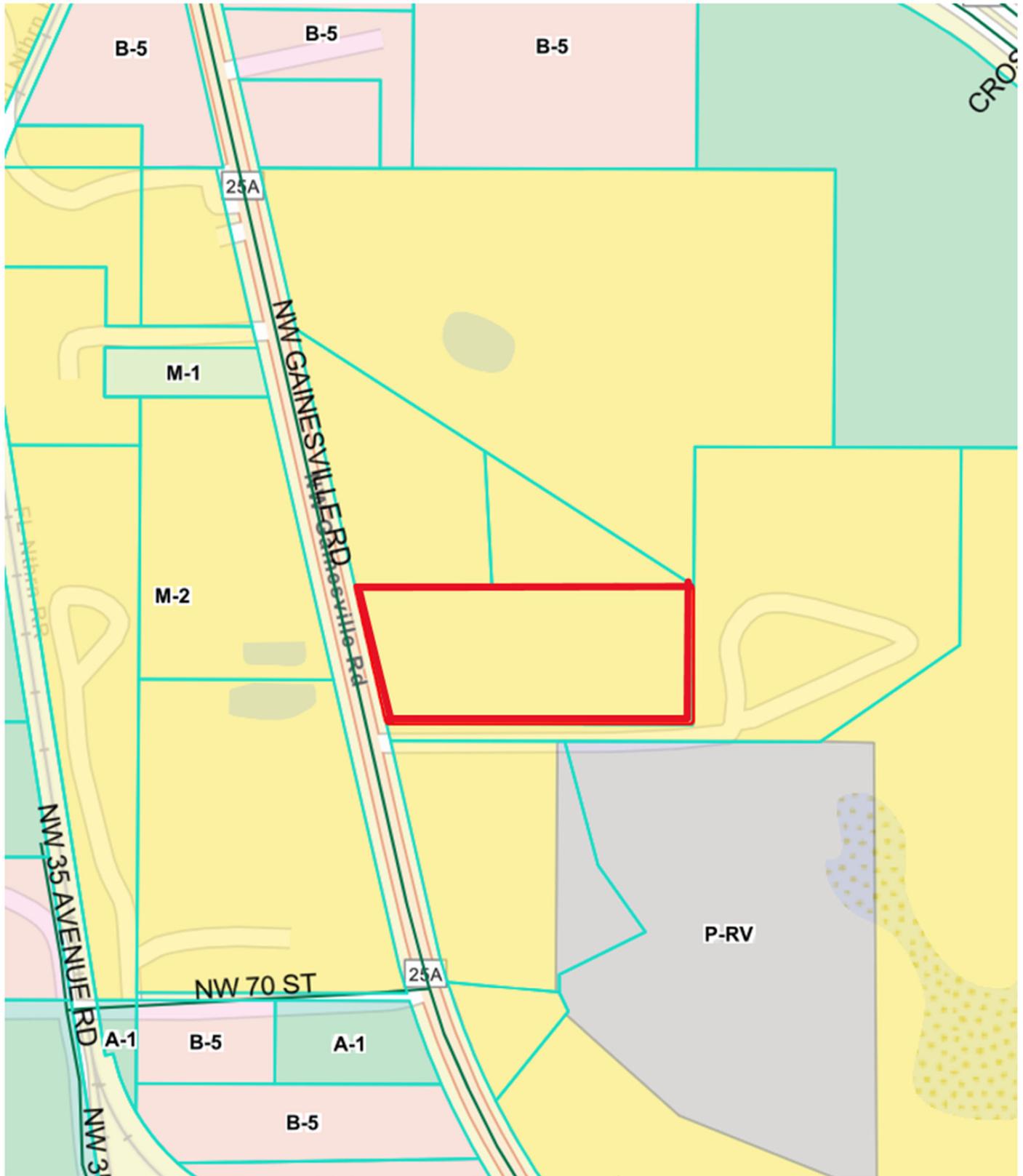
**van@vanakin.net**  
**500 NE 8th Avenue, Ocala, FL 34470**

# Aerial

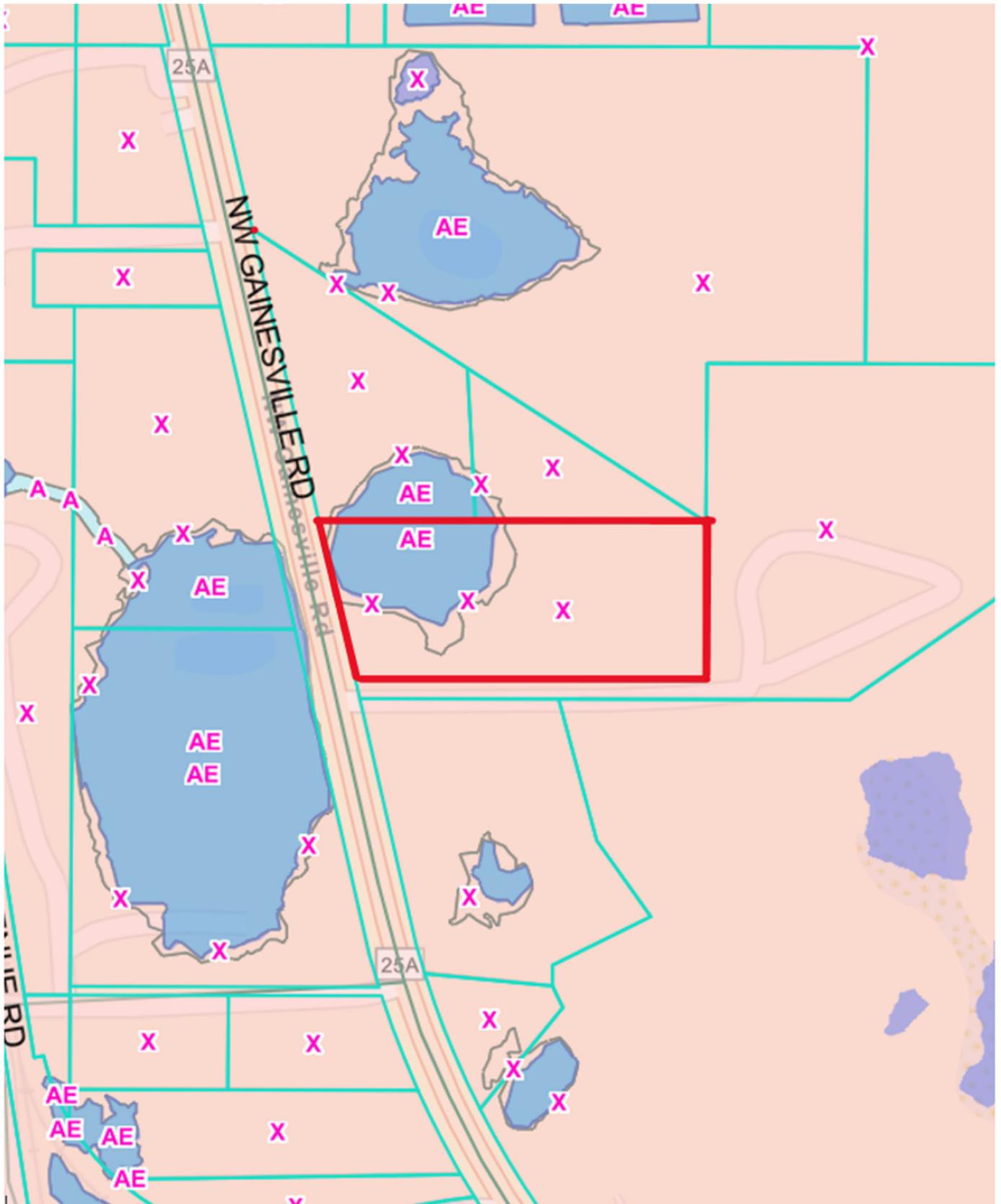




# Zoning



# Flood Map





Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

**2026 Property Record Card**

**13247-001-00**

[GOOGLE Street View](#)

Prime Key: 251348

[MAP IT+](#)

Current as of 2/25/2026

Property Information

G&N OCALA LLC  
 3498 W HWY 326  
 OCALA FL 34475-2464

Taxes / Assessments:

Map ID: 159

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 6.00

Situs: 7225 NW GAINESVILLE RD  
 OCALA

2025 Certified Value

Land Just Value	\$392,040		
Buildings	\$0		
Miscellaneous	\$1,809	Impact	
Total Just Value	\$393,849	Land Class Value	(\$390,978)
Total Assessed Value	\$2,871	Total Class Value	\$1,062
Exemptions	\$0	<u>Ex Codes:</u> 08	\$2,871
Total Taxable	\$2,871		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$392,040	\$0	\$1,809	\$393,849	\$2,871	\$0	\$2,871
2024	\$392,040	\$0	\$2,036	\$394,076	\$90,580	\$0	\$90,580
2023	\$261,360	\$0	\$2,262	\$263,622	\$82,345	\$0	\$82,345

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7164/0341</a>	03/2020	06 SPECIAL WARRANTY	0	U	V	\$100
<a href="#">5244/0114</a>	08/2009	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	V	\$135,000
<a href="#">5198/1813</a>	05/2009	56 TRANSFER TO BANK	0	U	V	\$100
<a href="#">4682/1159</a>	01/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$160,000
<a href="#">4313/0319</a>	01/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$185,000
<a href="#">1372/1616</a>	09/1986	07 WARRANTY	0	U	I	\$18,100
<a href="#">1320/0982</a>	12/1985	05 QUIT CLAIM	0	U	I	\$100
<a href="#">1030/0103</a>	08/1980	07 WARRANTY	0	U	I	\$33,000
<a href="#">1016/1557</a>	04/1980	07 WARRANTY	0	U	I	\$22,500
<a href="#">0411/0643</a>	06/1969	02 DEED NC	0	U	V	

Property Description

Privacy - Terms

SEC 23 TWP 14 RGE 21  
 THAT PT OF THE S 342.07 FT OF N 1/2 OF SE 1/4 OF NW 1/4 LYING  
 E OF OLD US 441 & SWLY OF 50 FT RR SPUR RWY

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302	4000	.0	.0	M2	261,360.00	SF						
Neighborhood 9918												
Mkt: 2 70												

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1979	1	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1979	1	0.0	0.0
159 PAV CONCRETE	1,633.00		SF	20	2013	3	0.0	0.0

[Appraiser Notes](#)

[Planning and Building](#)  
**[\\*\\* Permit Search \\*\\*](#)**

Permit Number	Date Issued	Date Completed	Description
M050636	5/6/2013	10/23/2013	DRIVEWAY

