



## OFFERING SUMMARY

Sale Price:	\$459,000
Available SF:	
Lot Size:	2.04 Acres
Price / Acre:	\$225,000
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 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, The buyer would have the opportunity to pursue rezoning of the site for agricultural or farmland use, subject to municipal approval.. Given the sustained demand for student housing and workforce rentals near the University of Florida, this site presents a

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## PROPERTY DESCRIPTION

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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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# SALE

MICANOPY

21121 North US Highway 441 MICANOPY, FL 32664



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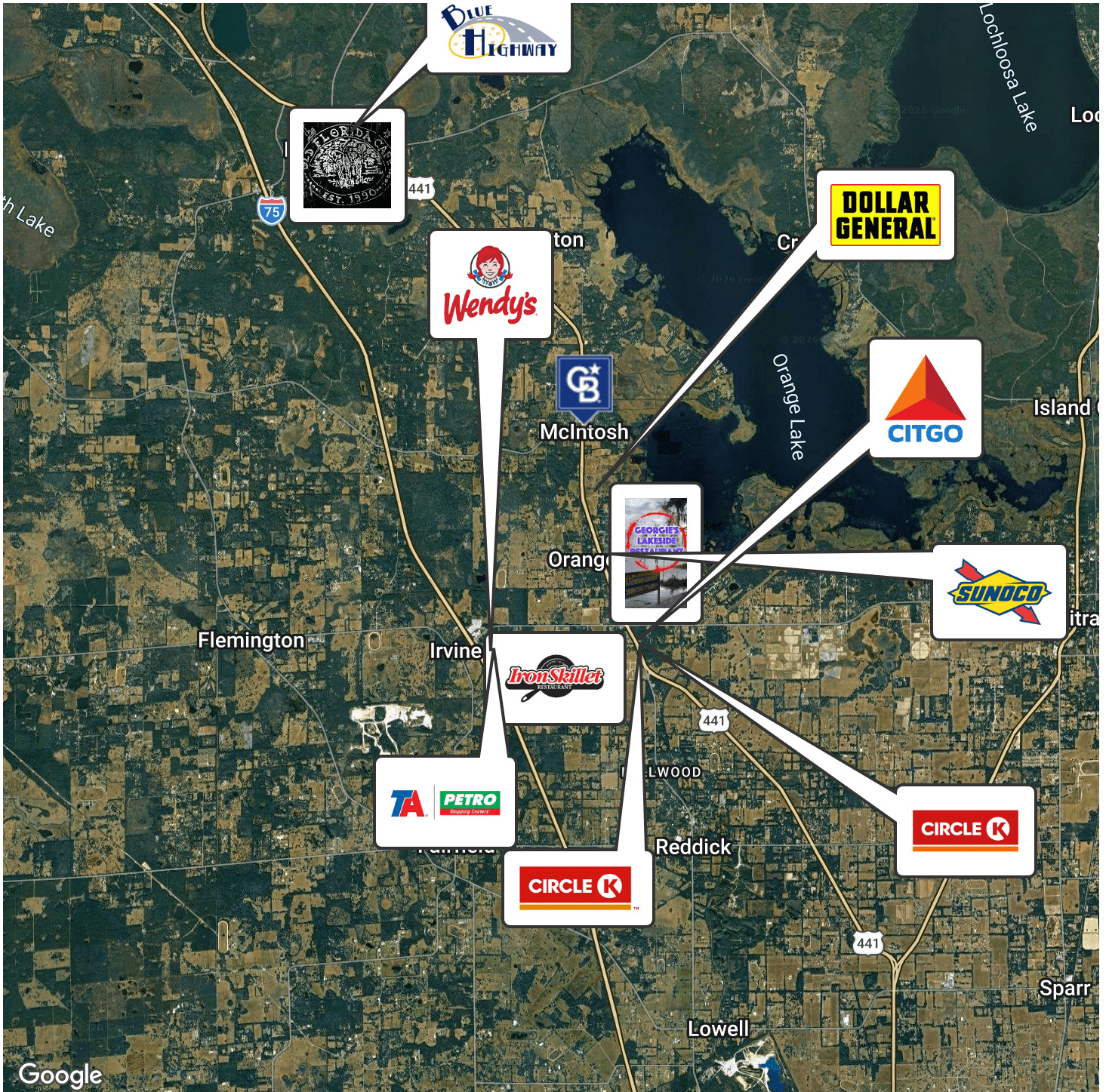


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# SALE

# MICANOPY

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## LOCATION DESCRIPTION

Located in the thriving Ocala market, the area surrounding the property offers a blend of natural beauty and economic opportunity. With close proximity to the Ocala National Forest, residents and employees can enjoy outdoor activities such as hiking, camping, and wildlife viewing. The location also provides convenient access to US Highway 441, offering easy connectivity to major regional thoroughfares. Nearby points of interest include McIntosh historic district, renowned for its charming 19th-century architecture, and the lively city of Ocala, home to a diverse range of dining, entertainment, and cultural attractions. This prime location presents an attractive opportunity for land and office investors seeking a dynamic and vibrant community to establish their presence.

## LOCATION DETAILS

Market	Ocala
Sub Market	Outlying Marion County
County	Marion
Cross Streets	Avenue A

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