



# Ocala 31 Acre Development Site

Northwest 2nd Avenue, Ocala, Florida 34475

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## PROPERTY OVERVIEW



### Sale Price

\$1,550,000

### Offering Summary

Acreage:	31 Acres
Price / Acre:	\$50,000
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Development Land

### Property Overview

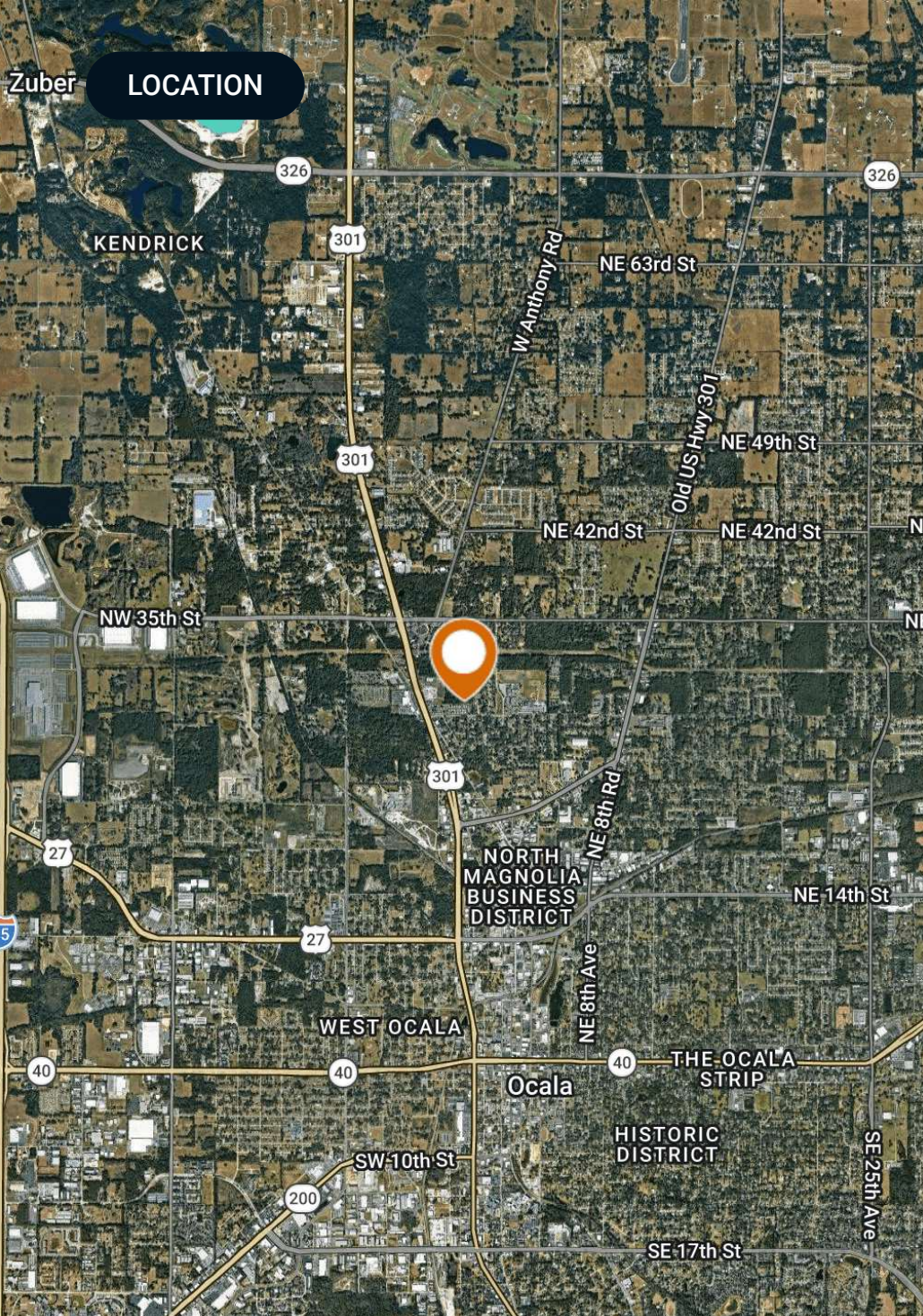
Introducing an exceptional 31-acre investment opportunity in Ocala, FL. This strategically located property, zoned R-1, offers unparalleled potential for residential and land investment. Its versatile potential for development near U.S Highway 301 makes it a valuable asset for forward-thinking investors. With promising long-term value, this property presents an ideal opportunity to capitalize on the thriving Ocala area. Don't miss out on this prime investment opportunity.

## SPECIFICATIONS & FEATURES



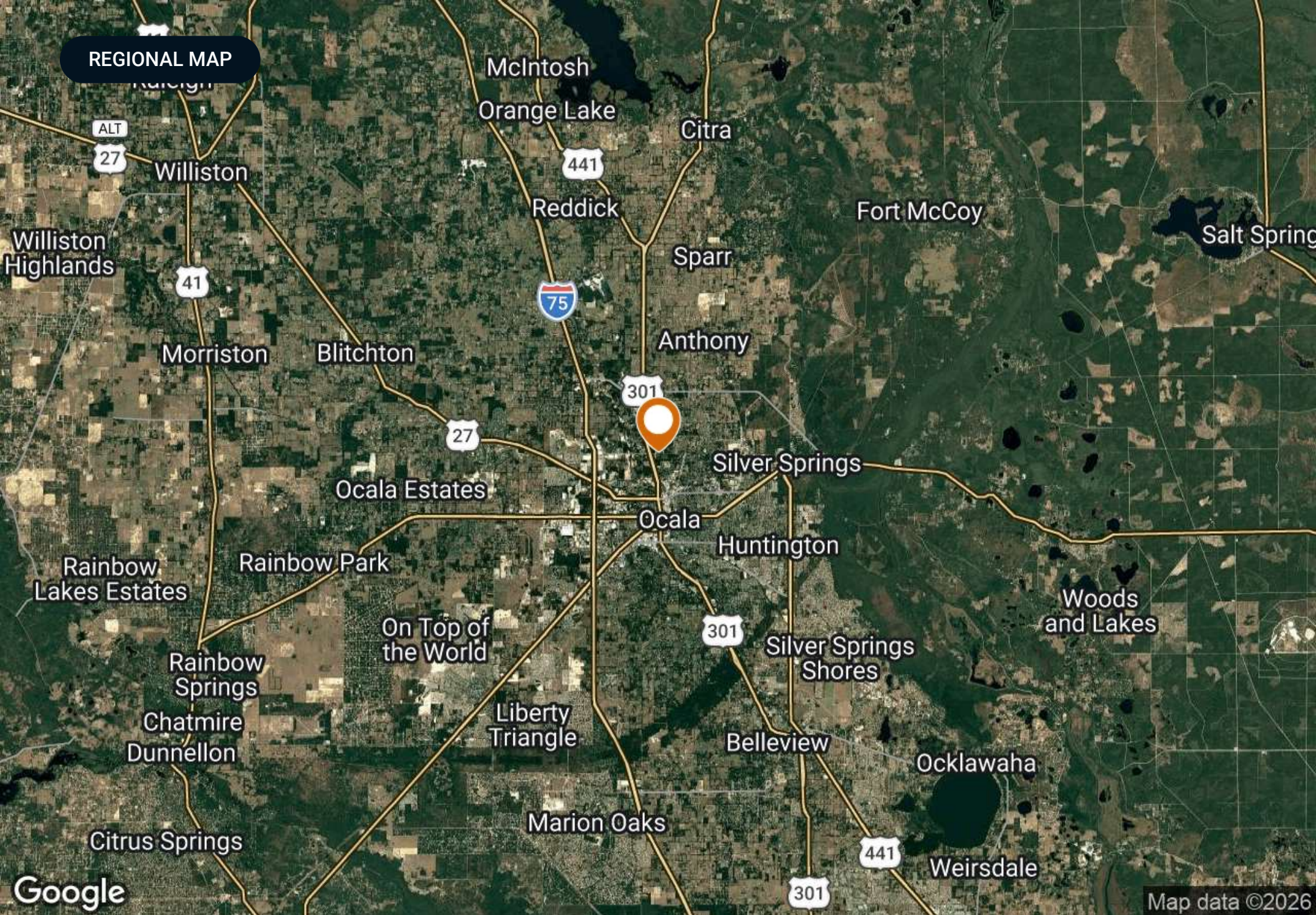
## Specifications & Features

<b>Uplands / Wetlands:</b>	5.04 Acres of wetlands
<b>Soil Types:</b>	Arredondo Fellowship Micanopy
<b>Zoning / FLU:</b>	Zoning: R-1 (4.35 DU/ Acre) FLU: NHOOD
<b>Lake Frontage / Water Features:</b>	N/A
<b>Water Source &amp; Utilities:</b>	4" water main 120 ± Ft away. 8" water main 450± Ft away. 12" water main 1000± Ft away. Sewer 120 ± Ft away on NW 4th Ave. Capacity will need to be confirmed.
<b>Road Frontage:</b>	450 Ft ± on NW 2nd Ave
<b>Nearest Point of Interest:</b>	Vanguard High School: 200 Ft Winn Dixie: 1,000 Ft Walgreens: 1/3 Mile Evergreen Elementary School: 1/2 Mile Oakcrest Elementary School: 1 Mile Downtown Ocala: 2 Miles
<b>Current Use:</b>	Vacant Land
<b>Structures &amp; Year Built:</b>	N/A
<b>Survey or Site Testing Reports:</b>	Some additional DD is available upon request.



## Location & Driving Directions

- Parcel: 25226-010-00
- GPS: 29.2197773566, -82.141371407
- Driving Directions: Contact Agent
- Showing Instructions: Contact Agent



REGIONAL MAP

ALT  
27

41

441

75

301

27

301

441

301

Williston

McIntosh  
Orange Lake

Citra

Reddick

Fort McCoy

Salt Springs

Williston  
Highlands

Morriston

Blitchton

Sparr

Anthony

Ocala Estates

Silver Springs

Ocala

Huntington

Rainbow  
Lakes Estates

Rainbow Park

Woods  
and Lakes

On Top of  
the World

Silver Springs  
Shores

Rainbow  
Springs

Liberty  
Triangle

Bellevue

Ocklawaha

Chatmire  
Dunnellon

Marion Oaks

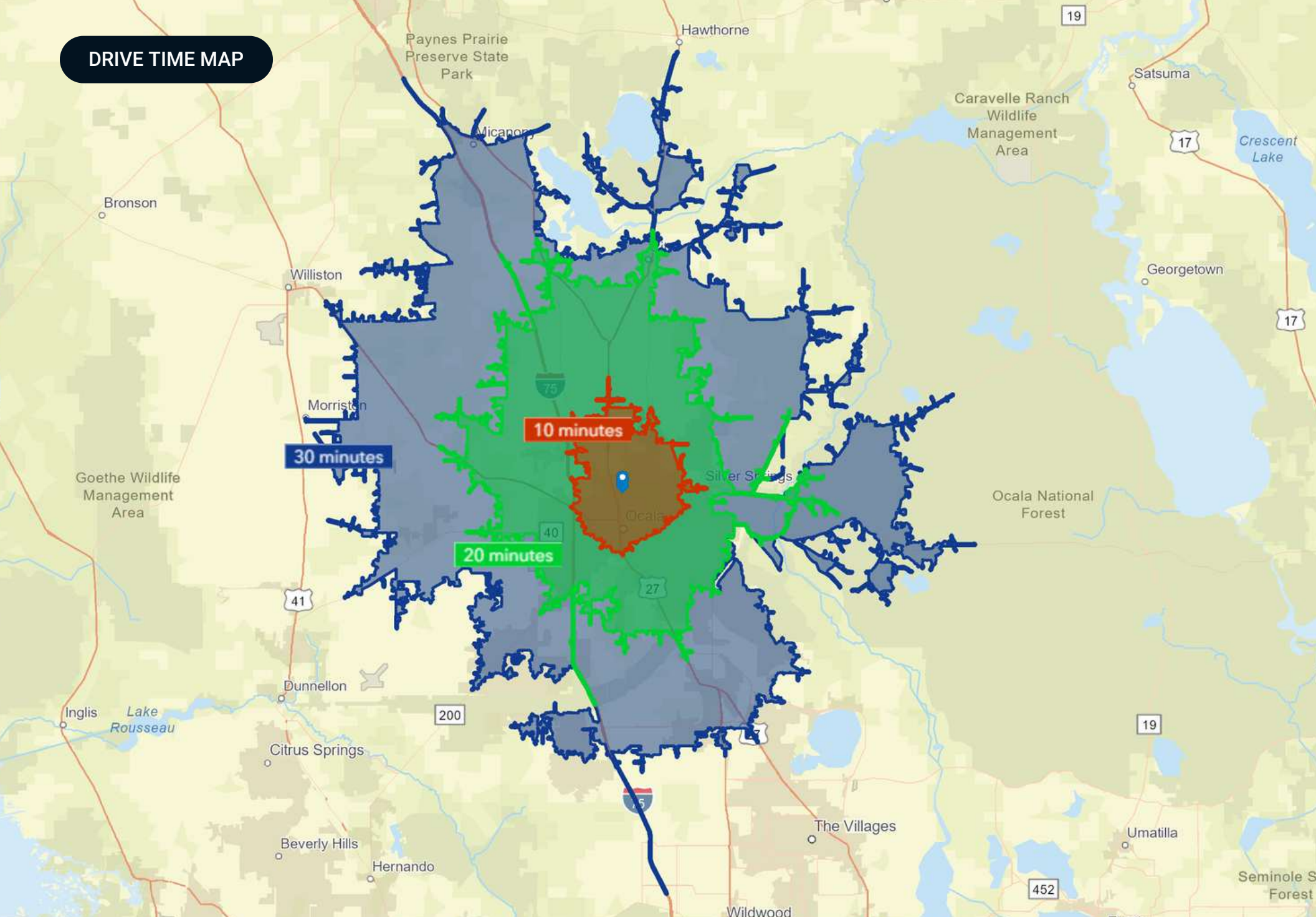
Weirsdale

Citrus Springs

Google

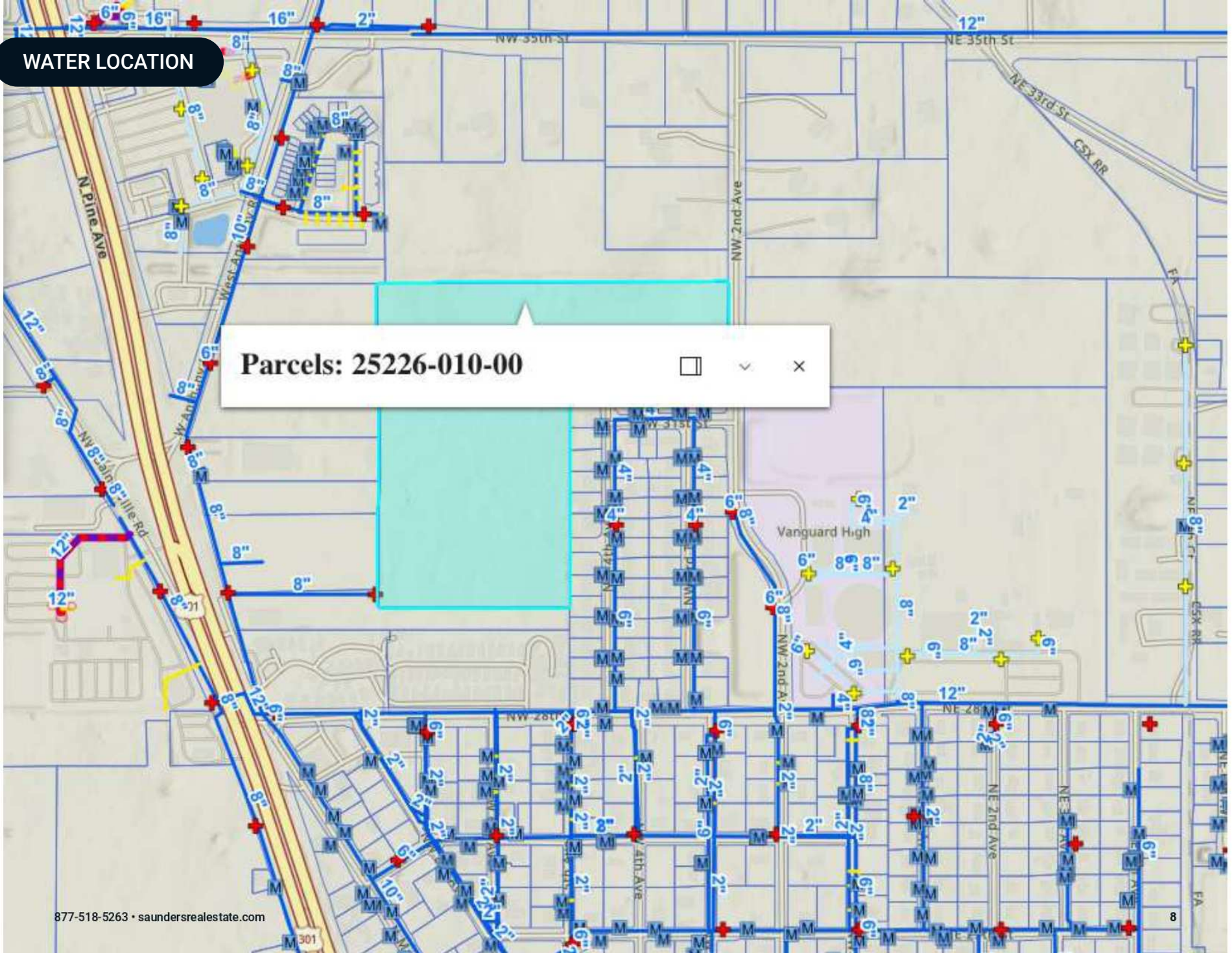
Map data ©2026

# DRIVE TIME MAP





**WATER LOCATION**



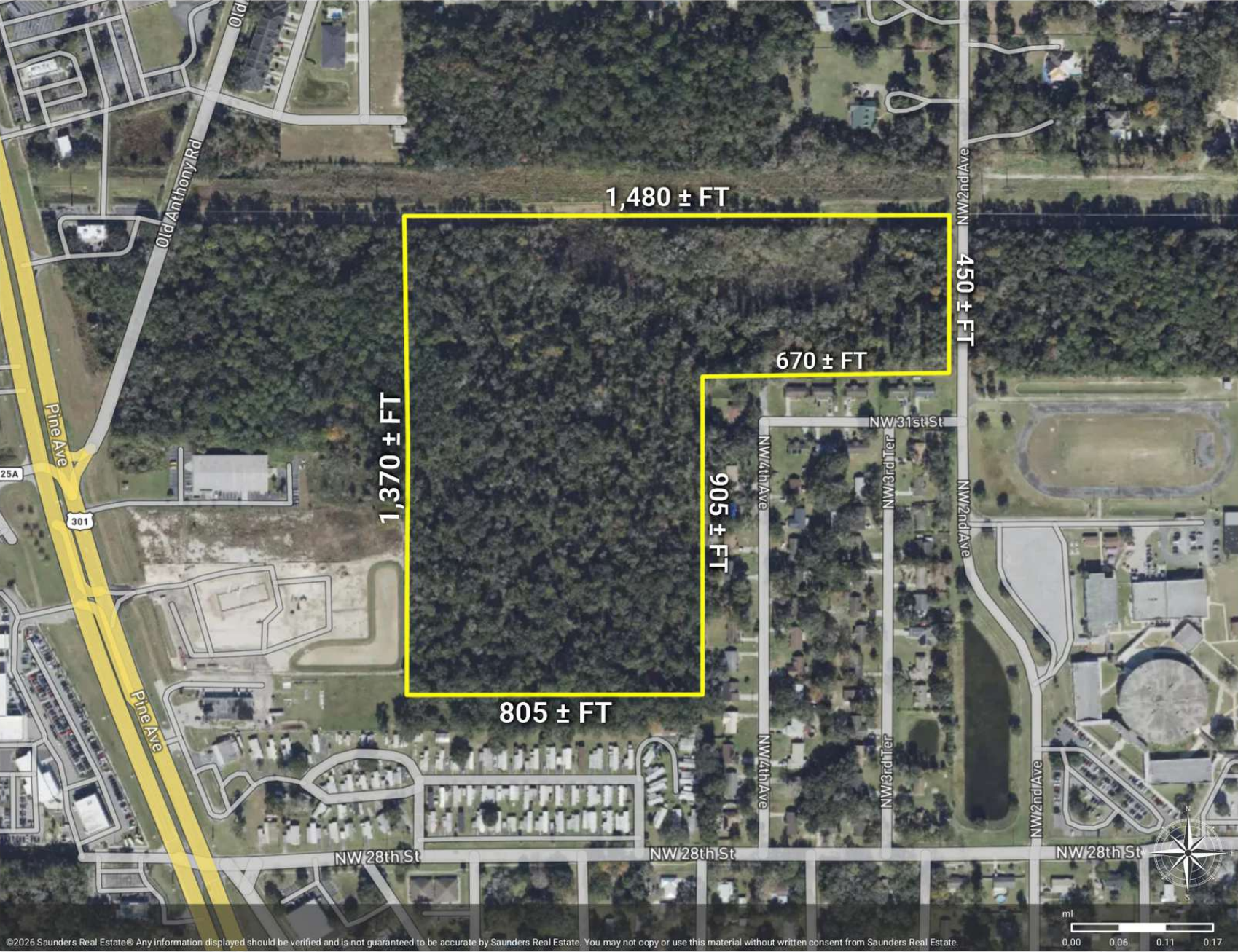
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# PROPERTY OUTLINE



Ocala 31 Acre Development Site

Polygon



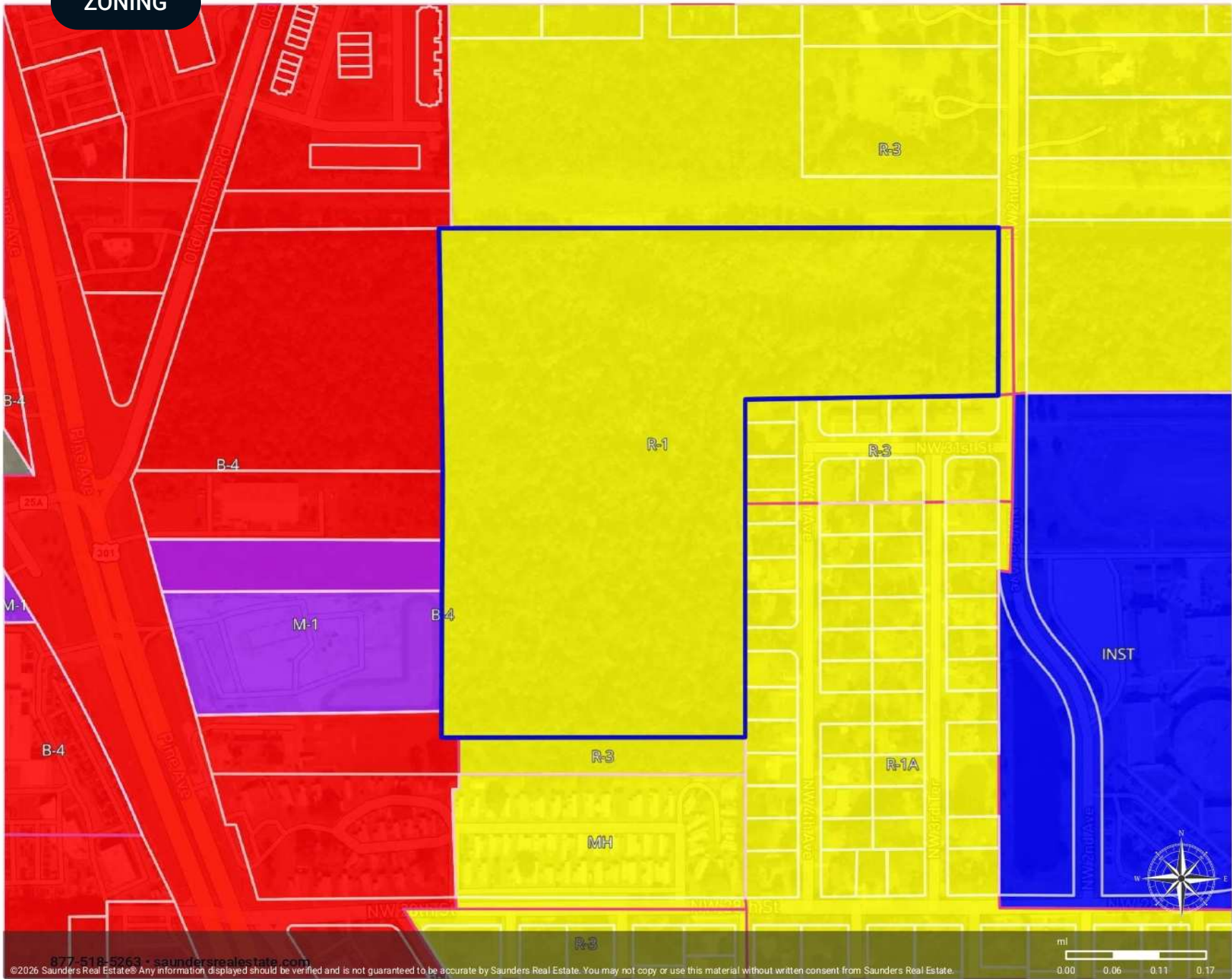
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# ZONING



## Ocala 31

- Polygon
- Parcel
- Zoning: Residential
- Zoning: Industrial
- Zoning: Institutional
- Zoning: Commercial



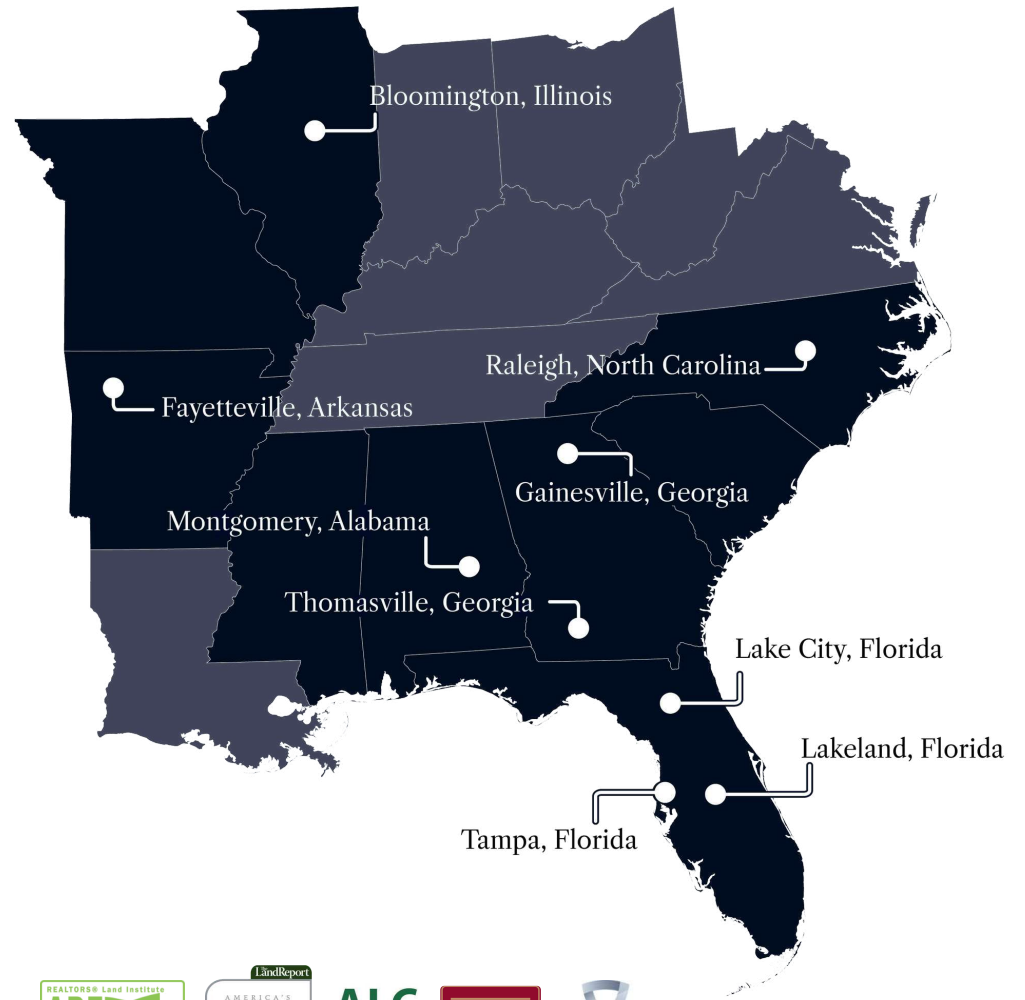
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ADDITIONAL PHOTOS





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