



For Sale
\$6,000,000

Ocala Mixed-Use 21.5± Acres

COMMUNITY BUSINESS (B-2) & HEAVY INDUSTRIAL ZONING (M-3)
FRONTAGE ON W SILVER SPRINGS BOULEVARD WITH ACCESS TO I-75



99,500 ±
Cars/Day

31,000 ±
Cars/Day

W Silver Springs Boulevard





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Property Overview & Offering

This approximately 21.5-acre mixed-use commercial and industrial site is located just 2,500 feet from an I-75 exit and entrance ramp in Ocala, Florida, positioning it nearly halfway between Miami and Atlanta. The parcel is divided into roughly 5.64 acres of B-2 Community Business zoning (fronting W Silver Springs Blvd) and 15.86 acres of M-3 Heavy Industrial zoning, offering flexibility to combine retail, service, office, and hospitality uses with manufacturing, distribution, warehousing, logistics, and outdoor storage. The property features approximately 710 feet of frontage on W Silver Springs Blvd with traffic counts of about 31,000 vehicles per day, ensuring high visibility.

The B-2 portion supports retail, banks, fitness centers, medical and professional offices, restaurants, and hotels. The M-3 portion accommodates heavy and light manufacturing, distribution centers, warehousing, logistics, trucking terminals, and fleet facilities, with outdoor manufacturing and storage permitted. This dual-zoning allows a mixed-use industrial park with commercial components at the front and industrial/logistics uses behind.

Development strategies include a full mixed-use industrial park, separating into a standalone B-2 site and multiple M-3 pads, a regional logistics hub, or a ground lease with build-to-suit arrangements. With dual zoning, strong visibility, superior I-75 access, and demand for industrial and commercial uses in Ocala and Marion County, this combination creates a compelling opportunity for developers, investors, and end users seeking commercial and industrial land near I-75.



Physical Site Characteristics

The property consists primarily of an open, gently sloping hay field with sandy soils and established tree lines along portions of the northern and western boundaries.

21.5± deeded acres; 22.3± GIS acres

Parcel ID: 22763-000-00

Elevation: Approximately 66–70 feet

Primary Soil: Arredondo sand, 0%–5% slopes; well drained; non-hydric

FEMA Flood Zone: Zone X

The site's predominantly open terrain, limited elevation change, well-drained sandy soils, and location outside the mapped special flood-hazard area provide favorable physical characteristics for future site planning. Final development feasibility remains subject to survey, environmental, geotechnical, drainage, and engineering review.



Elevation Map



Soil Map



Flood Zone Map

Property Highlights

- 21.5± total acres
- 5.64± acres zoned B-2 Community Business
- 15.86± acres zoned M-3 Heavy Industrial
- More than 710 feet of frontage on W Silver Springs Boulevard
- Approximately half a mile east of I-75
- Access through a fully signalized intersection
- Public water and sewer reported available



Regional Location & Interstate Access



99,500 ±
Cars/Day



31,000 ±
Cars/Day

W Silver Springs Boulevard





Downtown Ocala
2.3± Miles

InTec

Cheney **C-B-I**
Brothers

31,000 ±
Cars/Day



Mixed-Use
Medical & Office



W Silver Springs Boulevard

OUTLAW
SNAX

Zoning & Future Land Use

The subject property is located within the City of Ocala and is positioned for a combination of highway-oriented commercial development and industrial employment uses.

Heavy Industrial (M-3) Zoning

The majority of the property is zoned M-3 Heavy Industrial, providing flexibility for a wide range of employment and industrial uses.

- Manufacturing and production facilities
- Warehousing and distribution centers
- Logistics and trucking operations
- Fleet, equipment, and trailer parking
- Industrial outdoor storage
- Contractor yards and related service uses
- Supporting office and administrative space

Community Business (B-2) Zoning

The road frontage is zoned B-2 Community Business, supporting customer-facing commercial and service uses with strong visibility and access.

- Retail stores and shopping uses
- Restaurants and food-service establishments
- Banks and financial institutions
- Medical and professional offices
- Fitness and recreational facilities
- Hotels and other highway-oriented commercial uses

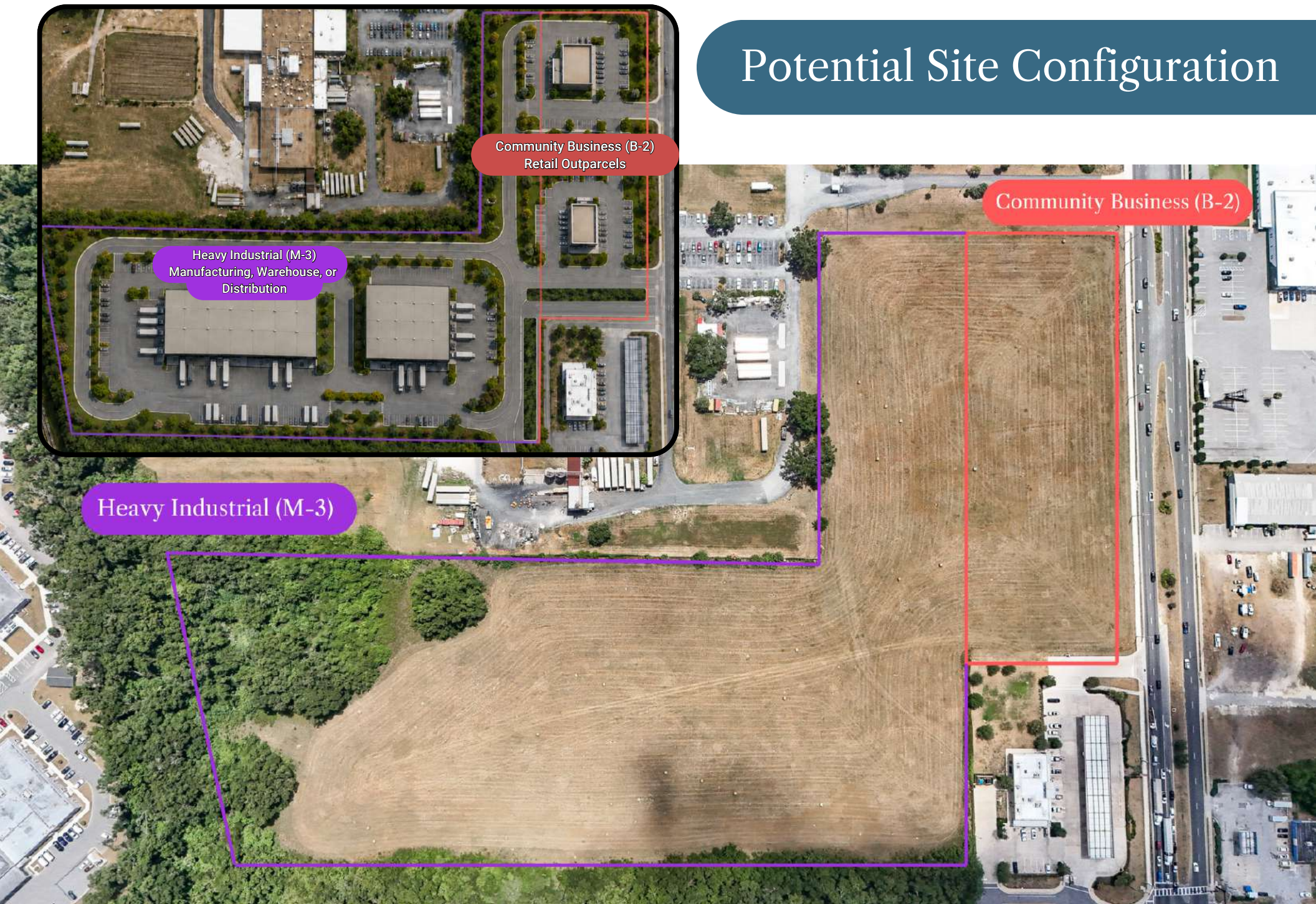
Employment Center (EC) Future Land Use

The entire property carries an Employment Center Future Land Use designation. This designation is intended to support concentrated employment-generating development, including industrial, commercial, office, manufacturing, warehousing, distribution, logistics, and related supporting uses.

The Employment Center designation complements the property's split zoning by allowing commercial uses along the Silver Springs Blvd frontage while positioning more intensive industrial and logistics operations across the balance of the site. This combination supports a coordinated mixed-use employment center with retail outparcels, internal access, warehouse or manufacturing facilities, truck circulation, and outdoor storage components, subject to applicable City approvals.

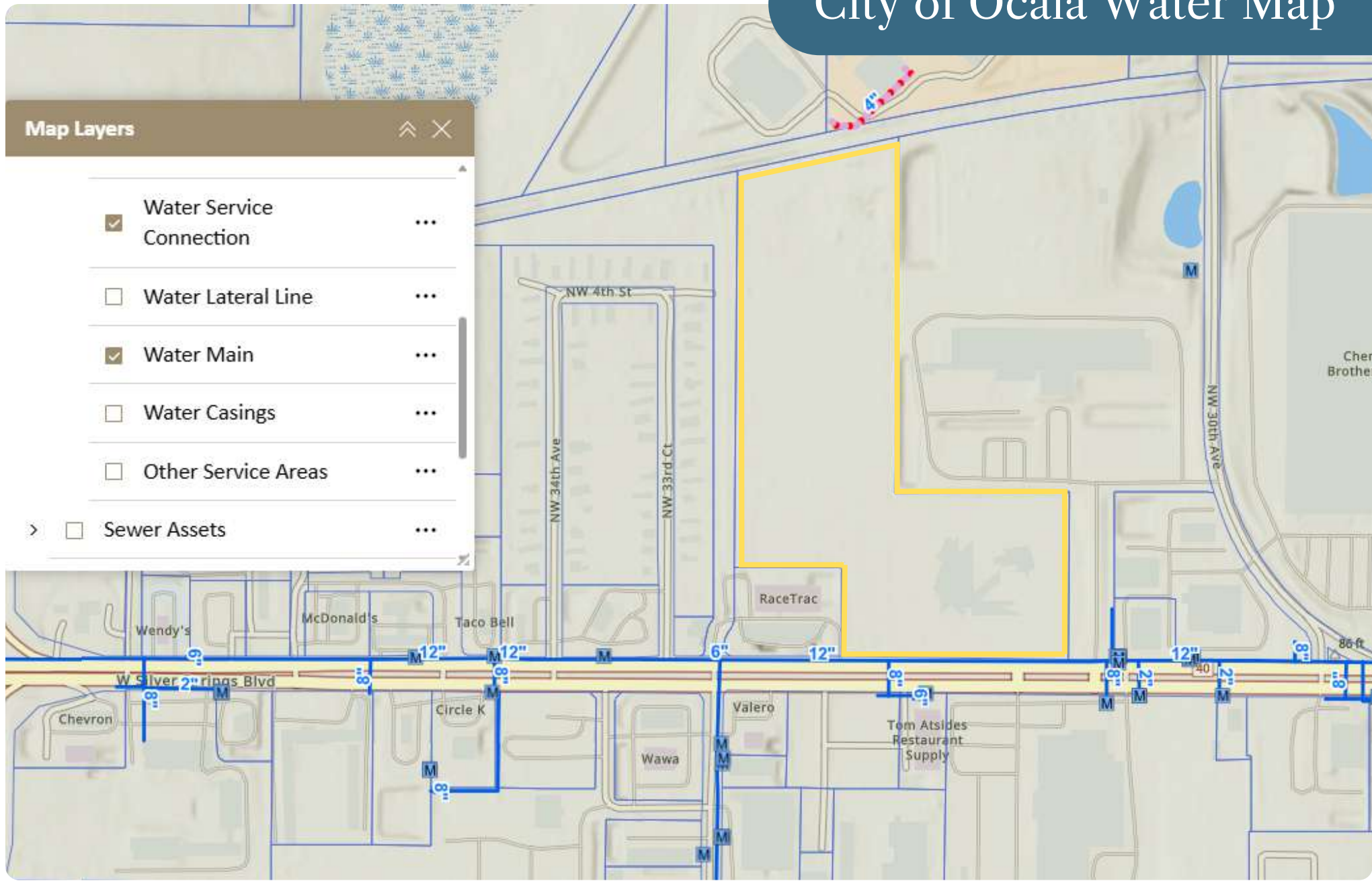


Potential Site Configuration

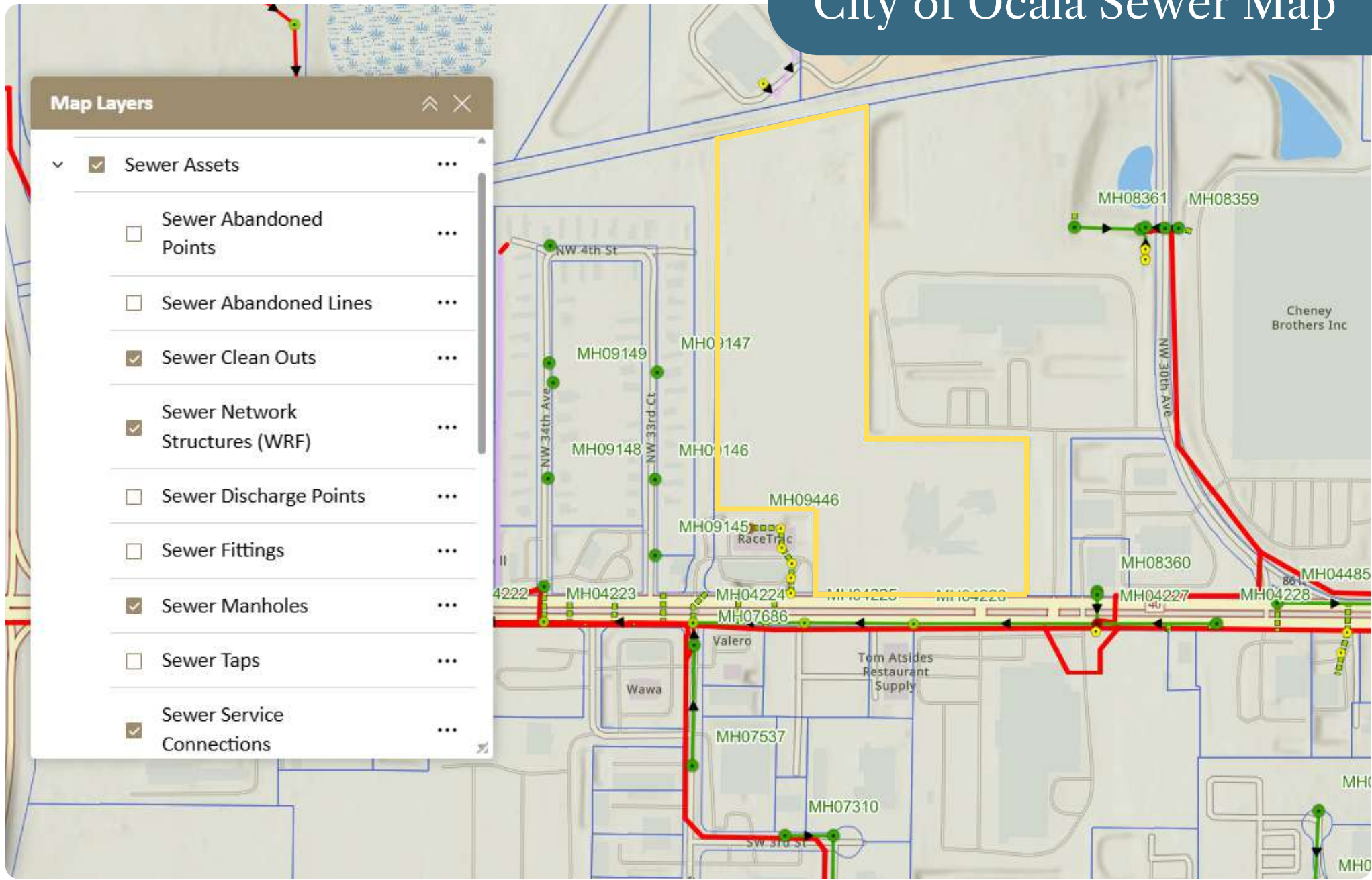


Conceptual plan for illustrative purposes only. Buyer to independently verify all property information and development feasibility.

City of Ocala Water Map



City of Ocala Sewer Map





Ocala and Marion County Growth

The Ocala metropolitan area grew 4.0% from 2023 to 2024, ranking as the nation's fastest-growing metropolitan area during that period.

Marion County's population reached an estimated 442,660 residents in 2025, an increase of 66,768 people, or 17.8%, since 2020. The City of Ocala reached 71,753 residents, representing growth of 12.7% over the same period. Marion County also had 205,732 housing units and authorized 5,985 housing units through building permits in 2025, reflecting the scale of ongoing residential construction.

Population and Housing

- 442,660 Marion County residents in 2025
- 17.8% county population growth since 2020
- 71,753 City of Ocala residents in 2025
- 205,732 housing units countywide
- 5,985 housing units authorized by building permits in 2025

Employment Base

By December 2025, the Ocala metropolitan area had a civilian labor force of approximately 162,500 people, including 153,400 employed residents. The market supported approximately 127,400 nonfarm jobs, including 31,900 jobs in trade, transportation and utilities, 11,400 in construction, and 9,900 in manufacturing.





View Facing South

Major Employers & Industrial Corridor

The subject property is positioned within an established concentration of manufacturing, food production, trucking, warehousing, and regional distribution operations centered around Highway 40 and I-75.

Several significant employers operate along the immediate Highway 40 corridor. Cheney Brothers occupies a 525,000-square-foot food-service distribution center at 2801 W Silver Springs Boulevard. Nearby, Outlaw Snax conducts manufacturing, packaging, and distribution from its facility at 3031 W Silver Springs Boulevard, while Raney's Chrome Shop operates directly across the corridor at 3030 W Silver Springs Boulevard.

The nearby Ocala/Marion County Commerce Park contains approximately 2.1 million square feet across four major logistics facilities, representing a reported \$317 million in capital investment and more than 4,000 jobs:

- FedEx Ground: 440,000 square feet, \$180 million investment and approximately 2,000 jobs
- Amazon: 617,000 square feet, \$48 million investment and approximately 500 jobs
- Chewy: 600,000 square feet, \$40 million investment and approximately 1,150 jobs
- AutoZone: 440,000 square feet, \$49 million investment and approximately 400 jobs

In February 2026, Averitt Express opened a 53-door service center along NW 35th Street Road and subsequently expanded the facility to more than 36,000 square feet of dock and warehousing space, with dedicated truck and trailer parking.



Retailers and Demographics



99,500 ±
Cars/Day



31,000 ±
Cars/Day



W Silver Springs Boulevard



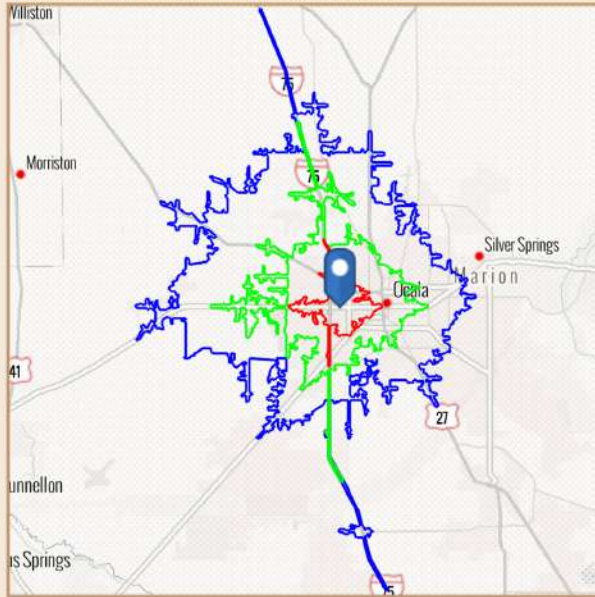




BENCHMARK DEMOGRAPHICS

3211 W Silver Springs Blvd, Ocala, Florida, 34475

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

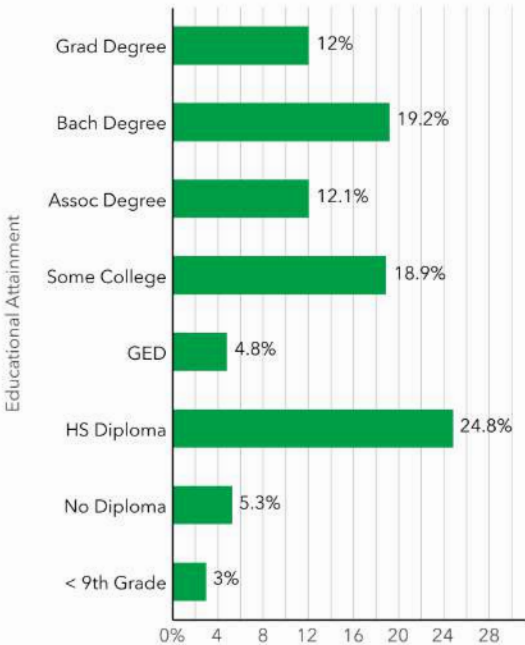
THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
AGE SEGMENTS				Marion County	Ocala, FL	Florida	USA
0 - 4	5.06%	5.07%	5.05%	4.38%	4.38%	4.68%	5.39%
5 - 9	4.99%	5.07%	5.20%	4.63%	4.63%	4.97%	5.68%
10 - 14	5.30%	5.41%	5.52%	4.91%	4.91%	5.32%	5.93%
15 - 19	6.17%	5.79%	5.63%	4.96%	4.96%	5.81%	6.43%
20 - 34	25.38%	19.88%	18.84%	14.90%	14.90%	18.48%	20.35%
35 - 54	26.14%	22.74%	23.89%	21.04%	21.04%	24.37%	25.21%
55 - 74	19.80%	23.98%	24.48%	29.12%	29.12%	25.43%	22.77%
75+	7.18%	12.05%	11.41%	16.07%	16.07%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	24.8%	13.8%	10.4%	8.8%	8.8%	7.7%	8.0%
\$15,000-\$24,999	12.8%	7.2%	6.5%	6.4%	6.4%	5.6%	5.5%
\$25,000-\$34,999	12.7%	11.0%	9.7%	8.8%	8.8%	6.1%	5.8%
\$35,000-\$49,999	16.1%	15.0%	13.5%	12.8%	12.8%	9.9%	9.3%
\$50,000-\$74,999	11.8%	15.7%	16.0%	17.9%	17.9%	16.0%	15.1%
\$75,000-\$99,999	9.4%	12.8%	12.8%	14.1%	14.1%	12.8%	12.4%
\$100,000-\$149,999	9.2%	12.5%	14.4%	16.9%	16.9%	18.8%	18.0%
\$150,000-\$199,999	1.3%	5.4%	6.9%	7.0%	7.0%	9.6%	10.4%
\$200,000+	2.0%	6.4%	9.8%	7.3%	7.3%	13.5%	15.4%
KEY FACTS							
Population	7,918	38,266	110,572	433,890	433,890	23,597,813	343,528,394
Daytime Population	14,476	83,022	154,981	417,419	417,419	23,413,280	341,846,552
Employees	2,302	14,264	42,972	162,219	162,219	11,049,242	168,700,572
Households	2,737	15,959	44,774	185,105	185,105	9,529,651	134,397,562
Average HH Size	2.30	2.24	2.32	2.29	2.29	2.43	2.49
Median Age	36.9	42.0	42.6	50.5	50.5	43.6	39.6
HOUSING FACTS							
Median Home Value	108,553	281,116	310,093	304,316	304,316	421,319	376,272
Owner Occupied %	26.6%	43.9%	58.7%	77.5%	77.5%	66.6%	64.0%
Renter Occupied %	73.4%	56.1%	41.3%	22.5%	22.5%	33.4%	36.0%
Total Housing Units	3,127	18,145	50,328	209,305	209,305	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$34,780	\$54,304	\$65,098	\$68,043	\$68,043	\$82,707	\$85,893
Per Capita Income	\$19,751	\$34,210	\$39,630	\$39,172	\$39,172	\$47,873	\$48,241
Median Net Worth	\$13,921	\$77,700	\$181,949	\$296,033	\$296,033	\$292,996	\$276,821

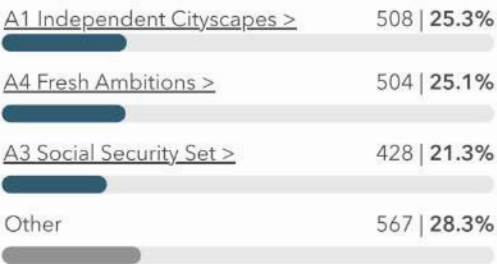
About the Workforce

5 miles



Tapestry

Top 3 segments by household count



[View comparison table](#)

About the Community

1 mile



Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 34475 (Ocala)	States Florida	National United States
Restaurants	3.08	7.00	3.89	2.47	2.48	2.42
Health Care & Social Assistance	1.62	11.41	8.43	1.52	3.92	3.69
Retail	8.10	16.25	9.27	9.70	5.18	4.51
Manufacturing	4.38	3.81	2.03	2.47	1.19	1.29
Finance & Insurance	1.13	5.61	3.71	1.46	2.07	1.77
Professional & Tech Services	2.27	9.66	6.26	3.49	4.80	3.56

Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Key Facts

3101-3129 W Silver Springs Blvd, Ocala, Florida, 34475 | Rings: 1, 3, 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

5 miles

5,816

Total Businesses

68.4K

Total Employees

\$13.0B

Total Sales

6.0%

Unemployment Rate

Daytime Population

5 miles



87,151

Total Population



132,269

Total Daytime Population

Ratio of daytime to total population:

1.52

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type

5 miles



3.6

Avg Number of Employees



108

Total Businesses Per Square Mile

Largest Businesses in Area



25*

100 or More Employees



25*

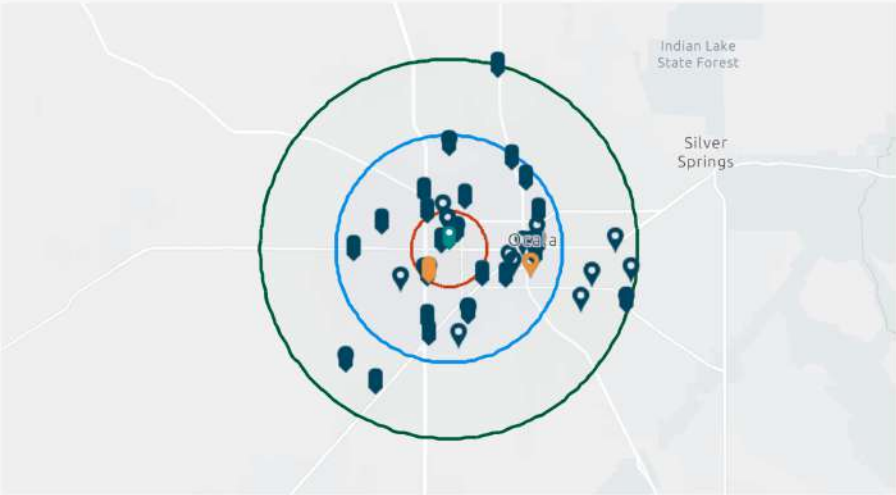
\$10M+ Annual Sales Vol

Most Employees

AdventHealth Ocala	Headquarters	2,905
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Highest sales volume

E-One, Inc	Branch	\$914M
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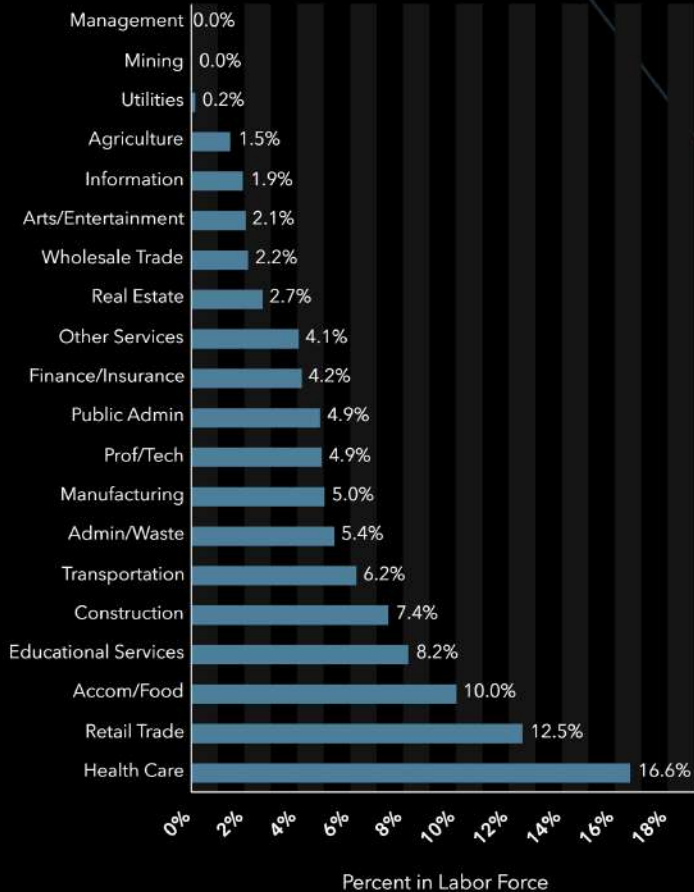
Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Economic Development Profile

3101-3129 W Silver Springs Blvd, Ocala, Florida, 34475

Ring of 5 miles

Labor Force by Industry



19.7%
Services



18.4%
Blue Collar



61.9%
White Collar

Employment

Workforce Overview

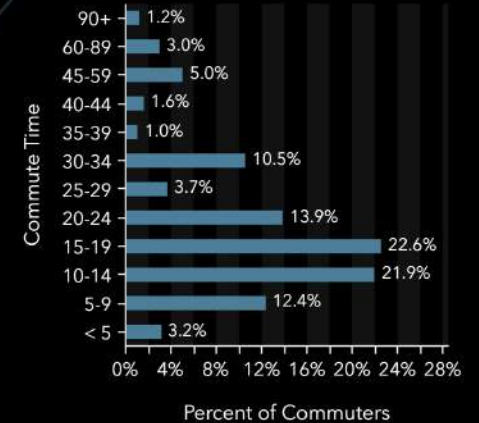
Businesses



5,816

Total Businesses

Commute Time: Minutes



Transportation to Work



0.3%

Took Public
Transportation



8.5%

Carpooled



1.6%

Walked to
Work



0.8%

Bike to Work



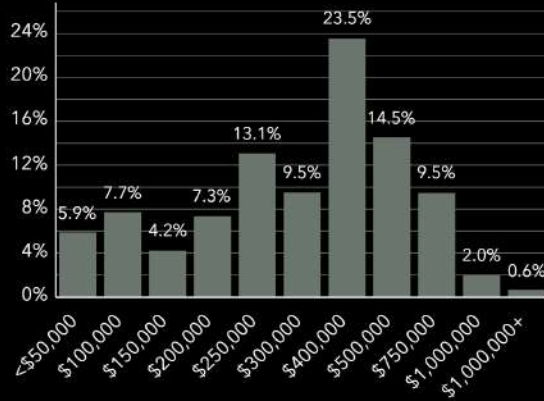
76%

Drove Alone
to Work

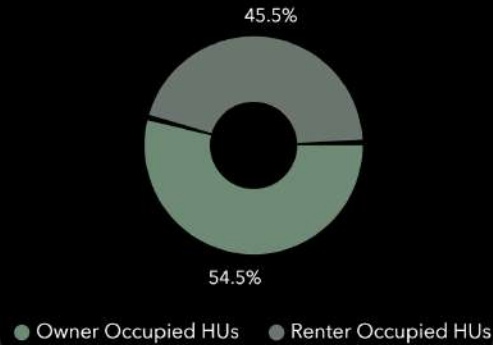
Source: This infographic contains data provided by ACS (2020-2024), Esri (2026), Esri-Data Axle (2026), Esri-U.S. BLS (2026), AGS (2026).

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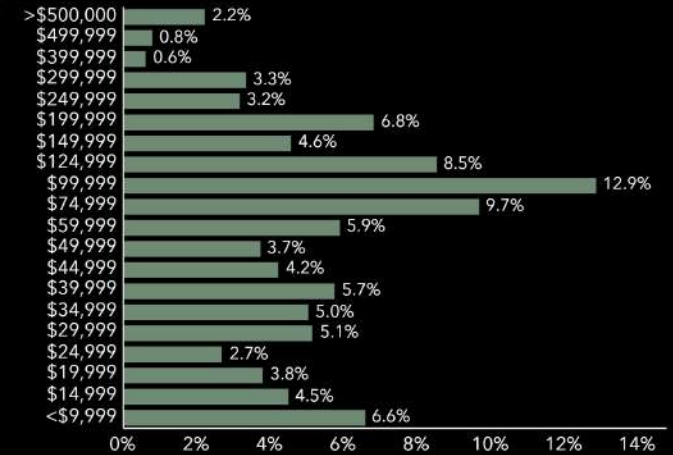
Home Value



Home Ownership

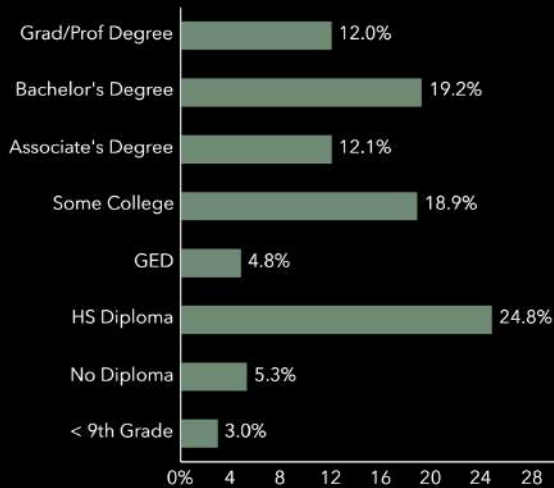


Household Income



Community Overview

Educational Attainment



Tapestry

Top 3 segments by household count



[View comparison table](#)

Key Facts

40,877

Total Housing Units

79

Housing Affordability Index

6,048

Households Below the Poverty Level (ACS)

42.0

Median Age

\$52,571

Median Disposable Income

87,151

Total Population

77

Wealth Index

74

Diversity Index

149

Total Crime Index

Source: This infographic contains data provided by ACS (2020-2024), Esri (2026), Esri-Data Axle (2026), Esri-U.S. BLS (2026), AGS (2026).

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