

SALE

MICANOPY

21121 North US Highway 441 MICANOPY, FL 32664



OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	2.04 Acres
Price / Acre:	-
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 compelling opportunity for residential, multifamily, or mixed-use development.

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera
(954) 829-5702



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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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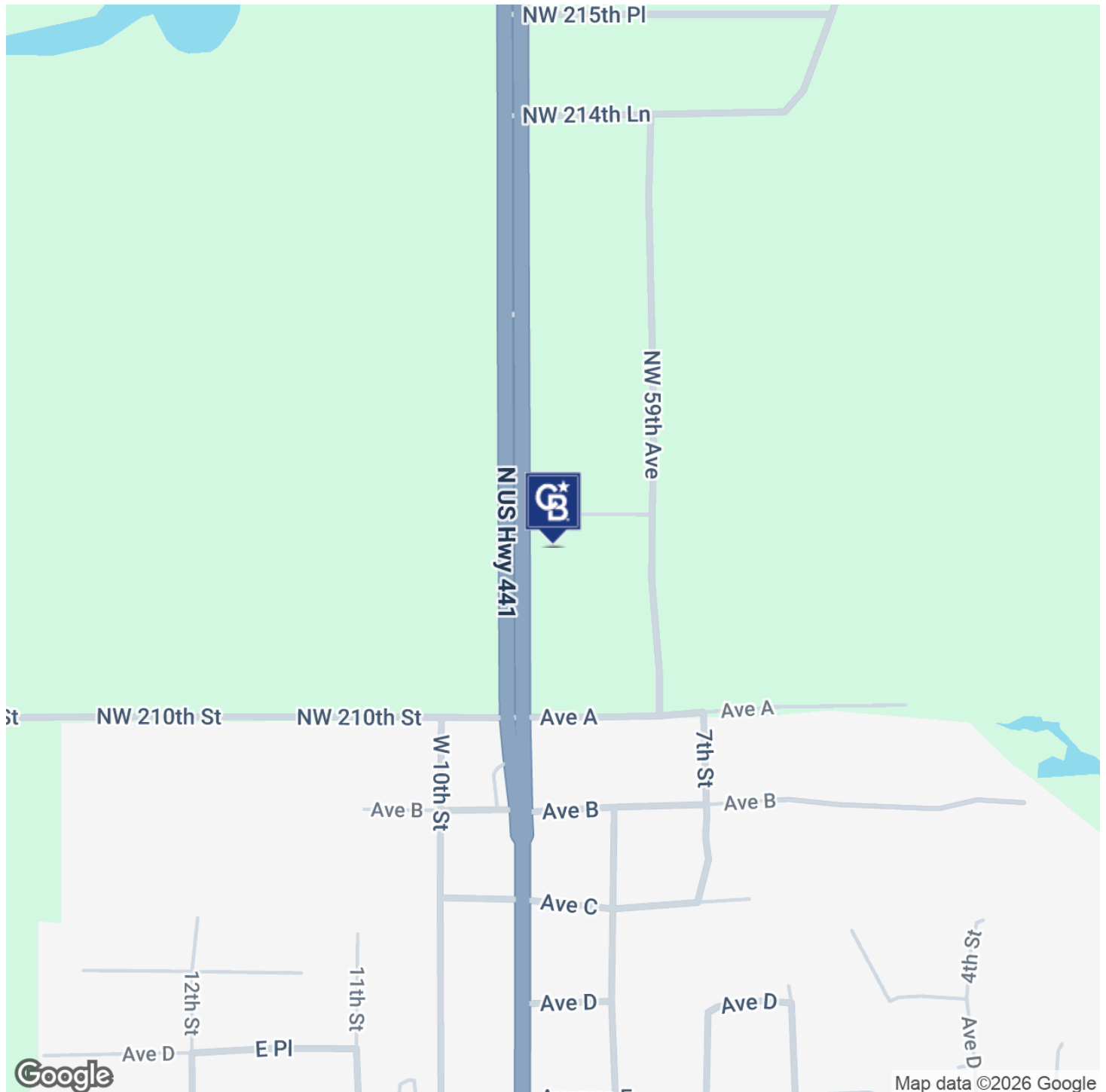


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LOCATION DESCRIPTION

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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ELVIS A AMOR, PA MSIRE

Vice President | Commercial Real Estate Investment Sales

Direct: (754) 248-8979

Cell: (754) 248-8979

elvis.amor@cbcprt.com

FL #SL3468786



RICARDO CARRERA

Sales and Leasing Advisor

Direct: (954) 829-5702

Cell: (954) 829-5702

ricardo.carrera@cbrealty.com

FL #3315205

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera
(954) 829-5702



COLDWELL BANKER
COMMERCIAL
REALTY

**ELVIS A AMOR, PA MSIRE**

Vice President | Commercial Real Estate Investment Sales

elvis.amor@cbcnrt.com

Direct: (754) 248-8979 | Cell: (754) 248-8979

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

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3319 Sheridan St
Hollywood, FL 33021
555.555.5555

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ricardo.carrera@cbrealty.com

Direct: (954) 829-5702 | Cell: (954) 829-5702

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PROFESSIONAL BACKGROUND**Professional Highlights:****Extensive Real Estate & Finance Expertise:**

Ricardo Carrera is a highly accomplished real estate professional with deep experience in real estate financing, investment sales, and commercial lending. His career began at Bank of America, where he served as Vice President of Commercial and Business Banking, advising businesses and investors on sophisticated financing strategies.

Entrepreneurial Leadership:

Ricardo later co-founded a mortgage lending firm specializing in both residential and commercial real estate financing. Under his leadership, the company achieved significant growth and generated substantial annual sales volume. Although market conditions ultimately led to its closure, the experience strengthened Ricardo's expertise and passion for the industry.

Strategic Sales & Marketing Approach:

Following his entrepreneurial venture, Ricardo continued guiding sellers and investors through a strategic, results-driven selling process supported by a highly effective marketing plan. His commitment to client success has remained at the center of his business philosophy.

Commercial Real Estate Focus:

In recent years, Ricardo has dedicated his efforts exclusively to commercial real estate within the industrial and investment sectors at Coldwell Banker Commercial Realty. He is proud to contribute to one of the nation's largest and most respected commercial brokerage organizations.

Notable Financing Achievements:

Throughout his career, Ricardo has played a pivotal role in securing financing for major real estate developments both in the United States and internationally. His most recent accomplishment includes helping arrange funding for a significant oceanfront development in the Caribbean—a joint venture with a private equity firm featuring world-class hotels, single-family homes, villas, dining venues, and a variety of luxury amenities.

Industry Recognition:

Known for his deep knowledge of real estate financing and investment sales, Ricardo is widely regarded as a trusted expert who

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15971 Pines Blvd., Ste. 12
Pembroke Pines, FL 33027
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