

Includes \$4,000,000 of water and sewer connection credits



P\Faith\Brochures\Edgewood\465.44 Acres 062216

SIZE: 465.44 Acres

PRICE: **\$7,400,000** (465.44 Acres x **\$15,900 Per Acre**)
465.44 Acres x \$12,000 Per Acre (Appraised Value of vacant land) = \$5,585,280
616 water & sewer connection charge credits x \$6,489* = **\$3,997,224**
\$9,582,504

Total Value of Land & Utility Credits is \$9,582,504 Value ÷ 465.44 = \$20,588 Per Acre

LOCATION: Property is located on northeasterly edge of Ocala City Limits. 1 mile from Silver Springs, Wild Waters, Silver Springs State Park, Wal-Mart, 5 Minutes from two Publix anchored shopping centers, Kmart, extensive shopping, restaurants and Ocala Municipal Golf Course.

LAND USE: Land Use is Medium Density Residential - Planned Unit Development (PUD) 4 units per acre. Up to **1,861 Single Family Units** could be constructed on property. 10 acres is currently zoned commercial.

UTILITIES: Electric: City of Ocala (352) 629-2489
Water: Marion County Central Water (352) 307-6000 **616 connection charge credits**
Sewer: Marion County Central Sewer (352) 307-6000 **616 connection charge credits**
Stormwater: Property has extremely sandy soils which percolate quickly, post development stormwater will be minimal, but will need to be stored on property.
Telephone, Internet, & Cable: Cox Cable (888) 269-9693

2015 TAXES:

Parcel No.	2015 Taxes
15855-000-00	\$ 677.83
15864-000-00	\$ 600.30
15864-003-00	\$ 198.05
15866-000-00	\$ 22.00
15866-002-00	\$ 16.66
Totals 2015 taxes	\$1,498.18

* Property includes 616 single family residential water and sewer utility connection credits worth \$3,997,224. The total value of connection charges was determined by the number of units times credits \$6,489.
Basic Marion County water and sewer, impact, capital and connection fee for a Single Family Home Hookup is:
\$1,887 per ERC for a water connection
\$4,602 per ERC for a sanitary sewer connection.
\$6,489 per ERC for water and sanitary sewer connection
ERC = Equivalent Residential Connection
RV ERC charge is .80 of a single family ERC connection charge or \$5,191.20.

SCHOOLS:	<u>Schools</u>	<u>Address</u>	<u>Phone</u>	<u>Students</u>
	Ocala Springs Elementary	5757 NE 40th Ave Rd.	(352) 671-6360	608
	Fort King Middle School	545 NE 17th Ave	(352) 671-4725	1100
	Vanguard High School	7 NW 28th Street	(352) 671-4900	1672

EXISTING USE: The west 215 acres has been cleared and converted to a bahia grass pasture and is currently leased to cattle rancher for grazing and seed production. The east 250 acres is wooded with a combination of longleaf, slash, and sand pines, a variety of oaks, small shrubs, and wiregrass.

SURVEY: Property has been surveyed. Portions are topographically surveyed.

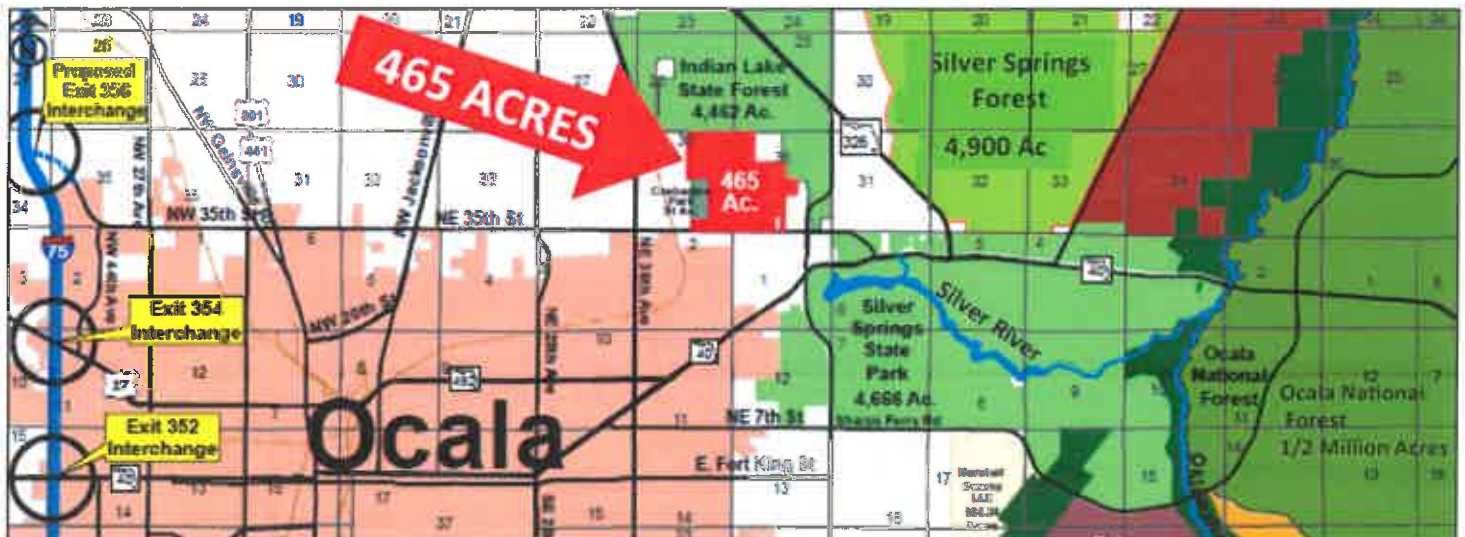
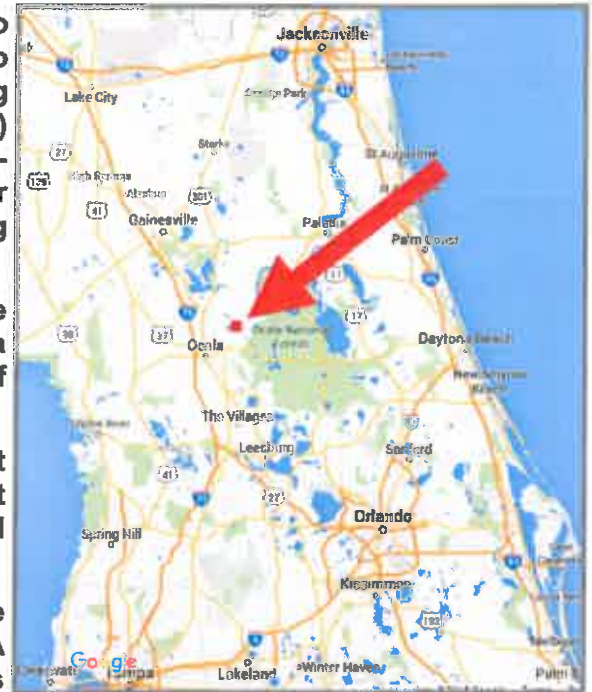
PUBLIC TRANSIT: **It's hard to find large development properties with public transportation, but this property has city bus service. Currently there are two stops on NE 35th Street. Quick, efficient, and inexpensive. See www.SunTran.org for more information.**

HIGHEST & BEST USE: **This is probably the best development value in Florida for an adult residential community. The environmental amenities are unimaginable.**

INCREDIBLE ENVIRONMENTAL AMENITIES

The Silver Springs Ocala 465 Acres offers unlimited outdoor recreational opportunities on hundreds of thousands of acres of adjoining and nearby public lands. This incredible property is located near the edge of the Ocala City Limits and has millions of dollars worth of free environmental amenities:

- 1) With 4,493 feet of frontage on NE 35th Street, a major two lane corridor road which extends from SR 40 on the east to I-75 on the west, there is quick and easy access to shopping or recreation. NE 35th Street (lying west of NE 36th Avenue) is scheduled to be four-laned. A new I-75 interchange serving the western extension of NW 35th Street is the number one priority for the Marion County Transportation Planning Organization and will provide a direct connection to I-75.
- 2) **INDIAN LAKE STATE FOREST (4,462 Acres)** sits along the north boundary. A \$75,000,000 state acquisition. This is a free amenity with no maintenance expenses and miles of walking, jogging, hiking, biking, and horseback riding trails.
- 3) **COEHADJOE COUNTY PARK (90 Acres)** borders the west boundary and includes two large pavilions, tennis, racquet ball, handball, volleyball, and basketball courts, owned and maintained by Marion County.
- 4) **SILVER SPRINGS STATE PARK (4,666 Acres)** home of the world famous Silver Springs is a 1/2 mile to the southeast. A **\$60 annual pass allows unlimited access to the park.** Glass bottom boats, kayaking and canoeing on the crystal clear Silver River, horseback riding, walking, and jogging areas are extensive.
- 5) **SILVER SPRINGS FOREST (4,900 Acres)** was recently assembled by the St. Johns River Water Management District and is approximately one mile to the east.
- 6) The **OCALA NATIONAL FOREST (approximately 386,000 Acres)** is only 5 miles to the east and offers unlimited recreational opportunities. It's the largest national forest east of the Mississippi River and contains hundreds of rivers, lakes, springs, and many miles of hiking, walking, jogging, and biking roads and trails.



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Clean wooded trails make for easy walking, hiking, or biking.

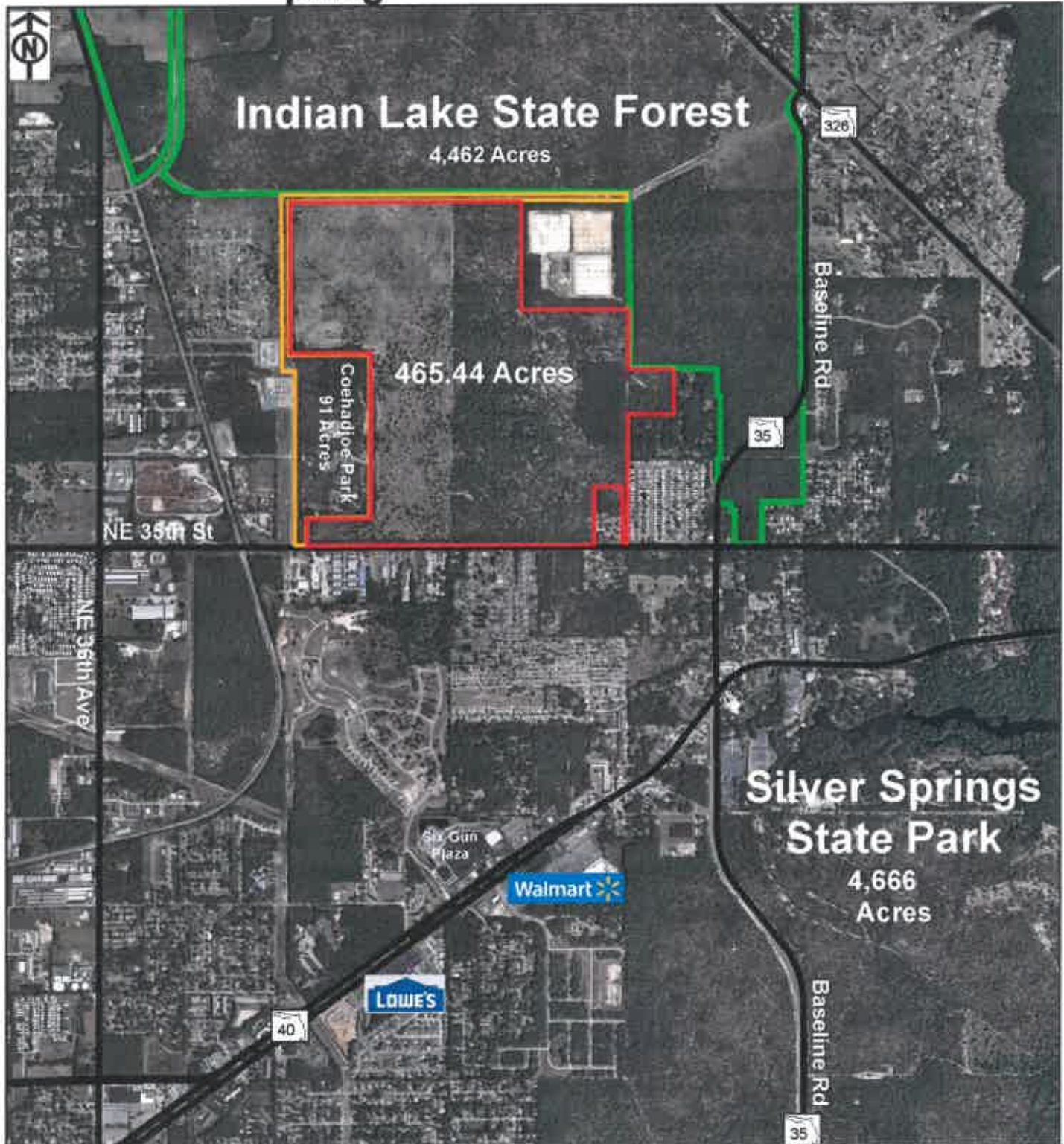


An extensive over story of oaks and pines covers much of the property.



Large live, laurel and water oaks dot the cleared pastures.

Ocala Silver Springs 465.44 Acres



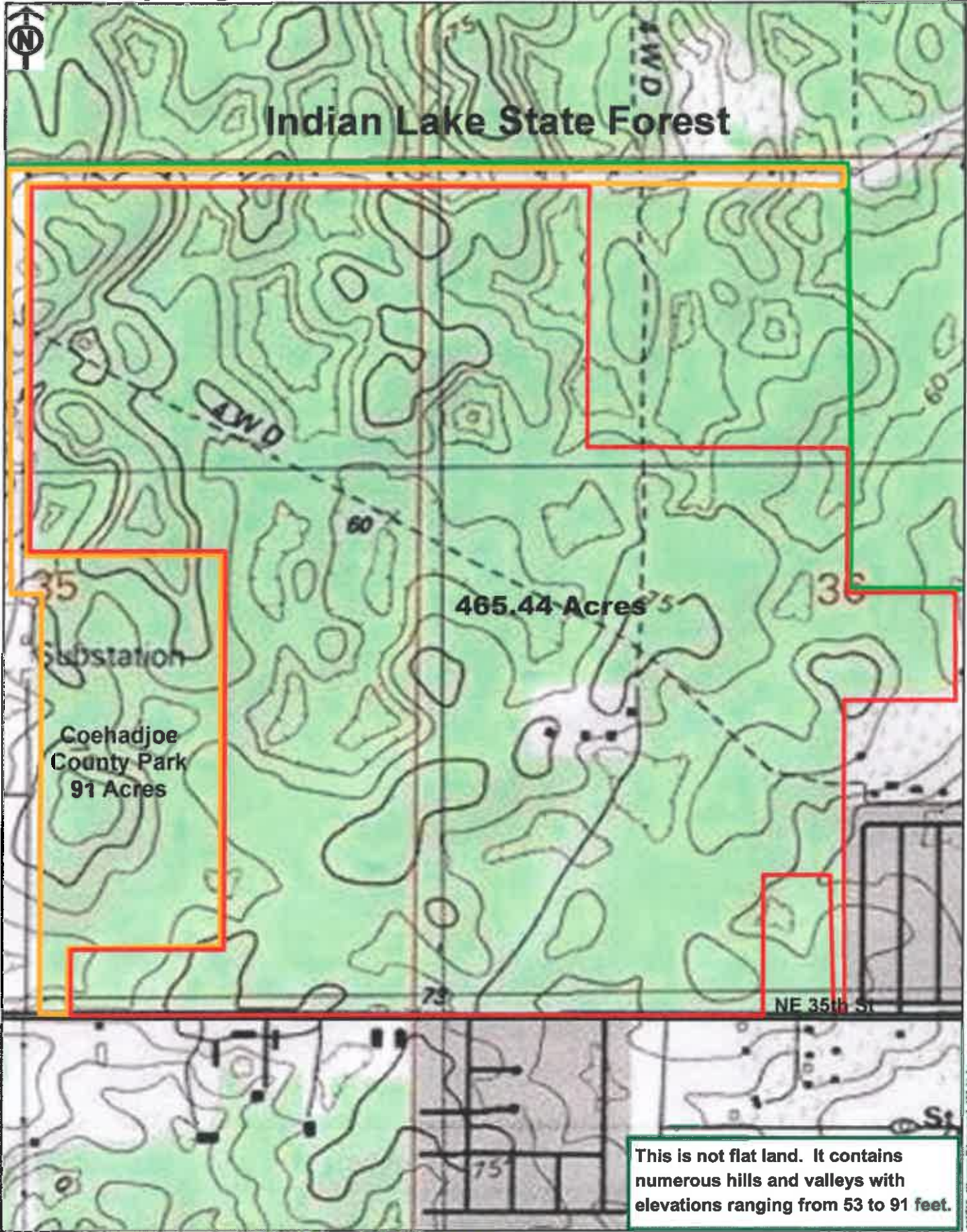
The main spring at Silver Springs is less than 1/2 mile from Property with public bus service providing scheduled trips to Silver Springs and local shopping to numerous shopping areas throughout Ocala.

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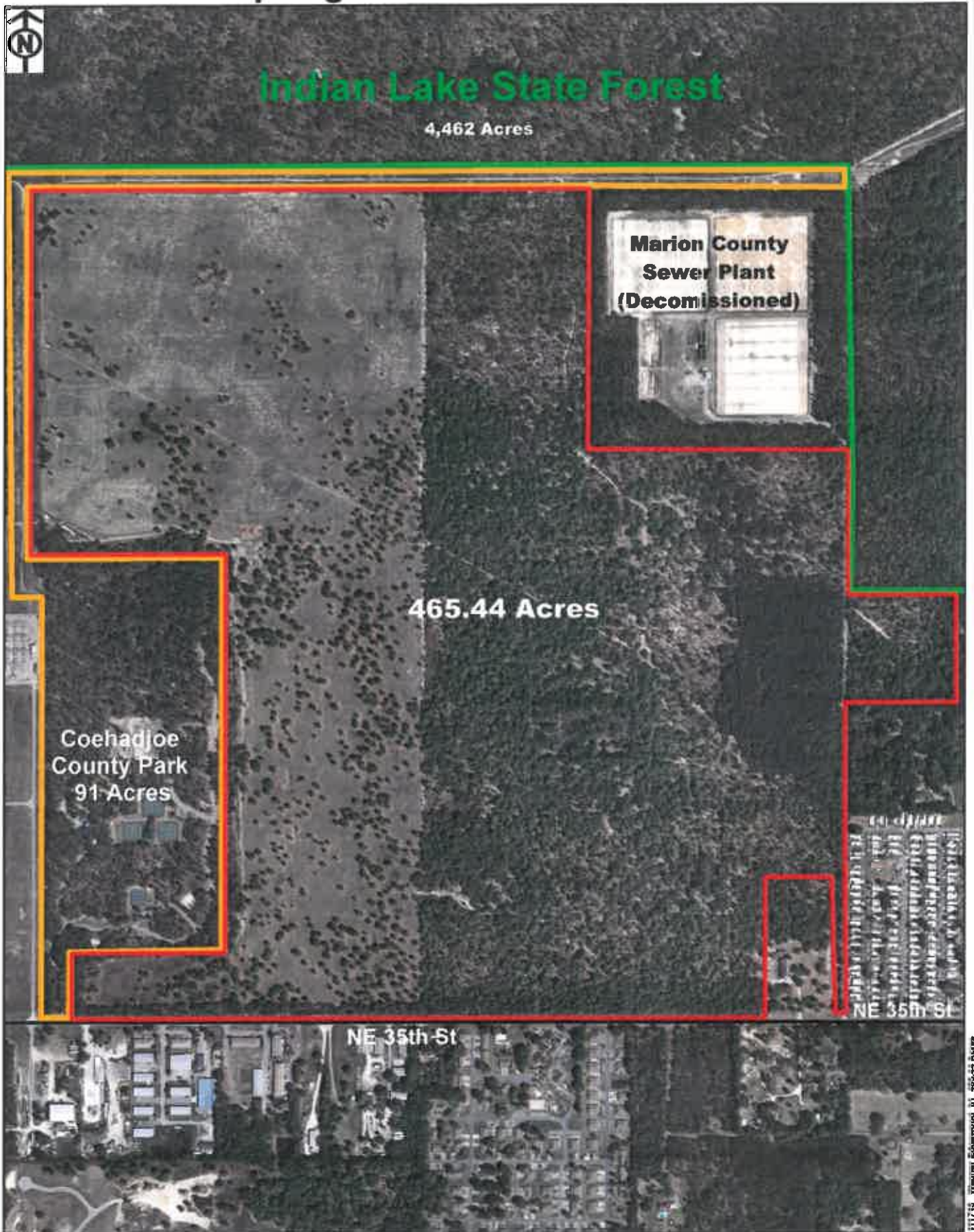
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A photograph of a cormorant perched on a log in a swampy area. In the background, there are lily pads, a red boat, and a dense forest of trees.

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