

# Marion Center Commercial Development Land 1.5 to 75.48 Acres

Neighboring Wal-Mart & National Names  
State Road 200 and 484 Intersection Ocala, Florida

**Property:** Four Tracts in Marion Center

- Tract 1** 9.937 Acres  
900 Front Ft SW 95th
- Tract 5** 21.456 Acres  
1036 Front Ft SW 95th
- Tract 4** 26.557 Acres  
1000 Front Ft SW 95th  
1800 Front Ft CR 484
- Tract 4A** 1.43 Acres  
250 Front Ft CR 484  
250 Front Ft SW 95th
- Tract 2** 17.48 Acres
- Tract 2A** 2 Acres  
208 Front Ft CR 484  
315 Front Ft SW 95th

**Site Details:**

B4 Commercial w/ sewer and water present

**Traffic Counts:**

SR 200 = 18,300, Hwy 484 = 10,100

**Population:**

3 mile 20,035  
5 mile 31,688  
10 year change 240%

**Developments:**

Oak Run, Marion Oaks, Citrus Hills,  
Pine Run, Stone Crest, Bel Lago,  
Spruce Creek, On Top of the World

**Price:**

**Tract 1** 9.937 Acres  
Per Acre: \$160,000  
Per SF: \$3.67  
Price: \$1,600,000

**Tract 5** 21.456 Acres  
Per Acre: \$120,000  
Per SF: \$2.75  
Price: \$2,568,000

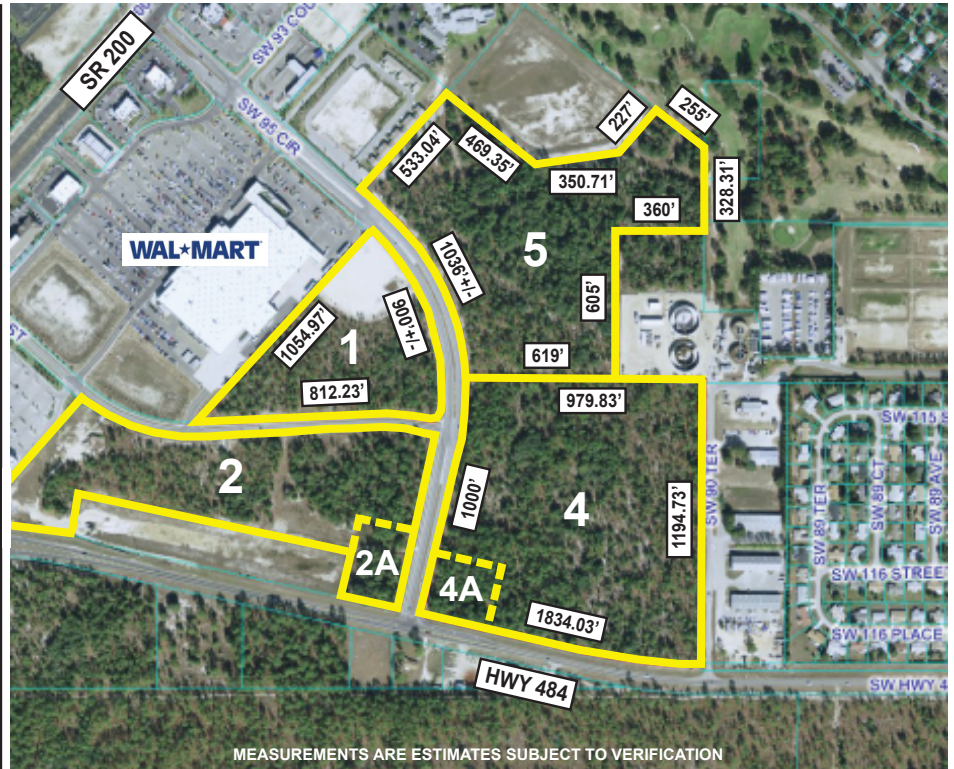
**Tract 4** 26.557 Acres  
Per Acre: \$120,000  
Per SF: \$2.75  
Price: \$3,187,200

**Tract 4A** 1.43 Acres  
Per SF: \$10.434  
Price: \$650,000

**Tract 2** 17.48 Acres  
Per Acre: \$250,470  
Per SF: \$5.75  
Price: \$4,378,215

**Tract 2A** 2 Acres  
Per SF: \$9.92  
Price: \$650,000

**ALL** 75.48 Acres  
Per Acre: \$146,770  
Per SF: \$3.3695  
Price: \$11,078,215



**Ideal For:**

- Shopping Center(s)
- Big Box Retailer(s)
- Hospital Medical Park
- Apartments



## BUSCH REALTY & Development, LLC

Acquisition, Investment, Management, & Sales  
www.ocalaproperty.com

3300 SE 3rd Ave  
Ocala, FL 34471-0429

Phone: 352-690-1909  
Fax: 352-690-1908