

# 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:**

All Roads, Sewer, Water, and Storm Drainage Built and in Place

**Zoning:** B4 Commercial

**Land Use:** Commercial

**Traffic Counts:**

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

**Population:**

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

**Developments:**

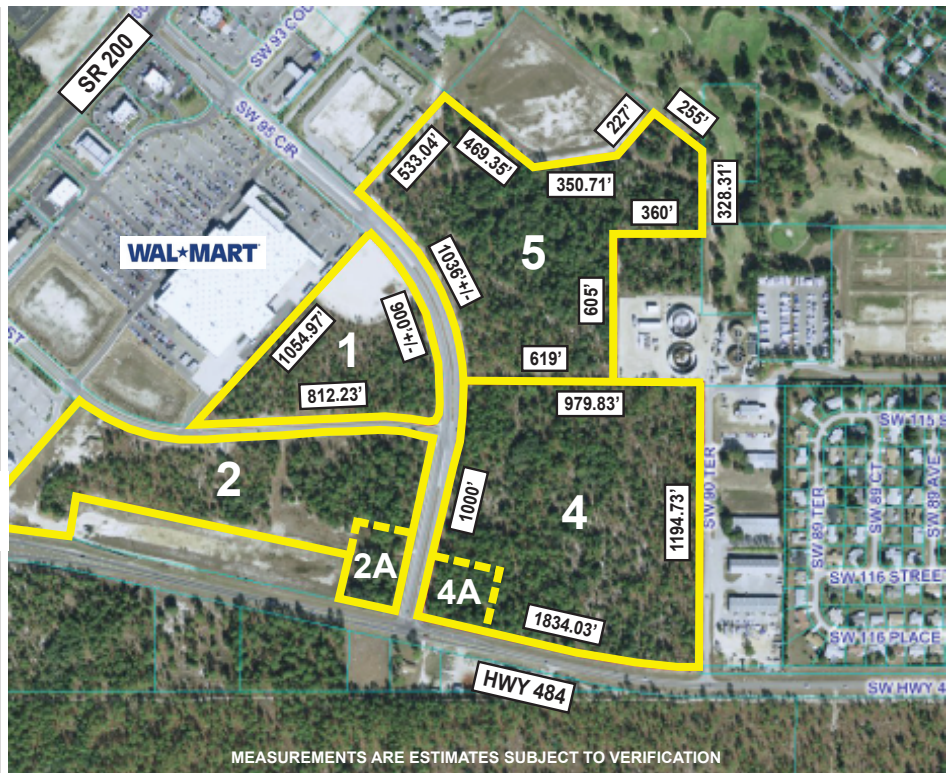
Oak Run, Marion Oaks, Citrus Hills, Pine Run, Stone Crest, Bel Lago, Spruce Creek, On Top of the World

**Ideal For:**

Big Box Retail, Home Retail, Grocery, Drug Stores, Medical Center, College & Education, Research & Laboratory, Office Headquarters, Sports & Training, Mixed Use, Multi Family

<b>Tract 1</b> 9.937 Acres	<b>Tract 4</b> 26.557 Acres
Per Acre: \$160,000	Per Acre: \$80,000
Per SF: \$3.67	Per SF: \$1.835
Price: \$1,600,000	Price: \$2,124,560
<b>Tract 2</b> 17.48 Acres	<b>Tract 4A</b> 1.43 Acres
Per Acre: \$250,470	Per SF: \$6.00
Per SF: \$5.75	Price: \$373,744
Price: \$4,378,215	<b>Tract 5</b> 21.456 Acres
<b>Tract 2A</b> 2 Acres	Per Acre: \$80,000
Per SF: \$6.00	Per SF: \$1.835
Price: \$522,720	Price: \$1,716,490

**ALL** 75.48 Acres  
Per Acre: \$130,090.95  
Per SF: \$2.986  
Price: \$9,819,265



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