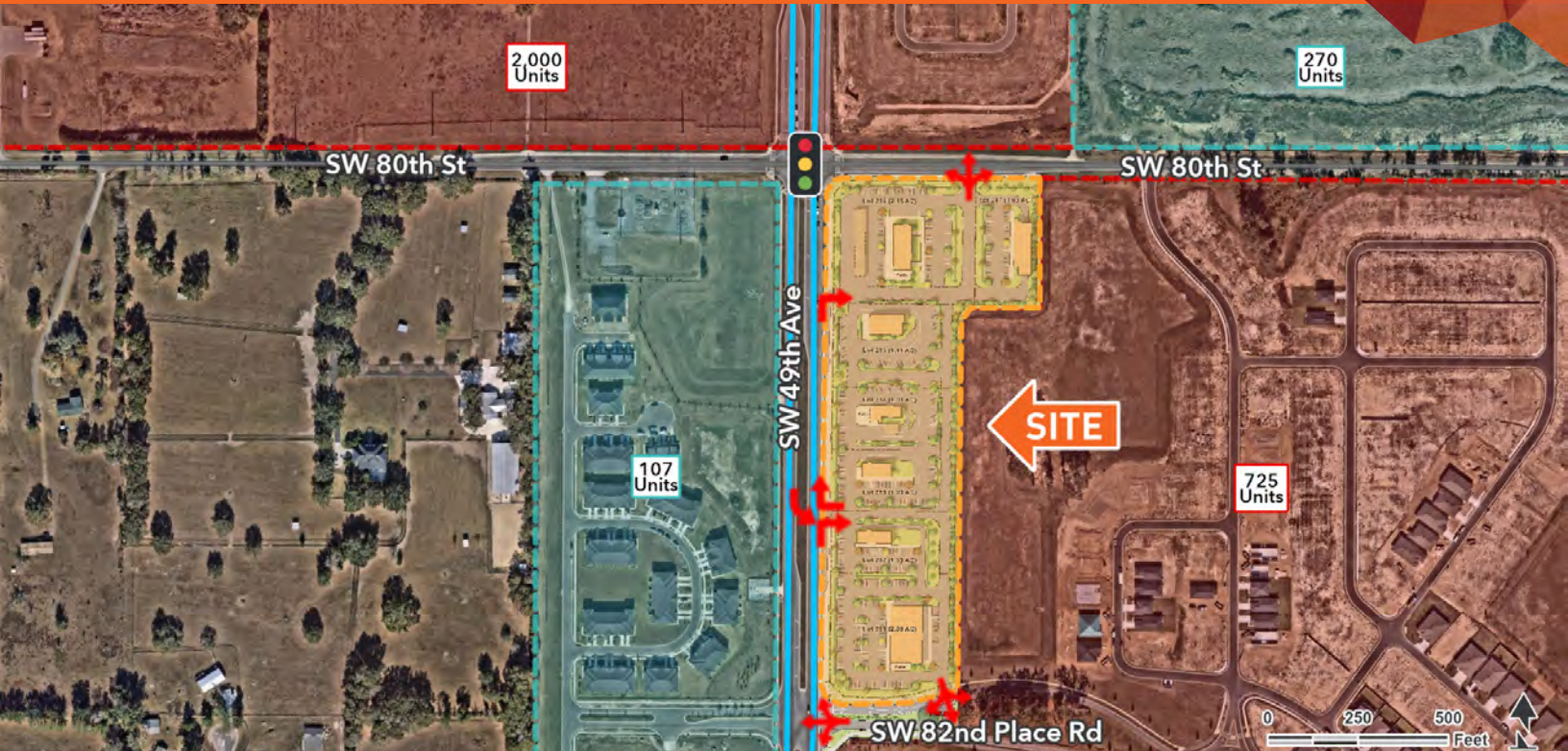


MARION RANCH OUTPARCELS

SEQ OF SW 49TH AVE RD & SW 80TH ST, OCALA, FL 34476

Ground Lease
or Build-to-Suit



LOCATION DESCRIPTION

Marion Ranch at SEQ of SW 49th Ave Rd & SW 80th St, Ocala, FL 34476

PROPERTY HIGHLIGHTS

- Newly constructed SW 49th Ave extension now open
- Positioned at the gateway to the master-planned Marion Ranch community in Ocala with immediate access to a high-growth residential zone
- According to Lennar Homes, this metro area was named the "fastest-growing metro in the U.S." as of 2024
- 2030 Growth projections reaching a 5 mile population of 88,157 and 40,748 Households
- With additional growth from the surrounding area, there is a need for retail servicers. The total new residential units in the area could reach ~5,700± within 1.5 miles of the site
- Nearby Retailers: Ashley Furniture, Kohl's, Petco, Family Dollar, Publix, Lowe's, PetSmart, Macy's, JCPenney, Belk. Coming Soon: Dealership, A Warehouse Club, and Neighborhood Walmart
- Traffic Counts (AADT): I-75 N - 140,500 ; SW Highway 200 - 44,005



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,399	30,243	74,201
Daytime Population	3,191	25,938	75,083
Households	1,730	12,860	34,201
Average HH Income	\$131,758	\$94,929	\$87,907



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SUITE	TENANT NAME	SPACE SIZ
281	Available	2 Acres
282	Available	1.03 Acres
283	Available	1.03 Acres
284	Available	1.03 Acres
285	Available	1.41 Acres
286	Pending C-store Deal	1.83 Acres
287	Available	1.03 Acres

AVAILABLE
 LEASE PENDING



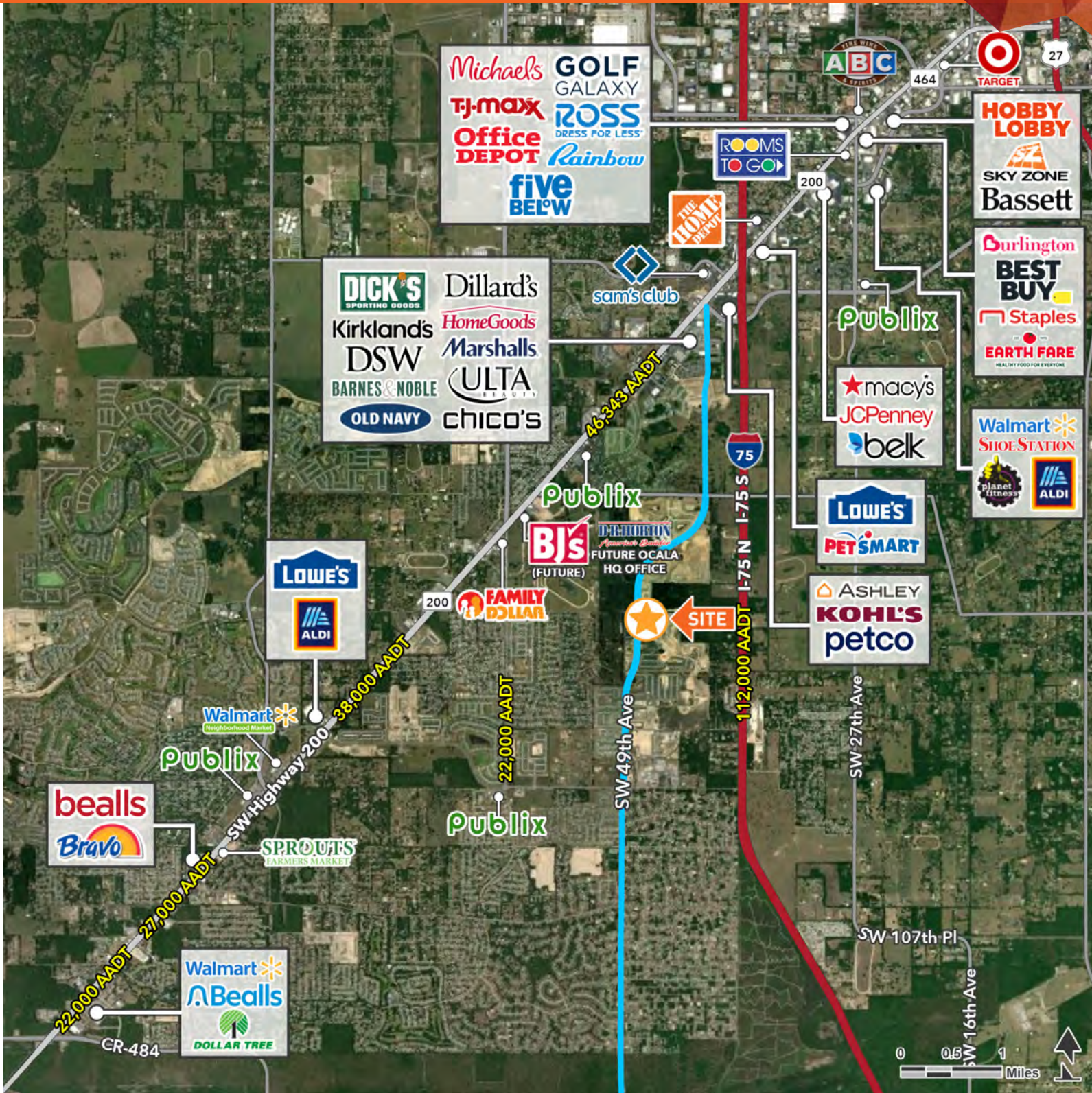
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Winding Oaks PD



Marion Ranch PD



LEGEND

- PULTE 50' LOTS
- PULTE 60' LOTS
- FUTURE LOTS
- LIFT STATION
- MODEL PARKING
- PULTE MODEL

PULTE HOMES LOT COUNT PROVIDED	PULTE HOMES LOT COUNT PROVIDED	
	50' LOTS	60' LOTS
PHASE 2	24	20
PHASE 3	77	29
TOTAL LOTS	101	49



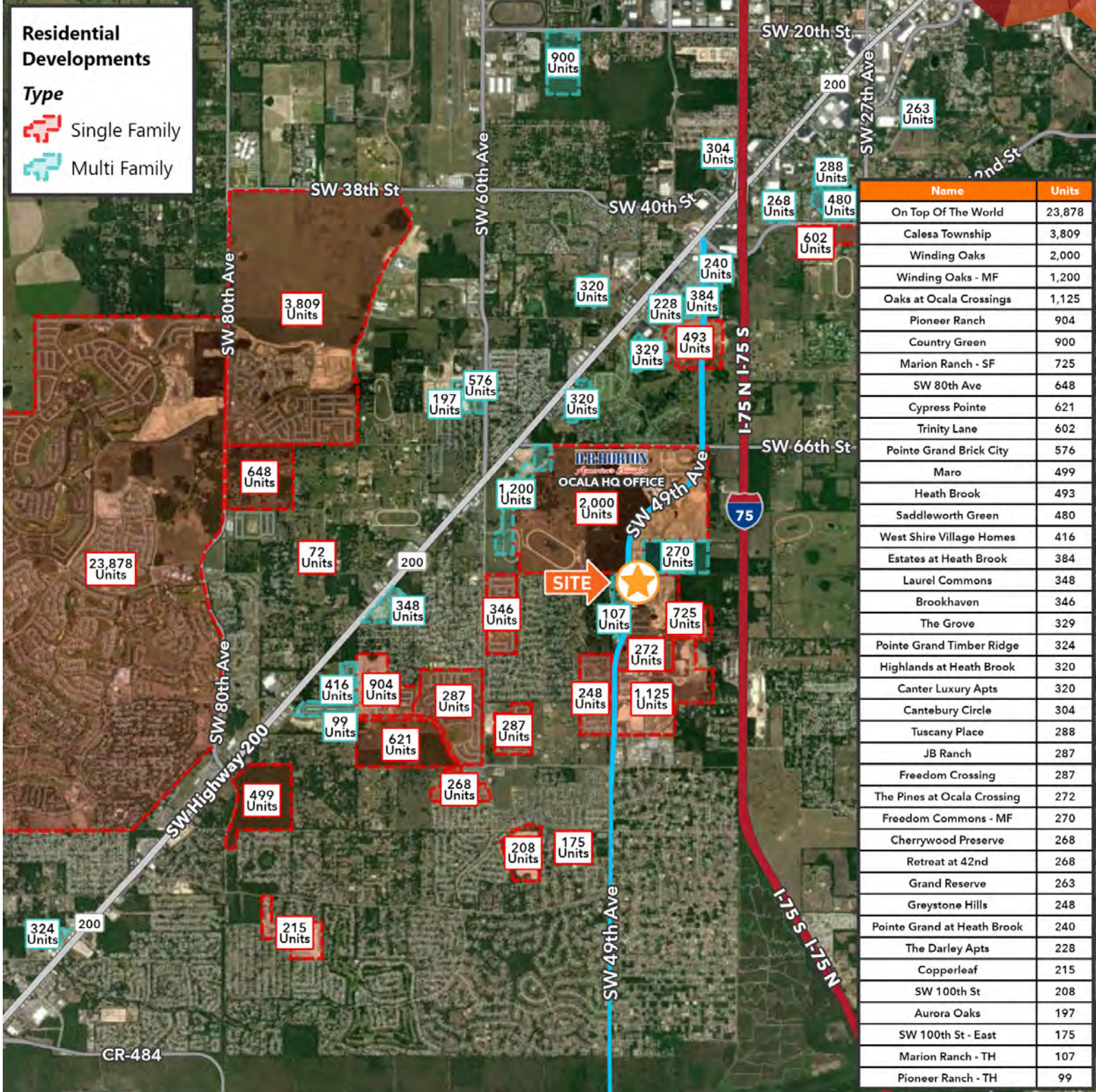
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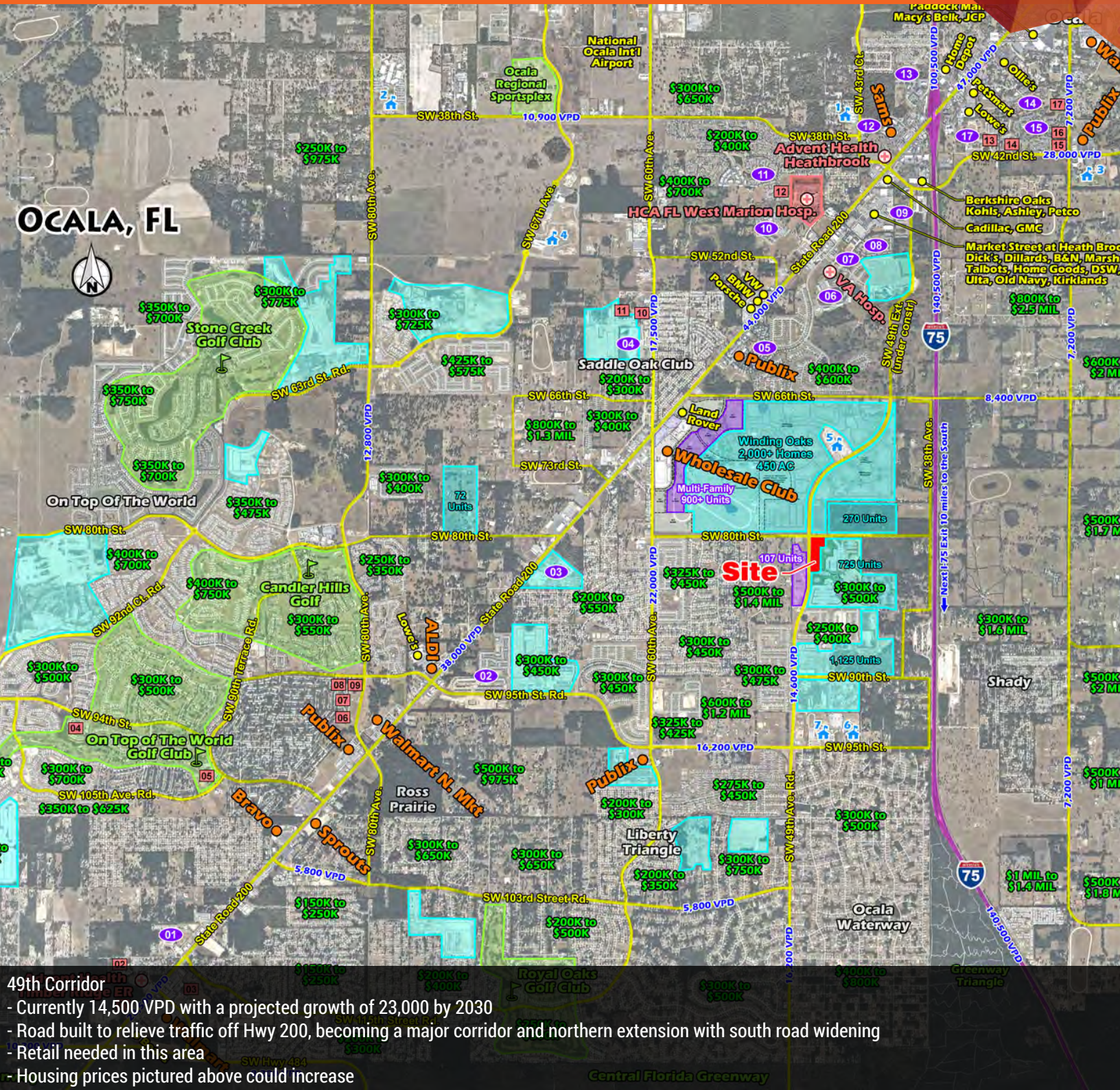
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