

Multi-Family Commercial Entitled Land 10 Acres Prime Development Location

180 Apartments & 75,000 SF Retail
5300 SW 20th St Ocala, Florida

Site Details:

Phase III 180 Units

Build Retail Space 75,000 SF

Property Details:

10 Acres 660.51'

Front Feet

SW 20th St Four-Lane

Zoning / Land Use:

Approved PD

Planned Development

Utilities:

City of Ocala Sewer, Water,
& Electric

Population:

5 mile 52,585

10 mile 197,793

Ocala / Marion County Avg

Household Income: \$69,641

Traffic Count / Interstate:

SW 20th St 20,442

I-75 Exit 352 2.9 mi N

I-75 Exit 350 3 mi S

Phase II: \$4,410,000

180 Units (\$24.5k/unit)

75,000 SF Retail \$1,522,500

Total: \$5,932,500.00

Per Acre \$ 593,250.00

Per SF Land \$ 13.62



New Road Planned/Approved!
SW 54TH AVE on West side of
property

**City of Ocala
Approved
Mixed Use Site
For Your Next
Development**

Location Features:

Ocala Airport 1 mi
Ocala Breeders Sales
Across 20th St
Central Florida College
E-One Mfg Plants
Meadowbrook Ind Park
FedEx Distribution Ctr
Ocala Airport Comm Ctr
Hospitals
World Equestrian Center

Retail:

Paddock Mall 3.2 mi
Market Street at
Heathbrook 3.3 mi
Publix Grocery 4.2 mi

Nearby Communities:

Carlton Arms (860 Units)
Fully Occupied Wait List
Fore Ranch
Timberwood
Ocala Palms
On Top of the World
Oak Run
Marion Landing
Cherry Wood
Spruce Creek



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COUNTRY GREEN PD

PLANNED DEVELOPMENT STANDARDS

Items 1-11 listed below are from City of Ocala Sec. 122-940

The planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

- 1) Be consistent with the city's adopted 2035 vision plan principles and the comprehensive plan;
- 2) Promote more efficient and economic uses of land;
- 3) Encourage development that is more compatible with contiguous lands;
- 4) Provide flexibility to meet changing needs, market trends, technologies, economics, and consumer preferences;
- 5) Encourage a mix of land uses which can reduce roadway transportation impacts;
- 6) Preserve to the greatest extent possible and utilize existing landscape features and amenities;
- 7) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures;
- 8) Reduce development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities;
- 9) Permit a more desirable built environment than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations;
- 10) Allow for flexibility in the combining and coordinating of architectural styles, building forms, and building relationships; and
- 11) Permit modifications to specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the proposed development of the subject site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

Residential Development Principles – Country Green PD

Each phase within the PD will develop into a safe, attractive, sustainable, connected, and economically viable development. The following principles are intended to provide a framework for development and provided for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection.
- The location and design of surface parking is important in establishing the character of the project. The perimeter of the project is different than the interior in that the uses have a stronger relationship to the major thoroughfare system. On the perimeter of the project, parking fields between the building frontage and the ROW line are permitted, but shall be the minimum necessary to make land uses economically successful, while ensuring that surface parking is not the dominant and defining design element for the SW 20th Street corridor.
- Building designs within individual developments or sub-tracts should complement one another through color, design and/or use of similar building materials; consistent landscape design is also required.
- Project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular way finding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Awnings may be provided and should not interfere with pedestrian movement.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the building and landscaping.
- Dumpsters shall be screened consistent with City Standards; designs and construction materials should complement the primary building.

- Vehicular service areas including parking decks/garages for multiple buildings are encouraged to be consolidated whenever possible and economically feasible consistent with specific tenant needs.
- Utilities should be located/buried such that tree installations are possible.
- Access driveways should be designed to minimize congestion on streets through the use of shared use entry drives at predetermined median openings.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting should include cut-off-fixtures, where practical.
- Common facilities within private developments such as clubhouses, leasing office, etc. should be easily identifiable and accessible.
- An overall signage and wayfinding plan for the Country Green PD shall be submitted with the first final site plan application. The plan shall include the architectural style and hierarchy of the signage system throughout the PD. A detailed signage and wayfinding plan for each Tract showing proposed sign locations shall be included with the final site plan application in each Tract.

Commercial PD Development Principles – Country Green PD

- Commercial/Retail Building Area shall be a maximum of 75,000 square feet.
- Buildings shall provide the following architectural standards:
 - a. Buildings shall be compatible with adjacent residential development.
 - b. Provide articulated facades with offsets and recessed entries. No blank walls shall be visible from the public ROW.
 - c. Every elevation shall be broken through the use of decorative features such as change in plane, molding, columns cornices, awnings, texture variation, color, recessed windows or doors, exposed structural elements like steel or timber beams.

- d. Roofs shall be gable, gambrel, hipped or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis. Flat roofs must have parapet screening the rooftop and any equipment atop of the roof.
- e. Service and loading areas shall not be placed on the front or street side of a building, but rather at the rear or side of the building and screened from public view.
- As part of the Final PD submittal, landscape buffering will be required adjacent to residential areas. The content of the buffers shall be determined during the Final PD Plan.
- Prior to the first public hearing with the Planning and Zoning Commission for Final PD submittal, a traffic study for the entirety of the PD shall be submitted and approved by city staff.
- All Final PD Plans shall be consistent with the Conceptual Site Development Plan and the PD Development Plan Guidelines Overall Project Permitted Uses.
- The PD shall be built out within 10 years of the effective date. If the PD is not built out, the PD will expire and the owner will be required to reactivate the PD or apply for a different zoning through the City public hearing process unless all site related infrastructure i.e. drainage, parking, utilities, landscaping is completed and only building construction remains.

Phases 1 - 2 Permitted Residential Uses:

Residential uses:

- a. Multifamily

Phase 3 Permitted Retail/Residential Uses:

Retail uses:

- a. Bakery
- b. Department store
- c. Drugstore
- d. Electronics store
- e. Grocery store
- f. Hardware store
- g. Home decorating store
- h. Pharmacy
- i. Specialty retail store
- j. Clothing store

Service Uses:

- a. Restaurant
- b. Commercial photography, art, and graphic
- c. Fast food restaurant
- d. Financial institution
- e. General business service
- f. Hairstyling shop
- g. Photocopying and duplicating service
- h. Commercial photography, art, and graphic
- i. Software service
- j. Print/copier shop
- k. Professional shop
- l. Radio/TV broadcasting facility
- m. Security systems service

Education/recreation/social uses:

- a. Antiques gallery/art gallery/museum
- b. Church/place of worship
- c. Dance/art/music studio
- d. Day care facility, subject to city code
- e. Library
- f. Private club
- g. School, private elementary and secondary
- h. Speech and language center/school
- i. Vocational/professional school

Health care:

- a. Medical and dental office
- b. Veterinarian office

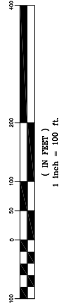
Office:

- a. Professional office
- b. Medical office

Residential Uses:

- a. Multifamily

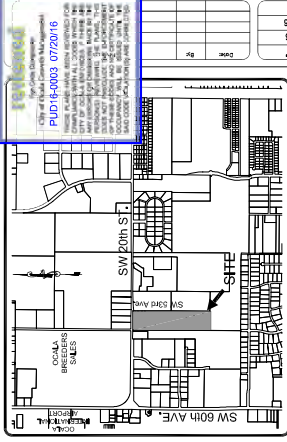
GRAPHIC SCALE



PD PLAN for COUNTRY GREEN OCALA, FLORIDA

PARCEL 23320-005-03

AMENITIES LEGEND	
1	ROUNDABOUT w/ TREE
2	ROUNDABOUT w/ FOUNTAIN
3	COURTYARD
4	POOL w/ DECK
5	GRILLING AREA
6	POND WATER FEATURE
7	OPEN AIR PAVILION w/ DOCK
8	LEASEABLE WORKSHOPS
9	CHIPPING / PUTTING GREEN
10	LEASEABLE GARDEN SPACE
11	OPEN AIR PAVILION
12	LEASEABLE AMPHITHEATER
13	LEASEABLE EVENT LAWN
14	POND w/ DOCK
15	PEDESTRIAN / BIKE TRAILS



SCALE: 1" = 2000'
SECTION 21 & 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



Parking Calculations:

RESIDENTIAL

MULTI-FAMILY DWELLING (PHASES 1 & 2):

1.5 PARKING SPACES PER UNIT (TOTAL 720 UNITS)

PHASE 1:

(2) 4 STORY BUILDINGS (250 UNITS EA.) = 250 UNITS = 1.5 X 250 = 375 SPACES

(2) 4 STORY BUILDINGS (250 UNITS EA.) = 250 UNITS = 1.5 X 250 = 375 SPACES

SPACES REQUIRED: 1,080

SPACES PROVIDED: (4) 4 STORY PARKING DECKS @ 465 SPACES EA. = 1820 SPACES

1820/1080 = 1.68 SPACES PER UNIT

REQUIRED HANDICAPPED PARKING - 2% OF TOTAL = 36

RESIDENTIAL OVER RETAIL (PHASE 3 ONLY):

RETAIL: 1 PARKING SPACE FOR EACH 250 SQUARE FEET OF FLOOR AREA

COMMERCIAL BUILDINGS 75,000 SF = 300 SPACES

COMMERCIAL BUILDINGS PROVIDED = 300 SPACES

(2) 4 STORY BUILDINGS (250 UNITS EA.) = 250 UNITS = 1.5 X 250 = 375 SPACES

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RESIDENTIAL PARKING REQUIRED/PROVIDED 180 UNITS X 1.5 = 270 SPACES

REQUIRED HANDICAPPED PARKING - 1 SPACE FOR EVERY 25 SPACES = 11

570/25 = 23 SPACES

NOTE: RESIDENTIAL OVER RETAIL MAY REQUIRE DECK PARKING TO MEET PARKING REQUIREMENTS.

Traffic Impact Statement:

THE FOLLOWING GENERATION RATES ARE BASED ON THE ITE TRIP GENERATION.

RESIDENTIAL:

ITE LAND USE CODE = 231, MD-HIGH RESIDENTIAL

CONDOMINIUM/TOWNHOUSE.

DWELLING UNITS = 900

A.M. PEAK HOUR OF GENERATOR

TRIP DISTRIBUTION = 50% ENTERING = 250 X 0.50 = 125 TRIPS

P.M. PEAK HOUR OF GENERATOR

TRIP DISTRIBUTION = 50% ENTERING = 250 X 0.50 = 125 TRIPS

COMMERCIAL:

SPECIALTY RETAIL (820): 2.71 PER 1000 SF = 2.71 X 750 = 203

PEAK HOUR CALCULATION (MIDWINTER PM PEAK):

TRIP DISTRIBUTION = 44% ENTERING = 0.44 X 203 = 89 TRIPS

50% ENTERING = 0.50 X 203 = 101 TRIPS

Open Space - PD:

122-942 (X4) OPEN SPACE REQUIREMENTS FOR A PD ARE AS FOLLOWS:

OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS:

(1) PLAY AREAS, SPORTS AREAS, FLOODED AREAS, NATURAL TRAILS, ROOF AREAS,

ARTISTIC LAKES OR PONDS FOR PASSIVE OR ACTIVE RECREATION. USE MAY ALSO BE

MINIMUM OF THREE FEET OF WATER AT ALL TIMES.

(2) FENCED WATER RETENTION AREAS, OPEN WATER AREAS BEYOND THE PERIMETER OF THE

AREAS AND OFF-STREET LOADING AREAS SHALL NOT BE COUNTED AS OPEN SPACE.

SPACE SIZE: WATERS LESS THAN SIX FEET DEEP SHALL NOT BE COUNTED AS OPEN SPACE.

(3) STRUCTURES SHOULD BE CLUSTERED SO THAT THE OPEN SPACE IS USABLE TO THE

ENCOURAGED. PROVIDE 100% TREE CANOPY PROVIDING SHADE AND REDUCING

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Notes:

1. LAND USE DESIGNATION = MEDIUM INTENSITY/SPECIAL DISTRICT

ALLOWABLE DENSITY = 30 UNITS/ACRE

2. SITE AREA = 284.8 ACRES = 284.8 ACRES

RESIDENTIAL OVER RETAIL = 940 ACRES

(1) 4 STORY BUILDINGS @ 250 UNITS PER BLOCK = 40 UNITS

(2) 4 STORY BUILDINGS @ 250 UNITS PER BLOCK = 40 UNITS

(3) 4 STORY BUILDINGS @ 250 UNITS PER BLOCK = 40 UNITS

(4) 4 STORY BUILDINGS @ 250 UNITS PER BLOCK = 40 UNITS

900 UNITS

3. A PD DEVELOPER'S AGREEMENT PURSUANT TO SECTION 122.944(G) SHALL BE PROVIDED AT FINAL PLAN SUBMITTAL.

4. A TITLE OPINION SHALL BE REQUIRED BY THE TIME THE FINAL DEVELOPMENT PLAN AND THE FINAL DEVELOPER'S

AGREEMENT ARE SUBMITTED.

5. LOADING AREAS AND DUMPSTER PADS TO BE ORDERED PER CITY CODE.

6. ALL UTILITIES SHALL BE UNDERGROUND (122-942).

7. ACCESS SHALL BE PROVIDED TO ALL USERS (122-942).

8. IF SEPARATE TRACTS ARE SOLD, TRACTS MUST MEET PLATING REQUIREMENTS OF CHAPTER 114 (122-942).

9. A UNIFIED OPEN SPACE PLAN MUST BE SUBMITTED WITH SUBMITTAL OF THE FIRST FINAL PD PLAN.

10. AN AMBROSIO OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL EVALUATE THE TREES ON SITE, PROVIDE NECESSARY

THE HEALTH SURVIVAL OF ALL TREES SHOWN ON THE SITE TO BE SAVED.

11. A LANDSCAPE ARCHITECT OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL DESIGN THE LANDSCAPE PLAN AND

MANAGE THE ON SITE TREE PLANTING.

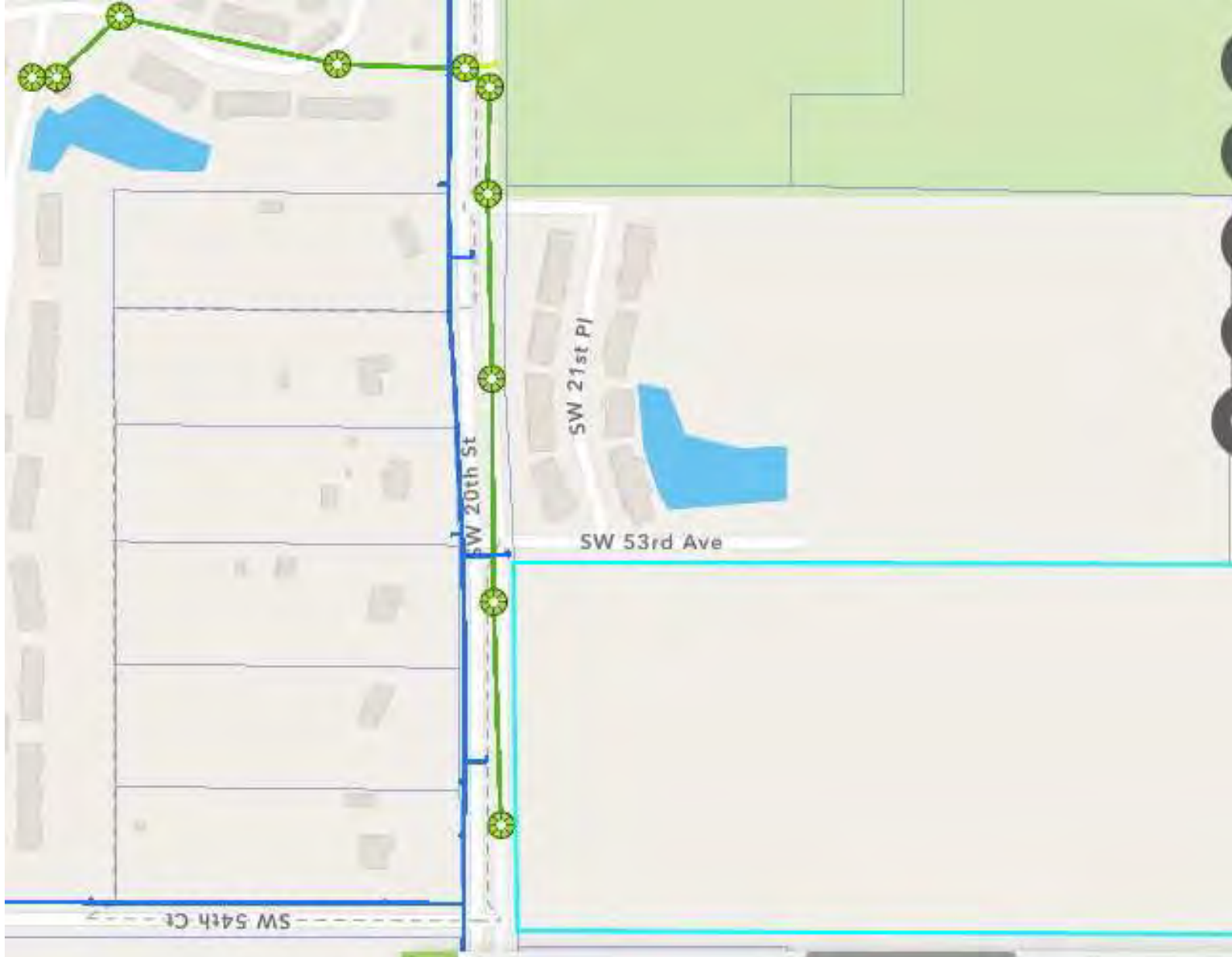
12. A LEGALLY CONSTITUTED MAINTENANCE AGREEMENT SHALL BE PROVIDED AT FINAL PLAN SUBMITTAL TO 122-944(G).

13. PROJECT SHALL BE UNDER UNIFIED CONTROL OF COUNTRY GREEN, LP.

14. AMENITIES TO INCLUDE:

- GRILL AREAS
- WALKING TRAILS
- GARDENS AND PARKS
- SWIMMING POOLS
- GARDENS FOR LEASE
- COFFEE BARS
- WORKSHOPS AND STUDIOS FOR LEASE





 Layers 

City Water Main	<input checked="" type="checkbox"/>	...
City Water Lateral Lines	<input checked="" type="checkbox"/>	...
Private Water Lateral Lines	<input type="checkbox"/>	...
Private Water Mains	<input type="checkbox"/>	...
City ReUse Mains	<input type="checkbox"/>	...
Manholes	<input checked="" type="checkbox"/>	...
City Gravity Main	<input checked="" type="checkbox"/>	...
City Sewer Lateral Line	<input checked="" type="checkbox"/>	...

Demographic Detail Report

30 Acres SW 20th ST and SW 54th Ave Ocala, FL

Radius	2 Mile		5 Mile		10 Mile	
Population						
2027 Projection	13,834		58,949		220,917	
2022 Estimate	12,511		52,815		197,495	
2010 Census	11,377		46,061		169,984	
Growth 2022 - 2027	10.57%		11.61%		11.86%	
Growth 2010 - 2022	9.97%		14.66%		16.18%	
2022 Population by Age	12,511		52,815		197,495	
Age 0 - 4	790	6.31%	3,045	5.77%	10,093	5.11%
Age 5 - 9	822	6.57%	3,144	5.95%	10,428	5.28%
Age 10 - 14	796	6.36%	3,095	5.86%	10,684	5.41%
Age 15 - 19	708	5.66%	2,823	5.35%	10,214	5.17%
Age 20 - 24	684	5.47%	2,717	5.14%	9,805	4.96%
Age 25 - 29	837	6.69%	3,165	5.99%	10,740	5.44%
Age 30 - 34	1,002	8.01%	3,541	6.70%	11,268	5.71%
Age 35 - 39	1,045	8.35%	3,505	6.64%	10,936	5.54%
Age 40 - 44	965	7.71%	3,156	5.98%	10,181	5.16%
Age 45 - 49	879	7.03%	2,984	5.65%	10,251	5.19%
Age 50 - 54	797	6.37%	2,978	5.64%	10,877	5.51%
Age 55 - 59	750	5.99%	3,149	5.96%	12,055	6.10%
Age 60 - 64	686	5.48%	3,273	6.20%	13,161	6.66%
Age 65 - 69	583	4.66%	3,233	6.12%	13,792	6.98%
Age 70 - 74	478	3.82%	3,136	5.94%	14,154	7.17%
Age 75 - 79	338	2.70%	2,593	4.91%	12,222	6.19%
Age 80 - 84	199	1.59%	1,742	3.30%	8,539	4.32%
Age 85+	152	1.21%	1,537	2.91%	8,094	4.10%
Age 65+	1,750	13.99%	12,241	23.18%	56,801	28.76%
Median Age	37.90		42.20		47.10	
Average Age	38.00		42.30		45.30	

Demographic Detail Report

20th St, SW, Ocala, FL 34474						
Radius	2 Mile		5 Mile		10 Mile	
2022 Population by Occupation	8,056		36,011		137,425	
Real Estate & Finance	259	3.21%	1,092	3.03%	4,034	2.94%
Professional & Management	2,213	27.47%	8,943	24.83%	33,021	24.03%
Public Administration	160	1.99%	874	2.43%	4,034	2.94%
Education & Health	1,107	13.74%	4,754	13.20%	18,749	13.64%
Services	922	11.44%	4,838	13.43%	16,509	12.01%
Information	58	0.72%	303	0.84%	991	0.72%
Sales	1,151	14.29%	4,420	12.27%	18,733	13.63%
Transportation	17	0.21%	125	0.35%	392	0.29%
Retail	681	8.45%	2,942	8.17%	11,099	8.08%
Wholesale	56	0.70%	463	1.29%	1,822	1.33%
Manufacturing	236	2.93%	1,117	3.10%	4,421	3.22%
Production	301	3.74%	2,194	6.09%	7,816	5.69%
Construction	207	2.57%	1,532	4.25%	6,287	4.57%
Utilities	204	2.53%	704	1.95%	2,738	1.99%
Agriculture & Mining	253	3.14%	676	1.88%	1,932	1.41%
Farming, Fishing, Forestry	86	1.07%	242	0.67%	891	0.65%
Other Services	145	1.80%	792	2.20%	3,956	2.88%
2022 Worker Travel Time to Job	3,811		18,170		70,077	
<30 Minutes	2,632	69.06%	13,153	72.39%	50,588	72.19%
30-60 Minutes	915	24.01%	3,750	20.64%	15,435	22.03%
60+ Minutes	264	6.93%	1,267	6.97%	4,054	5.79%
2010 Households by HH Size	4,076		18,802		71,035	
1-Person Households	1,176	28.85%	5,968	31.74%	20,440	28.77%
2-Person Households	1,383	33.93%	6,994	37.20%	28,660	40.35%
3-Person Households	627	15.38%	2,536	13.49%	9,549	13.44%
4-Person Households	510	12.51%	1,833	9.75%	7,051	9.93%
5-Person Households	233	5.72%	898	4.78%	3,343	4.71%
6-Person Households	97	2.38%	363	1.93%	1,289	1.81%
7 or more Person Households	50	1.23%	210	1.12%	703	0.99%
2022 Average Household Size	2.50		2.30		2.30	
Households						
2027 Projection	4,937		24,089		92,352	
2022 Estimate	4,449		21,566		82,542	
2010 Census	4,076		18,801		71,035	
Growth 2022 - 2027	10.97%		11.70%		11.88%	
Growth 2010 - 2022	9.15%		14.71%		16.20%	



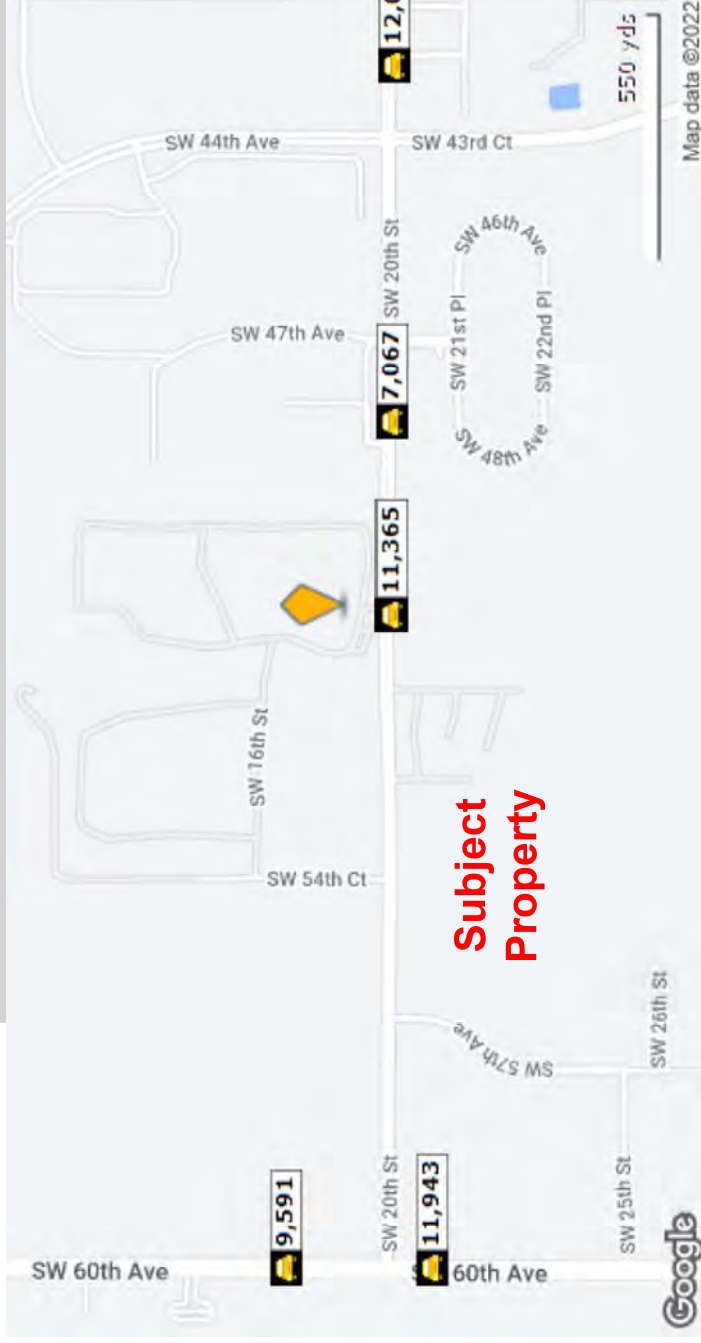
Demographic Detail Report

20th St, SW, Ocala, FL 34474							
Radius	2 Mile		5 Mile		10 Mile		
2022 Households by HH Income	4,452		21,565		82,543		
<\$25,000	1,021	22.93%	6,704	31.09%	19,764	23.94%	
\$25,000 - \$50,000	1,389	31.20%	5,135	23.81%	20,807	25.21%	
\$50,000 - \$75,000	734	16.49%	4,151	19.25%	17,271	20.92%	
\$75,000 - \$100,000	534	11.99%	2,352	10.91%	9,713	11.77%	
\$100,000 - \$125,000	82	1.84%	980	4.54%	5,413	6.56%	
\$125,000 - \$150,000	280	6.29%	752	3.49%	3,491	4.23%	
\$150,000 - \$200,000	240	5.39%	578	2.68%	2,837	3.44%	
\$200,000+	172	3.86%	913	4.23%	3,247	3.93%	
2022 Avg Household Income	\$67,283		\$62,216		\$67,623		
2022 Med Household Income	\$44,924		\$43,338		\$50,876		
2022 Occupied Housing	4,450		21,567		82,543		
Owner Occupied	2,374	53.35%	12,227	56.69%	59,525	72.11%	
Renter Occupied	2,076	46.65%	9,340	43.31%	23,018	27.89%	
2010 Housing Units	4,065		19,778		76,464		
1 Unit	2,377	58.47%	12,729	64.36%	61,430	80.34%	
2 - 4 Units	570	14.02%	2,090	10.57%	6,612	8.65%	
5 - 19 Units	1,036	25.49%	3,834	19.39%	5,904	7.72%	
20+ Units	82	2.02%	1,125	5.69%	2,518	3.29%	
2022 Housing Value	2,373		12,226		59,524		
<\$100,000	516	21.74%	3,671	30.03%	15,686	26.35%	
\$100,000 - \$200,000	866	36.49%	3,732	30.53%	21,269	35.73%	
\$200,000 - \$300,000	664	27.98%	2,729	22.32%	12,429	20.88%	
\$300,000 - \$400,000	212	8.93%	926	7.57%	4,868	8.18%	
\$400,000 - \$500,000	115	4.85%	587	4.80%	2,526	4.24%	
\$500,000 - \$1,000,000	0	0.00%	447	3.66%	1,958	3.29%	
\$1,000,000+	0	0.00%	134	1.10%	788	1.32%	
2022 Median Home Value	\$177,424		\$165,433		\$166,180		
2022 Housing Units by Yr Built	4,937		23,856		89,925		
Built 2010+	137	2.77%	1,806	7.57%	8,065	8.97%	
Built 2000 - 2010	1,475	29.88%	6,036	25.30%	19,287	21.45%	
Built 1990 - 1999	1,213	24.57%	5,333	22.35%	19,259	21.42%	
Built 1980 - 1989	1,065	21.57%	3,938	16.51%	20,485	22.78%	
Built 1970 - 1979	646	13.08%	2,807	11.77%	11,241	12.50%	
Built 1960 - 1969	253	5.12%	1,792	7.51%	6,321	7.03%	
Built 1950 - 1959	89	1.80%	971	4.07%	2,841	3.16%	
Built <1949	59	1.20%	1,173	4.92%	2,426	2.70%	
2022 Median Year Built	1992		1991		1990		



Traffic Count Report

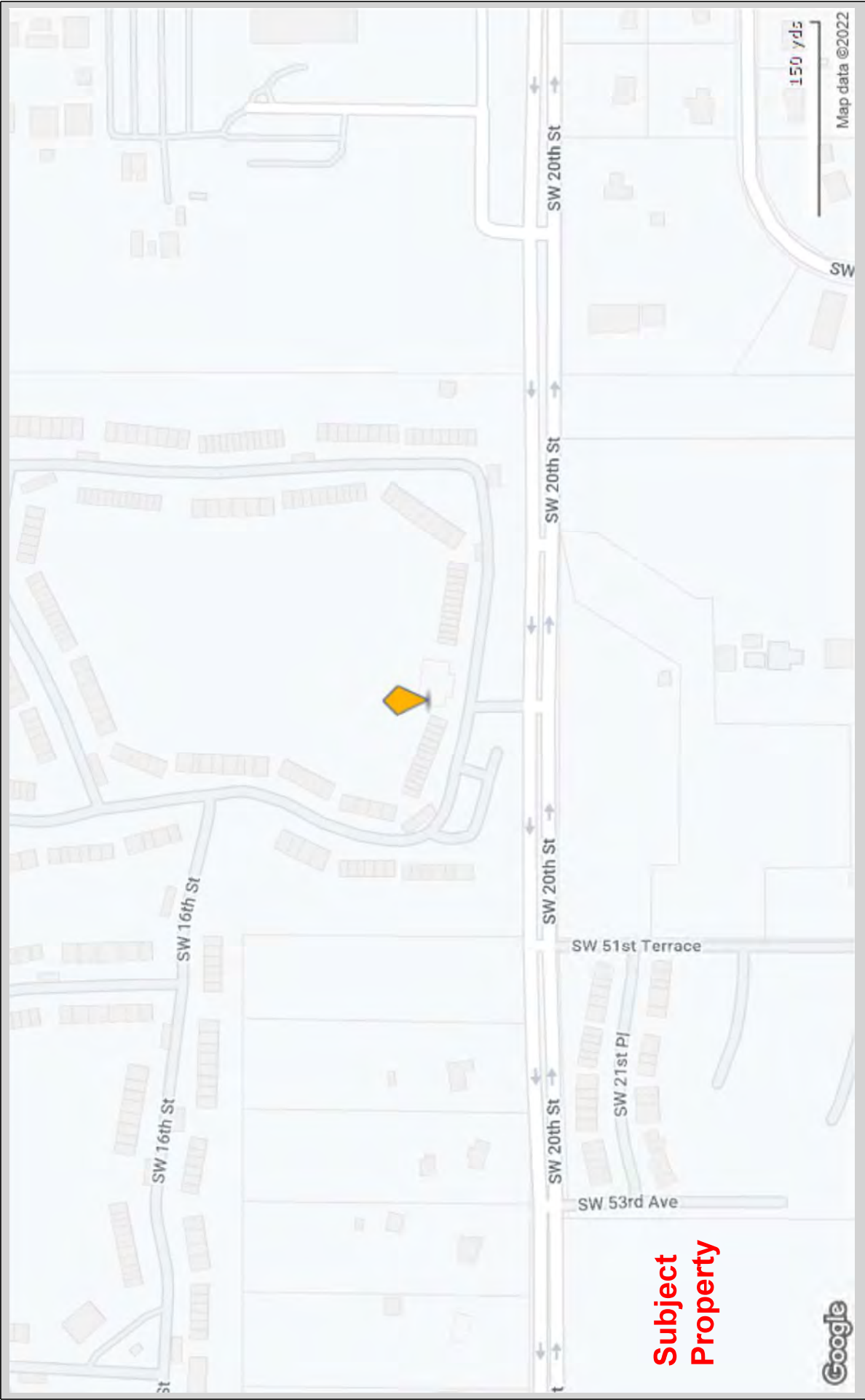
20th St, SW, Ocala, FL 34474



**Subject
Property**

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SW 20th St	SW 51st Ter	0.10 W	2016	10,200	MPSI	.05
2 SW 20th St	SW 51st Ter	0.10 W	2022	11,365	MPSI	.05
3 SW 20th St	SW 47th Ave	0.10 E	2018	7,067	MPSI	.25
4 Southwest 20th Street	SW 42nd Ct	0.01 E	2022	12,087	MPSI	.70
5 SW 60th Ave	SW 20th St	0.07 S	2018	9,591	MPSI	.86
6 SW 60th Ave	SW 20th St	0.05 N	2022	11,943	MPSI	.86

20th St, SW - Ocala, FL 34474



**Subject
Property**



20th St, SW - Ocala, FL 34474

