

# Marion Center Commercial Development Land 17.48 Acres - Will Divide

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

**Property:** Tracts in Marion Center

**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 in Place, Offsite Retention

**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:**

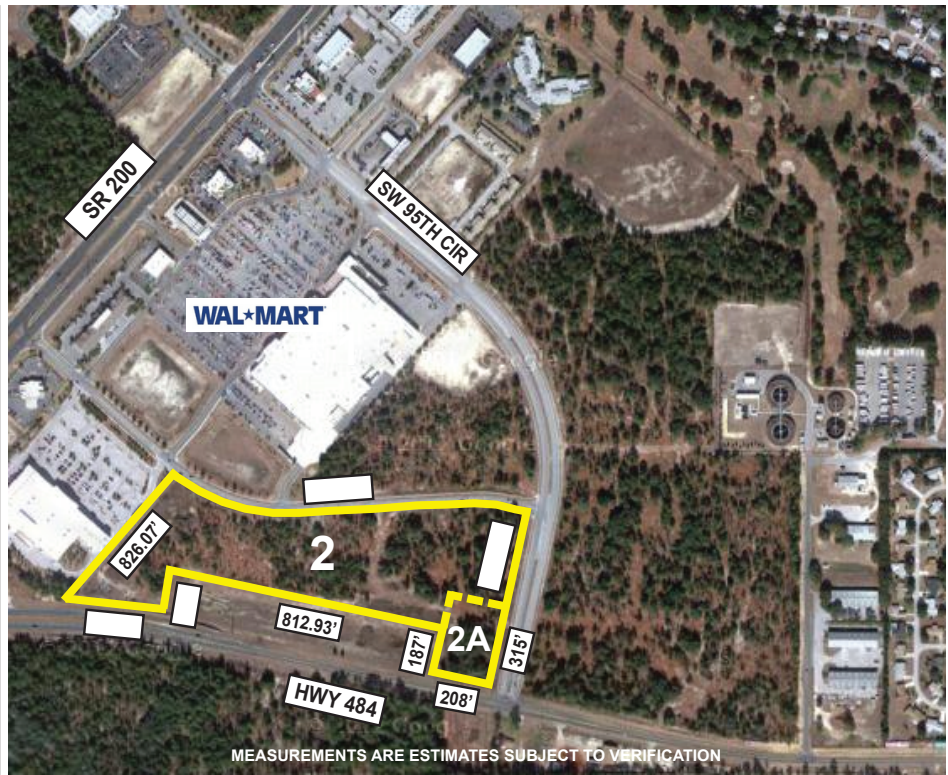
Oak Run  
Marion Oaks  
Citrus Hills  
Pine Run  
Stone Creek  
Bel Lago  
Spruce Creek  
On Top of the World

**Ideal For:**

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

**Tract 2** 17.48 Acres  
Per Acre: \$130,244  
Per SF: \$2.99  
Price: \$2,276,665

**Tract 2A** 2 Acres  
Per Acre: \$130,244  
Per SF: \$2.99  
Price: \$260,488



## BUSCH REALTY & Development, LLC

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