



301

FOUNDRY
COMMERCIAL

39,700± SF • 61± AC

CAMP / REDEVELOPMENT OPPORTUNITY

15833 N US HIGHWAY 301 CITRA, FL 32113

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FOR MORE INFO, PLEASE CONTACT: 407.540.7718



PROPERTY OVERVIEW

The property is located along Highway 301 in Citra, Marion County, Florida. It is approximately 15 miles north of Ocala, in a region that is known as “The Horse Capital of the World”. The area boasts over 600 horse farms and horse-related attractions, events, and activities.

Per the Marion County Property Appraiser, the property contains 7± buildings including a main 19,500± SF recreation/activity building and 6± out buildings that contain residential facilities.

The property has approximately 1475± feet of frontage along North US Highway 301.

The property is almost equidistant between the metros of Tampa, Orlando, and Jacksonville.

PROPERTY SPECIFICATIONS

PARCEL ID	07619-001-00
ACREAGE	61± AC
NO. OF BUILDINGS	7±
TOTAL SF	39,700± SF
FRONTAGE	1,475± FT ON US HWY 301
COUNTY	Marion
ZONING	A-1
USE	Camp
ASKING PRICE	\$3,700,000 \$2,950,000

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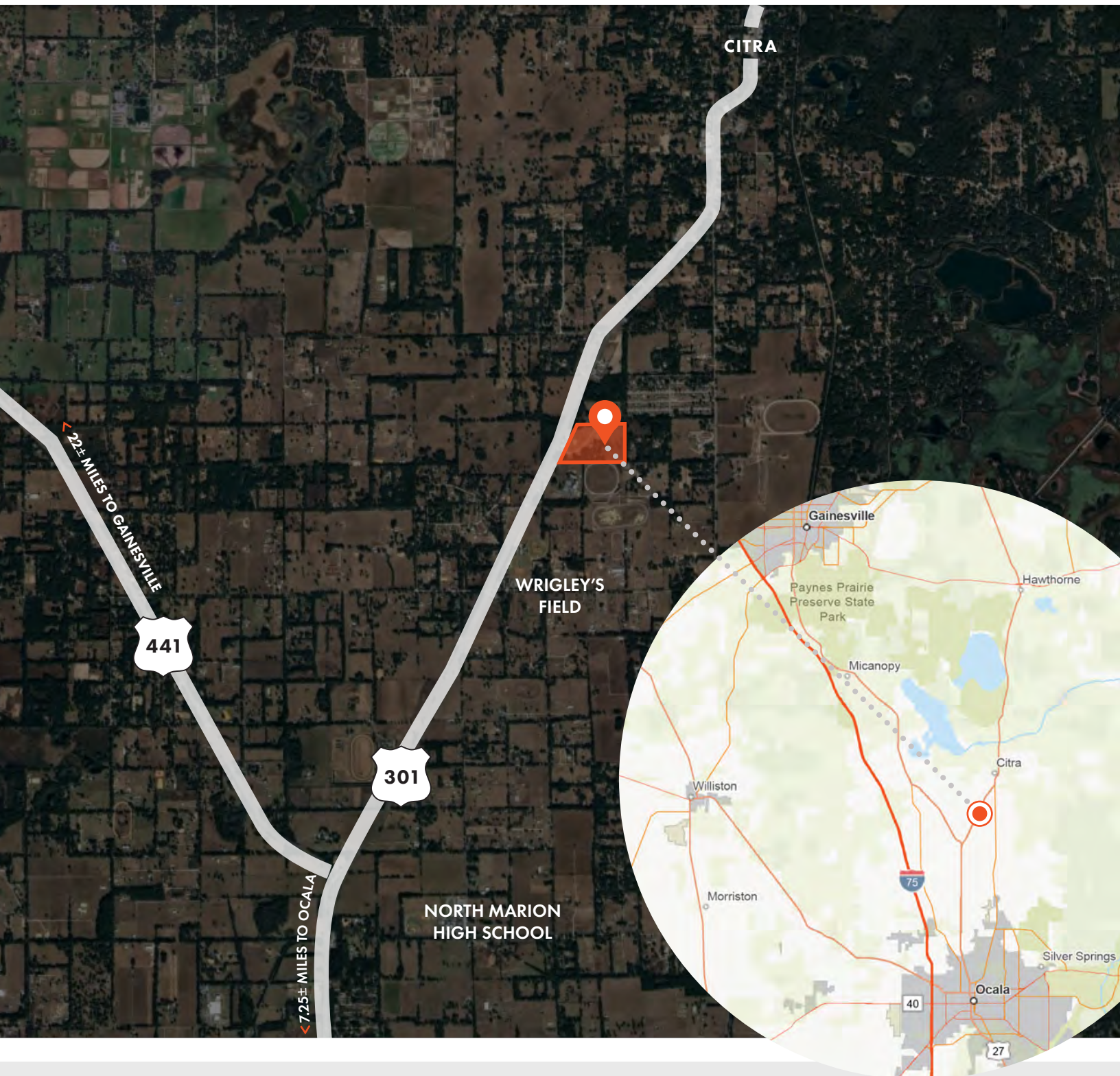
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PROPERTY OUTLINE & AERIAL MAP



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The site plan illustrates the layout of the proposed development. It features a central paved area with a network of paths. To the left, an 'ENTRANCE' is marked with a dotted line. A large 'ACTIVITIES BUILDING' is located in the upper left. A 'FENCED PASTURE' is situated in the upper right, containing a small pond and trees. Another 'FENCED PASTURE' is on the right side. Three 'RESIDENTIAL BUILDING' locations are marked with red crosses and labeled with dotted lines. A row of 'HORSE STALLS' is shown at the bottom, with one stall labeled with a dotted line. The plan also includes several smaller red rectangular structures and a small grey building near the center.

NOT DRAWN TO SIZE

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39,700± SF TOTAL ON 61± AC FOR SALE

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PROPERTY PHOTOS



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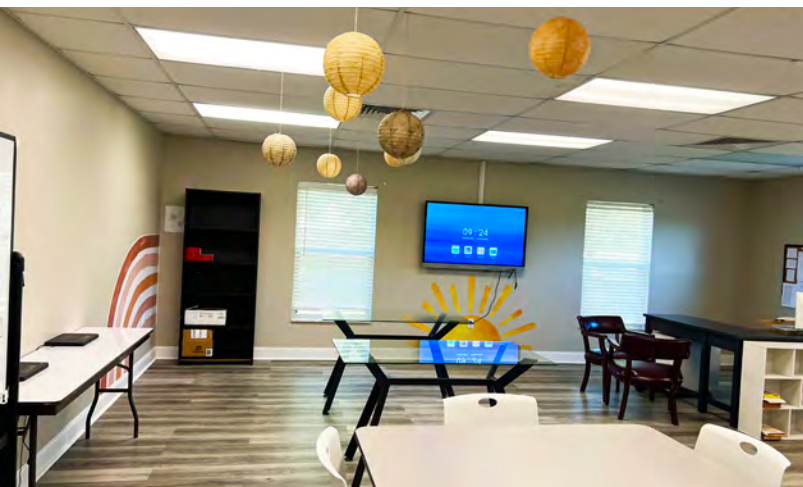
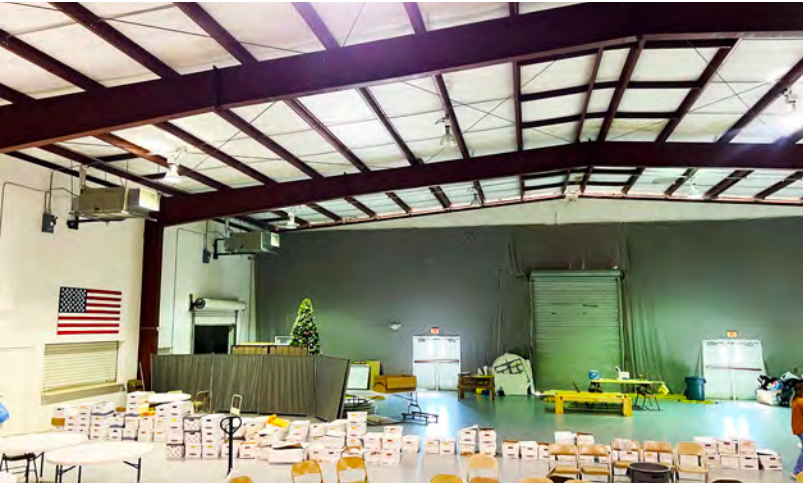
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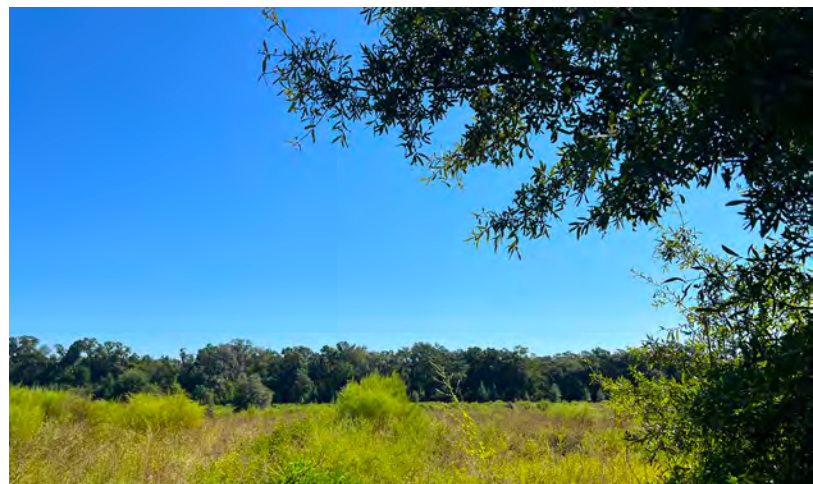
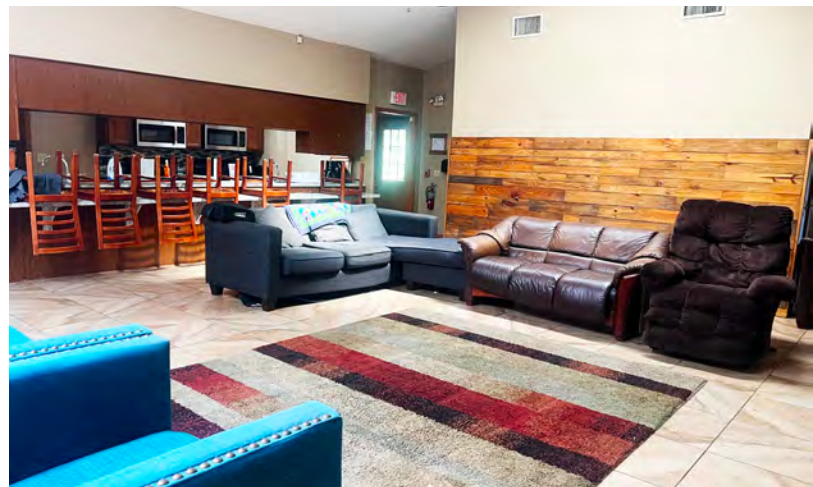
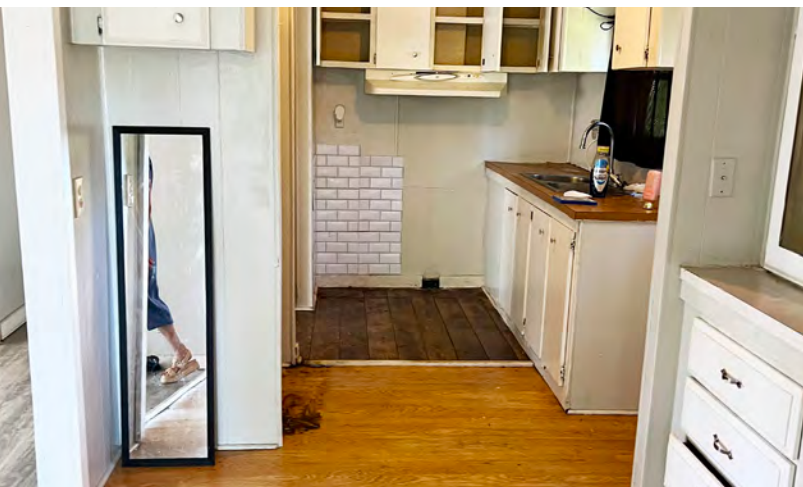
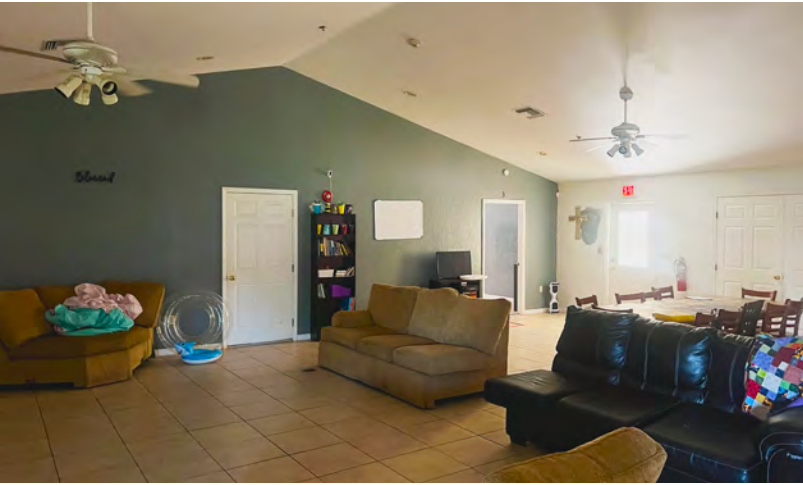
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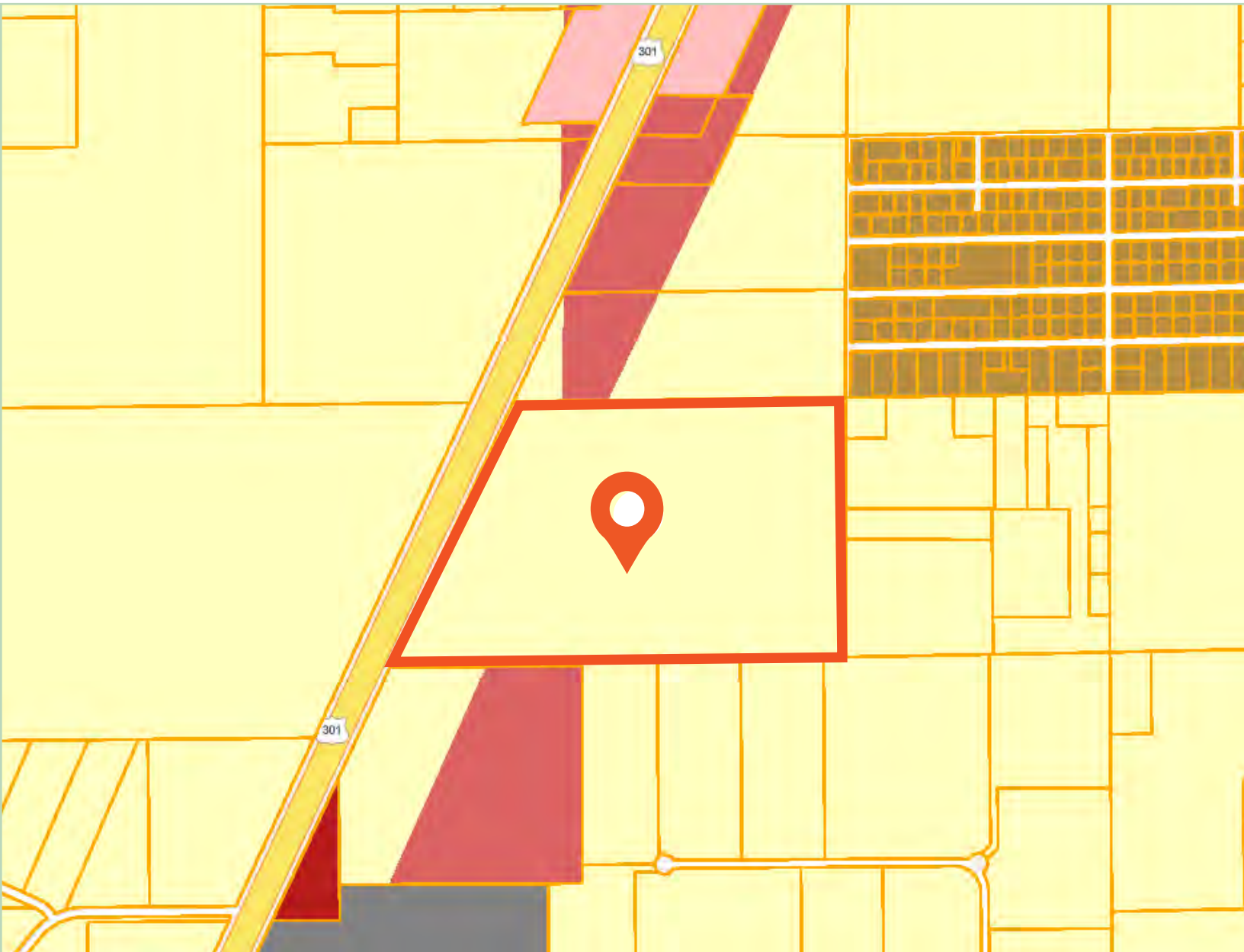
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ZONING



A-1 GENERAL AGRICULTURE



FROM THE MARION COUNTY MUNICIPAL CODE (ZONING): The General Agriculture zoning classification is intended to preserve agriculture as the primary use.

1 dwelling unit / 10 acres

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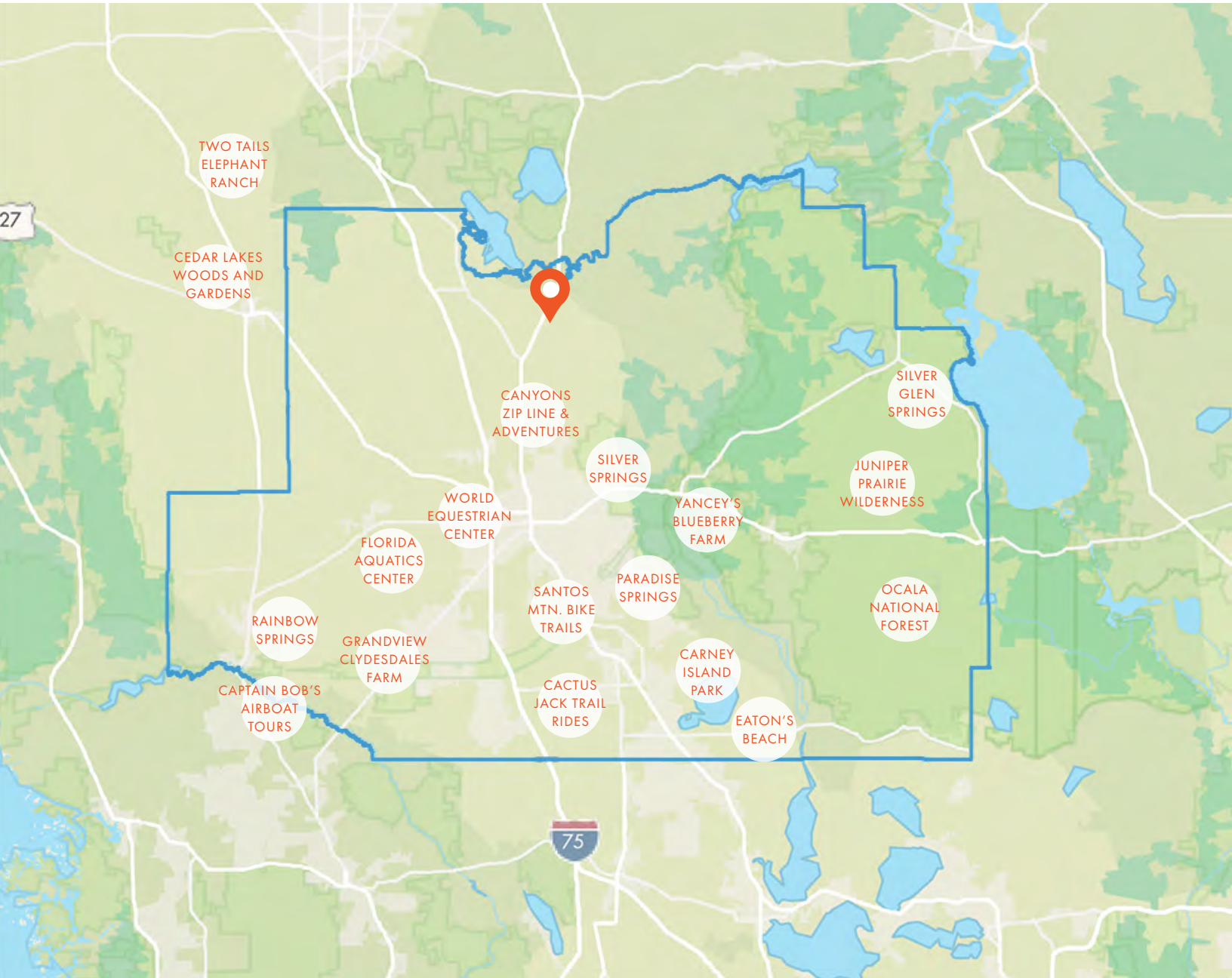
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MARION COUNTY

OUTDOOR ADVENTURE AND "THE HORSE CAPITAL OF THE WORLD®"



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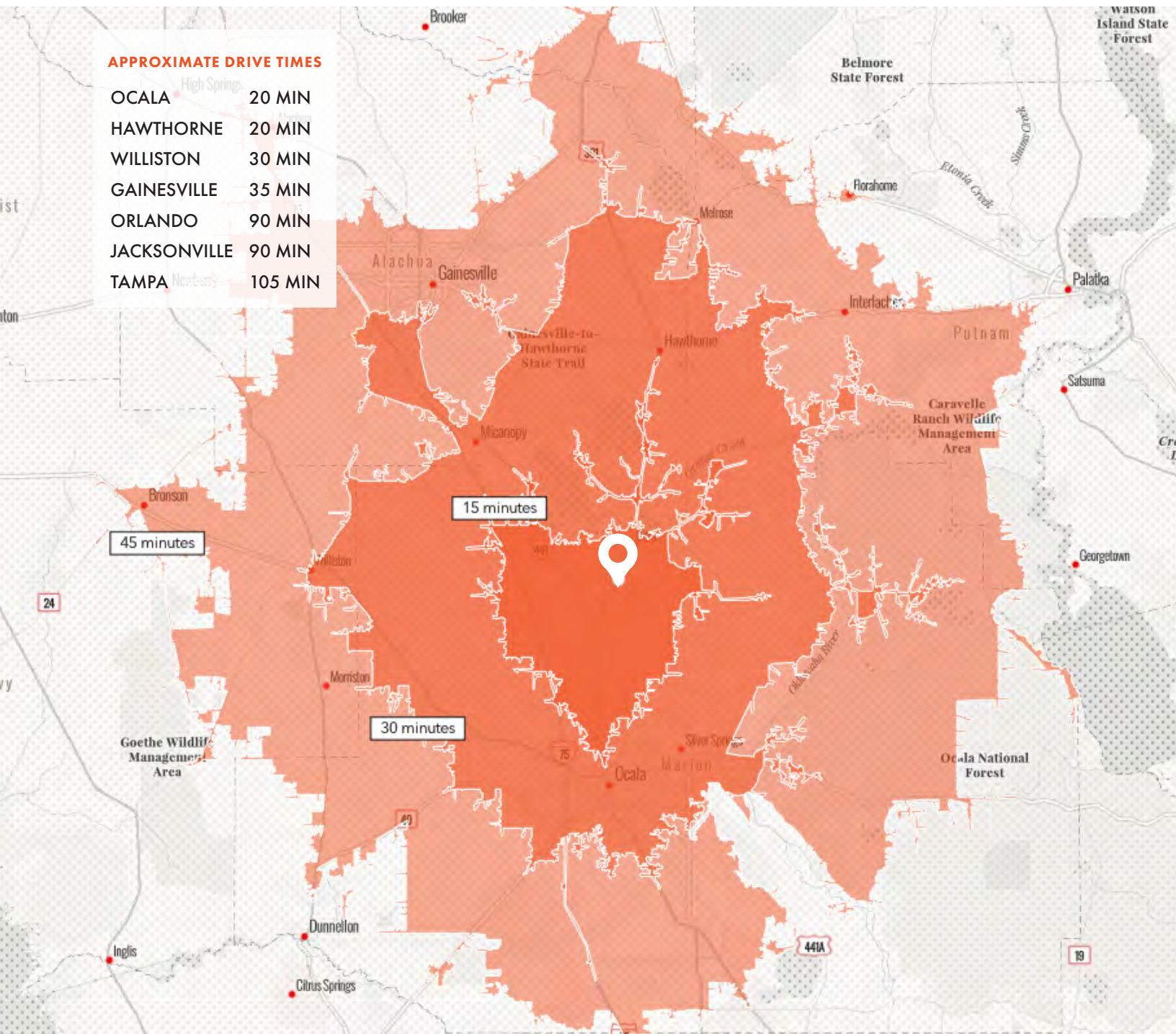
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LOCATION AND DRIVE TIMES

APPROXIMATE DRIVE TIMES

OCALA	20 MIN
HAWTHORNE	20 MIN
WILLISTON	30 MIN
GAINESVILLE	35 MIN
ORLANDO	90 MIN
JACKSONVILLE	90 MIN
TAMPA	105 MIN



19,000± CARS TRAVEL US HWY 301 PER DAY NEAR PROPERTY (2022 ANNUAL DAILY TRAFFIC)

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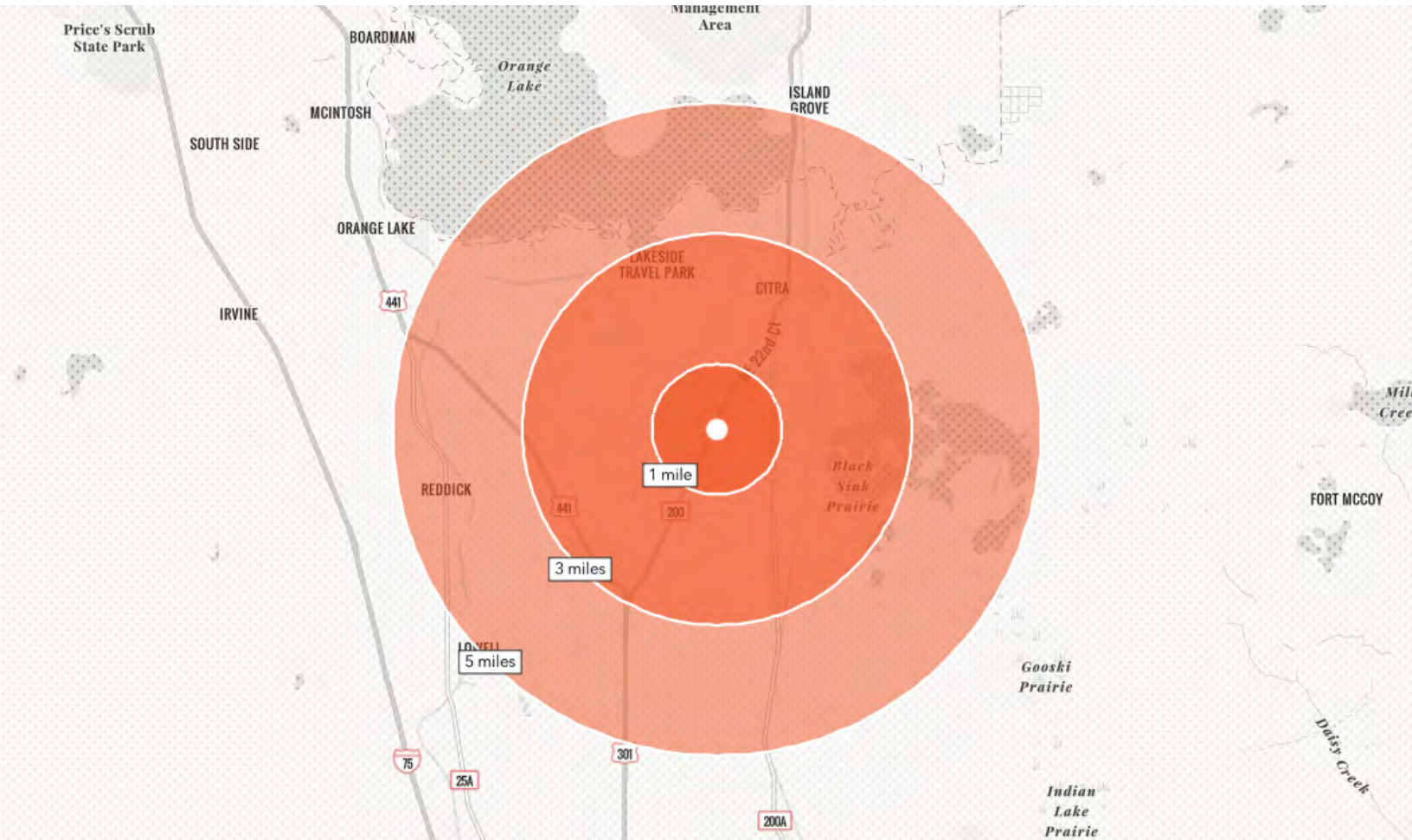
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DEMOGRAPHICS



1 MILE RADIUS

	693 ESTIMATED POPULATION 2025
	44.5 MEDIAN AGE
	\$249,054 MEDIAN HOME VALUE 2025
	123 TOTAL EMPLOYEES
	\$85,061 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	4,450 ESTIMATED POPULATION 2025
	44.6 MEDIAN AGE
	\$230,281 MEDIAN HOME VALUE 2025
	600 TOTAL EMPLOYEES
	\$81,947 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	9,265 ESTIMATED POPULATION 2025
	44.9 MEDIAN AGE
	\$226,543 MEDIAN HOME VALUE 2025
	1,480 TOTAL EMPLOYEES
	\$83,524 AVG HOUSEHOLD INCOME

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