



OCALA MIXED-USE 19± ACRES ON WEST HIGHWAY 40

W Highway 40, Ocala, FL 34481

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PROPERTY OVERVIEW



Sale Price

\$2,500,000

PROPERTY OVERVIEW

Located in a high-growth corridor of Ocala, Florida, this 19.59-acre mixed-use development site offers exceptional potential for commercial, retail, residential, or mixed-use projects. Zoned Regional Activity Center (RAC), the property provides maximum flexibility for investors and developers looking to capitalize on Ocala's rapidly expanding market. Positioned for tremendous growth, the site sits just across SW 140th Ave, where Golden Ocala acquired nearly 700± acres in 2024, signaling strong development momentum in the area.

With 100% uplands and well-draining sandy soils, this shovel-ready site is primed for immediate development. Boasting 1,140± feet of frontage on West Highway 40, the property offers excellent visibility and accessibility, making it an ideal location for high-traffic businesses or a dynamic mixed-use project. Surrounded by rapid commercial and residential growth, this site presents a rare opportunity to create a landmark development in one of Florida's fastest-growing regions.

OFFERING SUMMARY

Acreage:	19.59 Acres
Price / Acre:	\$127,616
City:	Ocala
County:	Marion
Property Type:	Development Land

SPECIFICATIONS & FEATURES



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Uplands / Wetlands:	100% Uplands
Soil Types:	Candler Sand 0 To 5 Percent Slopes Candler Sand 5 To 12 Percent Slopes Arredondo Sand 0 To 5 Percent Slopes
Zoning / FLU:	RAC/RL
Road Frontage:	W HWY 40

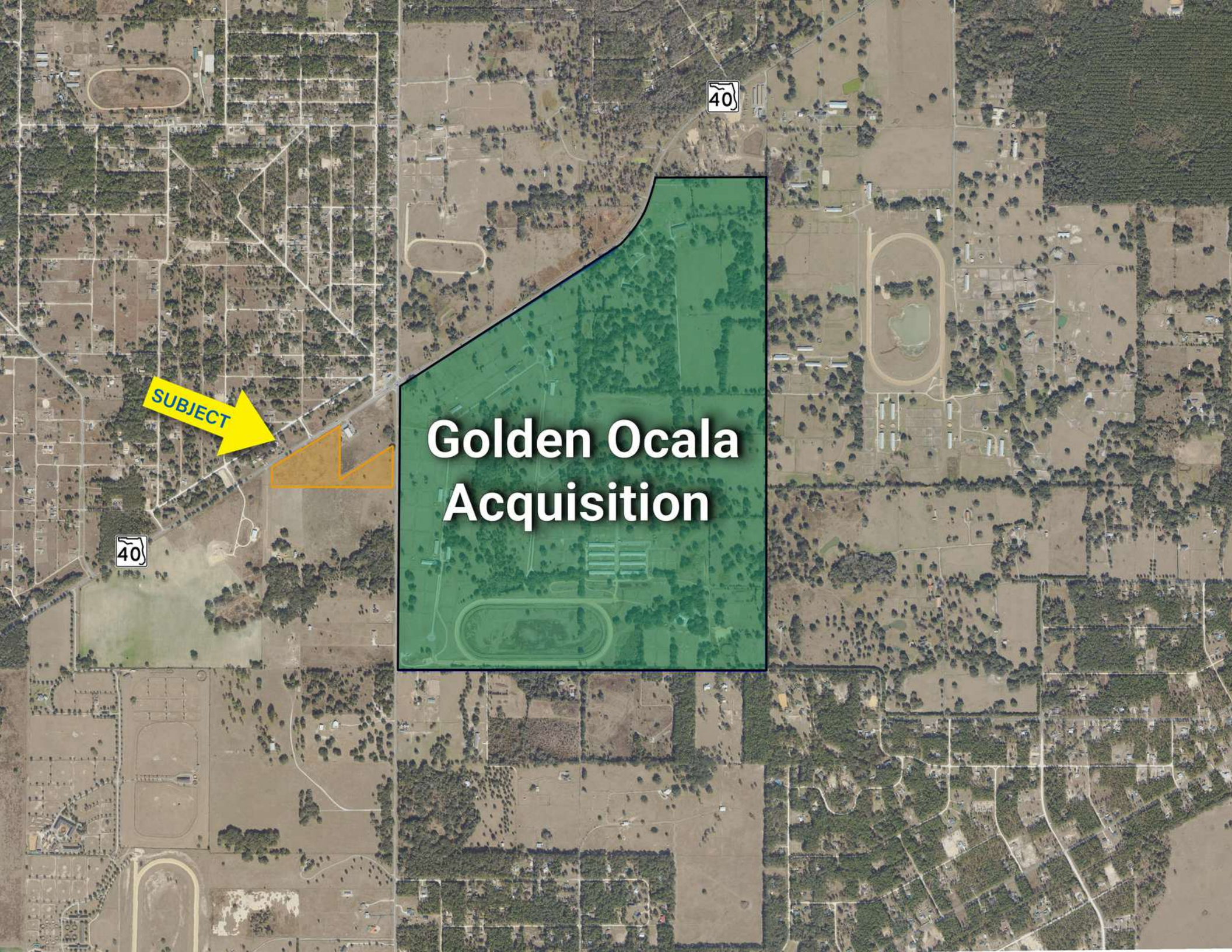
LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	20906-001-02
GPS:	29.057174, -82.476314
Driving Directions:	Contact Advisor or Drive By
Showing Instructions:	Contact Advisor or Drive By





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SUBJECT


Golden Ocala
Acquisition

40

ZONING MAP



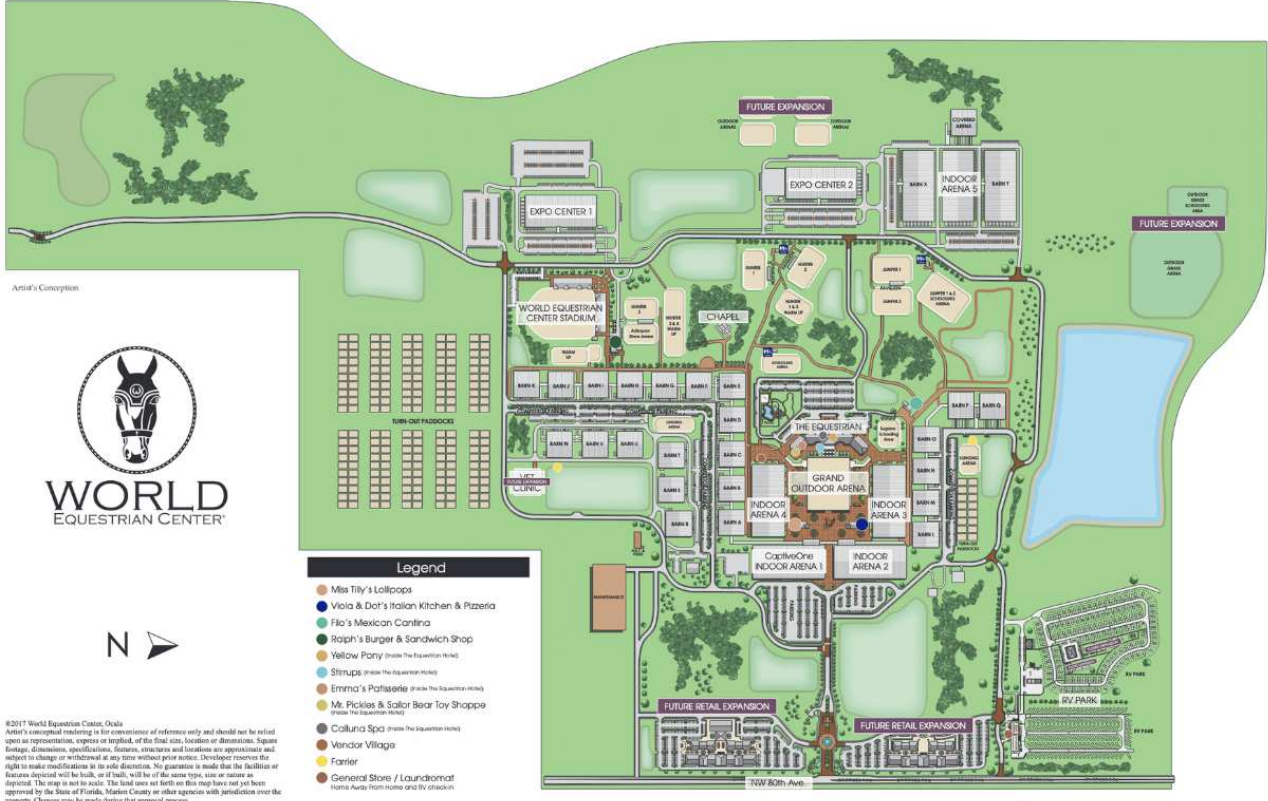


LOCATED LESS THAN 20 MINUTES FROM THE LISTING 

NEARBY POINTS OF INTEREST

World Equestrian Center

Named one of TIME's 2024 World's Greatest Places, the World Equestrian Center is a premier destination for equestrian and multidisciplinary events, with venues in Ocala, Florida, and Wilmington, Ohio. Committed to excellence, the center provides an unparalleled experience for exhibitors, spectators, vendors, sponsors, and retailers. With a focus on quality, class, and distinction, it offers world-class facilities designed to support top-tier competition in a welcoming, family-friendly environment. Whether hosting elite equestrian events or diverse sporting and entertainment gatherings, the World Equestrian Center stands out as a leader in its field.



©2017 World Equestrian Center, Ocala
 Artist's conceptual rendering is for convenience of reference only and should not be relied upon as representation, express or implied, of the final site, location or dimensions. Square footage, dimensions, specifications, features, structure and location are approximate and subject to change or withdrawal at any time without prior notice. Developer reserves the right to make modifications to its sole discretion. No guarantee is made that the facilities or features depicted will be built, or if built, will be of the same type, size or nature as depicted. The map is not to scale. The land uses set forth on this map have not yet been approved by the State of Florida, Marion County or other agencies with jurisdiction over the property. Changes may be made during that approval process.

On Top of the World

LOCATED LESS THAN 30 MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

On Top of the World Community



Neighborhoods

- Candler Hills
- Indigo East
- Weybourne Landing
- Windsor
- Avalon
- Providence
- Williamsburg
- Friendship Colony
- Friendship Park
- Friendship Village
- Crescent Ridge
- Americana Village
- Crescent Green
- Renaissance Park
- Longleaf Ridge

Circle Square Commons

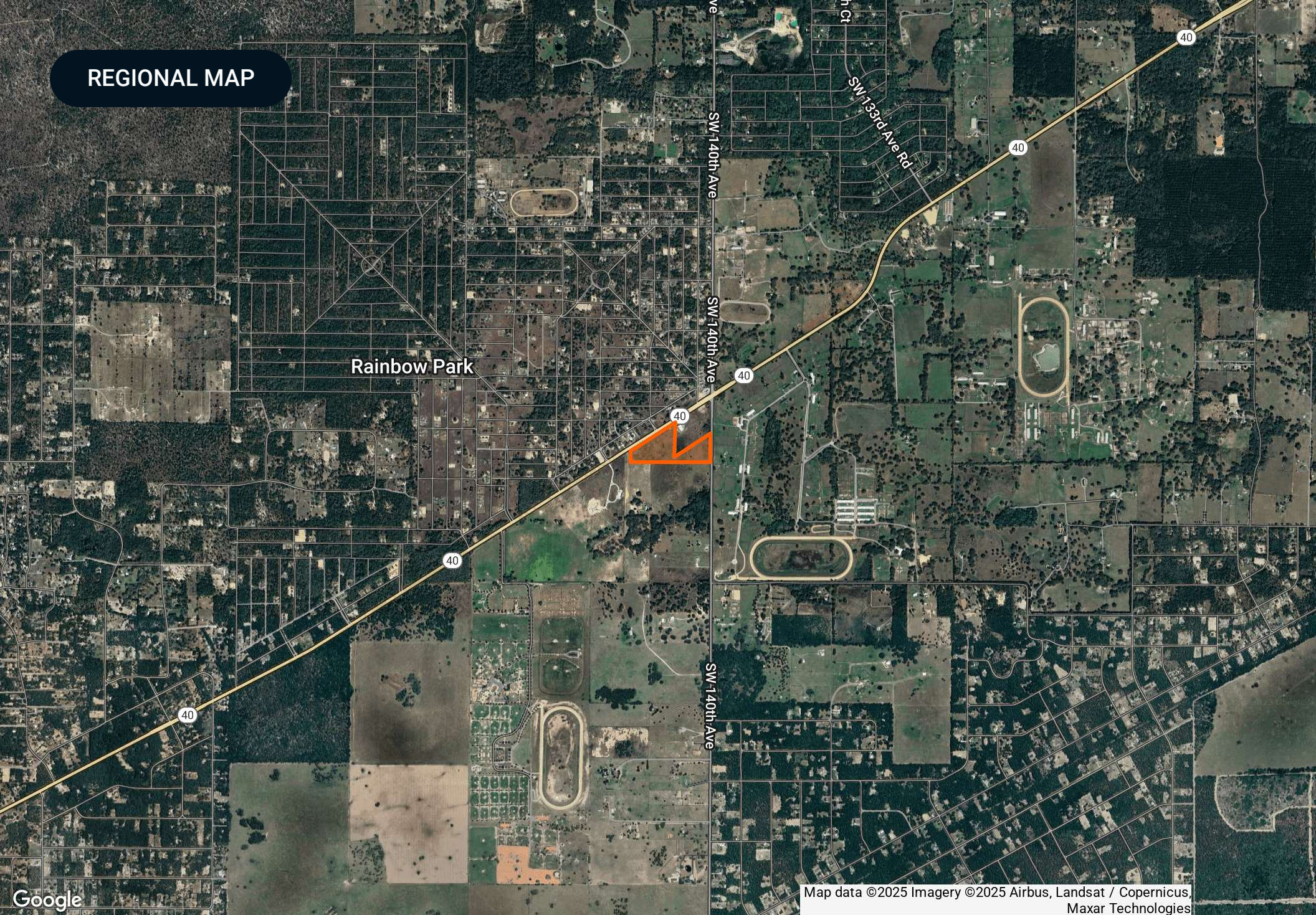
- The Ranch Fitness Center & Spa
- Circle Square Cultural Center
- The Town Square
- On Top of the World Real Estate of Marion, LLC
- Bridgenet Communications
- Master the Possibilities
- Sid's Coffee Shop & Deli
- Bay Laurel Center CDD
- The World News
- Accounting
- Colen Built Design Studio

Amenities

- Ⓜ Restricted Access
- Ⓜ Mailboxes
- ♻️ Recycling
- ♻️ Compactor/Garbage
- ♻️ Cardboard
- Ⓜ Playground/Basketball
- Ⓜ Gate

On Top of the World is a premier 55+ active adult community located in Ocala, Florida, known for its resort-style amenities and vibrant lifestyle. Spanning thousands of acres, the community offers a variety of home styles, from single-family residences to maintenance-free villas, designed for comfortable and modern living. Residents enjoy an impressive range of amenities, including multiple golf courses, fitness centers, swimming pools, tennis and pickleball courts, and miles of walking and biking trails. The community also features numerous social clubs, lifelong learning programs, and entertainment options, fostering an engaging and active environment. Conveniently located near Ocala's shopping, dining, and medical facilities, On Top of the World provides a well-rounded, community-focused lifestyle.

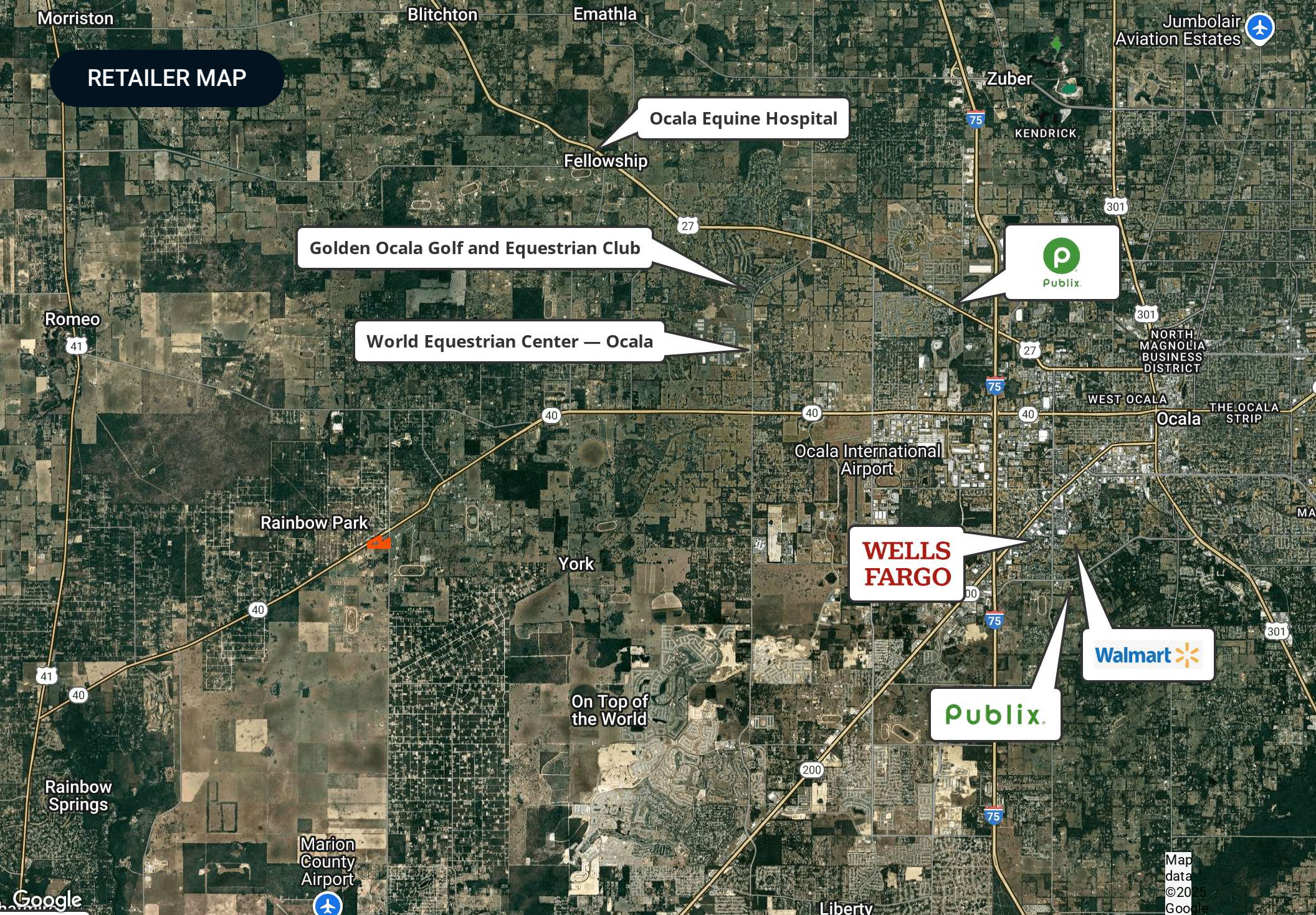
REGIONAL MAP



Google

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RETAILER MAP





For more information visit www.saundersrealestate.com

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