

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview



Property Description

PROPERTY DESCRIPTION

This a sprawling 32-acre Build-to-Rent (BTR) site that is fully entitled for 146 units. Each phase is designed to feature two-story structures with 4 to 6 units per building. The initial phase boasts 70 units, all of which are nearly pad-ready with water and sewer connections conveniently located. I have all due diligence materials readily accessible in a Dropbox folder, available for review at your convenience.

LOCATION DESCRIPTION

This is an incredible opportunity situated at 5451 SW 66th St, Ocala. Nestled right in the heart of Ocala, this prime location is strategically positioned just 2 miles from I-75 and surrounded by exciting new developments. You'll find a variety of new retail options in the immediate area, including a Publix grocery store conveniently located across the street and the vibrant Market Street at Heath Brook shopping center just over a mile away.

MUNICIPALITY

Marion County

PROPERTY SIZE

32± Acres

ZONING

PD - Approved for 146 Units

PARCEL ID

2389-100-009

DROPBOX INFORMATION

Link: <https://www.dropbox.com/sh/a9w4ei5tcob8c0j/AACERIt4u2BrndNMx6HgSlyla?dl=0>

PRICE

\$4,995,000

BROKER CONTACT INFO

Tyler Woody

Sales Associate

813.287.8787 x11

Tyler@TheDirtDog.com

Additional Photo



SR 200 & I-75 Outlook



Project Rendering



Renderings

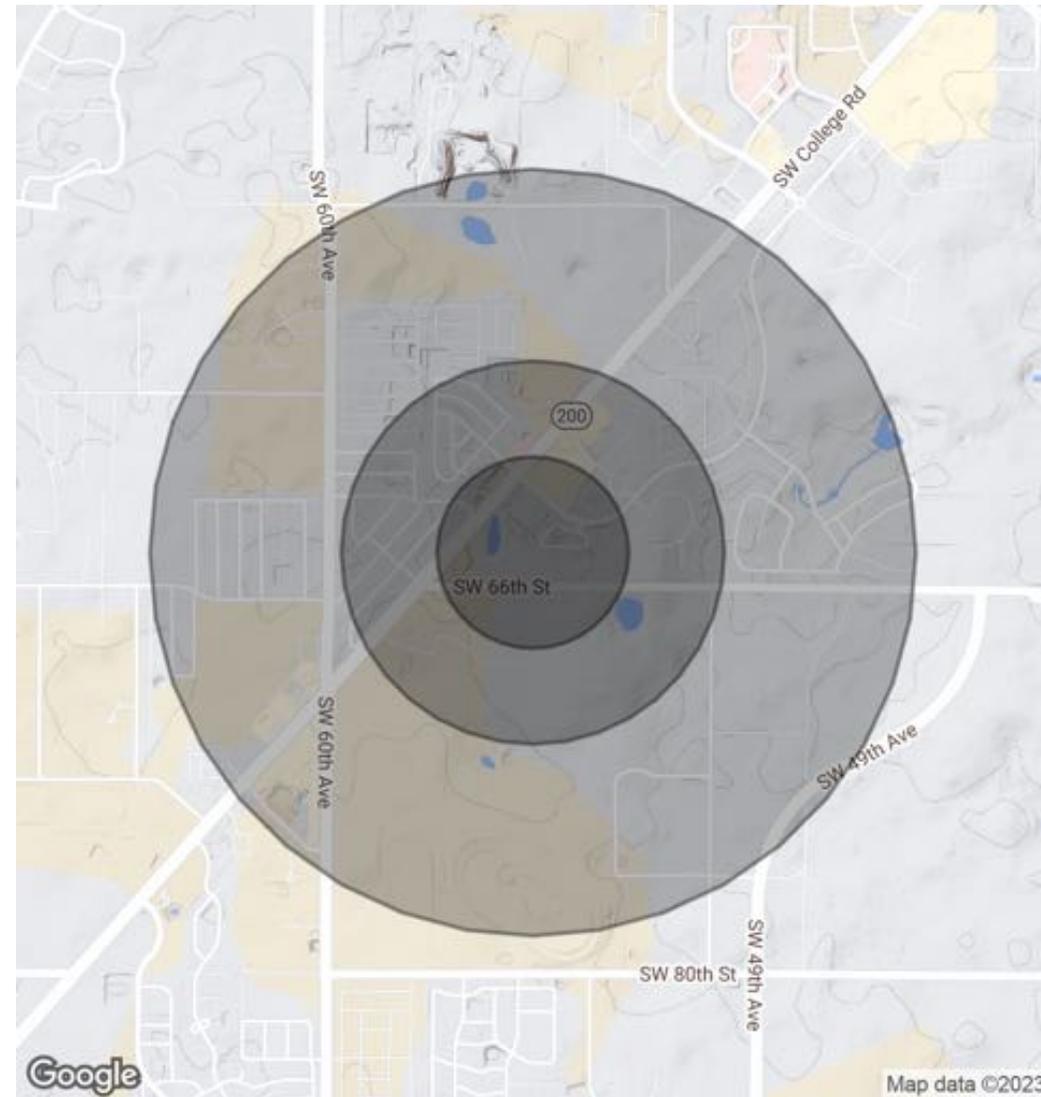


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	185	734	2,893
Average Age	47.3	52.5	52.8
Average Age (Male)	46.1	51.6	51.8
Average Age (Female)	52.7	56.8	57.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	78	373	1,511
# of Persons per HH	2.4	2.0	1.9
Average HH Income	\$102,730	\$77,882	\$71,474
Average House Value	\$396,084	\$295,355	\$258,628

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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