



# RARE OPPORTUNITY: 15 ACRES for SALE

(Divisible to 10 and 5 Acres)

## 15877 SW 484, Dunnellon (OCALA), Florida



### Property Features:

- **Price: \$2,250,000 or \$150,000 per Acre**
- Located adjacent to Marion County Airport
- **Zoning: B4** (click here for permitted uses, includes B-1, B-2 & B-3) (Inquire about possible M1 zoning uses)
- Site Area: 15± Acres
- Parcel ID: **34899-002-00** (4.8 acres) and **34899-004-00** (10 acres)
- Survey and Topography Available

### Marion County Airport Operational Plan 2023

The mission of the Marion County Airport (X35) is to continue providing a modern and safe airfield for all aviation platforms; with focus on an exciting growth effort in the aviation industry while ensuring X35 remains a favorite among aviators. Currently leasing 68 T-hangars at a constant 100% occupancy with a healthy wait-list. Click [HERE](#) to read full article. [FOR MORE AVIATION INFO CLICK HERE](#)

### PROXIMITY TO HIGHWAYS & NEW interchange:

Marion County is a prime location for these two employment sectors because of its close proximity to major highways, including 484, Interstate 75, the Florida Turnpike and U.S. 301, allowing for quick movement of goods statewide. Click [HERE](#) to read full article:

### GROWTH & DEVELOPMENT:

Ocala/Marion County on the rise with growth, development and low unemployment. "Ocala, Florida, about midway between Gainesville and Orlando, topped all U.S. markets with a 57.1% move rate". Click [HERE](#) to read the full article.

### More About Ocala:

(Click on any quote to read the rest of the article)

Ocala Metro Chamber & Economic Partnership President, Sheilley said, "**Marion County's population is expected to reach 400,000 next year and half a million by 2040....the Ocala metro area, which is all of Marion County, is among the Top 25 fastest growing.**"

Ocala/Marion County is on the upswing. It is one of the most popular destinations nationwide for people who are relocating.

"For every 100 residents who have moved out of the area, 542 people are coming in."

"**Ocala/Marion County** is on the upswing. It is one of the most popular destinations nationwide for people who are relocating and **is trending well on growth, prosperity and future development.**"

**U.S. News & World Report**, in its 2023 best places rankings, lists Ocala/Marion County as the 10th safest places to live, the sixth fastest growing metro and the 16th best place to retire, according to the presentation.

**NEW PROJECTS IN THE AREA** (click for info)

More Info Here:



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