

1.9[±] AC. COMMERCIAL LOT

NE OCALA, MARION COUNTY, FLORIDA

Major Price Reduction!!!



INVESTMENT OPPORTUNITY!

Reduced to only... \$2.42/sf (\$199,900)

HIGH GROWTH CORRIDOR • HIGH INCOME DEMOGRAPHICS • HIGH TRAFFIC COUNTS.

- 795'± of Paved Road Frontage with pad that is construction ready (permits needed).
- All City of Ocala Utilities are available at site with offsite drainage - Impact Fees waived thru 12/31/14.
- Commercial Land Use and B-2 zoning in shopping center district (improvement plans require approval from Planning & Zoning Commission as well as City Council).
- Various uses permitted, contact Marion County Zoning Dept. for summary of uses.
- Other national retailers within ¼ mile - WalMart, Lowes, Publix, Kmart, Bealls, Ross, Bealls Outlet, Outback, Burger King, SteaknShake, Verizon, Sprint, Amscot, Payless, Subway, Firehouse Subs & more
- Tax Parcel ID # 2737-000-001 (2021 RE Taxes = \$3,306.25) 2021 HOA dues = \$1,175/year

• OWNER FINANCING AVAILABLE - to be determined on an individual basis

Build to Suit • Land Lease (options available)

www.mcbrideland.com



Phone: (352) 401-3755

Mobile: (352) 362-5226

AERIAL WITH SURROUNDING RETAILERS

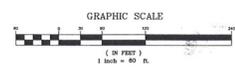
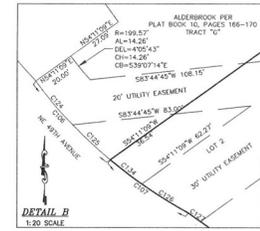
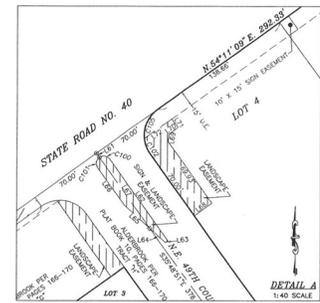
1.9± ACRE COMMERCIAL LOT IN NE OCALA, FL



ALDERBROOK COMMERCIAL CENTER

A REPLAT OF TRACTS 'A' & 'B' OF "ALDERBROOK", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK '10', PAGES 166 THROUGH 170 INCLUSIVE, SECTIONS 1 & 12, TOWNSHIP 15 SOUTH, RANGE 22 EAST CITY OF OCALA, FLORIDA

LINE	LENGTH	BEARING
13	46.70	S27°40'12"W
14	125.66	N88°59'25"W
15	85.00	S24°12'31"W
16	15.00	N72°13'31"E
17	89.50	N87°22'12"W
18	47.27	S33°04'12"E
19	92.50	S32°48'51"E
20	2.62	S54°11'39"W
21	18.46	N47°13'18"W
22	31.20	N88°12'18"W
23	42.43	N30°48'51"W
24	80.00	S32°48'51"E
25	30.00	N88°11'39"W
26	2.00	S09°11'39"W
27	10.00	S54°11'39"W
28	10.00	S32°48'51"E
29	30.00	N54°11'39"W
30	1.50	N54°11'39"W
31	10.00	N54°11'39"W
32	67.24	N63°50'22"E
33	10.00	N30°48'51"E
34	12.50	S32°48'51"E
35	24.01	S39°44'07"E



NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	C.B.
C1	1203.597	811.37	144.12	77.87	143.39	149.88347°E
C2	3021.21	300.00	208.86	108.78	204.50	355.44317°E
C3	3025.11	300.00	207.40	107.50	19.82	355.00270°E
C4	3021.21	300.00	189.80	84.21	177.24	355.44317°E
C5	5207.90	300.00	31.84	17.12	30.70	328.12420°W
C6	3020.00	300.00	47.42	30.00	44.42	N09°13'30"E
C7	8258.46	6.83	10.73	6.83	6.86	N80°48'50"W
C8	8258.46	6.83	10.73	6.83	6.86	S09°11'39"W
C9	3020.00	300.00	15.71	8.04	15.53	S20°48'51"E
C10	3020.00	300.00	28.05	16.10	18.37	N63°50'22"E
C11	3333.28	300.00	17.57	9.00	17.30	S70°57'52"W
C12	3020.00	300.00	31.40	17.30	30.80	S41°11'39"W
C13	1311.47	218.57	50.57	26.40	50.40	S43°33'24"E
C14	658.47	218.57	20.20	10.20	20.20	S55°24'17"E
C15	658.47	218.57	20.20	10.20	20.20	S43°33'24"E
C16	613.01	218.57	23.82	11.92	23.81	S47°02'47"E
C17	678.00	218.57	26.70	13.30	26.45	S08°16'24"E
C18	757.17	411.23	8.80	3.45	8.80	S00°20'41"W
C19	3021.21	300.00	228.88	118.27	224.50	S55.00270°E
C20	2027.42	138.01	49.29	24.81	49.00	N63°50'22"E
C21	1850.00	112.00	27.43	13.60	27.42	N42°57'50"W
C22	2028.19	182.01	37.89	19.20	37.88	S43°49'53"W
C23	1850.00	118.00	48.71	24.60	48.00	S42°57'50"W
C24	1208.24	300.00	74.26	37.27	74.12	S41°53'33"E
C25	3736.37	291.57	18.37	9.18	18.37	S52°33'07"E

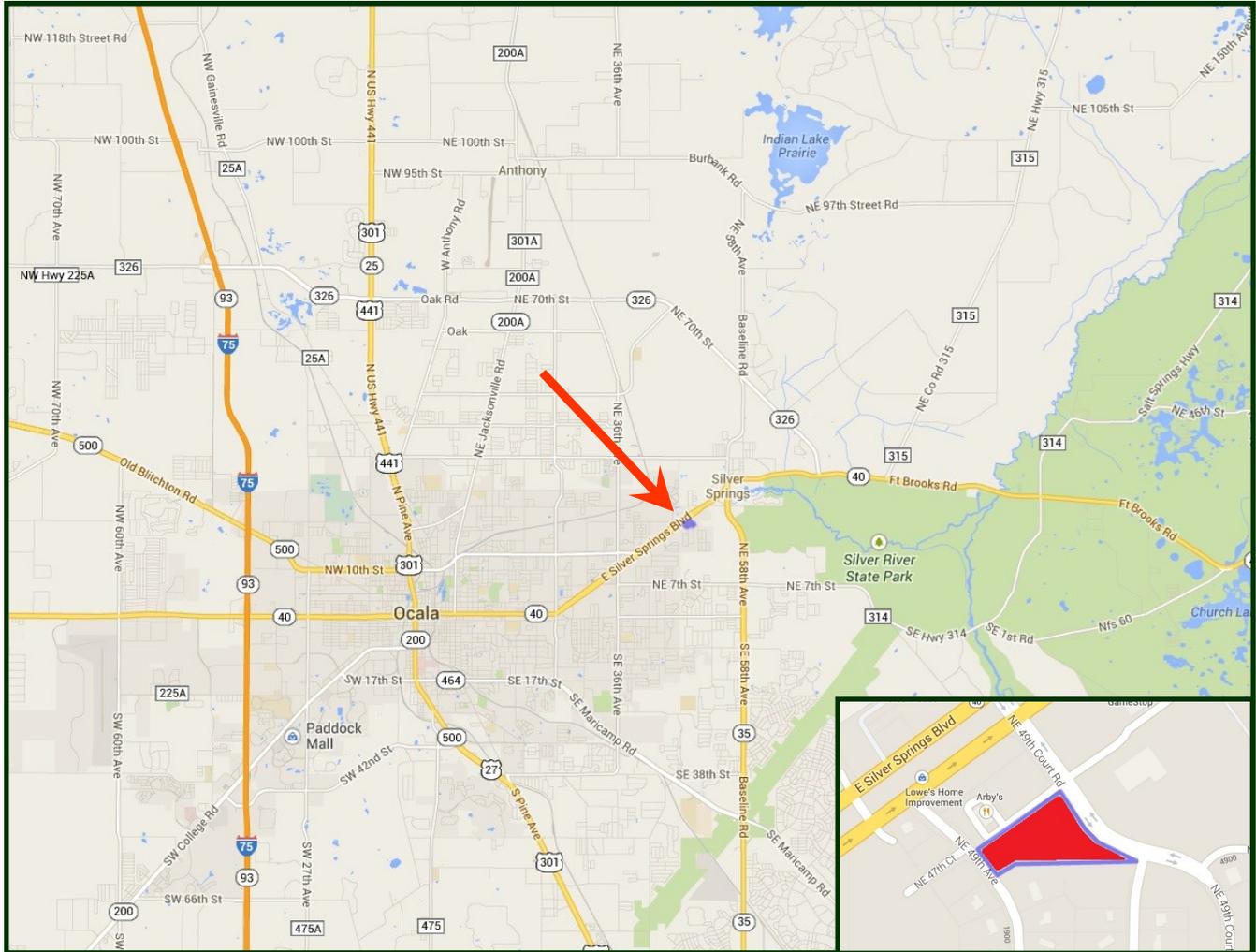
- UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT
 - FOUND #14 CONCRETE MONUMENT 1D - M.E.A.
 - PERMANENT REFERENCE MONUMENT
 - FOUND #14 CONCRETE MONUMENT NO. 1D.
 - PERMANENT REFERENCE MONUMENT NO. 1B.
 - PERMANENT CONTROL POINT
 - FOUND #14 & 5091
 - CENTERLINE OF RIGHT OF WAY
 - RIGHT OF WAY
 - MARGIN OF WAY
 - IDENTIFICATION
 - MANNING ENGINEERING & ASSOCIATES
 - M.E.A.
 - POINT OF BEGINNING
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - HIGH-RIDGE
 - DRAINAGE EASEMENT
 - OFFICIAL RECORDS
 - POINT OF REVERSE CURVATURE
 - LANDSCAPE BUFFER EASEMENT

R.M. BARRINEAU & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPING
DAMIANI PROFESSIONAL PARK
1309 S.E. 28TH LOOP, SUITE 103
OCALA, FLORIDA 34471
PHONE (352) 822-1133
FAX (352) 359-3771
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MICH. A. WHELAN, P.S. 17 8047 HORTONVILLE, FLORIDA 32110
MICH. W. BARRINEAU, P.S. 17 8222



Directions

1.9± ACRE COMMERCIAL LOT IN NE OCALA, FL



From Downtown Ocala:

- SR 40 (aka Silver Springs Blvd) East to NE 49th Ct. Rd. and make a Right.
- Property located behind Pep Boys & Arby's in the Alderbrook Commercial Center Subdivision.

Office (352) 401-3755
www.mcbrideland.com