

# Raven Glen III

OCALA, MARION COUNTY, FLORIDA



## Previously approved for 113 lots!

- GREAT INVESTMENT/DEVELOPMENT OPPORTUNITY IN HEART OF OCALA!
- Project was completely engineered, entitled & permitted for the construction of 113 lots. Those permits have expired and would need to be renewed. Redesign required and some lots may be lost due to redesign standards for the DRA's.
- Wooded Parcel with Huge Oaks which would make for an ideal development.
- Comprised of 55.85± acres, this parcel is the 3rd & final phase of the Raven Glen community. Completely HIGH & DRY, no flood plain issues to deal with.
- Marion Co. Tax Parcel ID # 24262-000-00 (2020 RE Taxes = \$552 - ag exempt).
- City Water, Sewer & Electric are available for hookup right at the site.

**\$1,000,000**

[www.mcbrideland.com](http://www.mcbrideland.com)



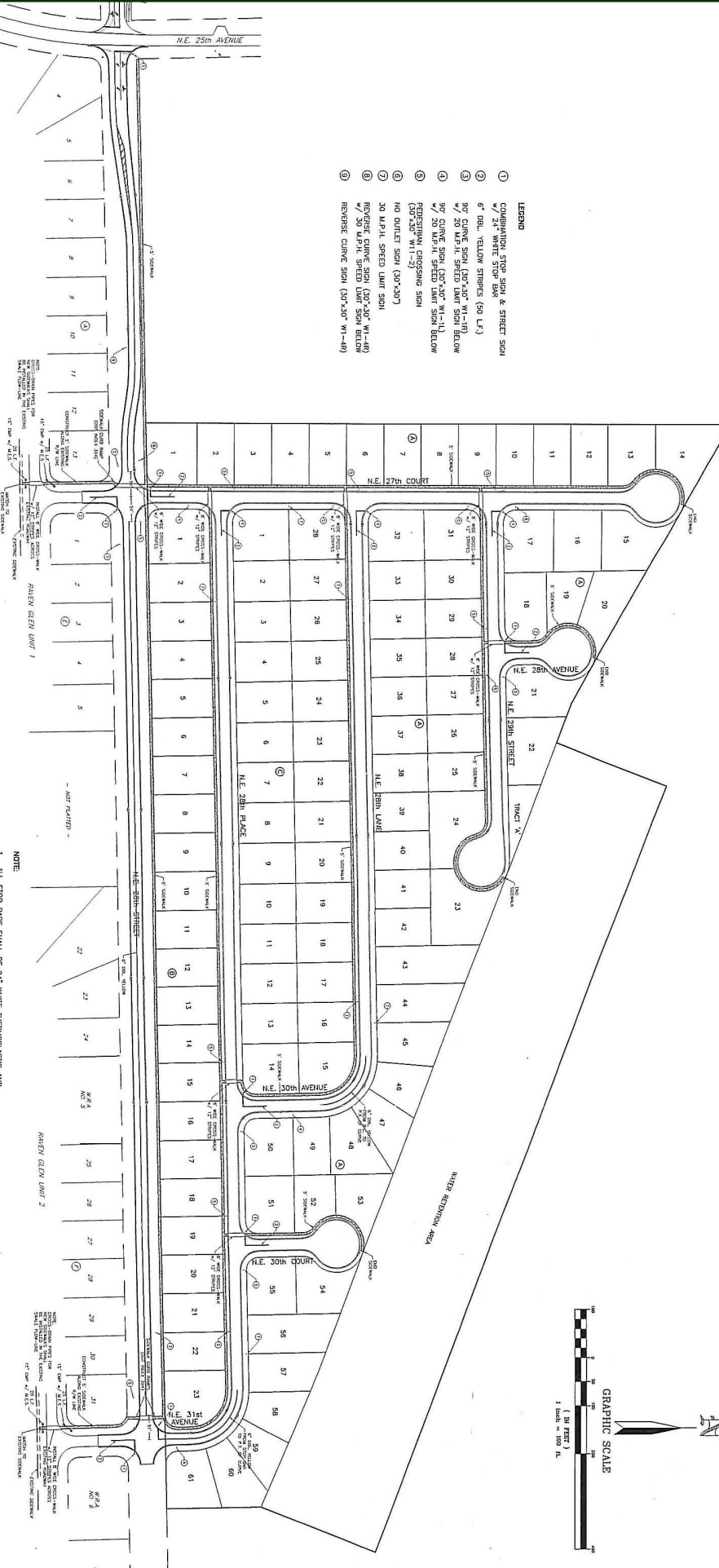
Phone: (352) 401-3755  
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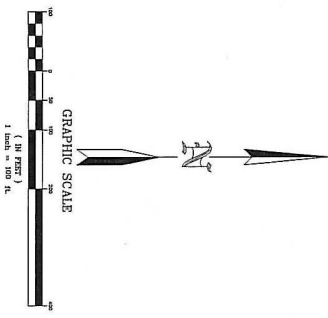




- LEGEND
- ① COMBINATION STOP SIGN & STREET SIGN
  - ② 24" WHITE STOP BAR
  - ③ 6" DBL. YELLOW STRIPES (50 L.F.)
  - ④ 90° CURVE SIGN (30'x30" WI-1P)
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- NOTE
1. ALL STOP BARS SHALL BE 24" WHITE THERMOPLASTIC AND 1/2" THICK. EXCEPT WHERE SHOWN OTHERWISE, STOP BARS SHALL BE LOCATED 4 FEET BEHIND PEDESTRIAN CROSSINGS AT THEIR LOCATIONS.
  2. TRAFFIC SIGNS SHALL PROVIDE 7'-0" MINIMUM CLEARANCE FROM BOTTOM OF SIGN TO GROUND LEVEL.
  3. ALL STOPPING SHALL BE THERMOPLASTIC.
  4. ALL STOPPING SHALL BE CONSTRUCTED AS PART OF THE SIDEWALK, CURB OR DRIVEWAY. STOPPING SHALL BE LOCATED 4 FEET BEHIND PEDESTRIAN CROSSINGS AT THEIR LOCATIONS.
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  6. THE COMBINATION OF STOP AND STREET SIGN SHALL BE 30" DIAMETER. (SEE CITY STANDARDS FOR ADDITIONAL DETAILS).

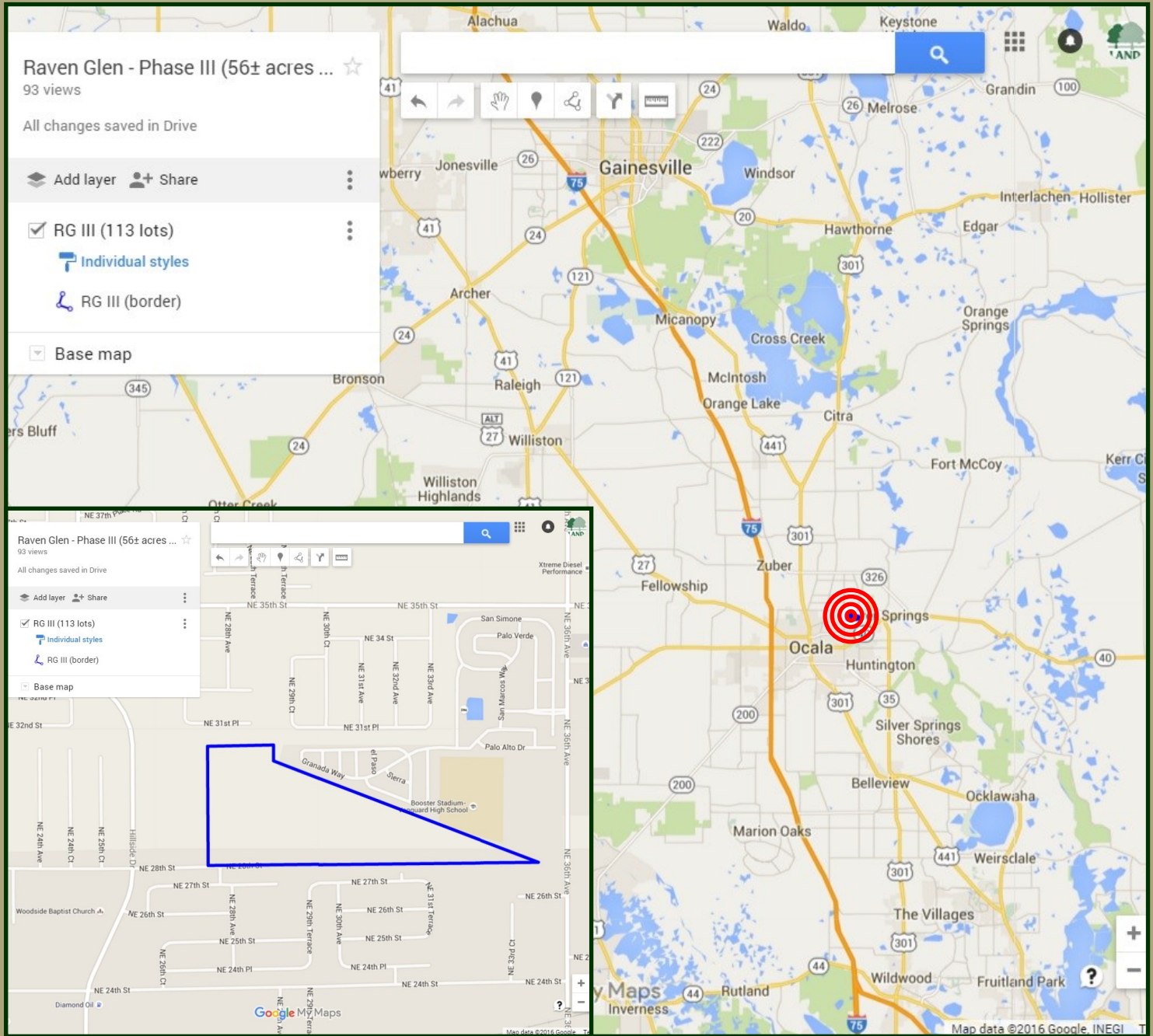


FINAL CONCEPTUAL PLAN  
FOR  
RAVEN GLEN UNIT 3  
SIDEWALK, STOPPING & SIGNAGE PLAN

ROBERT L. ROGERS ENGINEERING CO., INC.  
1105 S.E. 34th Ave. Ocala, FL 34711 (352) 622-2214  
SCALE 1"=100'  
DATE 10-23-06  
SHEET 7 OF 9

ROBERT L. ROGERS  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 10027  
DATE

# DIRECTIONS



## From Ocala:

- From Downtown, take SR 40 East
- Left (heading North) on NE 25th Avenue for approx. 2 miles to NE 28th Street.
- Right on NE 28th Street until dead ends, property will be on your Left (N side of Road).

Call Nathan Garcia at McBride Land to make an appointment to view this incredible property!

Office (352) 401-3755  
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