

HIGH-VISIBILITY RETAIL /MIXED-USE DEVELOPMENT

3931 Southwest State Road 200 Ocala, FL 34474

FOR SALE

DEVELOPMENT
SITE



ADVENTHEALTH
CARE PAVILION
HEATHBROOK

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
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Eric Ligman
Director
352.256.2112
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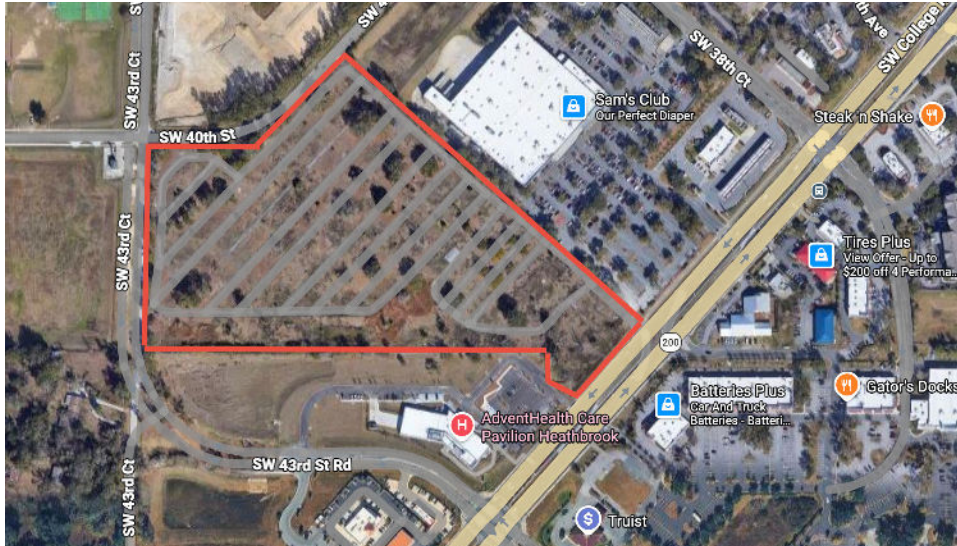


BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

HIGH-VISIBILITY RETAIL /MIXED-USE DEVELOPMENT

EXECUTIVE SUMMARY

3931 Southwest State Road 200 Ocala, FL 34474



OFFERING SUMMARY

Sale Price:	Price Varies & Subject To Offer
Lot Size:	5 or 20.93 Acres
AADT:	46,343
NOI:	\$0
Zoning:	B2

PROPERTY OVERVIEW

The College Road Major Corridor Development Opportunity offers 5 to 20.93 acres in one of Ocala's fastest-growing commercial corridors. The front 5 acres feature approximately 300 feet of frontage along College Road, positioned between Sam's Club and AdventHealth, with a left-turn lane and shared access, making it ideal for retail, medical, or service uses.

The remaining ±15 acres at the rear offer strong potential for multifamily or hospitality development, enabling a phased or mixed-use approach. Preliminary bubble plans and a survey are available.

PROPERTY HIGHLIGHTS

- Positioned between Sam's Club and AdventHealth – high-traffic anchors
- 300 Feet of Linear Frontage on College Road
- Signalized Access with Left Turn Lane for strong ingress/egress
- Easement with Sam's Club providing additional access and traffic flow

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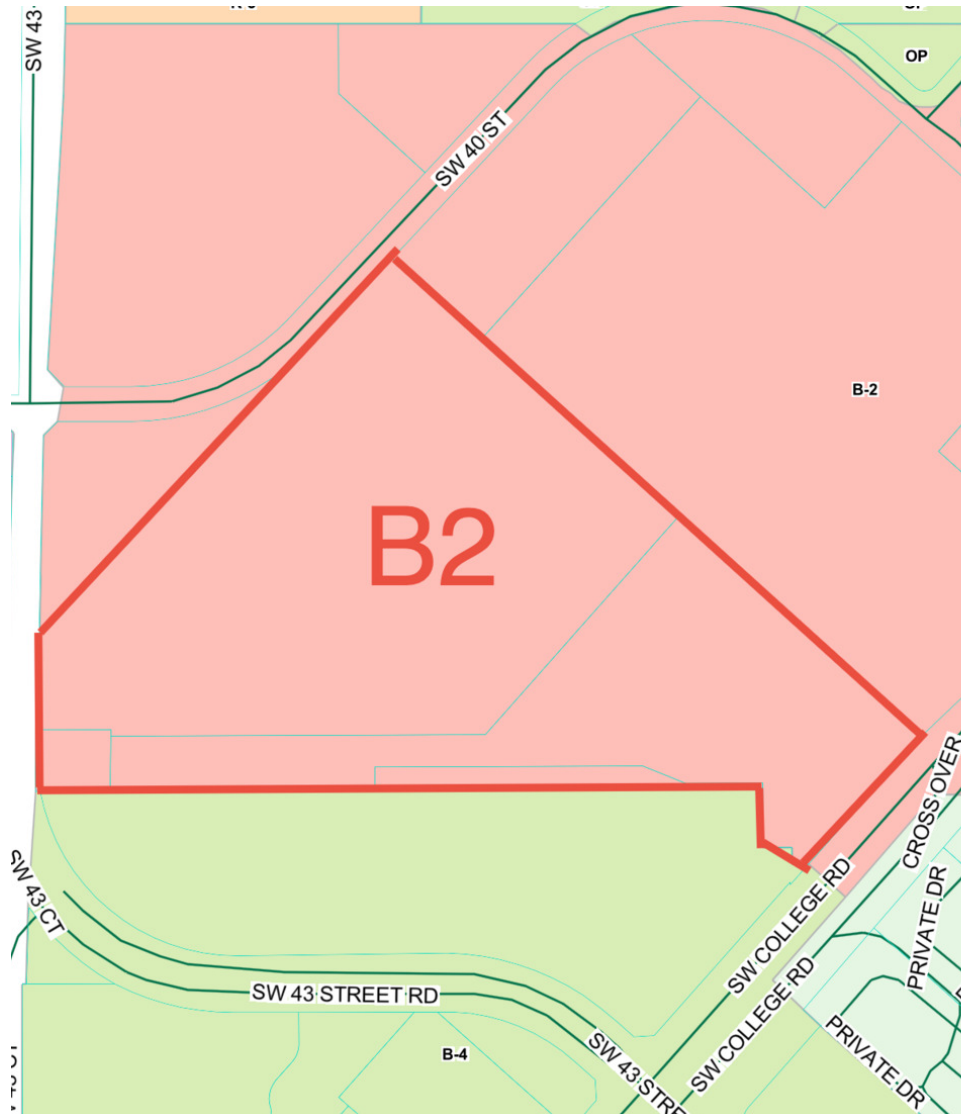
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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

The College Road Gateway Development Opportunity offers a rare chance to acquire 5 to 20.93 acres in one of Ocala's fastest-growing corridors. The front 5 acres present a premier retail development site with approximately 300 feet of frontage along College Road, positioned directly between major traffic drivers including Sam's Club and AdventHealth.

The property benefits from excellent accessibility, including a dedicated left turn lane and an easement with Sam's Club, enhancing traffic flow and visibility. This front portion is ideally suited for retail, medical, or service-based users seeking strong exposure in a high-demand area.

The remaining ±15 acres in the rear provide significant upside as a multifamily or residential development opportunity, allowing for a complementary mixed-use or phased development strategy.

With preliminary bubble plans and a survey available, this site offers flexibility for developers and investors looking to capitalize on Ocala's continued growth.

ZONING DESCRIPTION

The front ±5 acres of the property are zoned B2 (Community Business District), which allows for a wide range of commercial uses including retail, service-based businesses, and automotive-related uses. This zoning supports high-traffic commercial development and is well-suited for users seeking strong visibility and accessibility along major corridors like College Road.

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3933 SOUTHWEST STATE ROAD 200

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FRONT 5 ACRES

±458 PARKING SPACES
(9 ACCESSIBLE)

RETAIL ON GROUND FLOOR WITH OFFICES ABOVE
RETAIL: (22) 20 FT WIDE SUITES; 35,200 SF TOTAL
OFFICE: (3) FLOORS; 52,800 SF TOTAL

THRU ROAD 30 FEET ON EITHER SIDE OF PROPERTY LINE

SAM'S CLUB

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COMPLETE HIGHLIGHTS

3931 Southwest State Road 200 Ocala, FL 34474



PROPERTY HIGHLIGHTS

- 5-20.92 Acre Development Opportunity in a prime Ocala growth corridor
- Front 5 Acres Available – ideal for retail, QSR, medical, or mixed-use
- 300 Feet of Linear Frontage on College Road
- Signalized Access with Left Turn Lane for strong ingress/egress
- Easement with Sam's Club providing additional access and traffic flow
- Positioned between Sam's Club and AdventHealth – high-traffic anchors
- Located in a high-growth retail corridor with strong surrounding development
- Ability to purchase front 5 acres separately or entire 20.92 acres
- Rear 15 Acres – strong candidate for multifamily or hospitality development
- Flexible layout allows for phased development or multiple exit strategies
- Premature bubble plans available for conceptual development guidance
- Survey available for due diligence and planning

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Southwest College Road - Ocala, Florida - Discovery

Scheme A - Conceptual View - Three Story Building - 2026-01-21





Southwest College Road - Ocala, Florida - Discovery

Scheme A - Conceptual View From Southwest College Road - 2026-01-21

3933 SOUTHWEST STATE ROAD 200

RETAILER MAP

3931 Southwest State Road 200 Ocala, FL 34474



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**BACK 15
ACRES**

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3933 SOUTHWEST STATE ROAD 200

BACK 15 ACRES DESCRIPTION

Ocala, FL 34474



PROPERTY DESCRIPTION

The rear ± 15 acres offer a strong development opportunity with a shared easement access through Sam's Club, providing convenient connectivity and circulation. This portion of the site is best suited for multifamily, apartment, or hotel development, allowing for a complementary use to the front retail component.

The property can be acquired as the full ± 21 -acre assemblage or separately from the front 5 acres, providing flexibility for different development strategies. A survey is available upon request.

LOCATION DESCRIPTION

The property is ideally located along College Road in Ocala, Florida, one of the area's primary commercial corridors experiencing rapid growth and ongoing development. Positioned between major traffic drivers including Sam's Club and AdventHealth, the site benefits from strong daily traffic counts and consistent consumer activity.

This corridor is home to a mix of national retailers, medical users, and expanding residential communities, making it a highly desirable location for both retail and residential development. With close proximity to Interstate 75, the property offers excellent regional accessibility, connecting Ocala to key Florida markets.

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3933 SOUTHWEST STATE ROAD 200

DEMOGRAPHICS MAP & REPORT

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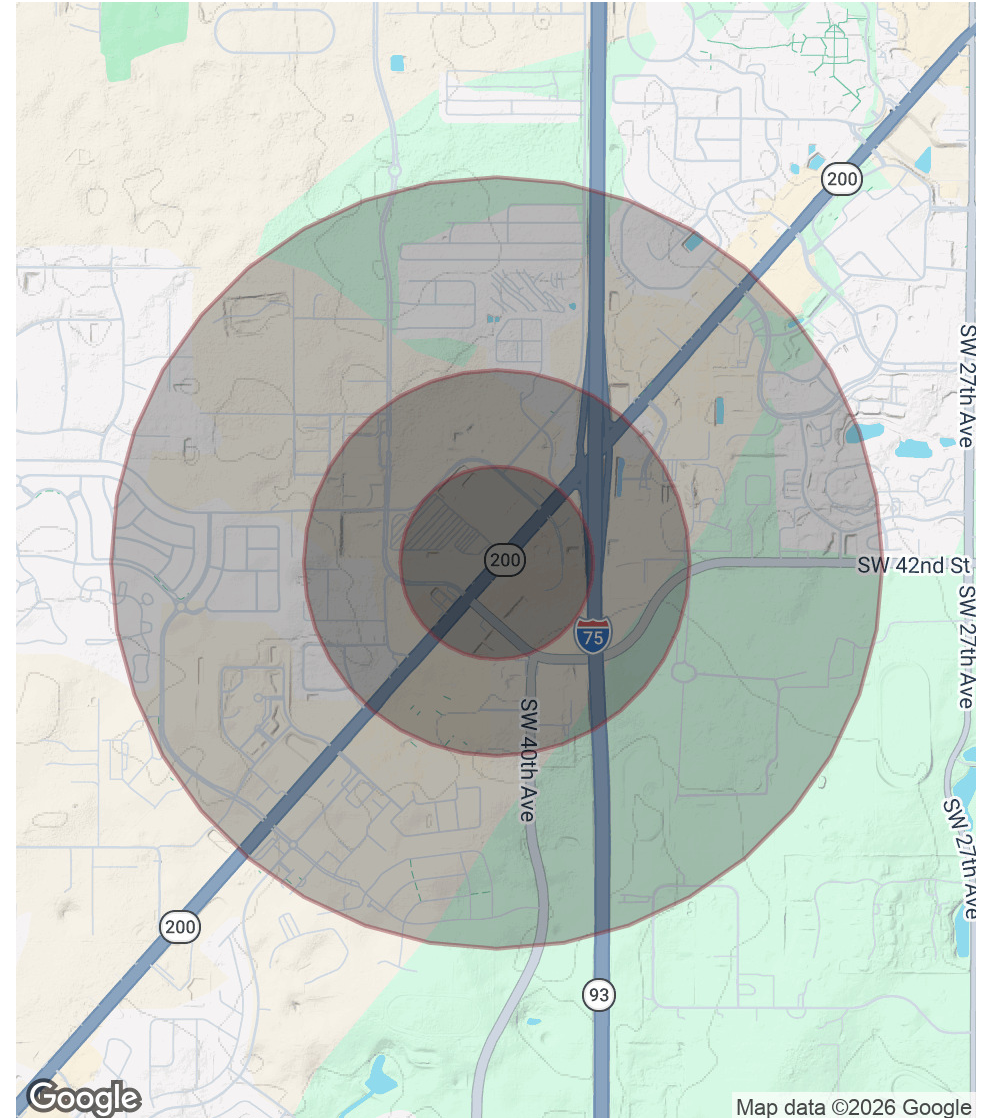
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	198	1,095	4,369
Average Age	39.3	34.6	37.0
Average Age (Male)	35.3	33.4	38.0
Average Age (Female)	45.5	39.5	39.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	76	391	1,640
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$107,031	\$98,297	\$93,032
Average House Value	\$263,925	\$282,658	\$289,686

2023 American Community Survey (ACS)



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MAKAYLA RICHARDSON

Commercial Associate

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Direct: **352.256.7532**

FL #SL3598503

PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs GainesvilleCommercial.com, where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

EDUCATION

Associate's Degree in Economics, Santa Fe College

MEMBERSHIPS

GACAR - Realtor Association

Bosshardt Realty Services
5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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