

SALE

MICANOPY

21121 North US Highway 441 MICANOPY, FL 32664



OFFERING SUMMARY

Sale Price:	\$623,069
Available SF:	
Lot Size:	2.04 Acres
Price / Acre:	\$305,426
Zoning:	R4
Market:	Ocala
Submarket:	Outlying Marion County

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to announce the availability of 21121 N US Highway 441, Micanopy, FL 32667, a 2.04-acre parcel offering strong development and investment potential. The seller currently utilizes the site for car storage and parking and is open to a seller carry-back (2 percentage points added to the Wall Street Prime Rate), subject to internal discussions. Strategically located along North US Highway 441, the property sits approximately 10 minutes from the University of Florida, north of Gainesville, and 15 minutes south of Ocala, providing convenient access to two major growth markets.

The property is currently zoned R-4 (Mixed Residential), which is intended to accommodate medium-density residential development, including single-family or two-family residences utilizing a mix of manufactured homes and conventional construction. Buyers will also have the option to pursue rezoning to B-1, B-2, B-3, B-4, or B-5, allowing for a wide range of commercial development opportunities. Given the ongoing demand for student housing near the University of Florida, this site presents a compelling opportunity for residential, multifamily, or mixed-use development. Discover an exceptional investment opportunity with this well-positioned property in the greater North Central Florida / Ocala-Gainesville corridor. With excellent visibility, accessibility, and flexible zoning potential, the site is well-suited for land investors and multifamily developers seeking to capitalize on a thriving and expanding regional market.

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Jeremy Bates
Senior Vice President Commercial Real Estate Advisory and Transactions
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COMMERCIAL
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PROPERTY DESCRIPTION

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The Gainesville–Ocala corridor benefits from a diverse and growing population, anchored by the University of Florida, one of the largest universities in the state. The area demonstrates stable employment fundamentals, supported by education, healthcare, logistics, and government sectors. Educational attainment levels are elevated due to the university presence, driving consistent demand for student-oriented housing and workforce rentals. Continued enrollment growth and limited new student housing supply have intensified demand, positioning this location as a strong candidate for future residential and student housing development.

LOCATION DESCRIPTION

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