



Mixed Use Development at Heldon Ranch

357± ACRES • DUNNELLON, FL • RANCLAND WITH INDUSTRIAL ZONING AND LAND USE IN PLACE

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Introduction & Offering

Mixed Use Development at Heldon Ranch presents a rare opportunity to acquire 357± acres featuring improved pastureland, multiple wells, and cattle infrastructure, alongside immediate development potential. This unique property boasts deep agricultural roots, with zoning and future land use designations supporting an industrial use.

Ideally situated near U.S. Highway 41, Highway 328, and the expanding Suncoast Parkway, Heldon Ranch benefits from excellent regional connectivity and direct access to Florida's fastest-growing corridors.

Currently supporting active cattle operations with agricultural exemptions in place, the ranch offers a mix of M-1 Light Manufacturing, B-5 Heavy Business, and A-1 Agriculture Zoning and supporting Commercial District Land Use. With a combination of existing infrastructure, development entitlements, and proximity to the World Equestrian Center and natural recreational assets, Heldon Ranch stands out as a premier investment in one of Florida's most sought-after rural markets.

FOR SALE \$9,000,000



Mixed Use Development Acreage

This 357±-acre section presents exceptional development potential with flexible zoning:

- Zoning: Agricultural (A-1), Light Manufacturing (M-1), and Heavy Business (B-5)
- Commerce District Land Use (SCD)
- Direct railroad adjacency enhances logistics and industrial opportunities
- Two 8-inch wells (one electric)
- Two livestock watering troughs
- Strategically positioned highway access points (Highway 41 & Highway 328)

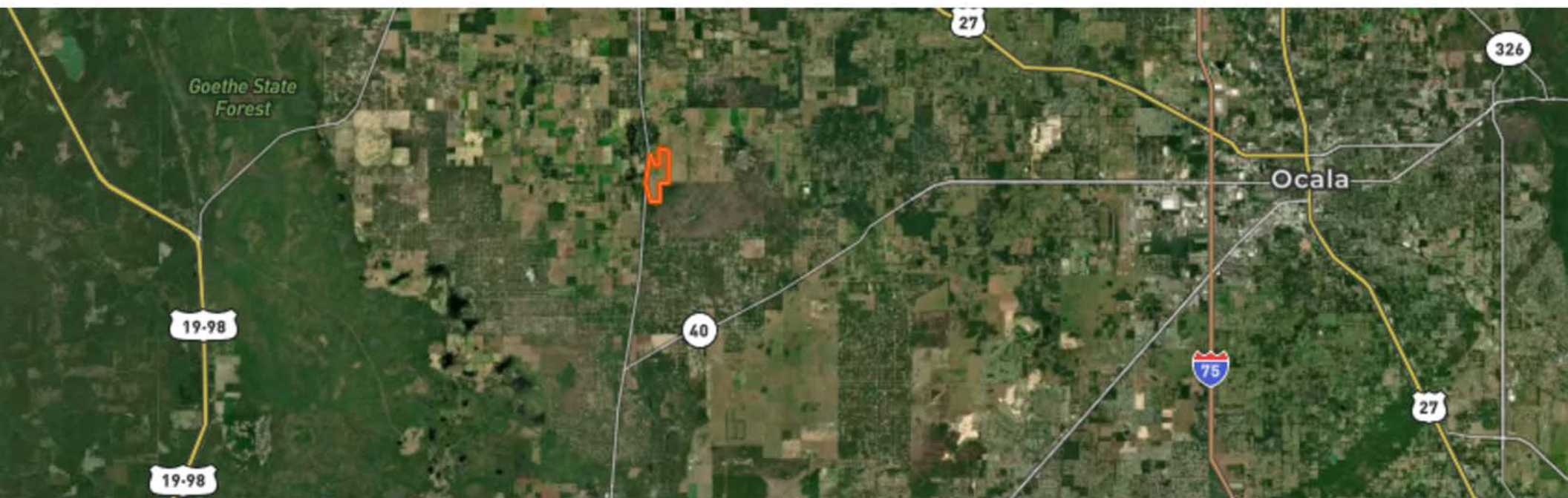


Development Potential

Mixed Use Development at Heldon Ranch is zoned B-5 Heavy Business, permitting diverse high-intensity commercial applications such as wholesale trade, large retail formats, and outdoor storage. Sections of the property are also zoned M-1 Light Industrial, accommodating light manufacturing, warehousing, and distribution aligned with nearby commercial activity. Its designation under the Commerce District (CD) Future Land Use promotes commercial and industrial growth. Presently, the land is used for cattle grazing, benefiting from agricultural exemptions for tax advantages. This blend of ongoing agricultural use, development-ready zoning, and flexible land use positions the property as a compelling investment, offering both immediate usability and long-term expansion prospects.

**Currently Marion County records show PUD for a portion of the acreage. It has been confirmed with Marion County Planning and Zoning that this acreage is M-1 Light Manufacturing.*








Location Information

Located in the heart of Florida's acclaimed horse country, Dunnellon blends rural charm with strategic access to major markets and recreational destinations. This area of Marion County is known for its expansive pastures, equestrian estates, and strong agricultural roots —making it a natural extension of the broader Ocala region, often referred to as the "Horse Capital of the World." Mixed Use Development at Heldon Ranch offers a rare opportunity to invest in a property that reflects this heritage while benefiting from the region's continued growth. Its position near the World Equestrian Center, the scenic Rainbow and Withlacoochee Rivers, and key roadways like U.S. Highway 41 and the expanding Suncoast Parkway extension ensures both lifestyle appeal and long-term development potential.

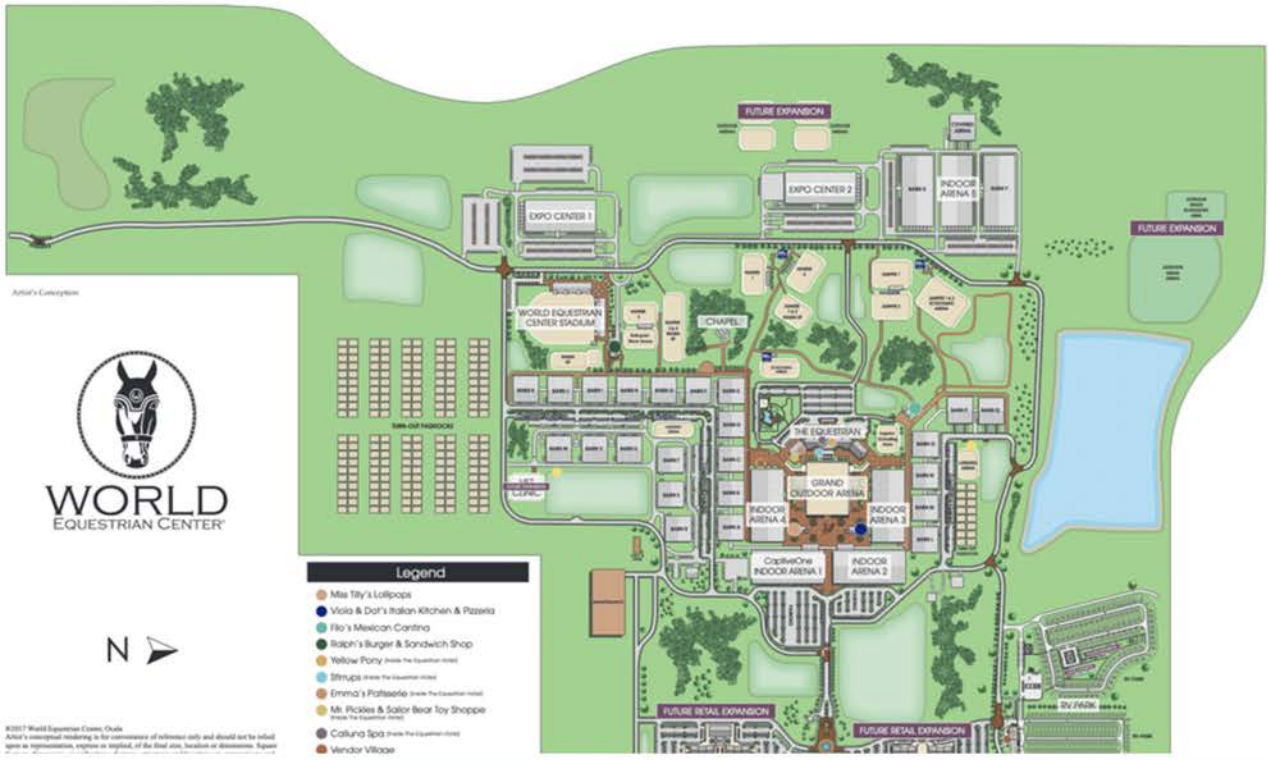


LOCATED LESS THAN 20 MINUTES FROM THE LISTING 

NEARBY POINTS OF INTEREST

World Equestrian Center

Named one of TIME's 2024 World's Greatest Places, the World Equestrian Center is a premier destination for equestrian and multidisciplinary events, with venues in Ocala, Florida, and Wilmington, Ohio. Committed to excellence, the center provides an unparalleled experience for exhibitors, spectators, vendors, sponsors, and retailers. With a focus on quality, class, and distinction, it offers world-class facilities designed to support top-tier competition in a welcoming, family-friendly environment. Whether hosting elite equestrian events or diverse sporting and entertainment gatherings, the World Equestrian Center stands out as a leader in its field.



On Top of the World

LOCATED LESS THAN 30 MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

On Top of the World Community



Neighborhoods

- Candler Hills
- Indigo East
- Weybourne Landing
- Windsor
- Avalon
- Providence
- Williamsburg
- Friendship Colony
- Friendship Park
- Friendship Village
- Crescent Ridge
- Americana Village
- Crescent Green
- Renaissance Park
- Longleaf Ridge

Circle Square Commons

- The Ranch Fitness Center & Spa
- Circle Square Cultural Center
- The Town Square
- On Top of the World Real Estate of Marion, LLC
- Bridgenet Communications
- Master the Possibilities
- Sid's Coffee Shop & Deli
- Bay Laurel Center CDD
- The World News
- Accounting
- Colen Built Design Studio

Amenities

- Ⓜ Restricted Access
- ✉ Mailboxes
- ♻ Recycling
- ♻ Compressor/Garbage
- ♻ Cardboard
- Ⓜ Discarded/Debris

On Top of the World is a premier 55+ active adult community located in Ocala, Florida, known for its resort-style amenities and vibrant lifestyle. Spanning thousands of acres, the community offers a variety of home styles, from single-family residences to maintenance-free villas, designed for comfortable and modern living. Residents enjoy an impressive range of amenities, including multiple golf courses, fitness centers, swimming pools, tennis and pickleball courts, and miles of walking and biking trails. The community also features numerous social clubs, lifelong learning programs, and entertainment options, fostering an engaging and active environment. Conveniently located near Ocala's shopping, dining, and medical facilities, On Top of the World provides a well-rounded, community-focused lifestyle.



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ABOUT SAUNDERS REAL ESTATE

Saunders Real Estate is a full-service land and commercial real estate brokerage with over \$6 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, and hunting lease management.



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