

MARION COUNTY

Board of County Commissioners

Opportunity Zone 2.0

Supporting Document

Census Tract 13.01

Ocala Area

GEOID: 12083001301

Prepared by Marion County Board of County Commissioners

April 2026

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Section 1: Census Tract Background

Overview

Census Tract 12083001301 is located in Marion County, Florida. The tract encompasses 9.8 square miles and includes portions within the City of Ocala (partial).

This document provides supporting information for Marion County's nomination of Census Tract 12083001301 under the Opportunity Zone 2.0 program, as authorized by Rev. Proc. 2026-12. The information presented herein demonstrates the tract's eligibility, economic development potential, and alignment with state, regional, and local planning goals.

Economic Distress and Market Conditions

Despite being the most populated of the proposed tracts, Tract 13.01 has a poverty rate of 22.2% and a median household income well below state averages. Economic challenges are concentrated among residents who face limited access to higher-paying employment. Commercial development is constrained relative to the population base, creating demand for targeted investment in business formation and workforce opportunity.

The tract presents the following indicators of economic distress: Brownfield status; Commercial vacancy; Other -- High poverty rate (22.20%).

Strategic Assets and Competitive Advantages

The following existing assets provide a foundation for investment and development within the tract: Proximity to rail transit; Proximity to major highways/interstate access; Energy/Electric Utilities; Water/Wastewater Utilities; Broadband; Hospitals; Industrial sites; Business clusters.

Tract 13.01 is the most populated of the proposed OZ tracts and shows the highest overall permit activity -- 938 permits since 2023 including 73 new single-family residence permits and 15 commercial building permits. A 77.5-acre parcel received plan approval in early 2025, and additional plans are in active review. OZ designation would enable investment in commercial development to serve the tract's large residential population, workforce housing to reduce commute burdens, and small business formation to create local employment. The tract's high educational attainment (95% HS graduation rate, 24.7% bachelor's degree) positions it well to attract knowledge-sector and professional services investment.

Development Momentum and Investment Pipeline

7 active projects (all Other Jurisdictional -- residential) | 938 permits (907 residential, 15 commercial, 8 ROW misc, 4 ROW utility) | 36 plans filed 2023-2026. Highest permit count of all 7 proposed tracts. Land use: 1,733.9 ac Low Residential FLUM, 328.8 ac Commercial FLUM, 94.2 ac Commerce District FLUM. Zoning includes 265.7 ac M-1 Light Industrial and 64.4 ac M-2 Heavy Industrial (330+ ac total industrial zoning). 43 vacant commercial parcels and 2 vacant industrial parcels confirmed by MCPA data. 73 new single-family residence constructions, 466 roof permits, and 19 solar/photovoltaic installations filed 2023-2026. 77.5-acre parcel plan (Plan #32247) approved early 2025.

Opportunity Zone Investment Potential

Project Readiness: Permitting stage.

Capital Investment: Active development pipeline with 938 permits -- the highest permit count of any proposed Marion County OZ tract -- including 73 new single-family residence constructions, 15 commercial permits, and a 77.5-acre plan approved in early 2025. Active plan review activity on additional parcels indicates continued private capital investment. Specific capital totals to be confirmed with Growth Services.

Business/Developer Interest: High. 938 permits filed 2023-2026 -- the highest of any proposed Marion County OZ tract -- reflects sustained developer and contractor engagement. 73 new single-family residence constructions and 15 commercial permits confirm active business and developer activity across both residential and commercial categories. A 77.5-acre plan approval in early 2025 demonstrates large-scale developer interest.

Investor Interest: Moderate to high. The tract's large population base (6,643 -- the largest of the proposed tracts), high educational attainment (95% HS graduation rate, 24.7% bachelor's degree), and sustained permit activity make it attractive for residential and mixed-use investment. The tract's 492 veterans represent a skilled workforce asset. OZ designation would provide the incentive structure needed to attract commercial and employment-generating investment to match the tract's residential scale.

Stakeholder Engagement

Marion County Growth Services coordinates development review. City of Ocala planning involvement to be confirmed given partial municipal location.

Risks and Barriers

Qualifies on poverty test only -- MFI at 96.41% of area median is well above the 70% threshold, making this designation more vulnerable to challenge. Boundary description in progress. Existing assets not identified.

Community Benefits and Strategic Alignment

Expected community impacts include: Job creation, Housing access, Infrastructure investment, Business formation. Marion County coordinates development review. Community engagement details to be confirmed. Aligns with Marion County Comprehensive Plan and City of Ocala development plans.

Section 2: Economic Distress Qualification

Economic Distress Indicators — ACS 5-Year Estimates					
Geography	Population	Poverty Rate	Median Family Income	MFI % of Area Median	Unemployment Rate
United States	332,143,258	12.1%	\$101,265	—	4.6%
Florida (Statewide)	22,898,322	12.0%	\$93,615	—	4.6%
Census Tract 12083001301	6,643	22.20%	~\$90,300 (estimated)	96.41%	3.6% (ACS 2022 5-Year Estimates, S2301)

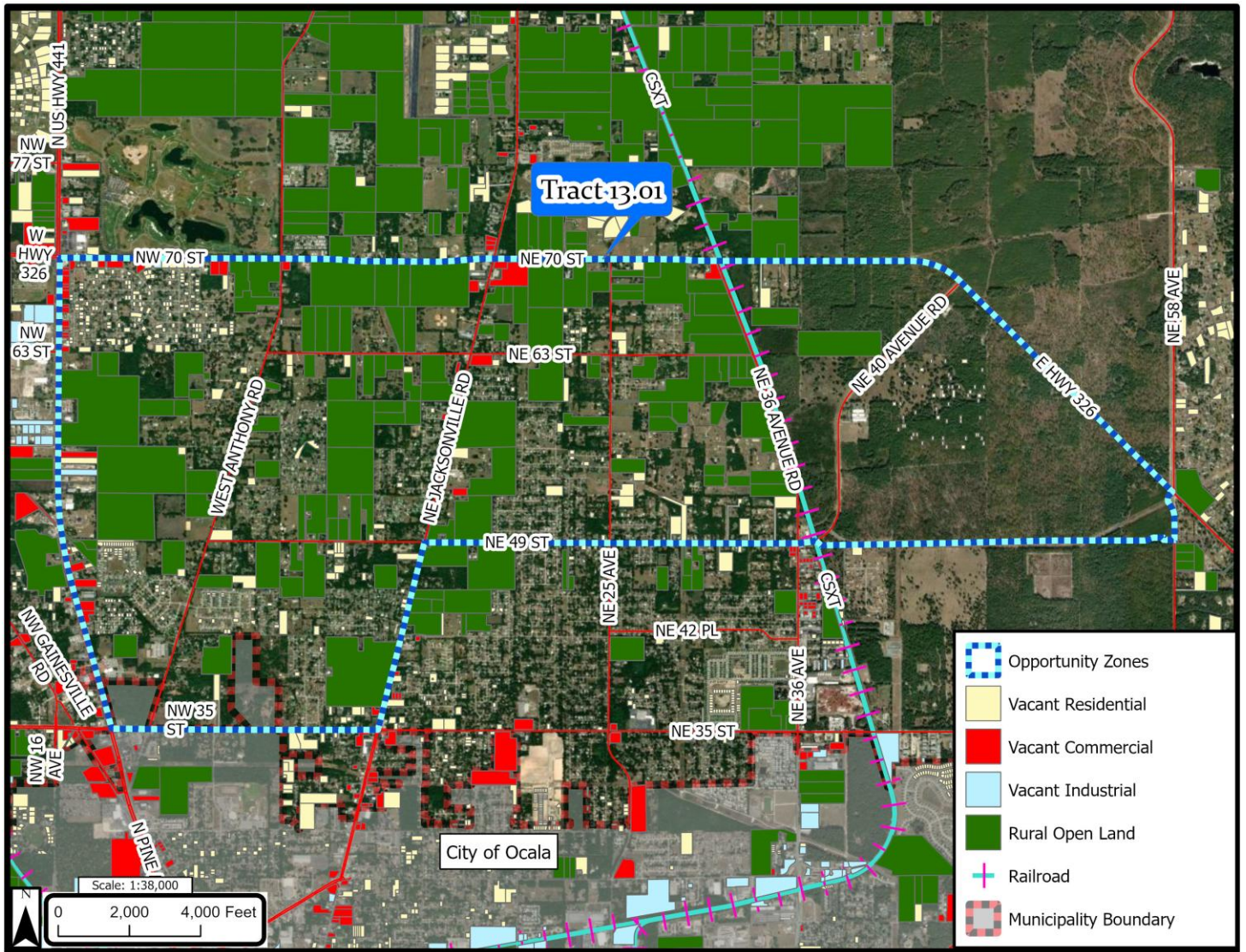
This tract qualifies on the poverty test: poverty rate of 22.20% exceeds the qualifying threshold.

Sources: ACS 2024 5-Year Estimates (Census Reporter, tract-level); ACS 2022 5-Year Estimates S2301 (unemployment, Tracts 8.03 and 13.01). National and statewide figures from ACS 2024 1-Year Estimates.

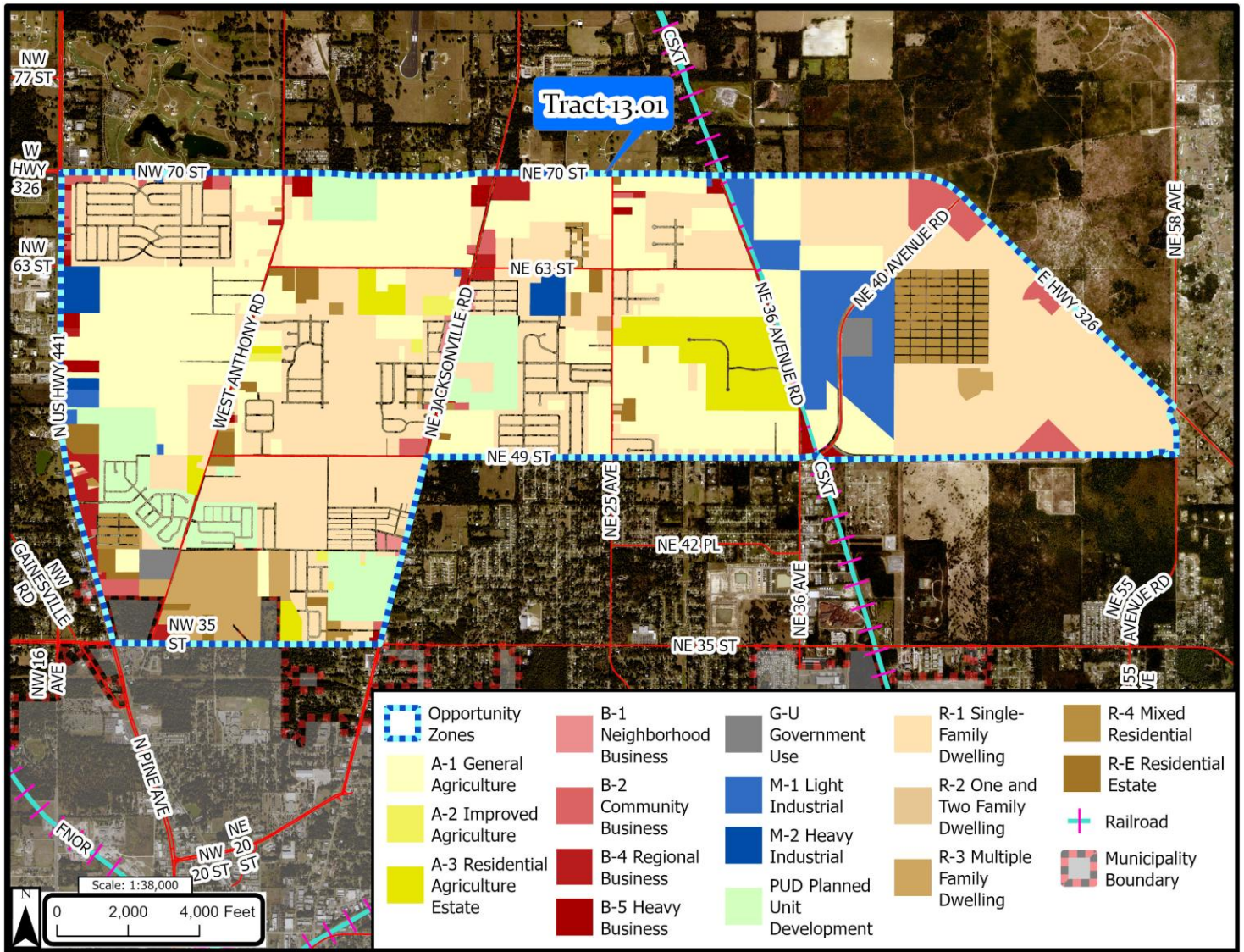
Section 3: Supporting Documents

Ref.	Document Name	Description / Source
1	Marion County Comprehensive Plan	Establishes land use policy and development standards for Marion County Available from Marion County Growth Services
2	TPO 2025 List of Priority Projects (LOPP)	Adopted transportation priority list for FY 2027-2031 covering projects in and around the tract www.ocalamariontpo.org/priority-project-list
3	Letter of Support -- Senator Stan McClain, FL Senate District 9	Letter supporting Marion County OZ 2.0 tract designations, dated April 29, 2026 See Exhibit F
4	Letter of Support -- Representative Ryan Chamberlin, FL House District 24	Letter supporting Marion County OZ 2.0 tract designations, dated April 30, 2026 See Exhibit F

Census Tract 13.01 -- Vacant and Rural Land



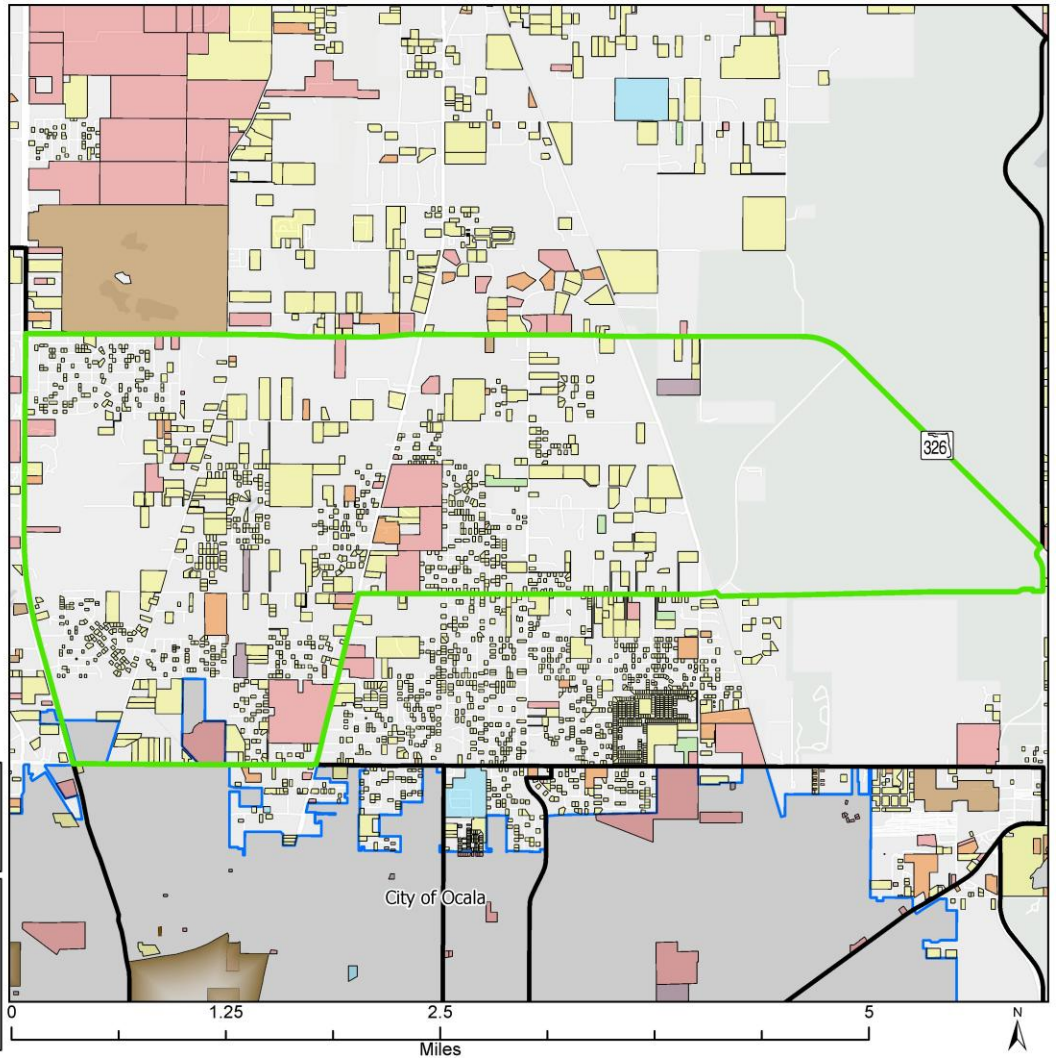
Census Tract 13.01 -- Zoning Map



Census Tract 13.01 -- Developments Started Since 2023

Census Tract 13.01 : Developments Started Since 2023

- Opportunity Zone Tract Submission
- 2020 Census Tracts
- Plans
- Permits
- Projects
- Municipalities
- Brownfield Sites
- Brownfield Areas Designated Brownfield Areas in Florida



Florida Department of Environmental Protection (DEP), Division of Waste Management, Florida Department of Environmental Protection (DEP), Division of Waste Management, BWC, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. Created by the Marion County Information Technology GIS Team

Exhibit B: Census Tract Data Summary

Source: ACS 2024 5-Year Estimates (Census Reporter). Unemployment rate for Tracts 8.03 and 13.01 from ACS 2022 5-Year Estimates S2301.

Indicator	Tract 12083001301	Florida Statewide
Population (Estimated)	6,643	22,898,322
Median Age	39.9	42.1
Per Capita Income	\$31,439	\$37,534
Median Household Income (MHI)	\$50,880	\$77,735
Median Family Income (MFI)	~\$90,300 (estimated)	\$93,615
MFI as % of Area Median	96.41%	—
Poverty Rate	22.20%	12.0%
Unemployment Rate	3.6% (ACS 2022 5-Year Estimates, S2301)	4.6%
Tract Area (sq. mi.)	9.8	—
Previously Designated OZ	No	—

Exhibit C: Development Activity (2023-2026)

Source: Marion County Growth Services EPL System (2023-2026). Data reflects activity within the census tract boundary.

EPL Activity Summary (2023-2026)			
Category	Projects	Permits	Plans
Census Tract 12083001301	7	938	36

7 active projects (all Other Jurisdictional -- residential) | 938 permits (907 residential, 15 commercial, 8 ROW misc, 4 ROW utility) | 36 plans filed 2023-2026. Highest permit count of all 7 proposed tracts. Land use: 1,733.9 ac Low Residential FLUM, 328.8 ac Commercial FLUM, 94.2 ac Commerce District FLUM. Zoning includes 265.7 ac M-1 Light Industrial and 64.4 ac M-2 Heavy Industrial (330+ ac total industrial zoning). 43 vacant commercial parcels and 2 vacant industrial parcels confirmed by MCPA data. 73 new single-family residence constructions, 466 roof permits, and 19 solar/photovoltaic installations filed 2023-2026. 77.5-acre parcel plan (Plan #32247) approved early 2025.

Exhibit D: Land Use and Zoning Analysis

Source: Marion County GIS — Future Land Use Map (FLUM) and Zoning classifications. Vacant parcel data from Marion County Property Appraiser (MCPA).

Future Land Use (FLUM)

FLUM Category	Acreage
Low Residential (LR)	1,733.9 ac
Medium Residential (MR)	1,403.3 ac
Preservation (PR)	1,325.4 ac
Commercial (COM)	328.8 ac
High Residential (HR)	351.6 ac
Public (P)	158.1 ac
Commerce District (CD)	94.2 ac
Rural Land (RL)	242.4 ac
Employment Center (EC)	71.8 ac
Municipality (M)	56.2 ac

Zoning Classifications

Zoning Classification	Acreage
R-1 Single-Family Dwelling	2,301.6 ac
A-1 General Agriculture	1,606.6 ac
PUD Planned Unit Development	401.9 ac
A-3 Residential Agriculture Estate	244.3 ac
M-1 Light Industrial	265.7 ac
R-3 Multiple Family Dwelling	188.4 ac
R-4 Mixed Residential	173.3 ac
B-2 Community Business	150.0 ac
R-E Residential Estate	95.2 ac
M-2 Heavy Industrial	64.4 ac

B-4 Regional Business

79.0 ac

Vacant Land Inventory (MCPA)

Vacant Residential: 341 parcels | Vacant Commercial: 43 parcels | Vacant Industrial: 2 parcels

Exhibit E: TPO 2025 List of Priority Projects

Source: Ocala-Marion Transportation Planning Organization (TPO) 2025 List of Priority Projects (LOPP), adopted June 23, 2025, covering Fiscal Years 2027-2031. Projects listed below are adjacent to or serve Census Tract 12083001301.

Rank/Type	Project Name / Limits	Description	Phase	Funding
SIS Rank 8	SR 326 from SR 40 to US 301	Widening of roadway to four lanes	--	\$3,500,000
Non-SIS Rank 8	NE 35th Street from CR 200A to NE 25th Ave	Widening to four lanes with sidewalks and bike lanes	--	\$6,000,000
Non-SIS Rank 14	NE 35th Street from NE 25th Ave to NE 36th Ave	Widening to four lanes with sidewalks and bike lanes	--	\$5,000,000
Non-SIS Ranks 17-18	NE 36th Avenue from SR 492 to NE 35th Street	Widening to four lanes in two segments, sidewalk and bike lanes	TBD	TBD

Exhibit F: Letters of Support

The following letters of support were provided by members of the Florida Legislature in support of Marion County's Opportunity Zone 2.0 nominations.

Letter of Support — Senator Stan McClain, Florida Senate District 9



SENATOR STAN MCCLAIN
9th District

THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:
Community Affairs, *Chair*
Appropriations
Appropriations Committee on Agriculture,
Environment, and General Government
Appropriations Committee on Transportation,
Tourism, and Economic Development
Commerce and Tourism
Governmental Oversight and Accountability
Transportation

SELECT COMMITTEE:
Joint Select Committee on Collective Bargaining

JOINT COMMITTEE:
Joint Legislative Auditing Committee

April 29, 2026

Secretary Alex Kelly
Florida Department of Commerce
107 East Madison Street
Caldwell Building
Tallahassee, Florida 32399-4120

Dear Secretary Kelly,

I am writing to express my strong support for Marion County's recommendations regarding the designation of five census tracts as part of Opportunity Zone 2.0.

I support the County's recommended tracts, as they reflect a thoughtful, countywide approach to economic development. These selections include areas within the City of Ocala, the City of Belleview, and unincorporated Marion County, each presenting meaningful opportunities to catalyze private investment, create jobs, and expand economic activity.

Census Tract 12083001500

Located in northwestern Marion County, this tract benefits from strong regional connectivity via Interstate 75 and U.S. Highways 441 and 301. Despite these advantages, the area continues to experience underutilization and limited commercial development. The tract is well-positioned for transformative investment, with active and proposed projects including a 450,000-square-foot manufacturing facility representing approximately \$30 million in investment and 300+ jobs, additional industrial development projected at \$50 million supporting 500 initial jobs with long-term expansion potential, and the tract will also be the future home of a Buc-ee's location.

Census Tract 12083001211

This southeastern Marion County tract consists primarily of established residential and retirement communities, with limited commercial activity concentrated along the Maricamp Road corridor. While the area provides access to essential services, the lack of employment centers presents a clear opportunity for targeted investment to strengthen the local economic base.

REPLY TO:

- 315 SE 25th Avenue, Ocala, Florida 34471 (352) 732-1249
- 5700 SW 34th Street, Suite 225, Gainesville, Florida 32608 (352) 264-4040
- 312 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5009

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

Census Tract 12083001102

Located within the City of Belleview, this tract includes a mix of residential neighborhoods, mobile home communities, and rural land uses. Anchored by State Road 484 and U.S. Highway 441, and supported by rail access, the area has strong infrastructure assets but continues to experience dispersed economic activity and limited business development.

Census Tract 12083000201

Situated in northern Marion County, this predominantly rural tract includes agricultural land and small unincorporated communities. Economic activity is largely confined to highway corridors, and the area's distance from major employment centers has constrained growth. Opportunity Zone designation would help unlock targeted investment and improve access to jobs and services.

Census Tract 12083002607

This western Marion County tract is characterized by rural residential development and agricultural uses, with limited commercial infrastructure. Although anchored by U.S. Highway 41 and State Road 40, the area has not experienced sustained economic investment. Strategic designation would support new development opportunities and enhance economic accessibility for residents.

Census Tract 8.03

This census tract in southeastern Marion County is characterized by a mix of established residential areas, rural homesteads, and lake-oriented communities. The area is anchored by corridors such as U.S. Highway 441 and State Road 25/25A, though commercial activity remains limited and primarily concentrated along these roadways. Much of the tract consists of dispersed housing patterns, natural features, and smaller neighborhood clusters, with residents often relying on nearby areas for employment, retail, and services. The combination of low-density development, environmental constraints, and limited commercial infrastructure presents opportunities for targeted investment to improve connectivity, expand services, and support economic activity.

Census Tract 13.01

This census tract in northeastern Marion County is characterized by a mix of suburban residential neighborhoods, rural land uses, and pockets of agricultural activity. The area is anchored by major corridors such as U.S. Highway 441 and State Road 326, which provide regional connectivity, though commercial development remains limited and largely corridor-focused. Interior portions of the tract consist primarily of residential development and open land, with limited employment centers and supporting services. The combination of growing residential areas and constrained commercial infrastructure presents opportunities for targeted investment to enhance economic development and improve access to jobs and amenities.

REPLY TO:

- 315 SE 25th Avenue, Ocala, Florida 34471 (352) 732-1249
- 5700 SW 34th Street, Suite 225, Gainesville, Florida 32608 (352) 264-4040
- 312 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5009

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

In summary, these recommended designations represent a balanced and strategic approach to economic development—one that aligns with the goals of the Opportunity Zone program and positions Marion County for long-term growth and investment.

I respectfully urge your support for these recommendations. Thank you for your continued leadership and commitment to strengthening Florida's communities.

Sincerely,



Stan McClain, *Senator*
Senate District 9: Marion, Levy Counties and Part of Alachua

REPLY TO:

- 315 SE 25th Avenue, Ocala, Florida 34471 (352) 732-1249
- 5700 SW 34th Street, Suite 225, Gainesville, Florida 32608 (352) 264-4040
- 312 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5009

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore



Florida House of Representatives
Representative Ryan Chamberlin
District 24

District Office:
315 SE 25th Ave
Ocala, FL 34471
(352) 635-0450

Tallahassee Office:
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5024

Email: ryan.chamberlin@FLhouse.gov

April 30, 2026

Secretary Alex Kelly
Florida Department of Commerce
107 East Madison Street
Caldwell Building
Tallahassee, Florida 32399-4120

Dear Secretary Kelly:

I write to offer my strong support for Marion County's proposed census tract designations under Opportunity Zone 2.0.

The County's recommendations reflect a comprehensive and well-coordinated approach to economic development, incorporating areas within the City of Ocala, the City of Belleview, and unincorporated portions of Marion County. Each of the identified tracts presents a unique opportunity to attract private investment, expand employment opportunities, and strengthen the local economy.

Census Tract 12083001500

This tract, located in northwestern Marion County, benefits from direct access to Interstate 75 and U.S. Highways 441 and 301. While these transportation assets provide a strong foundation, the area remains underdeveloped. The tract is positioned for significant economic impact, with planned and proposed projects including a 450,000-square-foot manufacturing facility representing approximately \$30 million in investment and more than 300 jobs, additional industrial development projected at \$50 million supporting 500 initial jobs with long-term expansion potential, and a future Buc-ee's location.

Census Tract 12083001211

Located in southeastern Marion County, this tract is largely comprised of established residential and retirement communities, with limited commercial activity concentrated along the Maricamp Road corridor. The absence of major employment centers highlights the need for targeted reinvestment to support long-term economic sustainability.

Census Tract 12083001102

Situated within the City of Belleview, this tract includes a mix of residential neighborhoods, mobile home communities, and rural land uses. Despite access to key corridors such as State Road 484 and U.S. Highway 441, along with nearby rail infrastructure, economic activity remains dispersed and underdeveloped.

Census Tract 12083000201

This northern Marion County tract is predominantly rural, consisting of agricultural lands and small unincorporated communities. Economic activity is largely limited to roadway corridors, and the distance from major employment hubs continues to constrain growth and investment.

Ways & Means Committee, Economic Infrastructure Subcommittee, Human Services Subcommittee, Intergovernmental Affairs Subcommittee, Justice Budget Subcommittee, Select Committee on Property Taxes



Florida House of Representatives
Representative Ryan Chamberlin
District 24

District Office:
315 SE 25th Ave
Ocala, FL 34471
(352) 635-0450

Tallahassee Office:
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5024

Email: ryan.chamberlin@FLhouse.gov

Census Tract 12083002607

Located in western Marion County, this tract is characterized by rural residential patterns and agricultural uses with minimal commercial infrastructure. Although it is served by U.S. Highway 41 and State Road 40, the area has not seen sustained economic development, presenting an opportunity for strategic investment.

Census Tract 8.03

This tract in southeastern Marion County includes a mix of established residential areas, rural homesteads, and lake-oriented communities. While it benefits from access to U.S. Highway 441 and State Road 25/25A, commercial activity remains limited and concentrated along these corridors. The area's dispersed development pattern and environmental features highlight the need for investment to improve connectivity and expand access to services.

Census Tract 13.01

Located in northeastern Marion County, this tract consists of suburban residential neighborhoods, rural land uses, and agricultural areas. Anchored by U.S. Highway 441 and State Road 326, the tract has strong regional connectivity, though commercial development remains limited. Additional investment would help support economic growth and improve access to jobs and services.

In closing, these recommended tracts represent a strategic and balanced selection that aligns with the objectives of the Opportunity Zone program and supports long-term economic advancement across Marion County.

I respectfully encourage your favorable consideration of these recommendations. Thank you for your continued leadership and dedication to strengthening Florida's communities.

Kindest Regards,

A handwritten signature in black ink, appearing to read "Ryan Chamberlin".

Representative Ryan Chamberlin
House District 24

Ways & Means Committee, Economic Infrastructure Subcommittee, Human Services Subcommittee, Intergovernmental Affairs Subcommittee, Justice Budget Subcommittee, Select Committee on Property Taxes