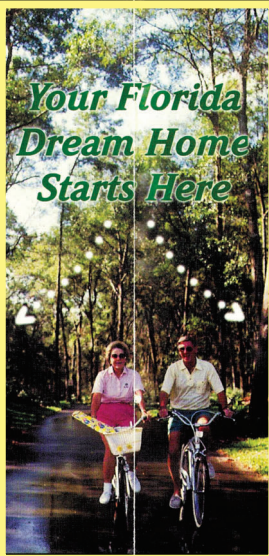


CROSS FLORIDA GREENWAY



*Your Florida  
Dream Home  
Starts Here*



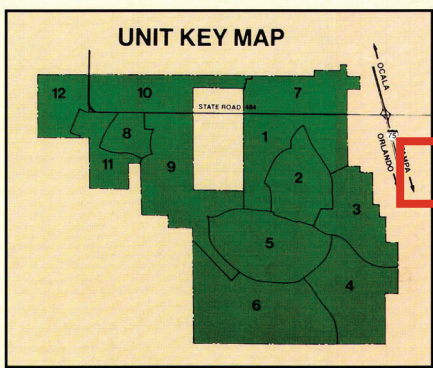
Scale: 1"=1800'

Marion Oaks is different, a lot different. You see, instead of conforming the land to some preconceived development plan, the Deltona Corporation designed Marion Oaks by letting the land tell them what to do.

Marion Oaks is, therefore, one of the first residential communities in America to apply the greenbelt concept, where the homesites, commercial areas, schools, churches, parks and civic facilities were carefully sculpted to preserve as much of the surrounding environment as possible.

# MARION OAKS

Community Master Plan & Homesite Locator Map



## LEGEND

- FUTURE DEVELOPMENT
- MULTI FAMILY AREA
- COMMUNITY FACILITIES
- CHURCH SITES
- PARK SITES
- GREENBELTS, RETENTION AREAS AND BUFFERS
- SCHOOLS
- COMMERCIAL
- MARION OAKS COMMERCE CENTER
- UTILITIES
- HOSPITAL AND MEDICAL SITES
- 10 SHEET NUMBER
- 10 UNIT NUMBER

## Welcome to Florida's Golden Triangle



## Welcome Home!

Here among the rolling green hills, tall pines and ancient moss-draped oaks, just 80 miles from the crowds and the excitement of urban Florida, there's a special place where Floridians come to get away from it all.

Welcome to our corner of paradise – Marion County, the gateway to Florida's future.

This vibrant and growing heartland is bordered by: **The Kennedy Space Center** on the Atlantic Coast, **Orlando** and **Walt Disney World** at its base, **The Tampa Bay** region on the Gulf Coast, and at the apex, the **Gainesville/Ocala** metropolitan area, the crown jewel of **Florida's Golden Triangle**.

Our strategic central location, directly on "America's Main Street" (Interstate 75), combined with our delightful three seasons climate, natural attractions, great schools, state-of-the-art medical facilities, quality of life, and our vibrant local economy have made Marion County one of the fastest growing and most desirable metropolitan areas in the country.

In fact, the National Civic League proclaimed Ocala as an All-American City, and Money Magazine has named Marion County as the nation's 5th Best Place to live, work, celebrate retirement or raise a family.

MEMBER:  
Marion County Chamber of Commerce  
Marion County Builders Association



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Represented by:



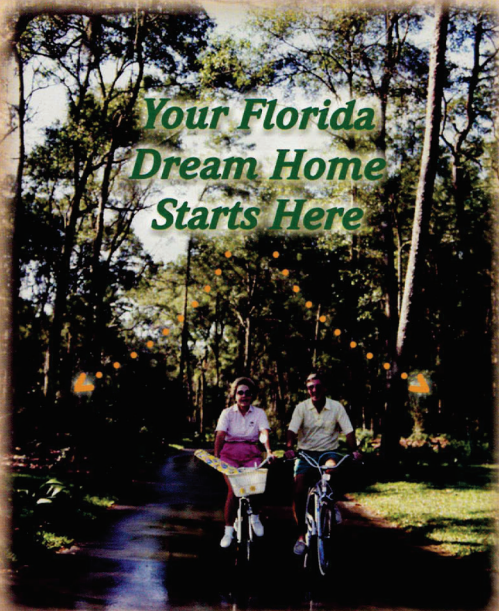
Deltona Marketing Corporation  
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1-352-347-2322 from overseas.  
e-mail: marionoaks@deltona.com  
visit Deltona's website at <http://www.deltona.com>

# MARION OAKS

## Community Master Plan & Homesite Locator Map



Obtain the Property Report required by Federal law and read it before signing anything.  
No Federal agency has judged the merits or value, if any, of this property.



*Your Florida  
Dream Home  
Starts Here*

## The Deltona Homesites

**Purchase a MARION OAKS Homesite Today!  
Then Build the Home of Your Dreams  
Any Time in the Future**

If you are not quite ready to build, but want to secure your place in Marion Oaks for the future, Deltona has a wide variety of Marion Oaks homesites in the path of growth or in active building areas.

You can purchase the homesite of your choice now, with attractive developer financing and remarkably affordable prices. Then you can build the kind of home style you want, whenever you want - next month, next year, or years from now.

You'll also be glad to know that Marion Oaks has protective covenants that will continue to preserve and enhance your property.

We don't think there's a better place anywhere in Florida. Not only is every homesite in Marion Oaks surrounded by the beauty of nature, the community is close to thousands of acres of parklands, which naturally will limit the availability of building lots in Marion County.



## The Community



**This is MARION OAKS –  
The Finest Example of the Art and Science of  
Florida Master Planned Communities**

Wherever you're from, you'll find a lot to like about Marion Oaks. From the moment you arrive, this wonderful community will remind you of the people, places and things you love most about your hometown.

It's definitely Florida, but it's also a lot like any other typical American small town. It's a warm, nostalgic, "Norman Rockwell" kind of place that's friendlier, more family-focused, with real community spirit and a genuine sense of civic pride.

You see, unlike a lot of new developments that are sprouting up all over Florida, Marion Oaks is an established community of over 10,000 friendly and active residents who hail from all 50 states and six continents.



Outstanding location, wonderful neighbors, affordable land, affordable homes, and a strong and dedicated community development team - that's the unbeatable combination that makes Marion Oaks such a great place to live.

The Deltona people think so much of their latest achievement, they moved their company headquarters here.

*There's a place for everything, and everything is in its place in...*

## MARION OAKS

Two challenging, tree-shaded, championship, 18 hole public golf courses, community shopping areas; medical facilities; 16 houses of worship; dozens of clubs, organizations and civic groups, and a magnificent Marion Oaks Community Center with a 450 seat auditorium, meeting rooms, well-stocked library, and recreational facilities like lighted multi-purpose sports courts.

No matter where you live in Marion Oaks you have immediate access to all the recreational advantages that residents in nearby "retirement communities" pay extra for. That means you can put more into your own home and less into someone else's community amenities. Why pay for something you don't want, don't use or don't need?

