

# MARION COUNTY

Board of County Commissioners

## Opportunity Zone 2.0

Supporting Document

### Census Tract 8.03

Ocala Area

GEOID: 12083000803

Prepared by Marion County Board of County Commissioners

April 2026

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# Section 1: Census Tract Background

## Overview

Census Tract 12083000803 is located in Marion County, Florida. The tract encompasses 4.9 square miles and includes portions within the City of Ocala (partial).

This document provides supporting information for Marion County's nomination of Census Tract 12083000803 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

Tract 8.03 qualifies primarily on the MFI test, with a median family income at 66.34% of the area median. While economic distress is less acute than some neighboring tracts, the area faces a severe educational attainment gap -- only 2.9% of residents hold a bachelor's degree, compared to 23.4% countywide -- limiting workforce upward mobility and constraining the local economic base. Commercial development remains limited.

The tract presents the following indicators of economic distress: Blight or underutilized land; Commercial vacancy; Other -- Low MFI (66.34% of area median, qualifying below the 70% threshold).

## 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; Business clusters; Industrial sites.

Tract 8.03 presents opportunities centered on workforce development, residential infill, and small business establishment. EPL data shows 35 new single-family residence permits and 13 commercial permits filed since 2023, reflecting active private investment. The tract's 21 solar and photovoltaic installations indicate emerging clean energy adoption. Approved and conditionally approved plans signal near-term development readiness. OZ designation would enable capital investment in workforce housing, commercial infill, and small business incubation aligned with the tract's existing growth trajectory.

## Development Momentum and Investment Pipeline

2 active projects | 431 permits (379 residential, 27 ROW utility, 13 commercial) | 19 plans filed 2023-2026. Land use: 261.6 ac Employment Center FLUM, 288.7 ac Commercial FLUM, 72.5 ac Commerce District FLUM. Zoning includes 98.6 ac B-4 Regional Business, 96.2 ac B-5 Heavy Business, 138.7 ac PUD. 42 vacant commercial parcels and 454 vacant residential parcels confirmed by MCPA data. 35 new single-family residence permits, 21 solar/photovoltaic installations, and 13 commercial building permits filed 2023-2026.

## Opportunity Zone Investment Potential

Project Readiness: Planning concept.

Capital Investment: Active residential and commercial development pipeline with 431 permits filed 2023-2026, including 35 new single-family residence constructions, 21 solar/photovoltaic installations, and 13 commercial permits. Approved and conditionally approved plans on file with Marion County Growth Services indicate near-term private capital investment. Specific capital totals to be confirmed with Growth Services.

Business/Developer Interest: Moderate and growing. EPL data confirms 431 permits and approved/conditional plan approvals, reflecting active residential and commercial developer engagement. The tract's MFI eligibility (66.34% of area median) and proximity to the City of Ocala make it attractive for residential and small business investment. Workforce development opportunities, given the tract's very low bachelor's degree attainment rate (2.9%), present a differentiated angle for educational and training sector investors.

Investor Interest: Moderate. Active residential development and strong permit activity (431 permits) signal a supportive development environment attractive to residential real estate investors. The tract's MFI eligibility and proximity to Ocala's employment base make it a credible OZ investment target for workforce housing and small business incubation.

**Stakeholder Engagement**

Marion County Growth Services is the primary coordination point for EPL activity in this tract. Additional stakeholder engagement to be confirmed once boundary description and distress indicators are finalized.

**Risks and Barriers**

Very low bachelor's degree attainment (2.9%) may constrain workforce quality for higher-skill employers. Limited commercial zoning may restrict business development options. Large A-1 General Agriculture zoning footprint (1,565.2 ac) limits intensity of commercial and industrial development without rezoning.

**Community Benefits and Strategic Alignment**

Expected community impacts include: Job creation, Housing access, Infrastructure investment, Business formation. Marion County coordinates development review through Growth Services. Additional community engagement details to be confirmed. Aligns with Marion County Comprehensive Plan. Specific plan citations to be confirmed.

**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 12083000803	3,427	15.00%	~\$62,100 (estimated)	66.34%	8.9% (ACS 2022 5-Year Estimates, S2301)

This tract qualifies on the Median Family Income (MFI) test: MFI is at or below 70% of the applicable area median (66.34%).

*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

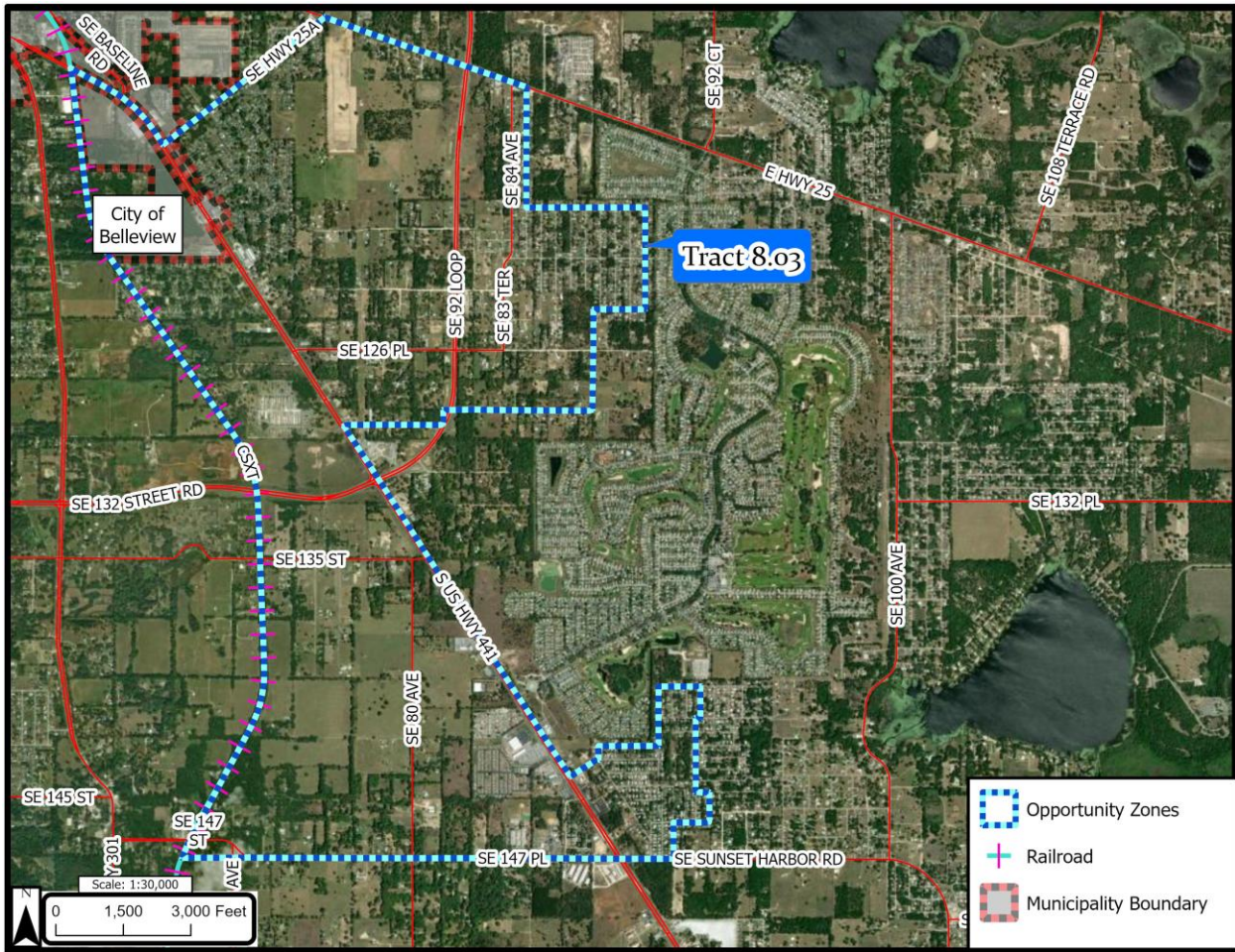
Ref.	Document Name	Description / Source
1	<b>Marion County Comprehensive Plan</b>	Establishes land use policy and development standards for Marion County Available from Marion County Growth Services
2	<b>TPO 2025 List of Priority Projects (LOPP)</b>	Adopted transportation priority list for FY 2027-2031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

## Exhibit Reference Table

Exhibit	Document Name
<b>A</b>	Maps — Aerial, FLUM, Zoning, Vacant Land, Development Activity
<b>B</b>	Census Tract Data Summary
<b>C</b>	Development Activity (2023-2026) — EPL Data
<b>D</b>	Land Use and Zoning Analysis
<b>E</b>	TPO 2025 List of Priority Projects
<b>F</b>	Letters of Support

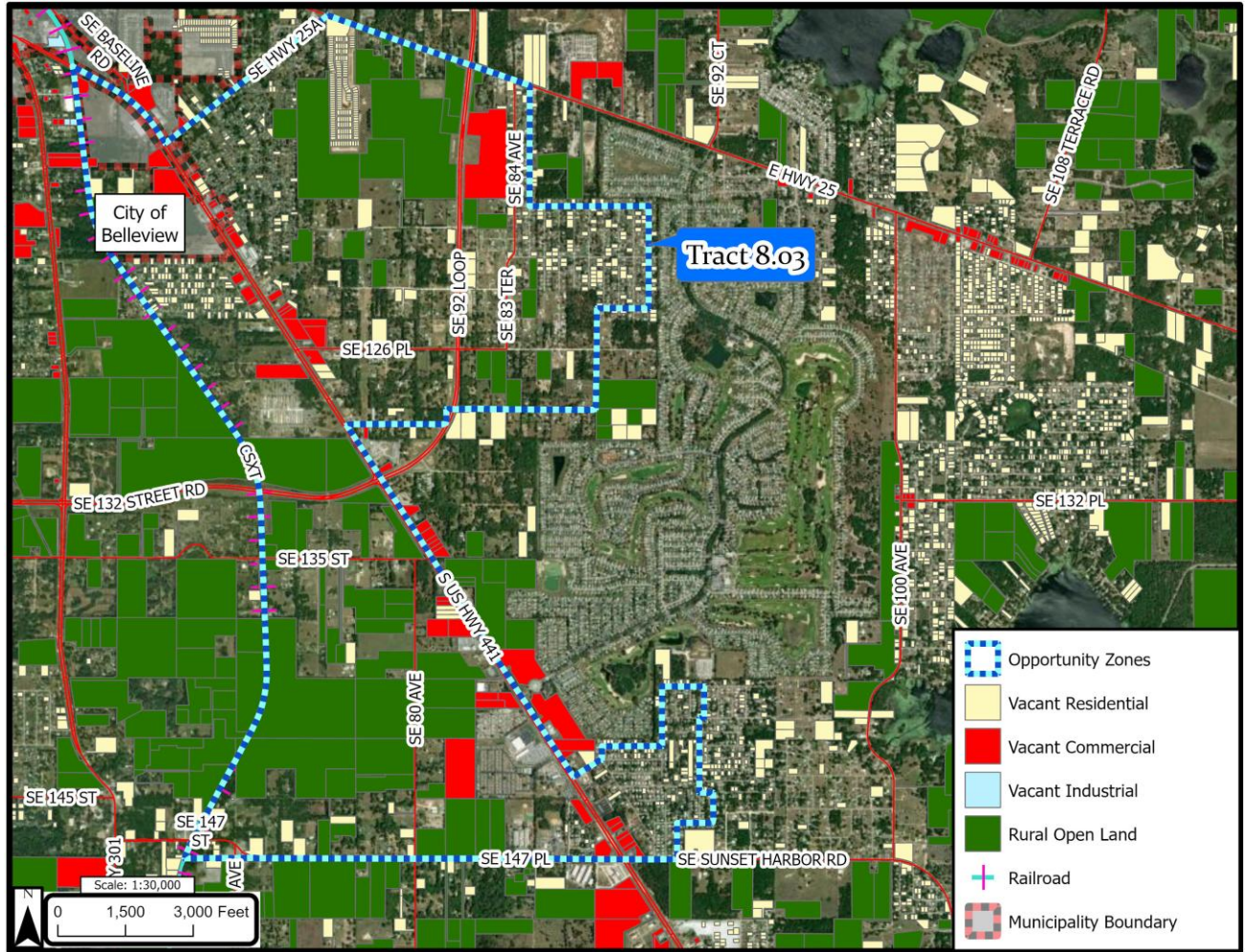
# Exhibit A: Maps

## Census Tract 8.03 -- Aerial Boundary Map

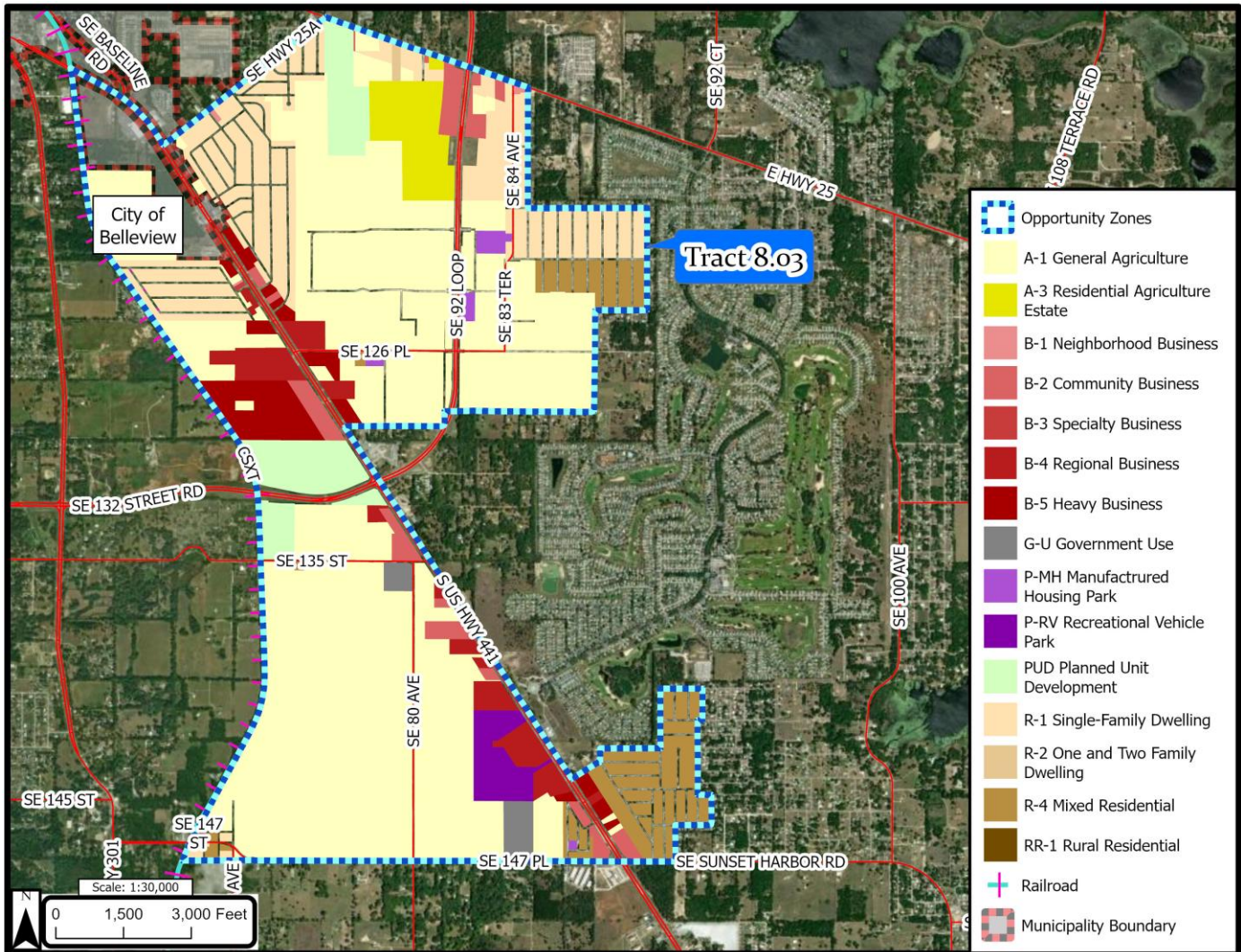




# Census Tract 8.03 -- Vacant and Rural Land









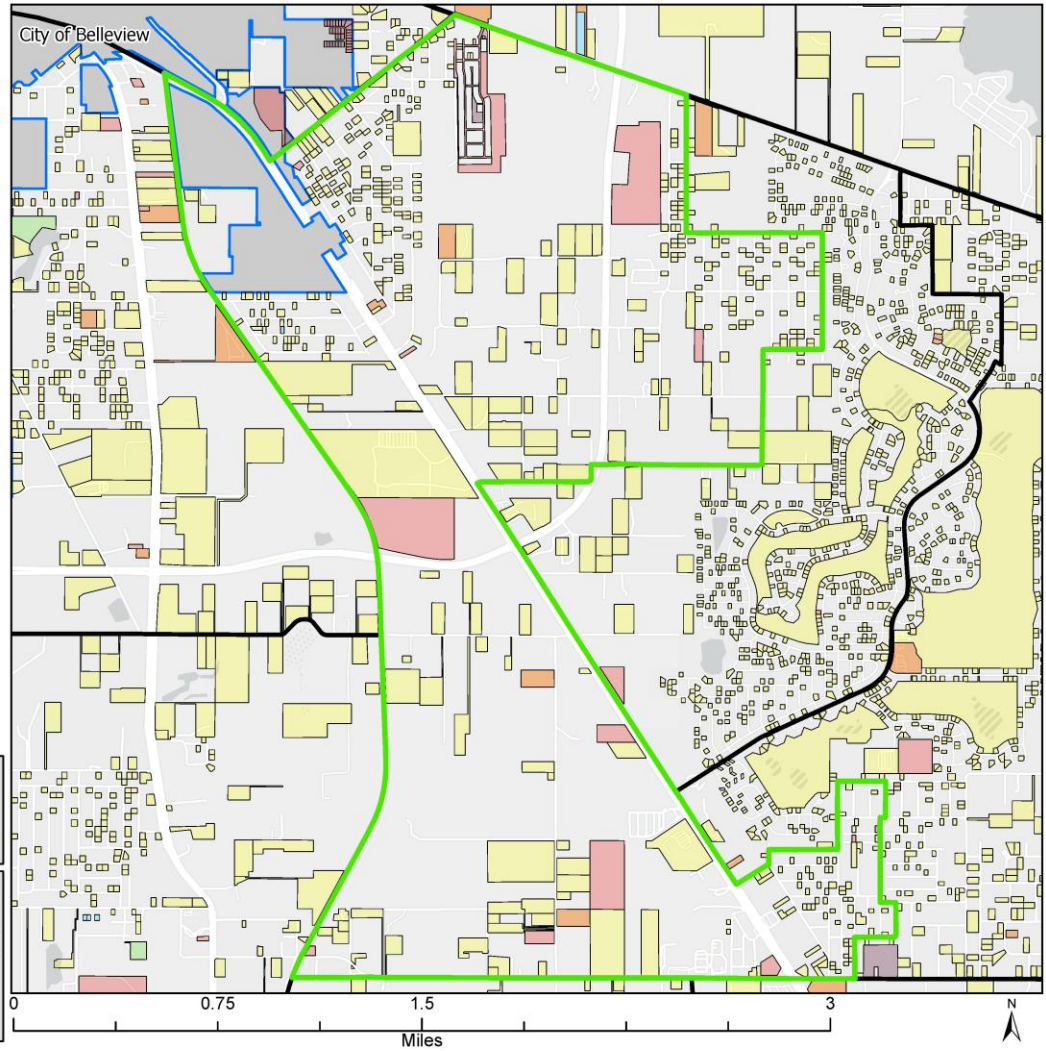
# Census Tract 8.03 -- Zoning Map



# Census Tract 8.03 -- Developments Started Since 2023

## Census Tract 8.03 : Developments Started Since 2023

-  Opportunity Zone Tract Submission
-  2020 Census Tracts
-  Plans
-  Permits
-  Projects
-  Municipalities



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 12083000803	Florida Statewide
Population (Estimated)	3,427	22,898,322
Median Age	35.9	42.1
Per Capita Income	\$27,157	\$37,534
Median Household Income (MHI)	\$65,042	\$77,735
Median Family Income (MFI)	~\$62,100 (estimated)	\$93,615
MFI as % of Area Median	66.34%	—
Poverty Rate	15.00%	12.0%
Unemployment Rate	8.9% (ACS 2022 5-Year Estimates, S2301)	4.6%
Tract Area (sq. mi.)	4.9	—
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 12083000803	2	431	19

2 active projects | 431 permits (379 residential, 27 ROW utility, 13 commercial) | 19 plans filed 2023-2026. Land use: 261.6 ac Employment Center FLUM, 288.7 ac Commercial FLUM, 72.5 ac Commerce District FLUM. Zoning includes 98.6 ac B-4 Regional Business, 96.2 ac B-5 Heavy Business, 138.7 ac PUD. 42 vacant commercial parcels and 454 vacant residential parcels confirmed by MCPA data. 35 new single-family residence permits, 21 solar/photovoltaic installations, and 13 commercial building permits filed 2023-2026.

## 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
Rural Land (RL)	1,297.5 ac
Medium Residential (MR)	537.7 ac
Commercial (COM)	288.7 ac
Employment Center (EC)	261.6 ac
High Residential (HR)	115.9 ac
Municipality (M)	95.6 ac
Commerce District (CD)	72.5 ac
Low Residential (LR)	76.2 ac
Public (P)	42.9 ac

### Zoning Classifications

Zoning Classification	Acreage
A-1 General Agriculture	1,565.2 ac
R-1 Single-Family Dwelling	356.6 ac
R-4 Mixed Residential	165.7 ac
PUD Planned Unit Development	138.7 ac
B-4 Regional Business	98.6 ac
B-5 Heavy Business	96.2 ac
A-3 Residential Agriculture Estate	84.1 ac
B-2 Community Business	77.9 ac
P-RV Recreational Vehicle Park	47.9 ac
G-U Government Use	28.7 ac

## Vacant Land Inventory (MCPA)

Vacant Residential: 454 parcels | Vacant Commercial: 42 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 12083000803.

Rank/Type	Project Name / Limits	Description	Phase	Funding
Safety Rank 5	SR 35 (Baseline) and SR 464 (Maricamp Rd) Intersection	Intersection improvements	--	\$3,600,000
Non-SIS Rank 29	SR 35 (Baseline) from CR 25 to SE 92nd	Widening of roadway to four lanes	TBD	TBD
Non-SIS Rank 30	SE 67th Ave from US 441A, City of Belleview	Roadway extension	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](http://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](http://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](http://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 25<sup>th</sup> 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](mailto: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 25<sup>th</sup> 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](mailto: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*