



# Ocala Stable & Racetrack

78± ACRES IN OCALA, FLORIDA, ADJACENT TO HITS OCALA WINTER CIRCUIT

PRIVATE TRAINING COMPOUND • SALES PREPARATION FACILITY • BREEDING OPERATION • COMMERCIAL BOARDING FACILITY



*View over HITS Facing Southwest*



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# Introduction & Offering

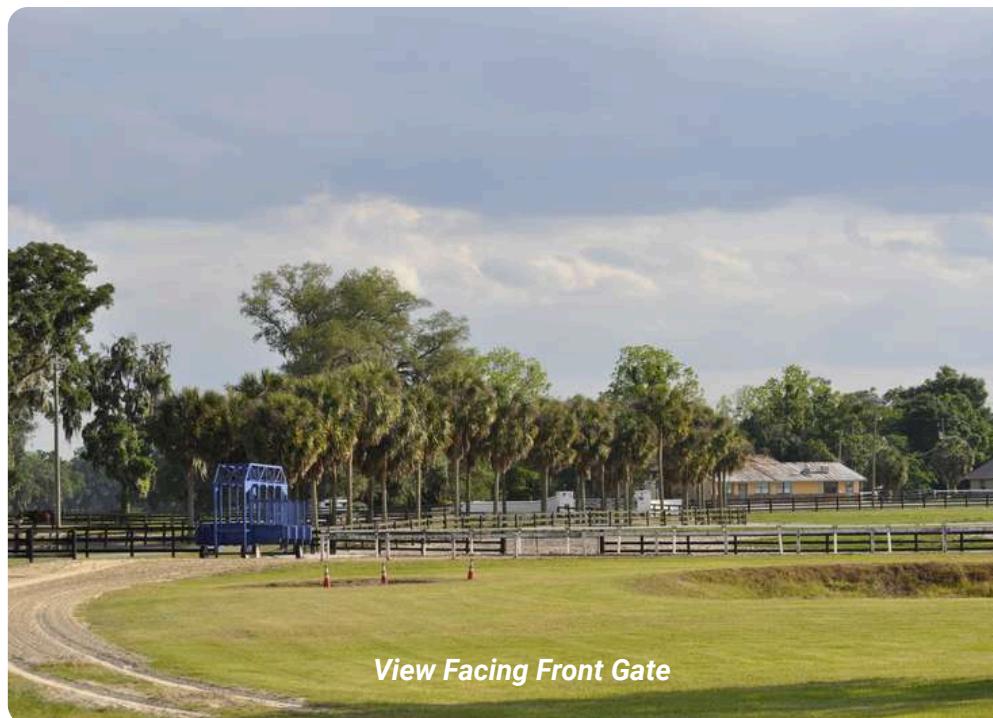
Set within the heart of Ocala's premier equestrian corridor, Ocala Stable and Racetrack is a 78± acre training and breeding estate where performance infrastructure meets strategic location. Adjacent to the HITS Ocala Winter Circuit and minutes from the World Equestrian Center, the property sits at the center of one of the nation's most active horse markets.

Originally developed for high-level Thoroughbred conditioning, the farm is anchored by a 5/8-mile training track, with barns, paddocks, and arenas positioned for seamless daily movement and clear operational oversight. The layout supports efficient circulation of horses, staff, and equipment while maintaining a professional, organized environment.

An elevated office overlooking the track serves as the operational hub, reinforcing the property's role as both a working equine facility and a business platform within Ocala's competitive marketplace. On-site living quarters—including a manager's residence and attached staff apartment—ensure consistent care and management.

Designed as a cohesive equestrian operation, the complex is 100% uplands, offering flexibility for multiple buyer profiles. It functions equally well as a training and sales preparation facility, established breeding operation, commercial boarding enterprise, or private equestrian compound.

Ocala Stable and Racetrack delivers infrastructure, versatility, and location—positioned for immediate use and long-term relevance in Florida's horse capital.





*View Facing Southwest*

# Current Use & Operations

## Training & Sales Preparation Facility

For trainers and consignors, the existing track, arenas, and barn layout create an ideal environment for conditioning, schooling, and preparing horses for sale. The elevated office overlooking the track serves as a professional hub for client meetings, sale previews, and day-to-day oversight of operations. Its location within Ocala's active equestrian corridor enhances exposure and accessibility for buyers, agents, and industry professionals.



## Breeding Operation

Currently operating as a successful Thoroughbred breeding farm, the property is well-suited for broodmare bands, stallion operations, and foal development. The acreage provides ample turnout, while the infrastructure supports efficient management of breeding, foaling, and young horse programs. The established layout allows for immediate continuation of breeding operations with minimal capital investment.



## Commercial Boarding Facility

With multiple barns, on-site staff housing, and dedicated maintenance facilities, the estate is positioned to operate as a commercial boarding or layup facility. The combination of paddocks, training amenities, and proximity to major show venues provides strong appeal to seasonal and year-round clients seeking a full-service boarding solution in Ocala.



Adjacency to HITS



*View Facing Northwest*

# The Office

Positioned directly along the training track, the elevated office serves as the operational command center of the property. Designed to provide unobstructed sightlines down the length of the track, the structure allows owners, trainers, and clients to oversee training sets, monitor conditioning progress, and conduct day-to-day business without leaving the facility's core activity.

Raised above grade, the building features an expansive wraparound deck that offers panoramic views of the track and surrounding paddocks—ideal for observing workouts, hosting clients, or reviewing horses in motion. Large windows maximize natural light while maintaining clear visibility of the training surface and starting gate.

## Office Features:

- Elevated trackside positioning with full-length sightlines
- Wraparound observation deck
- Direct views of the starting gate and training surface
- Enclosed office space with natural light
- Central location within the farm's operational footprint



# Barn 0 — 10 Stalls

Barn 0 is a classic 10-stall center-aisle barn designed for efficiency, ventilation, and ease of daily management. The symmetrical layout provides excellent visibility down the aisle, while the open truss construction and ridge-line lighting create a bright, well-ventilated environment conducive to equine health. The barn's straightforward design supports both professional operations and private programs, allowing for organized feed, tack, and routine handling.

## Barn Features:

- 10 interior stalls in a center-aisle configuration
- Wood-framed stall fronts with metal grillwork for airflow and visibility
- Concrete aisle with rubber center matting for traction and noise reduction
- High, open truss ceiling promoting natural ventilation
- Overhead fluorescent lighting throughout aisle
- Wide central aisle for safe horse and equipment movement
- Rear arched opening allowing natural light and cross-breeze
- Dedicated hose bib and wash access within aisle
- Durable metal roof system
- Solid wood construction with reinforced stall partitions



# Barn 1 — 24 Stalls

Barn 1 is a 24-stall shedrow-style barn designed for efficiency, airflow, and straightforward daily management. The linear configuration provides direct access to each stall, allowing for streamlined feeding, turnout, and routine care. Wide overhangs create consistent shade along the front of the barn, while large stall openings and mounted fans promote cross-ventilation—an essential feature in Florida's year-round climate.

Constructed with concrete block lower walls and durable metal stall fronts, the barn is built for longevity and ease of maintenance. The layout supports both professional training operations and commercial boarding programs, with adequate spacing for equipment, feed deliveries, and staff movement.

## Barn Features:

- 24 shedrow-style stalls
- Concrete block construction with metal stall fronts
- High metal roof with exposed truss framing
- Mounted stall fans for airflow and cooling
- Covered overhang providing shade and weather protection
- Wide front aisle for efficient horse and equipment movement
- Numbered stalls for organized management
- Direct turnout access from select stalls



# Barn 2 — 24 Stalls

Barn 2 is a 24-stall shedrow barn designed for durability, airflow, and high-capacity functionality. Constructed with concrete block lower walls and a full-length metal roof system, the structure is built to withstand year-round use while providing shade and protection along the covered front aisle. The linear stall configuration allows for efficient daily routines, with direct access to each stall for feeding, grooming, and turnout.

Positioned beneath mature oaks, the barn benefits from natural shade and prevailing breezes, enhancing comfort for both horses and staff. The wide overhang and open-front design promote ventilation—critical for maintaining optimal barn conditions in Florida's climate.

## Barn Features:

- 24 shedrow-style stalls
- Concrete block construction for structural integrity
- Metal stall fronts and doors
- Full-length covered overhang
- Metal roof system
- Wide front aisle for equipment and staff movement
- Direct access to adjacent paddocks and turnout areas



# Barn 3 — 28 Stalls

Barn 3 is a 28-stall shedrow barn offering the largest stall capacity on the property, designed to accommodate substantial training strings or broodmare groups. The long, linear footprint is supported by a durable metal roof system with extended overhangs that provide consistent shade and weather protection along the front aisle. Its positioning within fenced paddocks allows for efficient movement between stalls and turnout areas.

Constructed with solid lower walls and metal stall fronts, the barn is built for high-volume use while maintaining straightforward functionality. The wide covered aisle supports organized daily operations, including feeding, grooming, and tack access, while the open design promotes cross-ventilation essential to Florida's climate.

## Barn Features:

- 28 shedrow-style stalls
- Extended metal roof with deep overhangs
- Covered front aisle for all-weather access
- Solid wall construction with metal stall fronts
- Wide, accessible layout for staff and equipment
- Direct adjacency to fenced paddocks and round pen



# Barn 4 — 22 Stalls

Barn 4 is a 22-stall shedrow barn positioned within its own fenced setting, offering both operational efficiency and functional separation from the primary training barns. The long-span metal roof with extended overhangs provides consistent shade and weather protection along the covered front aisle, while the open design promotes steady cross-ventilation—well-suited to Florida's year-round climate.

A key component of Barn 4 is the attached apartment, providing on-site living quarters ideal for a barn manager or changing rooms for staff. This integrated residential feature supports consistent oversight, operational continuity—an important advantage for larger-scale equine facilities.

## Barn Features:

- 22 shedrow-style stalls
- Attached on-site apartment
- Durable metal roof with full-length overhang
- Covered front aisle for all-weather access
- Wide, accessible layout for staff and equipment
- Positioned along fenced paddock areas







## Training, Conditioning, & Equine Use Areas

The property operates as a cohesive conditioning campus designed to support every phase of equine development—from early groundwork to advanced speed work. At its core is the 5/8-mile training track, providing a consistent, controlled surface for daily gallops, interval conditioning, and timed breezes. Wide rails and open sightlines allow for safe circulation and clear supervision during training sets.

A professional starting gate enables private schooling in a controlled environment, ideal for race preparation, sales prospects, or refining gate manners without the pressure of an off-site facility. Complementing the track are dedicated round pens and breaking areas that support early training, controlled exercise, rehabilitation, and individual horse management.

A network of board-fenced paddocks surrounds the training areas, allowing for structured turnout rotation and conditioning schedules. The arrangement supports separation of training strings, broodmares, or client horses while maintaining visual oversight across the property. The result is an integrated system where horses move logically from stall to work to turnout with minimal disruption and maximum efficiency.



*There are several round pens throughout*



*Starting Gate*





## Property Functionality

*Built with the capacity to host commercial deliveries of hay, feed, and shavings.*

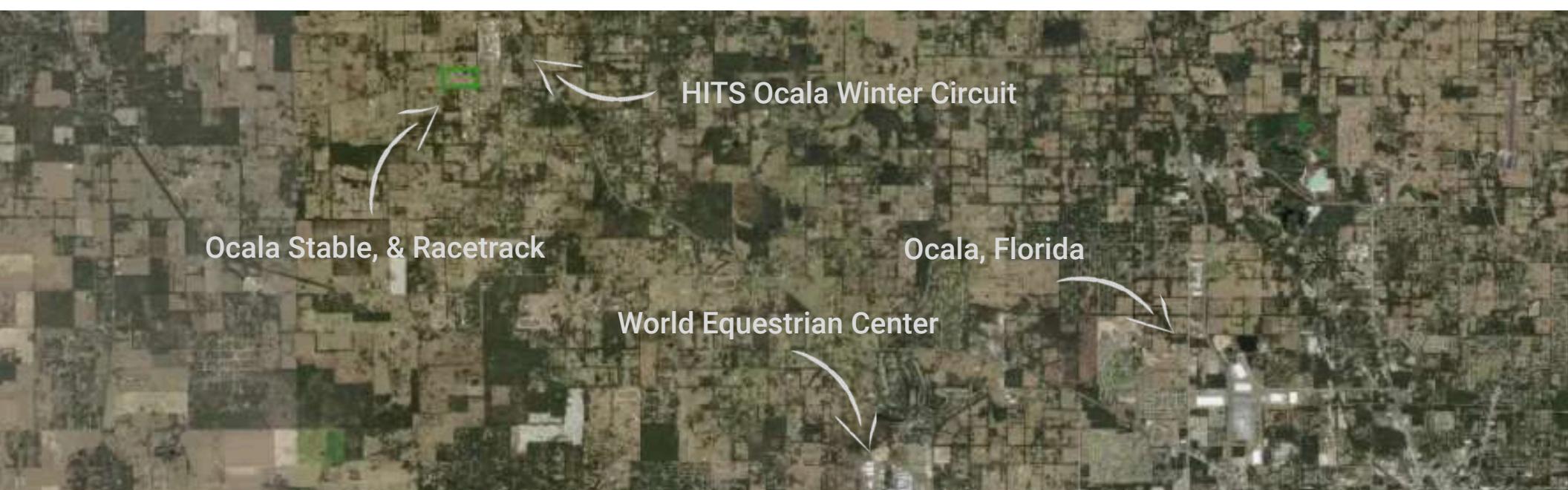
Beyond its training amenities, the property is laid out with deliberate operational flow. Barns are positioned to minimize cross-traffic between horses, staff, and equipment, while interior drives and access lanes allow for efficient daily routines. Horses can transition between barns, track, paddocks, and support areas without unnecessary congestion.

Wide service areas accommodate feed deliveries, maintenance equipment, and trailer access. The scale and spacing of improvements allow for segmentation of operations—whether separating training programs, breeding groups, or boarding clients—while preserving centralized oversight from the trackside office.

This functional layout enhances labor efficiency, supports scalable operations, and allows the facility to adapt seamlessly to multiple equine business models without requiring structural reconfiguration.









## Location Information

*Exceptionally well-positioned within Florida's premier equestrian corridor.*

Situated in the heart of Marion County on HWY 326, the Ocala Stable and Racetrack occupies a strategic position within Florida's most recognized equestrian corridor. The property combines immediate access to world-class competition venues with the rural character and operational infrastructure that define Ocala's "Horse Capital of the World" reputation.

### Immediate Proximity to Premier Venues

HITS Ocala Winter Circuit – Adjacent to the property

One of the nation's longest-running and most prestigious hunter/jumper circuits, HITS hosts 12 weeks of USEF-rated competition each winter. The subject's direct adjacency provides a rare advantage for trainers, riders, and support staff seeking walk-over convenience or rapid hauling access.

### World Equestrian Center (WEC) – Approximately 12± miles

The largest equestrian complex in the United States, WEC spans more than 300 acres and features 15 outdoor rings and five climate-controlled indoor arenas. Its year-round competition calendar draws national and international participants across multiple disciplines, reinforcing the property's appeal for training, sales preparation, and boarding programs.

### Central access to Gainesville, Tampa, and Orlando via I-75 and other major road networks

Marion County offers a rare blend of rural equestrian lifestyle and metropolitan accessibility. Owners benefit from immediate proximity to veterinary hospitals, farriers, feed suppliers, and tack retailers, while still maintaining the privacy and open space expected of a large-scale training facility.



## ABOUT SAUNDERS REAL ESTATE

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