Marion County Commercial Distress Brief

OCALA · BELLEVIEW · THE VILLAGES AREA · NOVEMBER 2026

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Where recorded commercial distress actually sits in Marion County, from every 2026 commercial and industrial parcel on the Florida Department of Revenue tax roll. Distress is **scattered, not systemic**: 13 recorded distress transactions since the start of 2025, across nearly 9,000 commercial parcels.

THE COUNTY

2026 TAX ROLL	COMMERCIAL PARCELS	ARM'S-LENGTH SALES	MEDIAN $/SF	MEDIAN YEAR BUILT	DISTRESS TRANSACTIONS	BANK-TITLED PARCELS
Marion	8,976	231	$126	1986	13	6

WHERE IT CONCENTRATES

ZIP · AREA	DISTRESS TRANSACTIONS	BANK-TITLED PARCELS	WITH LENDER TRANSFER	WHAT IT IS
34471 · Central Ocala	3	0	0	$184/SF. One is a bank-branch building; one a receiver sale
34491 · The Villages area	2	1	1	One vacant commercial site with two lender transfers
34420 · Belleview	2	1	0	$117/SF. One is a bank-branch building
34470 · Northeast Ocala	1	3	0	1974 median year built, $120/SF
34476 · Southwest Ocala	1	0	0	Highest pricing, $310/SF on 5 sales. Bank-branch building
34482 · Northwest Ocala	1	0	0	$224/SF on 6 sales. Bank-branch building
34480 · Southeast Ocala	1	0	0	$114/SF. Vacant land
34472 · Silver Springs Shores area	1	0	0	Lowest pricing, $88/SF on 8 sales. Vacant land
32686 · Reddick	1	0	0	1949 retail building, receiver sale
34474 · Southwest Ocala (College Rd area)	0	1	0	$176/SF. Vacant commercial lot

WHAT IT MEANS FOR LENDERS

- **Read the deed.** Four of the 13 are bank-branch buildings transferred in February 2025, which may reflect a bank transaction rather than distress.
- **Bank title is not the same as REO.** Of 6 non-branch commercial parcels titled to banks, 1 shows a lender or deed-in-lieu transfer on record.
- **Price spreads are wide**: $88/SF around Silver Springs Shores to $310 in southwest Ocala. A current, local value matters before any workout or note sale.

HOW WE HELP BANKS AND SERVICERS

- **Commercial BPOs and BOVs** in 34 Central and North Florida markets, with comps from the full tax roll.
- **REO and OREO disposition** through a licensed Florida brokerage, with a buyer and 1031 network.
- **CREDDS scoring** (Linton Global Technologies) to rank distressed assets by financial health, operations and undervaluation.
- **Market reports** by county and ZIP for your credit committee.

Ask us for your ZIP codes. We will pull the commercial sales, pricing and distress signals for the markets in your loan book and send a one-page summary at no cost.

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Method and definitions. Source: Florida Department of Revenue 2026 final tax roll (NAL/SDF) via LGData, Linton Global calculations; commercial and industrial = DOR use codes 010–049. **Distress transactions** are transfers the state flags as lender/deed-in-lieu, bankruptcy/receiver or forced/pre-foreclosure; a multi-parcel deed counts once. **Bank-titled parcels** are commercial parcels owned by a bank whose county use code is not a branch; this is not a count of REO or OREO. **With lender transfer** counts those with a recorded lender or deed-in-lieu transfer in our sales data (2025 to September 2026); earlier foreclosures would not appear. Sales and median $/SF use arm's-length single-parcel sales from the 24 months through September 2026, exclude hotels, and are unadjusted; ZIP medians rest on as few as 5 sales. This brief is for informational purposes only and is not an appraisal or investment advice. Linton Global Solutions is a Florida-licensed real estate brokerage; it is not a lender, broker-dealer or investment adviser.