

1.5 ACRE OUTPARCEL HWY 484 NORTHSIDE

SW HWY 484
OCALA, FL 34473

Bartow McDonald IV
Managing Director
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bartow.mcdonald@svn.com



GENERAL
RV CENTER



10.85
Acres

Google

Imagery ©2018 Google, Map data ©2018 G

SLEEP
INN & SUITES

TACO
BELL

KFC

Send fee

BARTOW MCDONALD IV

Managing Director



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PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served as chairman of the board for RMI [Reciprocal Ministries International], board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida
BS, University of Florida

Property Summary



OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	1.5 Acres
Zoning:	PUD
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$8.40

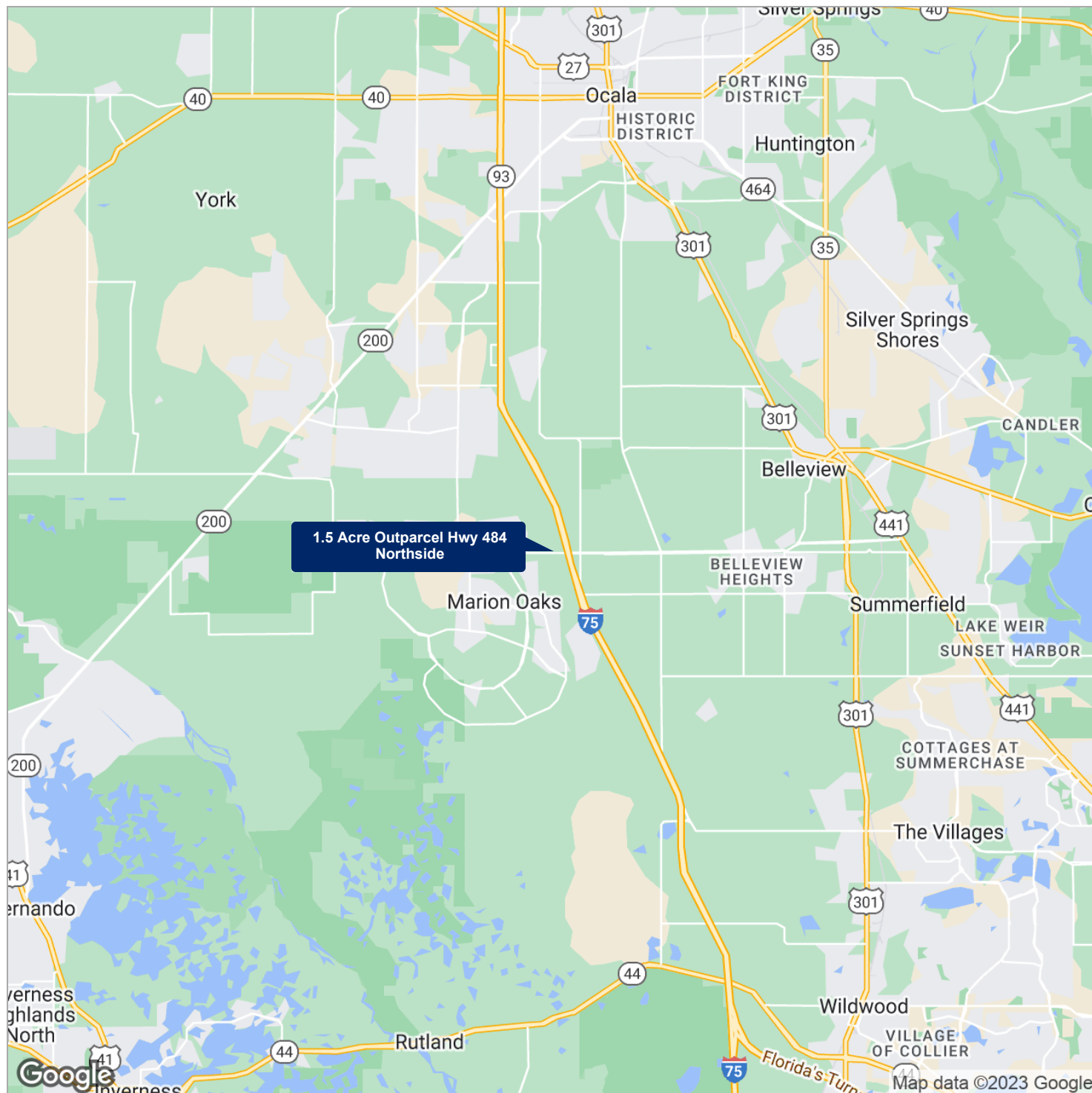
PROPERTY OVERVIEW

1.5 acre out parcel of commercial land located on busy Hwy 484 near I-75. Excellent location for retail. Property dimensions are 209' x 200.'

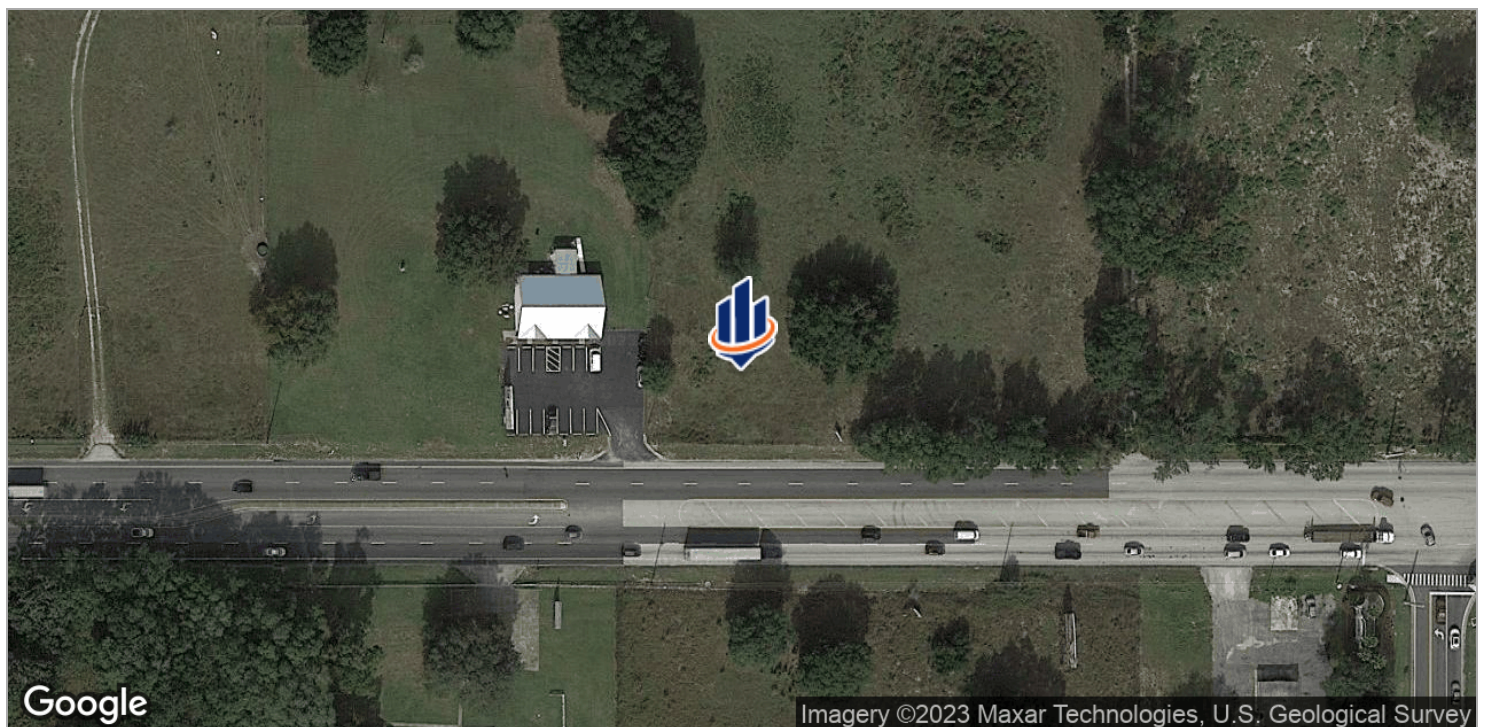
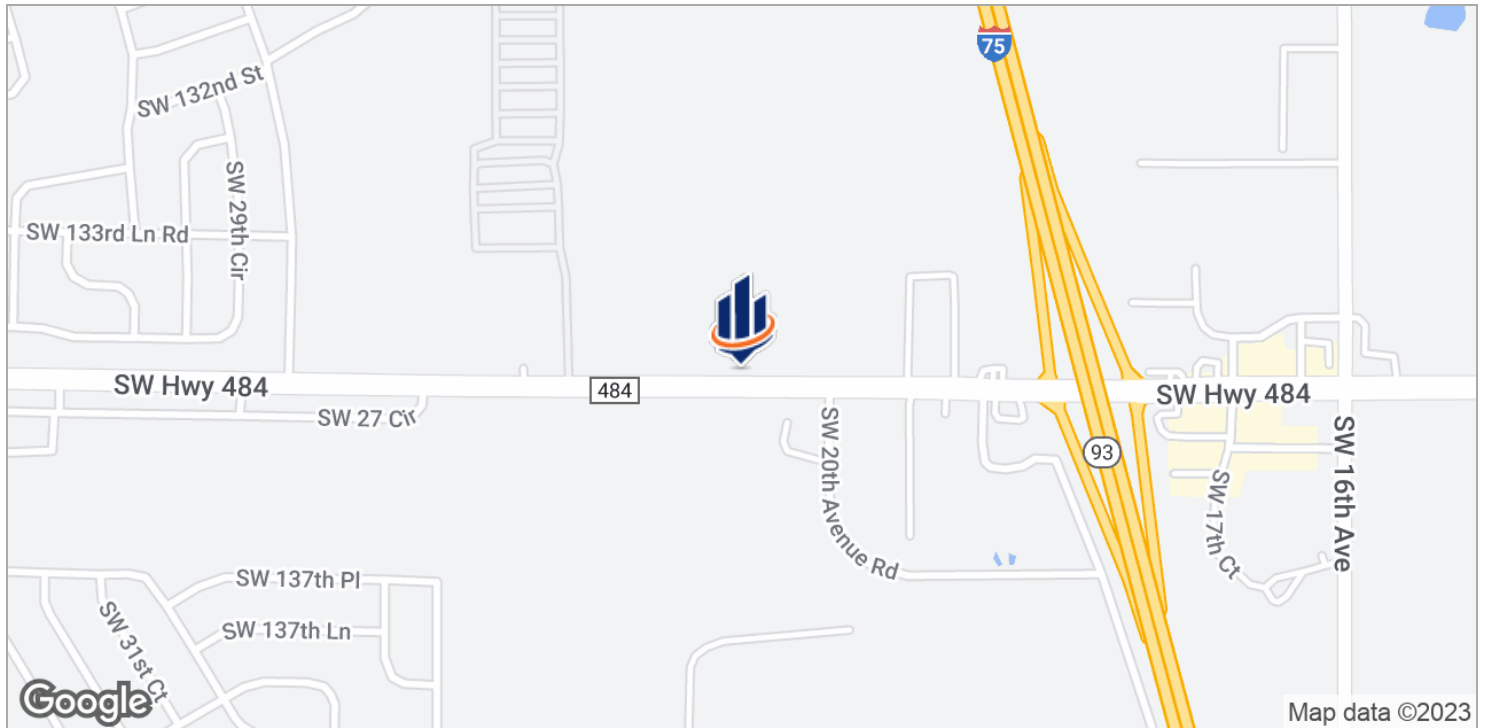
PROPERTY HIGHLIGHTS

- 200' Frontage
- 34,000+ ADT
- Water and Sewer Available

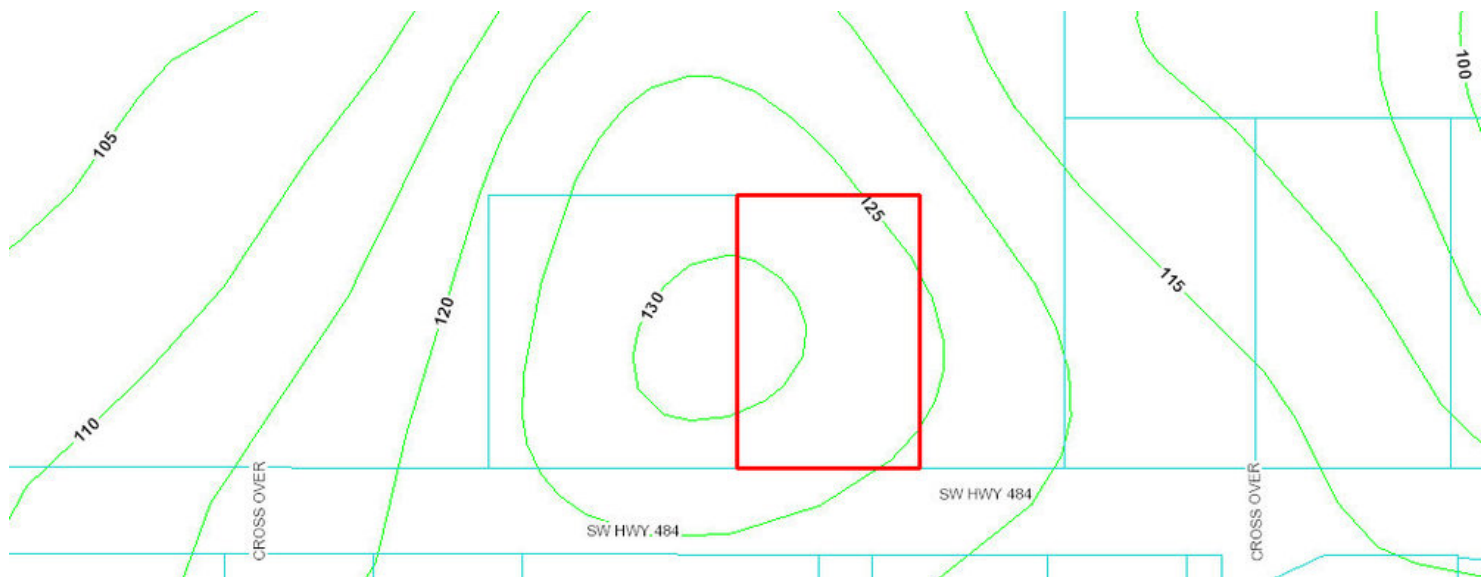
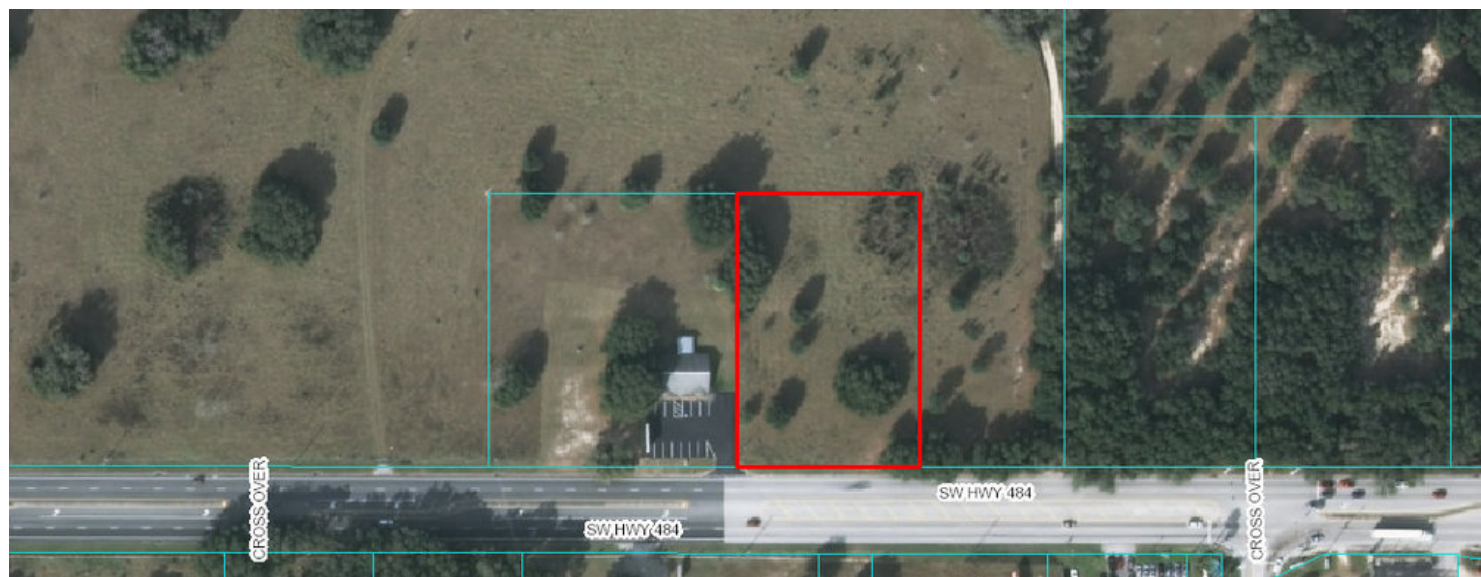
Regional Map



Location Maps



Maps

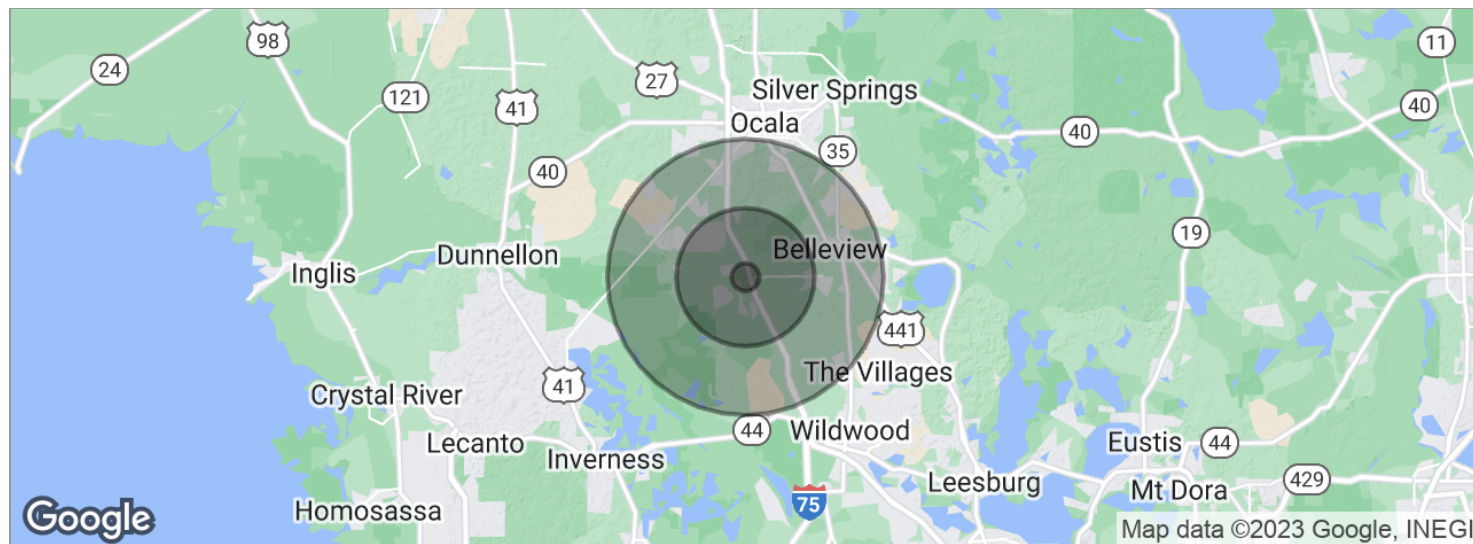


Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,044	29,304	120,114
Median age	44.3	47.8	48.6
Median age (male)	41.7	46.3	47.8
Median age (female)	46.8	49.4	49.5
	1 MILE	5 MILES	10 MILES
Total households	403	11,893	50,834
Total persons per HH	2.6	2.5	2.4
Average HH income	\$49,188	\$49,610	\$56,160
Average house value	\$188,949	\$194,712	\$214,904

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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