



# 26+/- INDUSTRIAL ACRES

NW 44TH AVE  
OCALA, FL 34482

Bartow McDonald IV  
Managing Director  
O: 352.274.3800  
[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,843,800
Lot Size:	26.56 Acres
Zoning:	M-2
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$1.59

## PROPERTY OVERVIEW

26+/- industrial acres located next to I-75 in Ocala, FL. Great frontage on NW 44th Ave. Excellent location for manufacturing or distribution located next to the 140,000sf Cone Distribution facility. The City of Ocala has also completed right of way acquisitions for the extension of NW 44th from Hwy 40 to Hwy 27th.

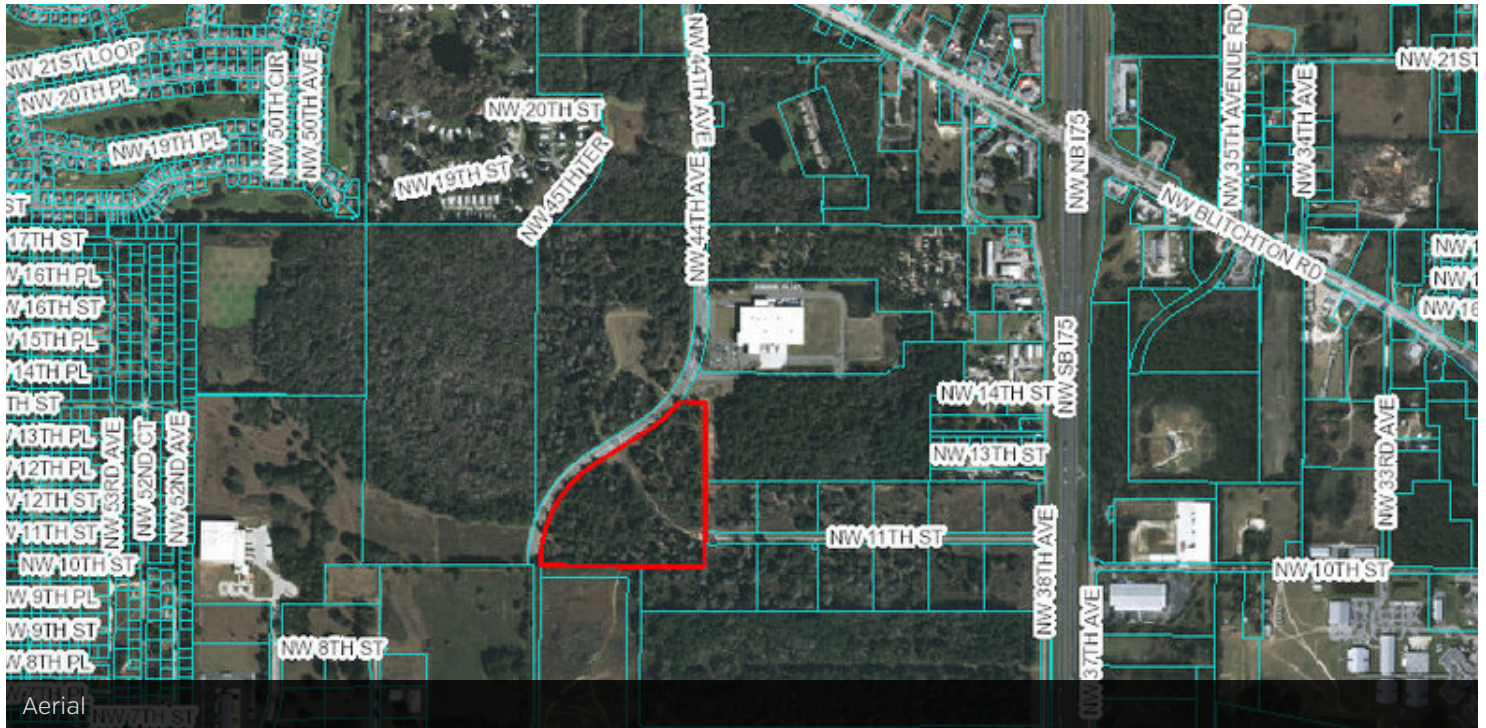
## PROPERTY HIGHLIGHTS

- M-2 Industrial Zoning
- City Water and Sewer
- Close to I-75
- Excellent Location for Industrial Development

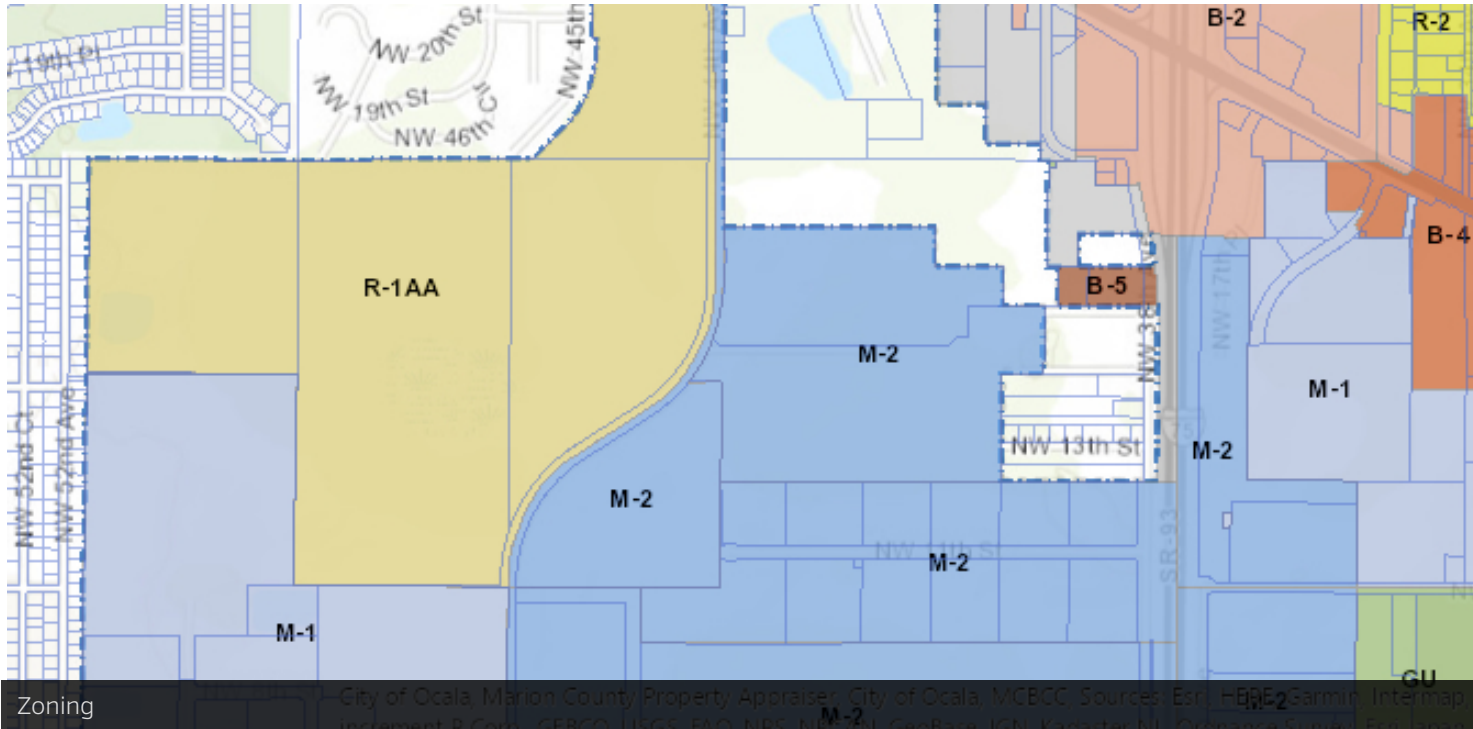
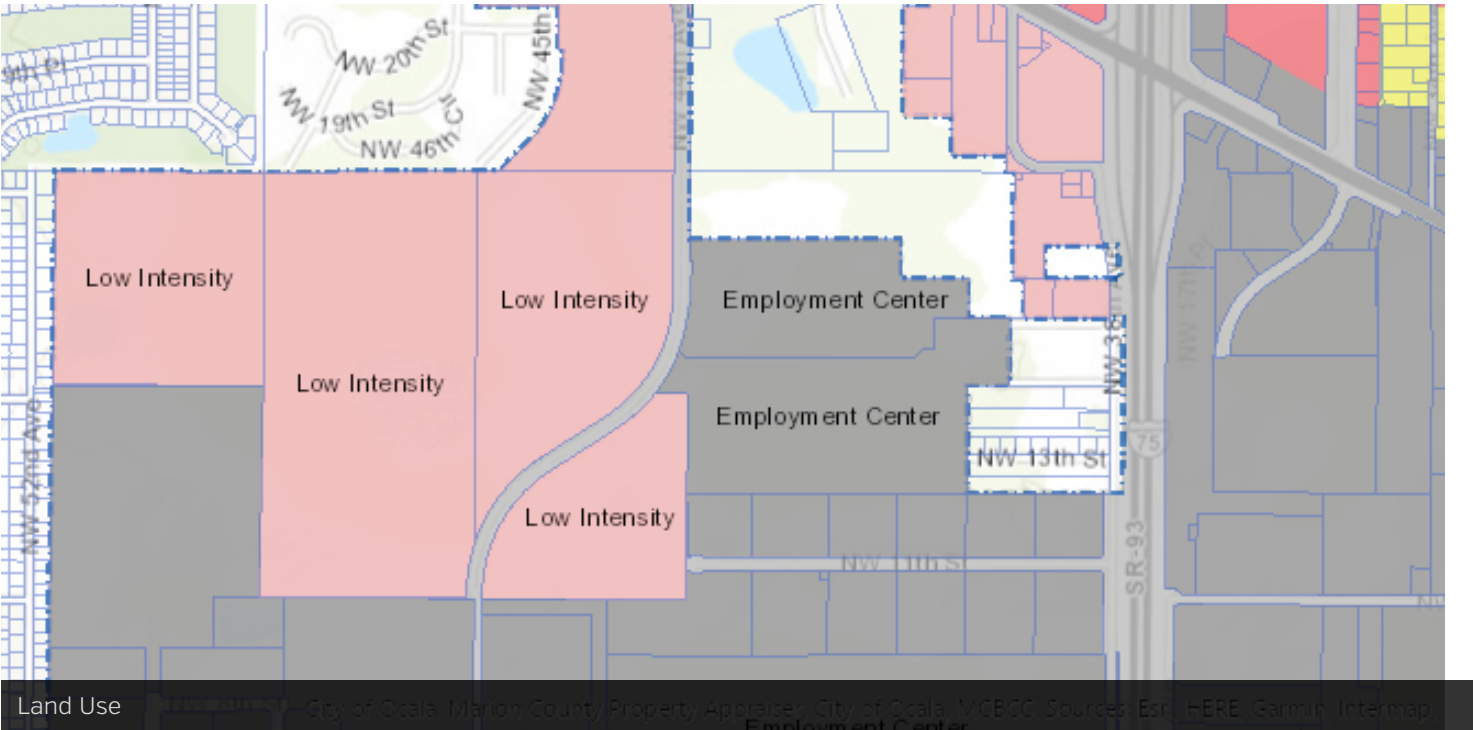
# Photos



# Maps

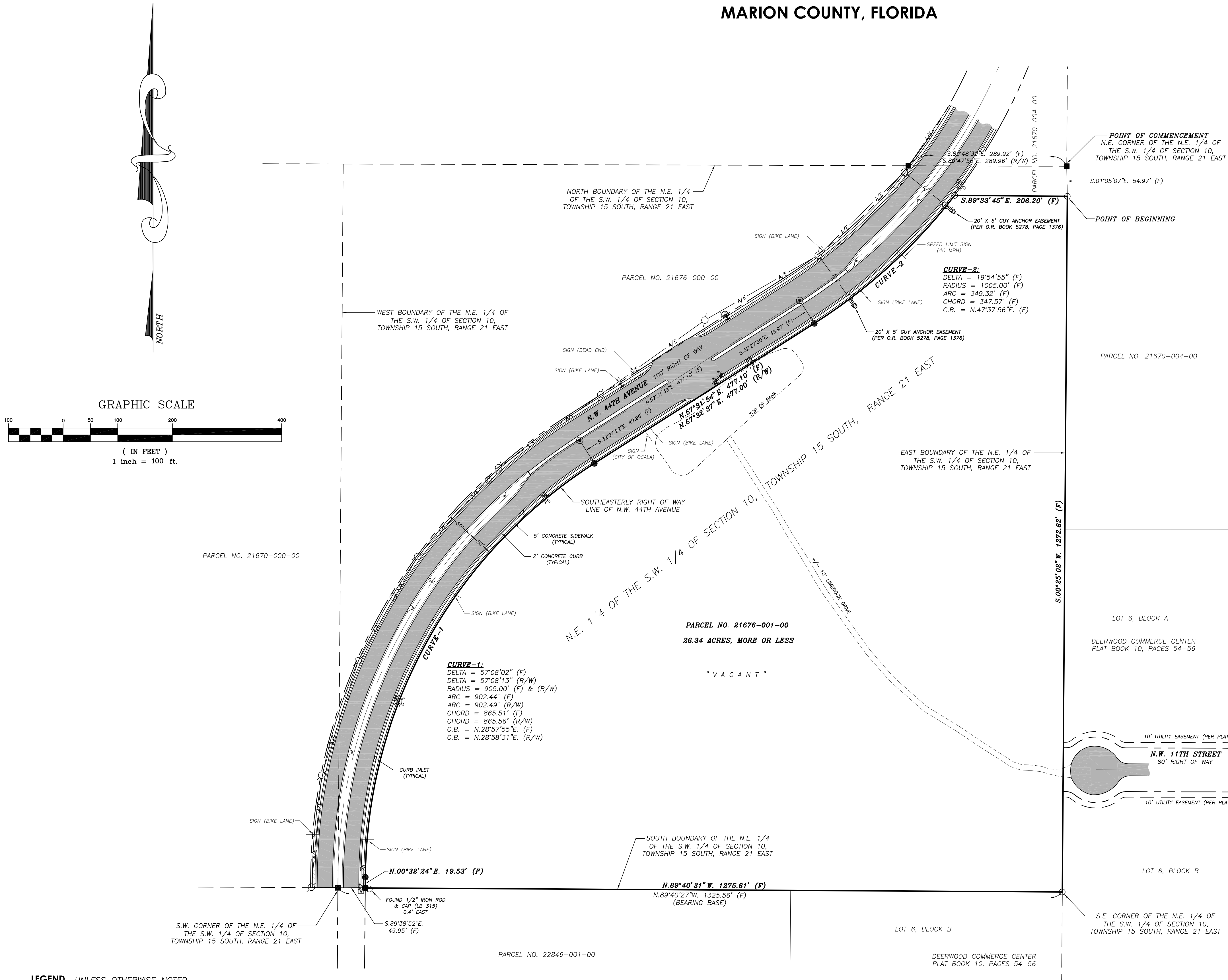


# Maps





SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



**CERTIFIED TO:**  
1. 44 AVE NW, LLC  
2. FIDELITY NATIONAL TITLE INSURANCE COMPANY  
3. SCHAT, HESSER & MCGRAW  
4. WILSON & WILLIAMS, P.A.

**DESCRIPTION:** (AS SURVEYED)  
A PORTION OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE ALONG THE EAST BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S.01°05'07"E., A DISTANCE OF 54.97 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'02"W., A DISTANCE OF 1272.82 FEET TO THE S.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.89°40'31"W., A DISTANCE OF 1275.61 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF N.W. 44TH AVENUE (BEING A 100 FOOT RIGHT OF WAY), PER CITY OF OCALA RIGHT OF WAY MAP BOOK 1, PAGES 13 THROUGH 15 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING S.89°38'52"E., A DISTANCE OF 49.95 FEET FROM THE S.W. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID N.W. 44TH AVENUE, THE FOLLOWING FOUR (4) COURSES: N.00°32'24"E., A DISTANCE OF 19.53 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 57°08'02" AND A CHORD BEARING AND DISTANCE OF N.28°57'55"E., 865.51 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 902.44 FEET TO A POINT OF TANGENCY; THENCE N.57°31'54"E., A DISTANCE OF 477.10 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 19°54'55" AND A CHORD BEARING AND DISTANCE OF N.47°37'56"E., 347.57 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 349.32 FEET TO THE END OF SAID CURVE; THENCE DEPARTING THE SOUTHEASTERLY RIGHT OF WAY LINE OF N.W. 44TH AVENUE, S.89°33'45"E., A DISTANCE OF 206.20 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 26.34 ACRES, MORE OR LESS.

**NOTES:**  
1. DATE OF FIELD SURVEY: APRIL 13, 2018.  
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.  
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.  
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.  
5. BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS BEING N.89°40'27"W.  
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.  
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.  
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

**SCHEDULE B-2 ITEMS:**  
ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT ORDER NO. 6817003, ISSUING OFFICE FILE NO. MCGURN-WARRENT/BAYI SALE, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR BRYAN W. SYKES, P.A. BEARING A COMMITMENT DATE OF FEBRUARY 13, 2018. THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS:

- ITEM 4: EASEMENT TO THE CITY OF OCALA AS RECORDED IN OFFICIAL RECORDS BOOK 1059, PAGE 954 AFFECTS SUBJECT PROPERTY. SAID EASEMENT IS DEFINED IN A CITY OF OCALA WORK ORDER WHICH IS UNAVAILABLE.
- ITEM 5: EASEMENT TO UNITED TELEPHONE COMPANY OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 1716, PAGE 1484 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
- ITEM 6: EASEMENT TO THE CITY OF OCALA AS RECORDED IN OFFICIAL RECORDS BOOK 2340, PAGE 949 AFFECTS SUBJECT PROPERTY. SAID EASEMENT IS DEFINED IN A CITY OF OCALA WORK ORDER WHICH IS UNAVAILABLE.
- ITEM 7: RIGHT OF WAY CONTRIBUTION AND ROADWAY CONSTRUCTION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4815, PAGE 1266 AND AMENDED IN OFFICIAL RECORDS BOOK 5129, PAGE 623 AFFECTS SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
- ITEM 8: ESTABLISHMENT OF THE BAYI COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 5159, PAGE 689 TOGETHER WITH ORDINANCE NO. 2010-5 AS RECORDED IN OFFICIAL RECORDS BOOK 5378, PAGE 631 AFFECT SUBJECT PROPERTY AND ARE NOT DEPICTED HEREON.
- ITEM 9: DRAINAGE, STORAGE AND INGRESS & EGRESS EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5278, PAGE 1343 DO NOT AFFECT SUBJECT PROPERTY AND ARE NOT DEPICTED HEREON.
- ITEM 10: GRANT OF TREE TRIMMING EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5278, PAGE 1355 AND OFFICIAL RECORDS BOOK 5278, PAGE 1360 DO NOT AFFECT SUBJECT PROPERTY AND ARE NOT DEPICTED HEREON.
- ITEM 11: GUY ANCHOR EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5278, PAGE 1376 AFFECT SUBJECT PROPERTY AND ARE DEPICTED HEREON. GUY ANCHOR EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5378, PAGE 1158 DO NOT AFFECT SUBJECT PROPERTY AND ARE NOT DEPICTED HEREON.
- ITEM 12: UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5278, PAGE 1383 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
- ITEM 13: AGREEMENT REGARDING ASSESSMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5287, PAGE 63 AFFECTS SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE  
TRAVIS@RMBARRINEAU.COM  
NO. 10-15-21

TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
OF R.M. BARRINEAU & ASSOCIATES, INC.

REVISED:	NO.	REVISIONS	DATE
1	ADD B-2 NOTES	NO.	4/12/18

SCALE:	1" = 100'
DRAWN:	K.L.J.
REVISED:	K.L.J.
CHECKED:	T.P.B.
APPROVED:	T.P.B.

**R.M. BARRINEAU & ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
PHONE (352) 625-3135 • FAX (352) 360-3771 • www.rmbarrineau.com  
TRAVIS P. BARRINEAU, P.S.M., LS 6897  
MINORITY BUSINESS ENTERPRISE

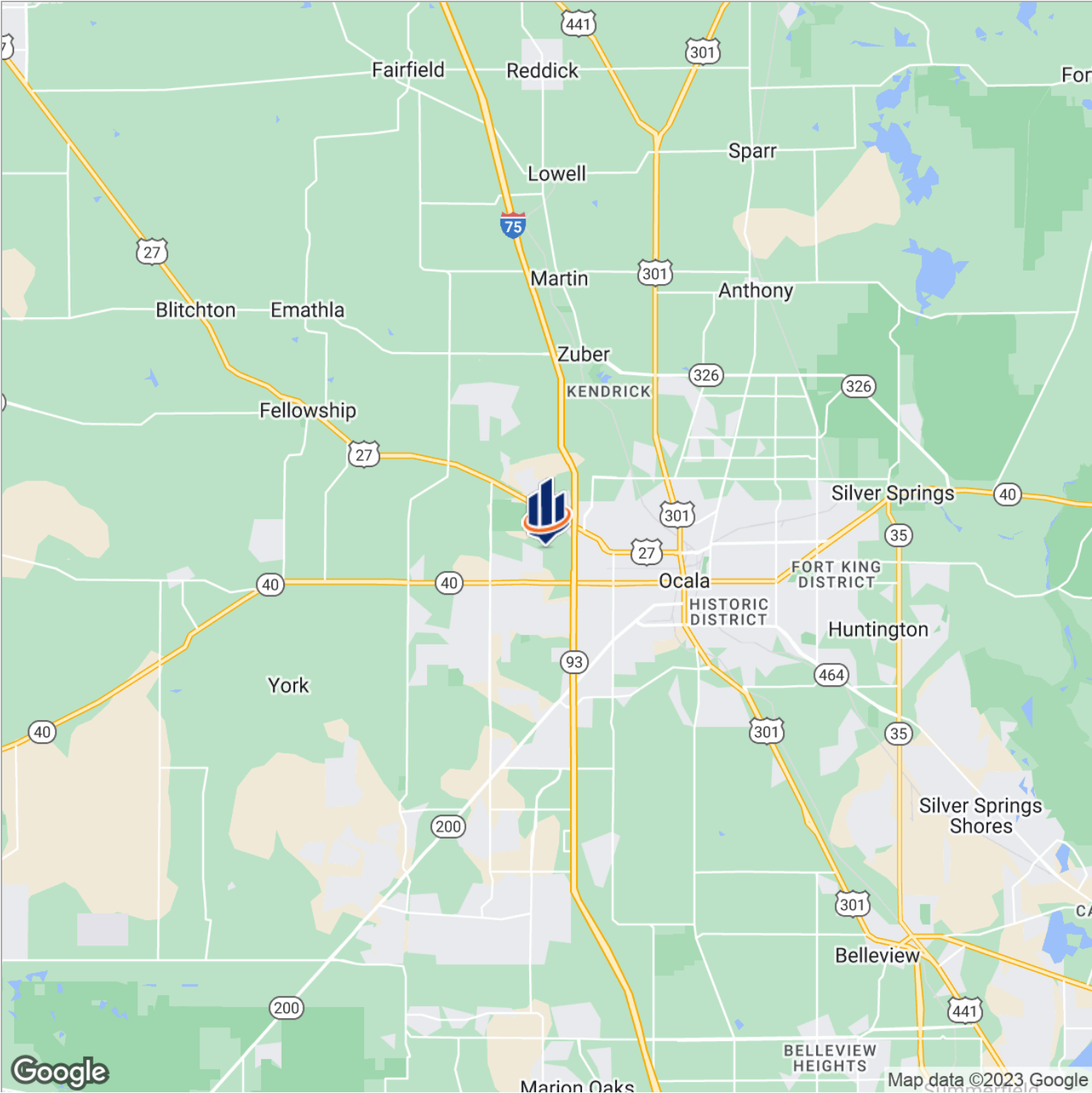
**BOUNDARY SURVEY FOR:**  
**44 AVE NW, LLC**

REFERENCES:  
F.B. 598, PGS. 20-22

FILE: 10-15-21

J.O.# 17226  
DWG.# 17226ADD  
SHT 1 OF 1

# Location Maps

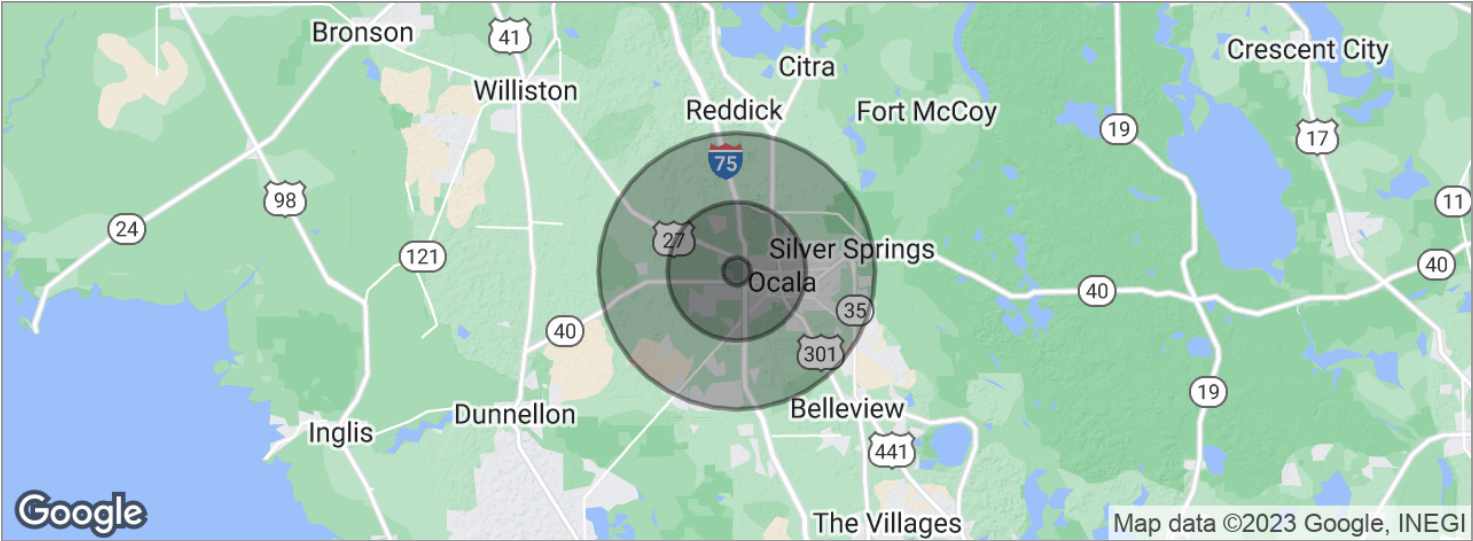


# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,861	52,836	162,648
Median age	45.2	38.0	43.5
Median age (male)	42.3	36.6	42.0
Median age (female)	53.9	39.9	44.9
	1 MILE	5 MILES	10 MILES
Total households	1,250	20,335	65,448
Total persons per HH	2.3	2.6	2.5
Average HH income	\$44,850	\$47,866	\$55,608
Average house value	\$128,799	\$190,446	\$206,960

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



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# Advisor Bio

## BARTOW MCDONALD IV

Managing Director



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FL #BK3143865

## 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



# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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