

13+/- COMMERCIAL AC

3661 NW 63RD ST
OCALA, FL 34475

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



Property Summary



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	13.07 Acres
Zoning:	Agricultural
Market:	North Central
Submarket:	Ocala
Price / SF:	\$0.79

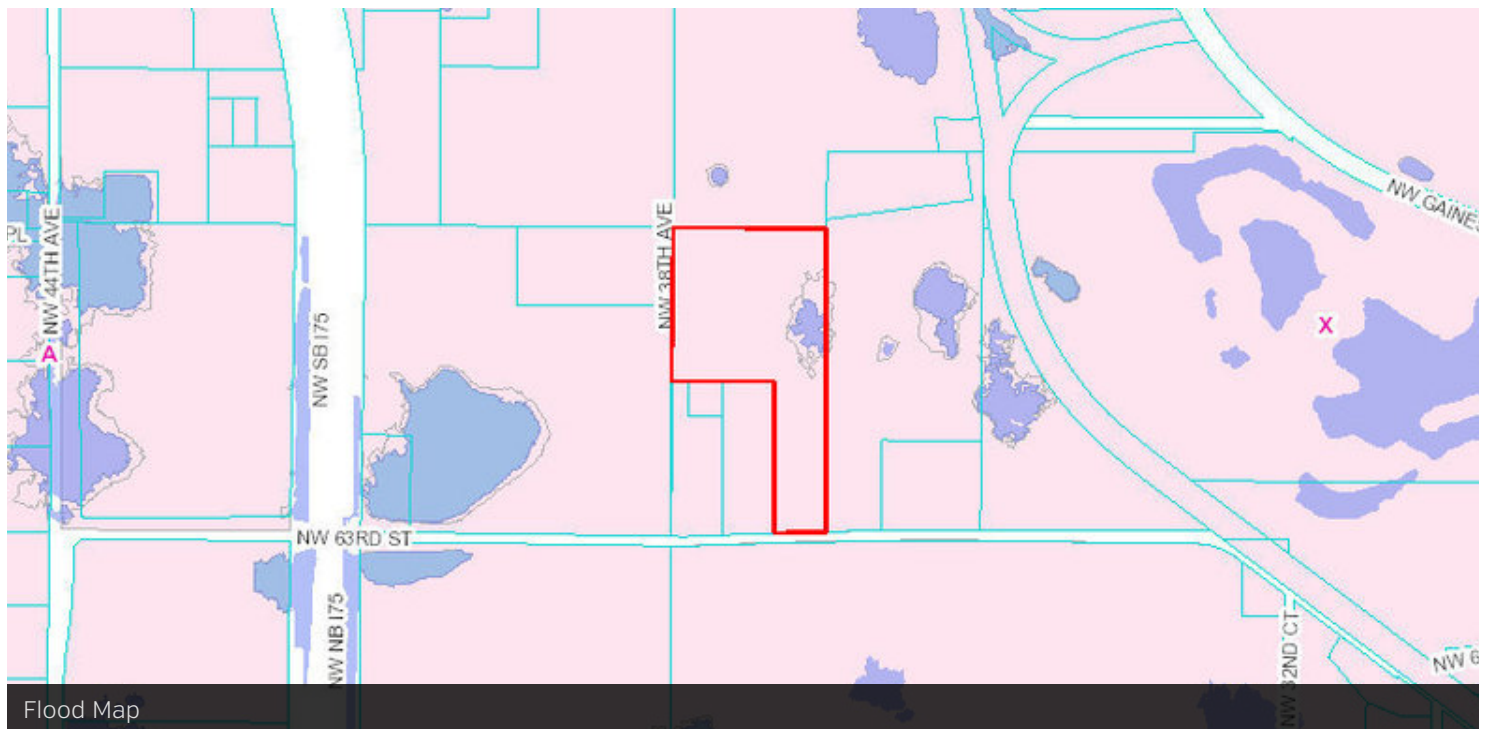
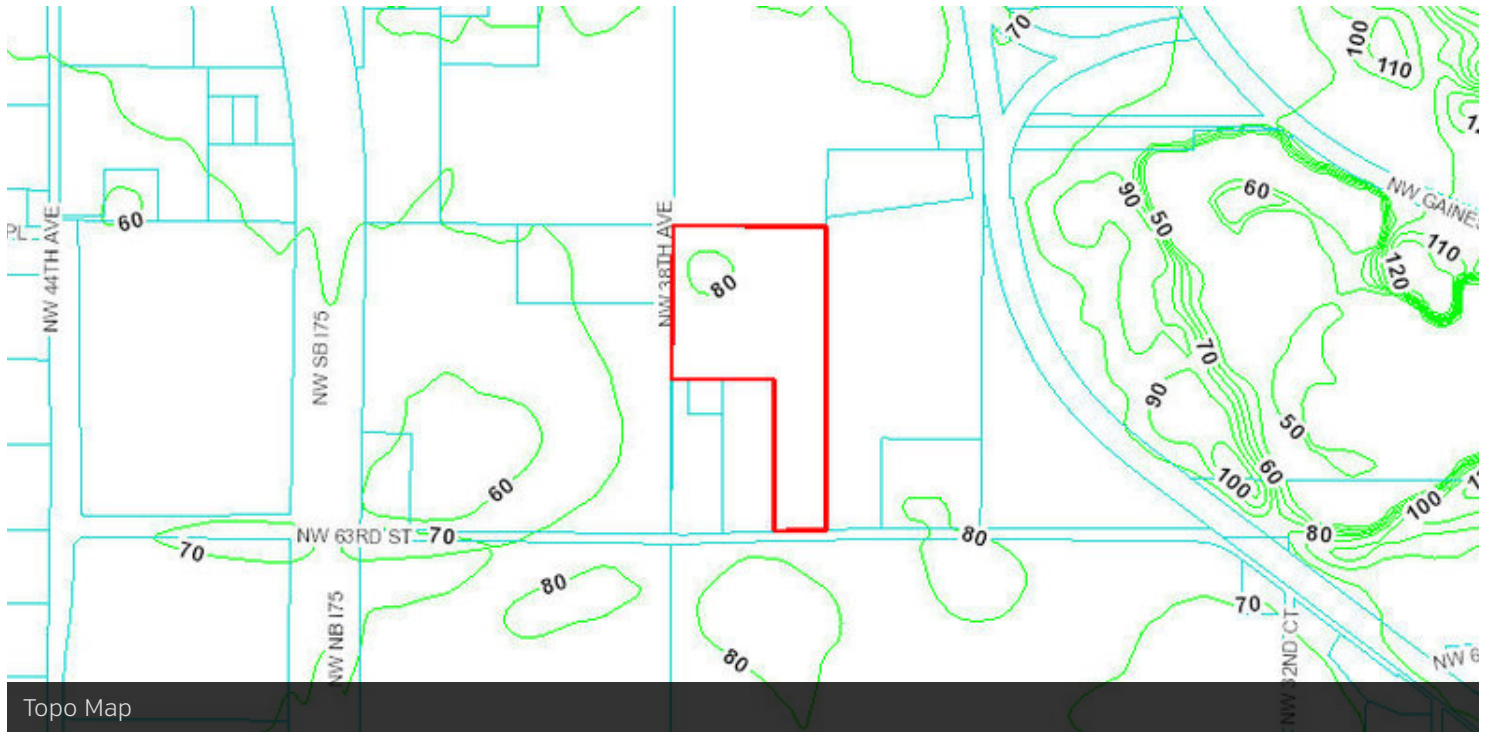
PROPERTY OVERVIEW

13+/- commercial acres featuring a renovated single family 3-bedroom, 2-bath home [which includes an in-law suite] available to generate rental income of \$1,200-\$1,500/month or use as personal residence. Excellent investment property with commercial land use close to I-75, FedEx, Autozone and Chewy.com distribution centers. Located in federal Opportunity Zone.

PROPERTY HIGHLIGHTS

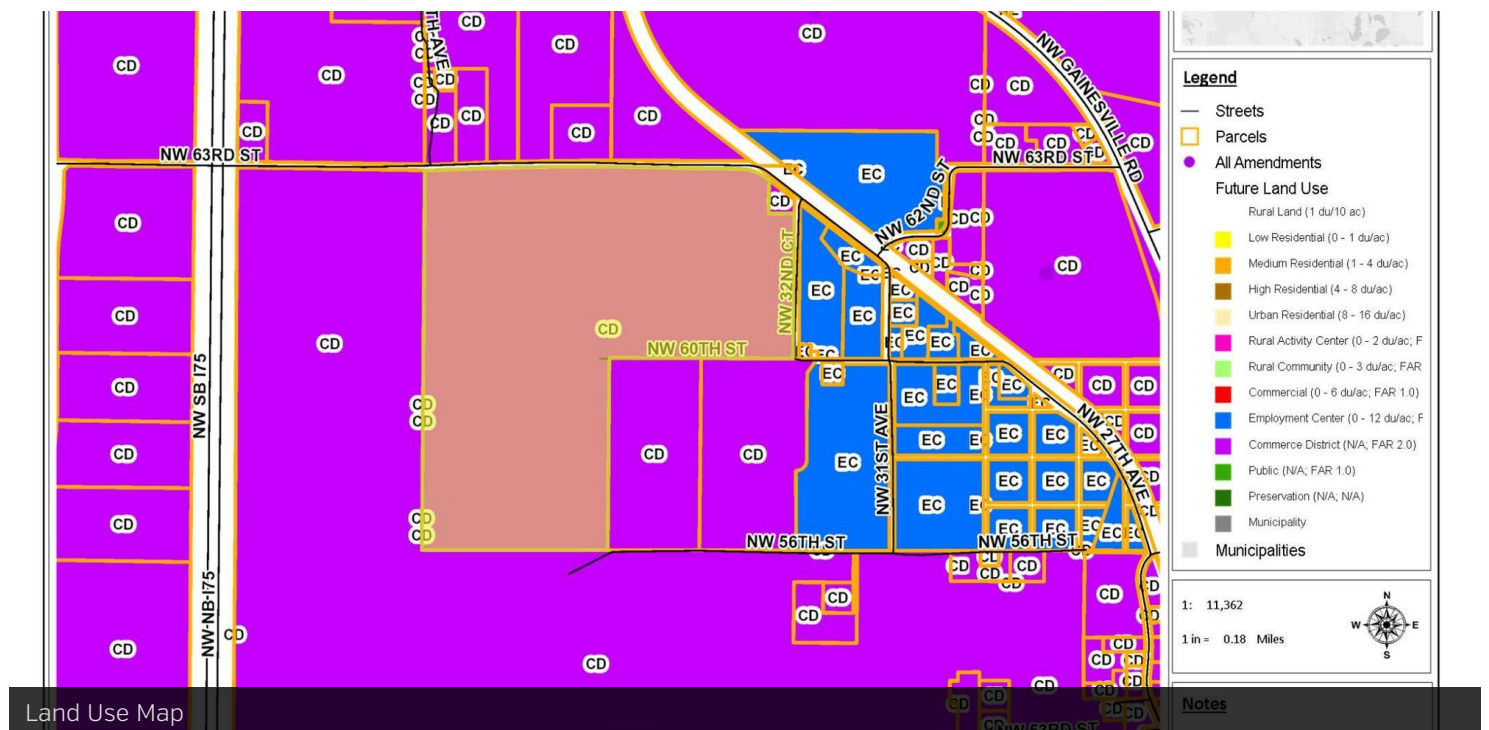
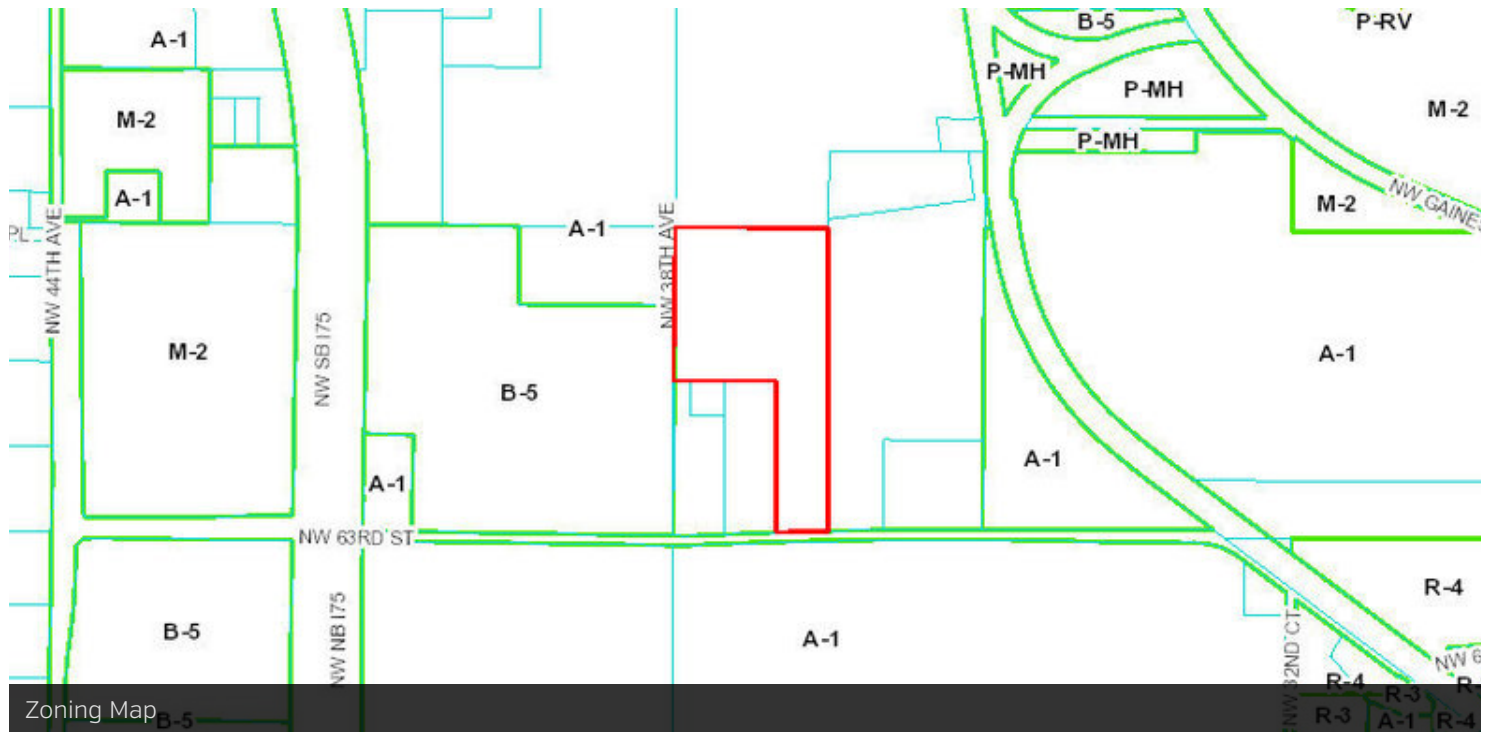
- Investment Property
- Commercial Land Use
- Close to I-75
- Income Generating Potential

Maps

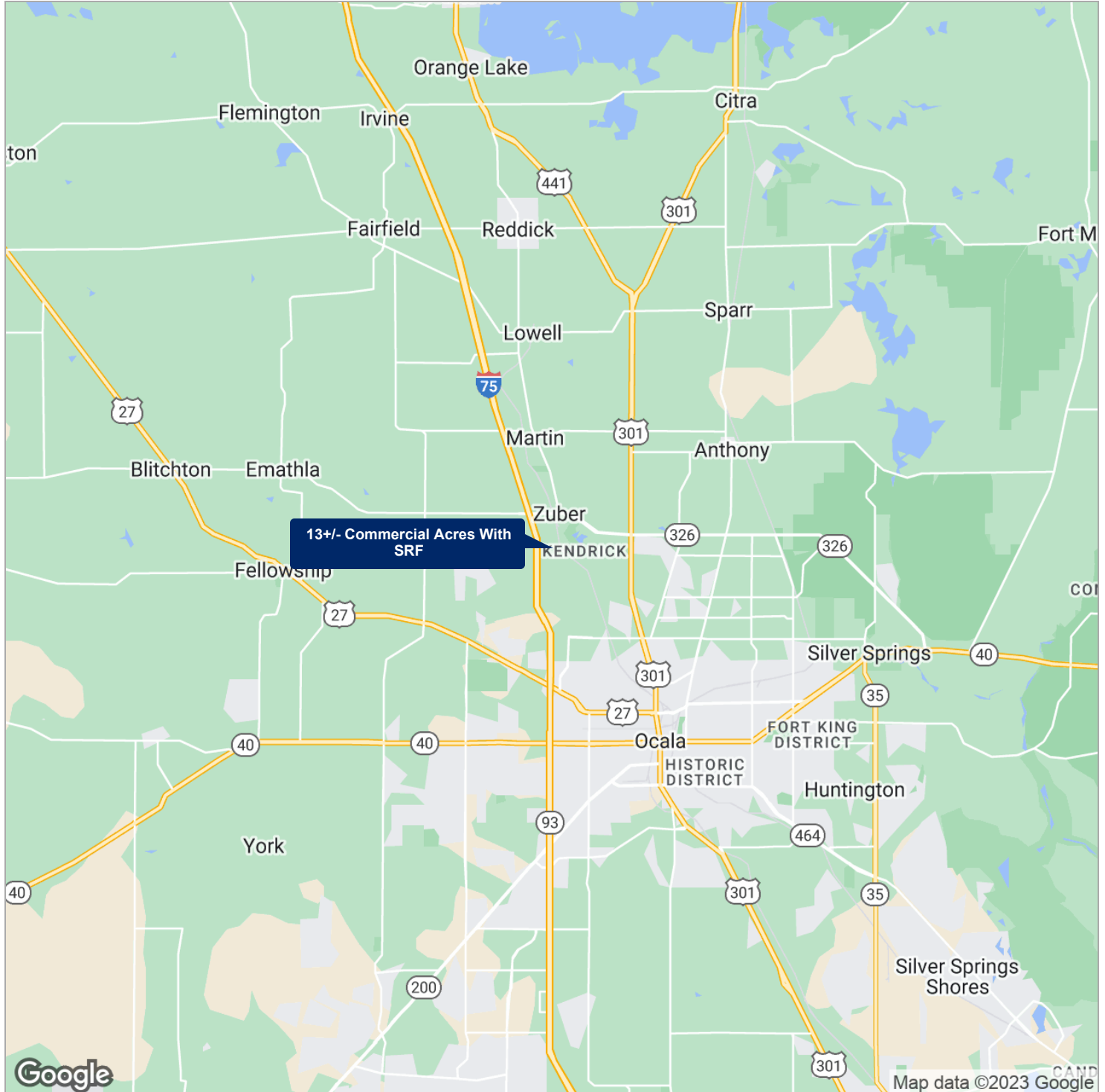




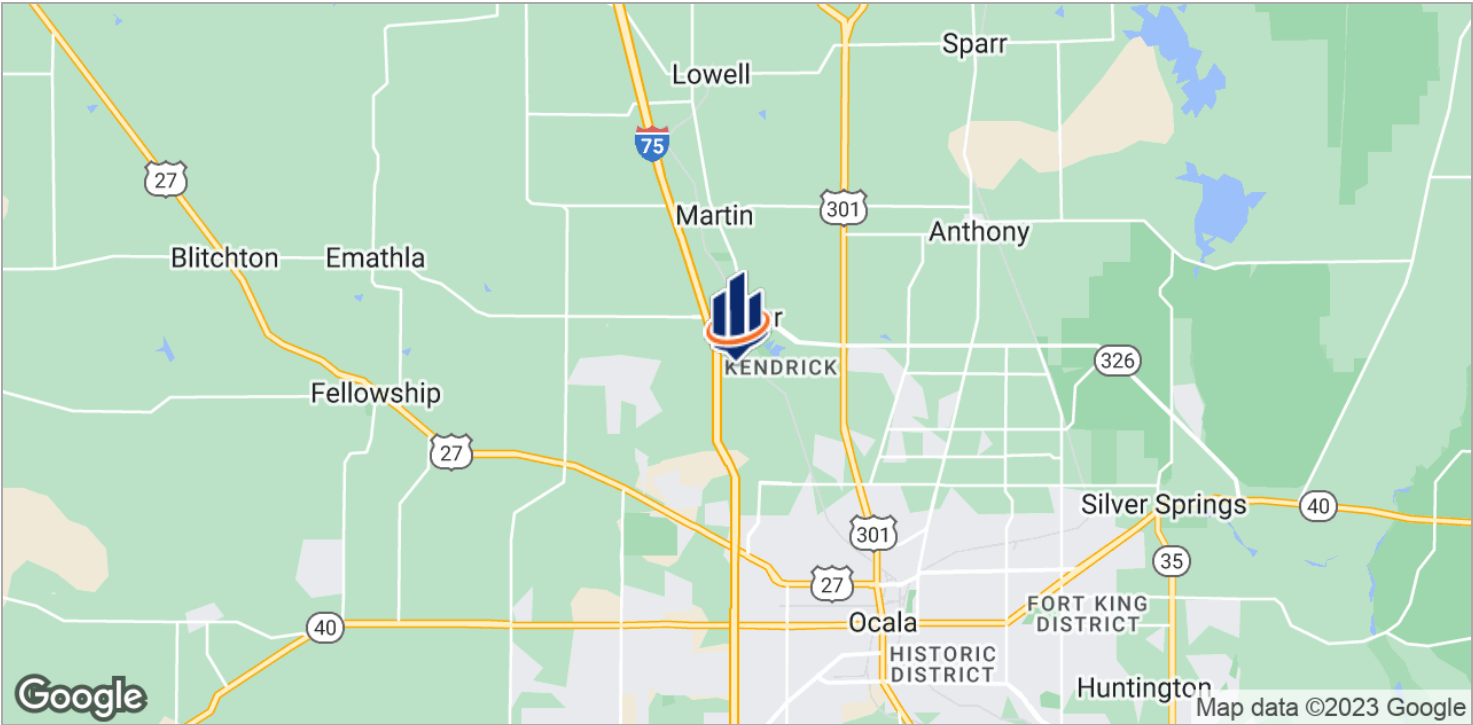
Maps



Regional Map



Location Maps



Aerial Map

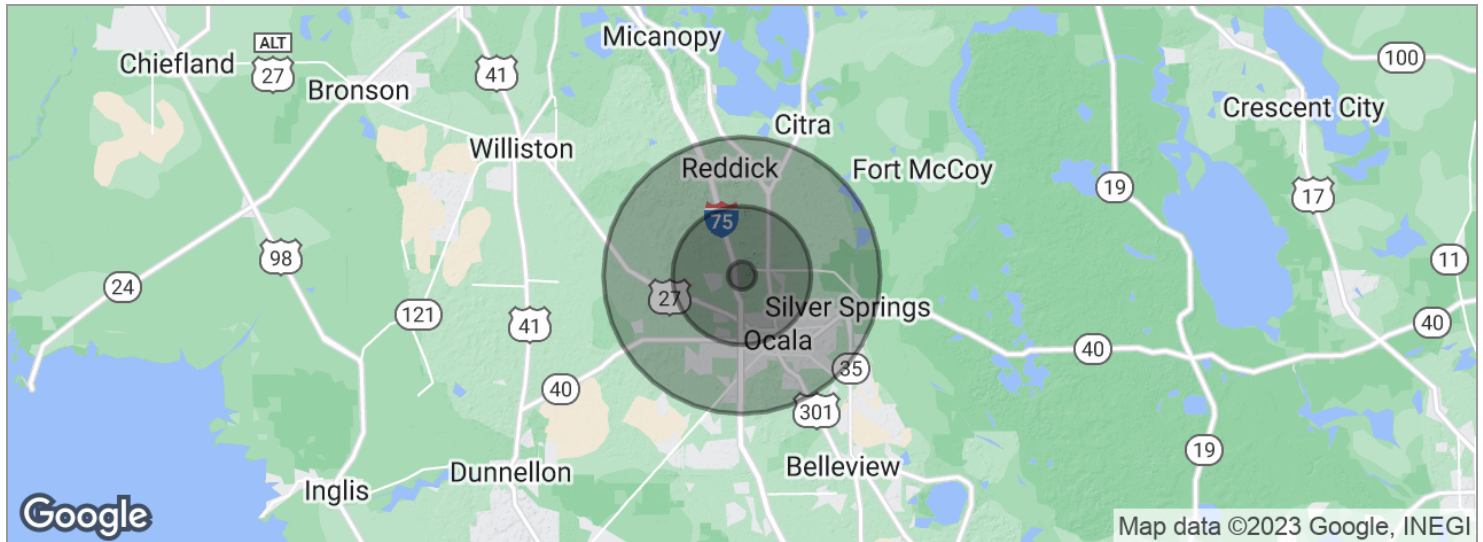


Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,292	34,780	129,618
Median age	37.0	37.3	40.4
Median age (male)	33.5	34.6	38.5
Median age (female)	38.7	39.9	42.1
	1 MILE	5 MILES	10 MILES
Total households	477	12,744	49,787
Total persons per HH	2.7	2.7	2.6
Average HH income	\$40,785	\$43,861	\$54,517
Average house value	\$124,691	\$145,057	\$207,257

* 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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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



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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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