SVN
FLORIDA COMMERCIAL
REAL ESTATE ADVISORS

23 +/- MULTI FAMILY/R
ACRES

NW 44TH AVE
OCALA, FL 34482

Bartow McDonald IV
Managing Director
O: 352.274.3800
bartow.mcdonald@svn.com

Property Summary

OFFERING SUMMARY

Sale Price:	$2,375,000
Lot Size:	23.24 Acres
Zoning:	B2
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	$2.35

PROPERTY OVERVIEW

23+/- acres of vacant commercial land located near the I-75/ Us Hwy 27 interchange. Just minutes from the new World Equestrian Center and major employers such as Chewy.com, FedEx and Autozone. Entitled for up to 18 units per acre, RV Campground or commercial development.

PROPERTY HIGHLIGHTS

- Multifamily Up to 18 Units Per Acre
- RV Campsite and Commercial zoning
- Close to I-75 interchange
- Excellent Frontage on NW 44th Ave
- Close to Large Employers and New UF Health Center
- 10 Minutes from World Equestrian Center
- Entitlements in Place

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Advisor Bio

BARTOW MCDONALD IV

Managing Director

2452 NE 3rd Street
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Ocala, FL 34470
T 352.274.3800
C 352.274.3800
bartow.mcdonald@svn.com
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

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Complete Highlights

SALE HIGHLIGHTS

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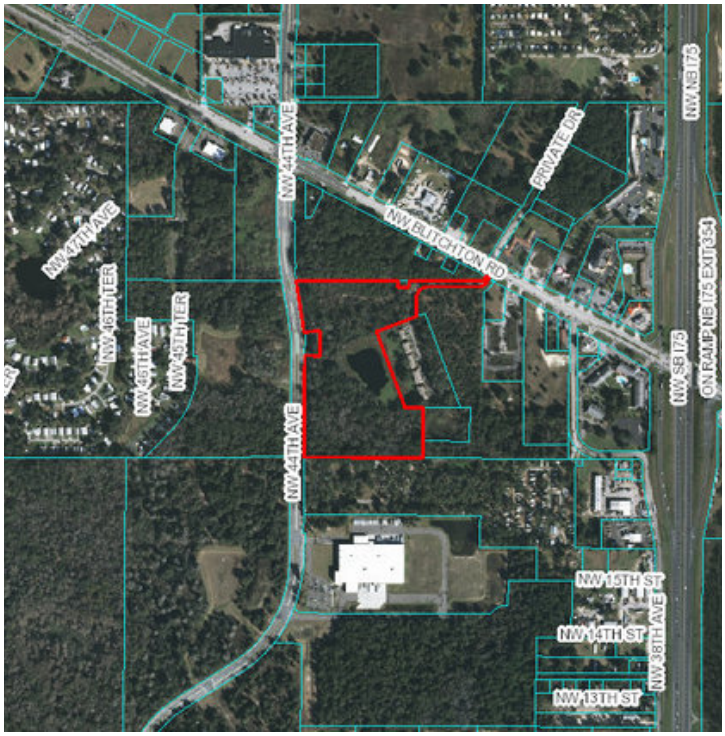

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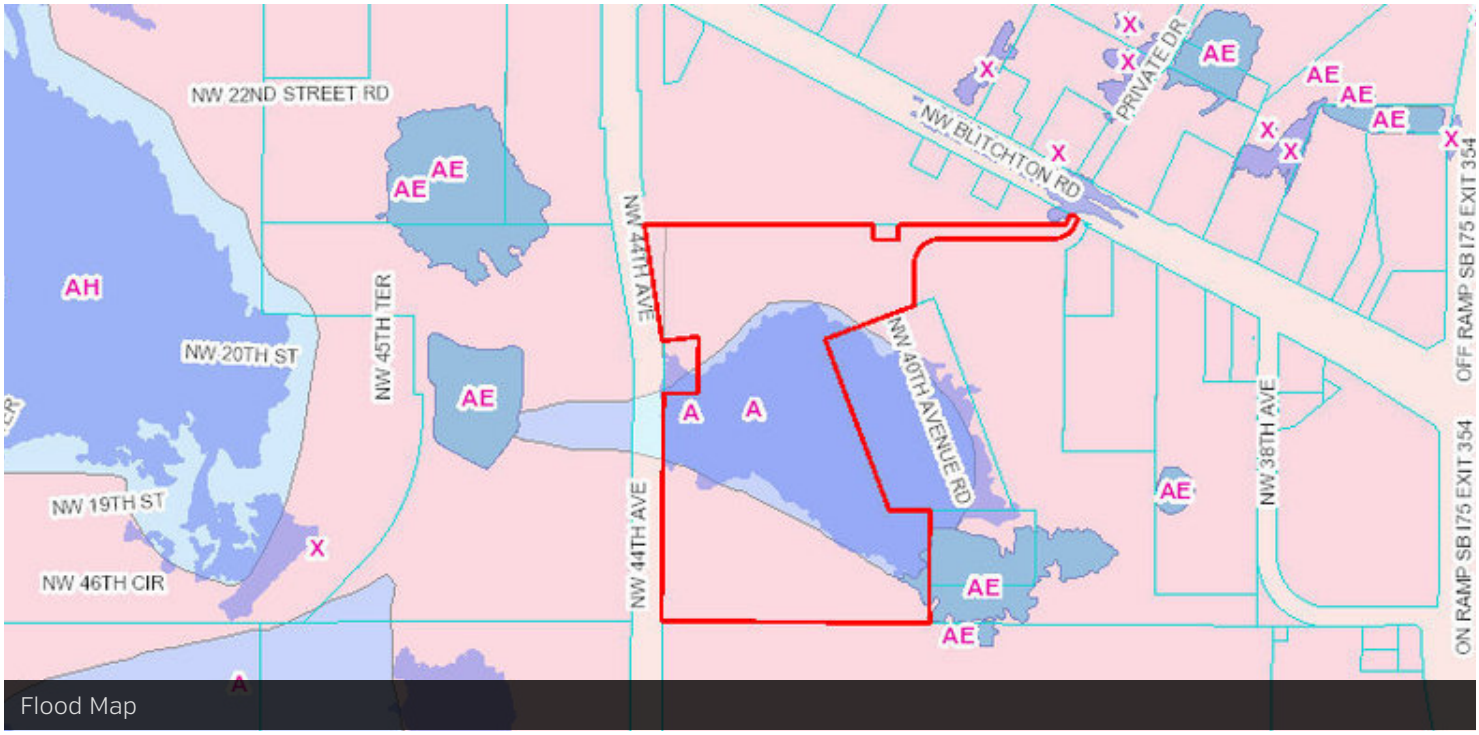
Maps

Parcel Map



Flood Map

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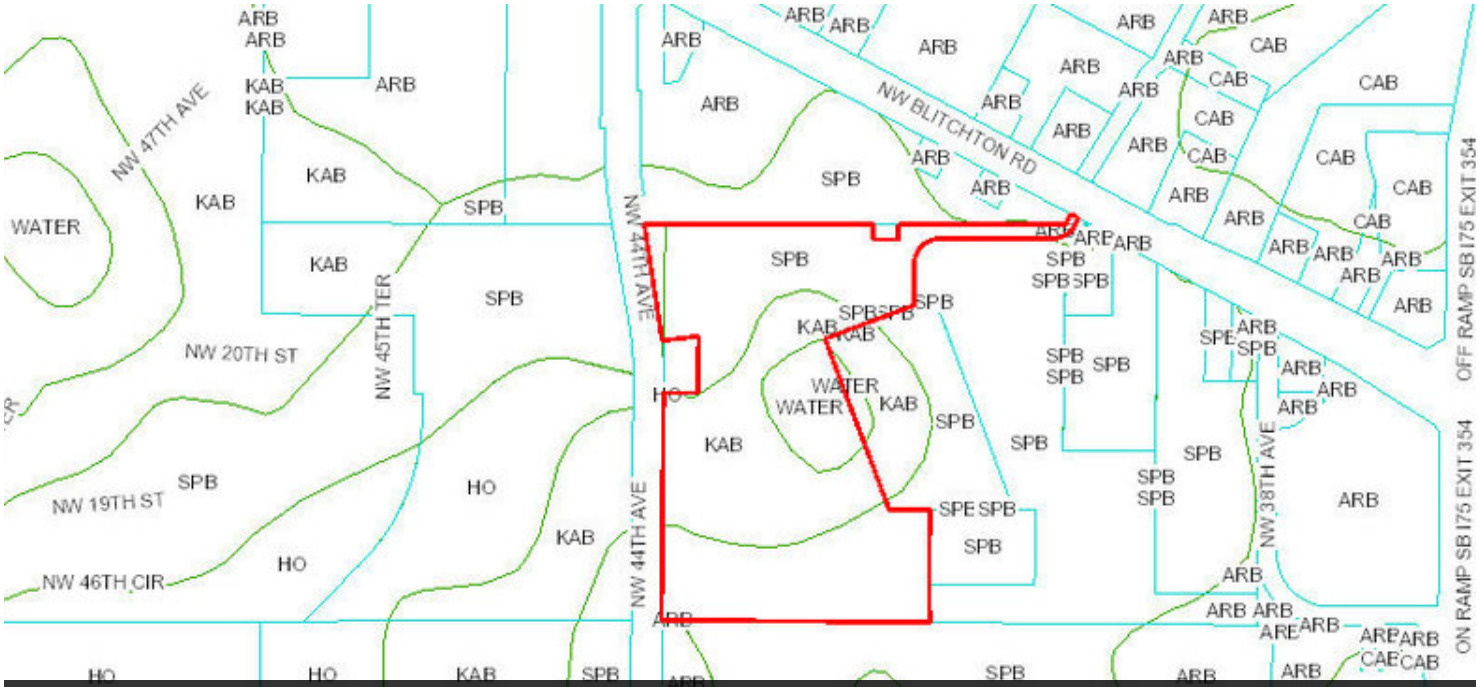
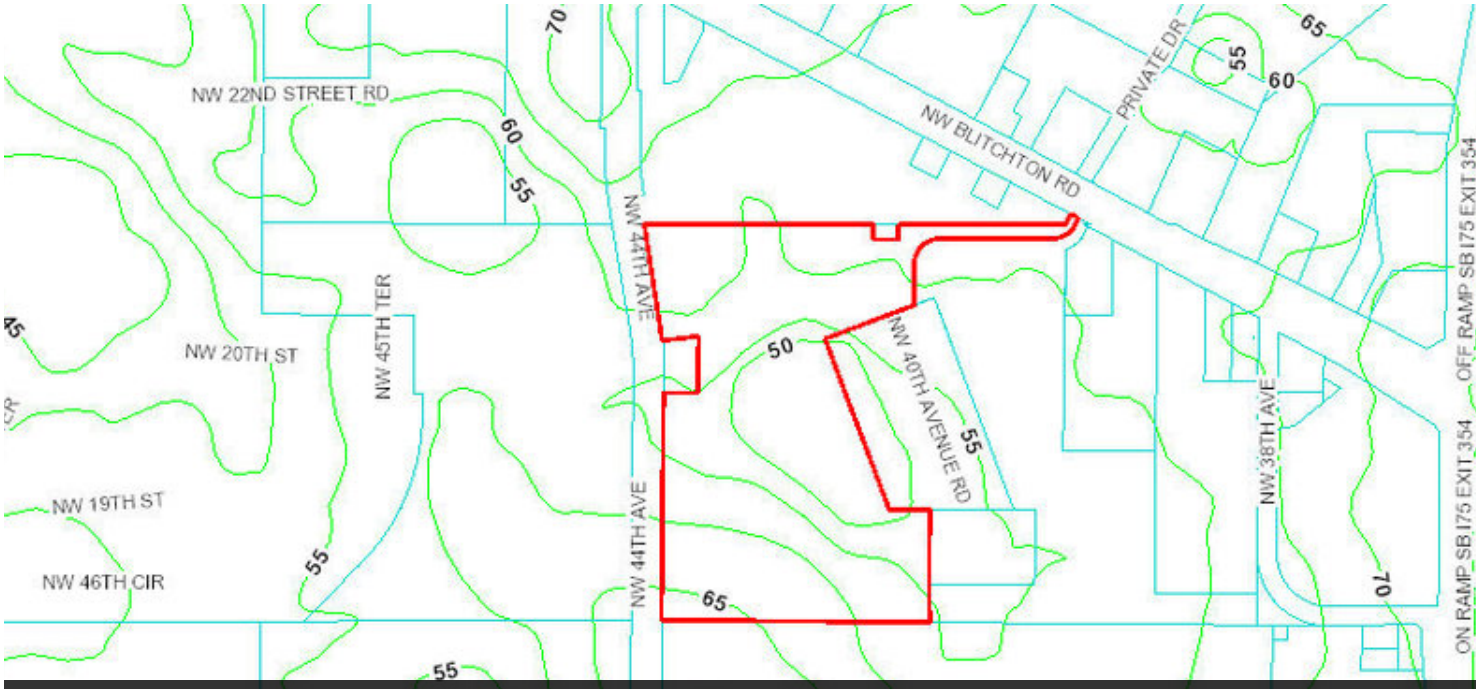


Soil Map



Topo Map

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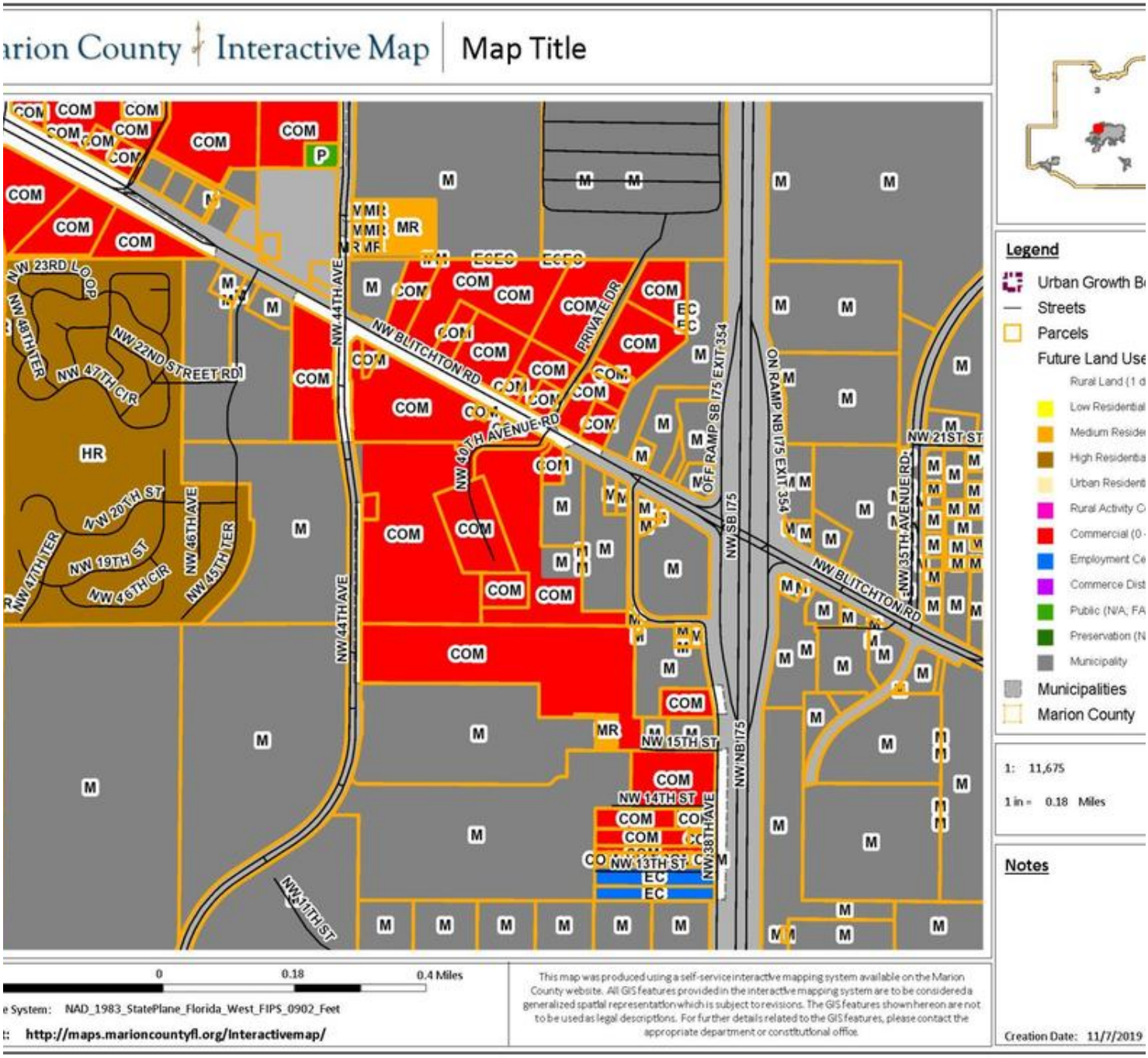
Map



Land Use Map

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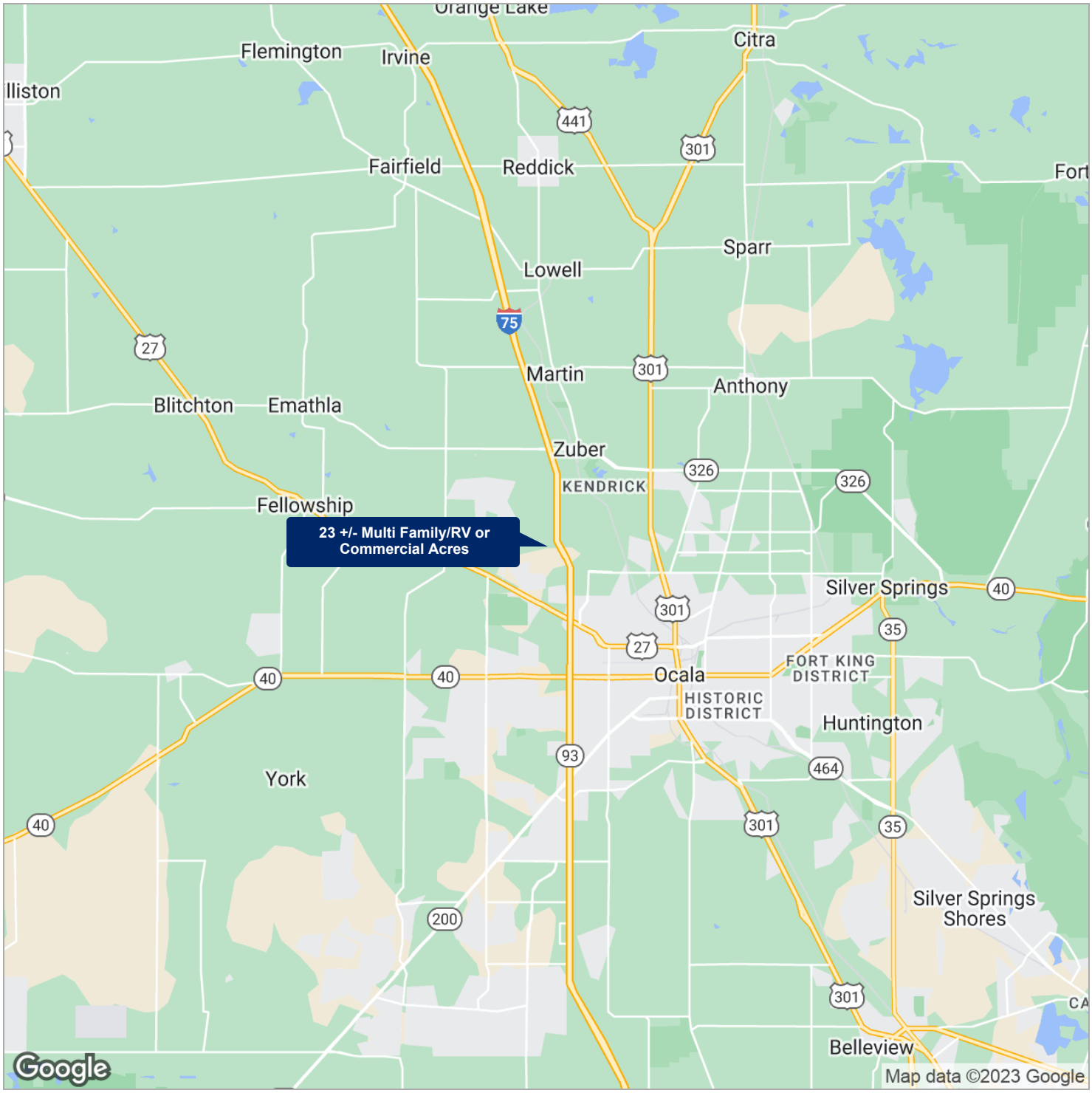
Regional Map



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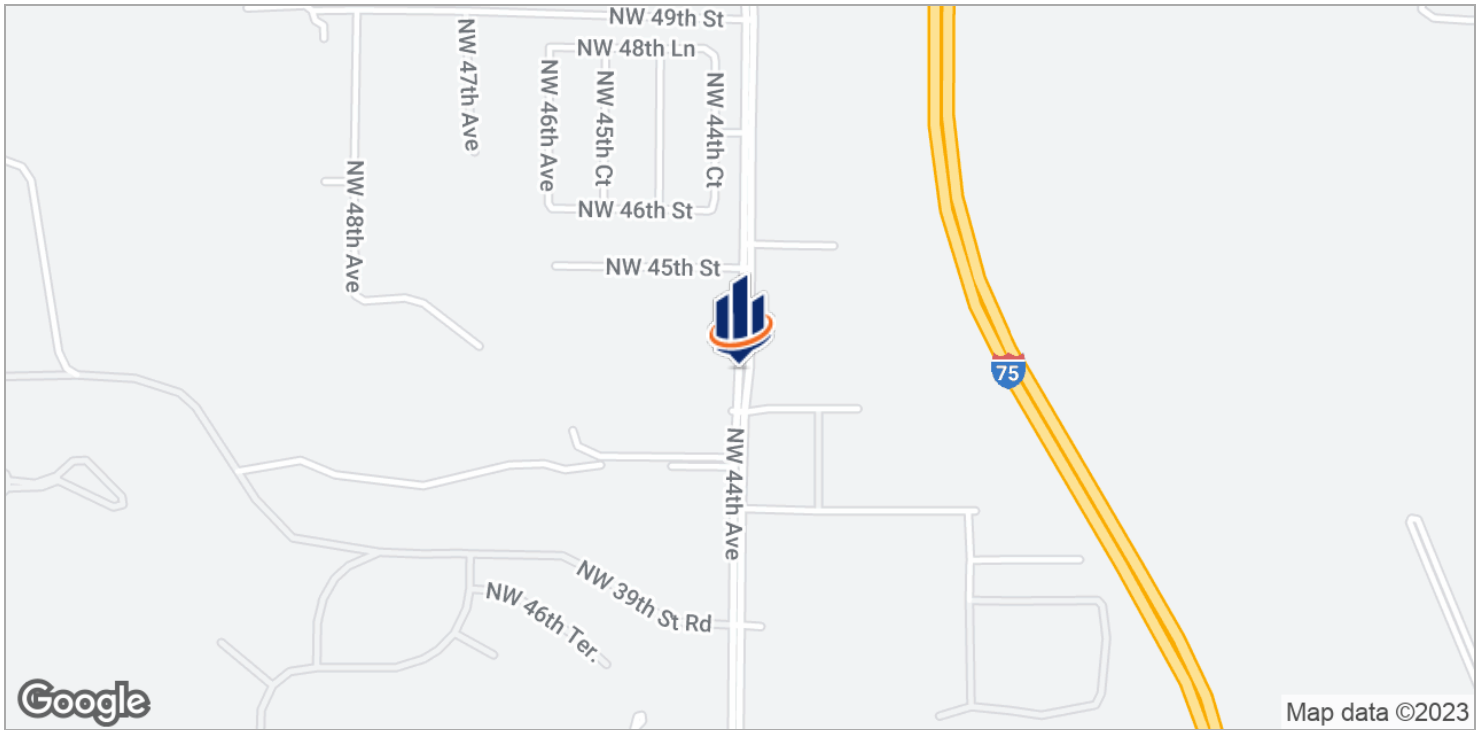
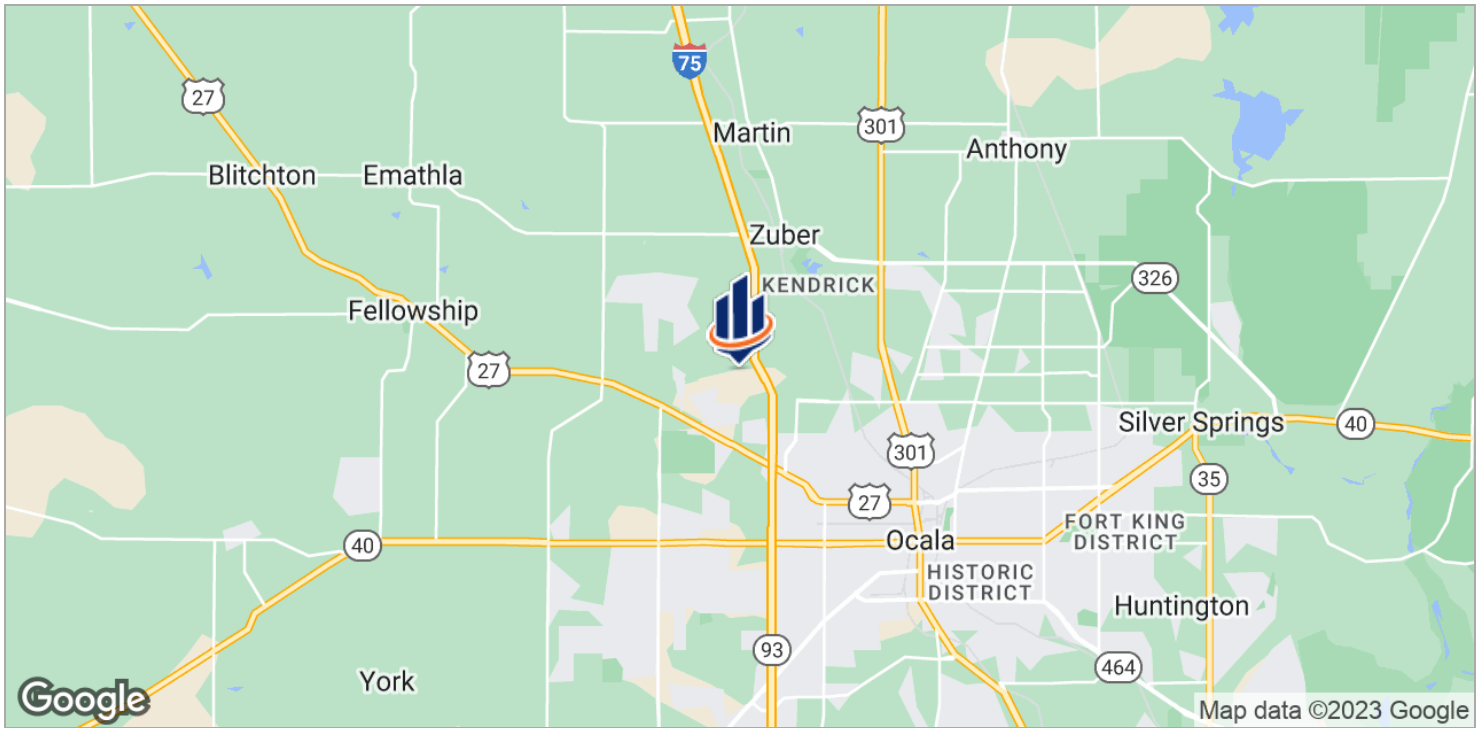
Location Maps





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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,766	44,534	137,633
Median age	38.4	37.2	40.9
Median age (male)	36.0	35.3	39.1
Median age (female)	41.1	39.6	42.5

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Total households	694	16,627	53,268
Total persons per HH	2.5	2.7	2.6
Average HH income	$45,757	$43,324	$55,670
Average house value	$124,174	$151,597	$217,724

** Demographic data derived from 2020 ACS - US Census*

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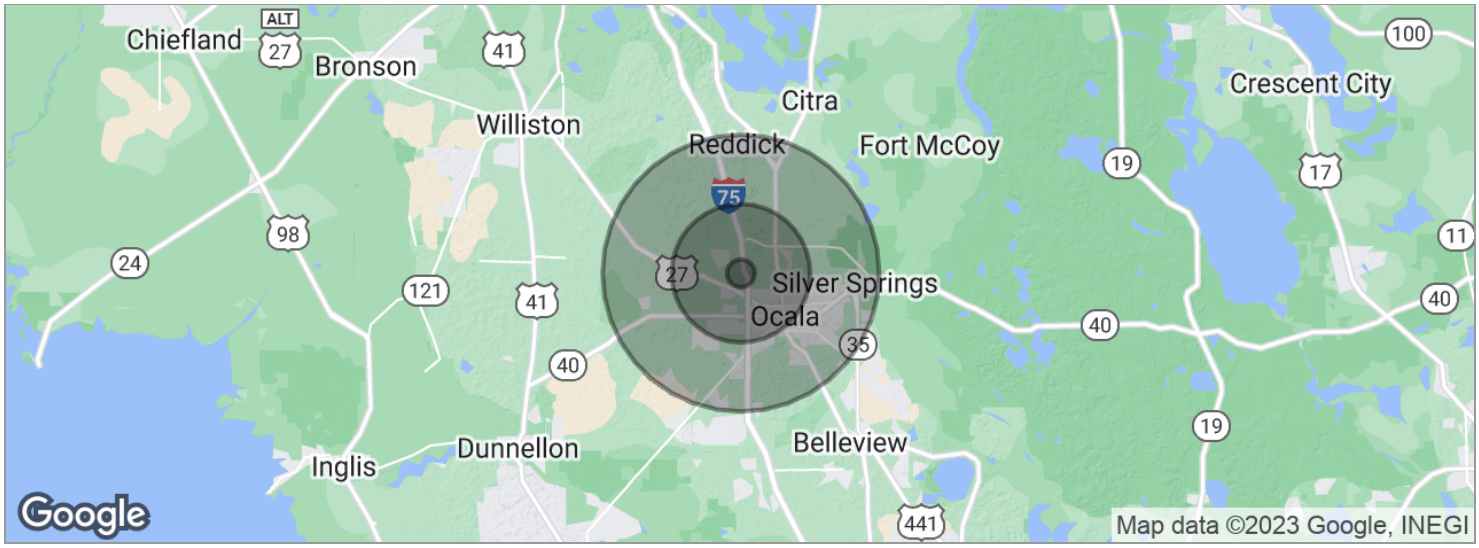

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly 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.

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