

2275 SW HWY 484  
OCALA, FL 34473

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

# Advisor Bio

## BARTOW MCDONALD IV

Managing Director



2452 NE 3rd Street  
Suite B  
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.

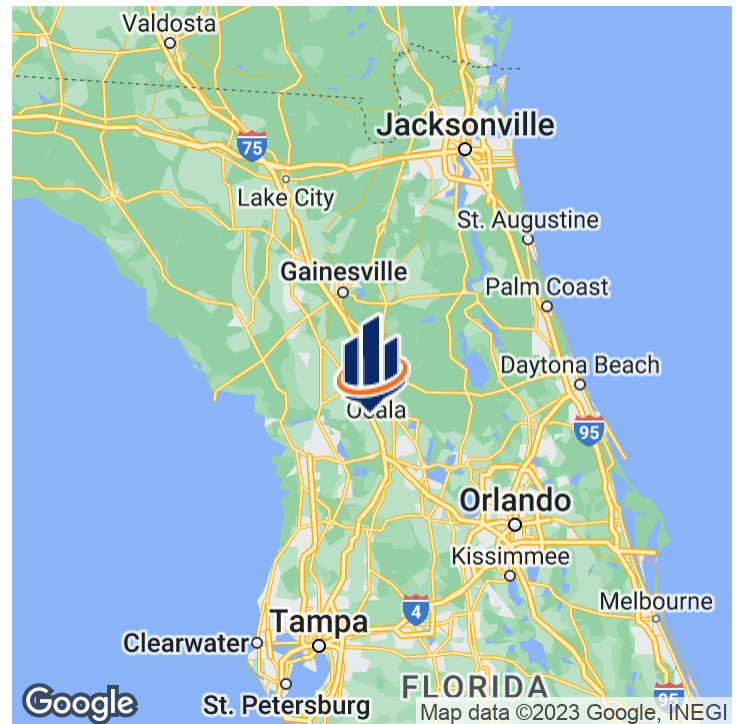
Sight fishing and bow hunting are two things that will get him up before sunrise.

## EDUCATION

MBA, University of Florida  
BS, University of Florida



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$23,174,020
Available SF:	
Lot Size:	392 Acres
Price / Acre:	\$59,117
Zoning:	PUD & Agricultural
Market:	North Central Florida
Submarket:	Ocala
APN:	41200-082-00
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Trailhead includes an incredible 392+/- acres [divisible] of vacant land entitled for industrial and mixed use development (including retail, multi-family and residential) located at the busy intersection of I-75 and Hwy 484 in Ocala, FL. The property includes direct access to the beautiful Cross Florida Greenway and Santos Trails for the ultimate work/play environment. Strategically located between the Jacksonville, Tampa and Orlando markets, Trailhead is the perfect location for major logistics and warehouse facilities with excellent visibility from I-75. Recent developments include the \$220 million, 1.7 million SF Dollar Tree distribution center (700+ new jobs) located 2.7 miles west on Hwy 484 and The Villages expansion to I-75 just 30 minutes south.

## PROPERTY HIGHLIGHTS

# Property Description



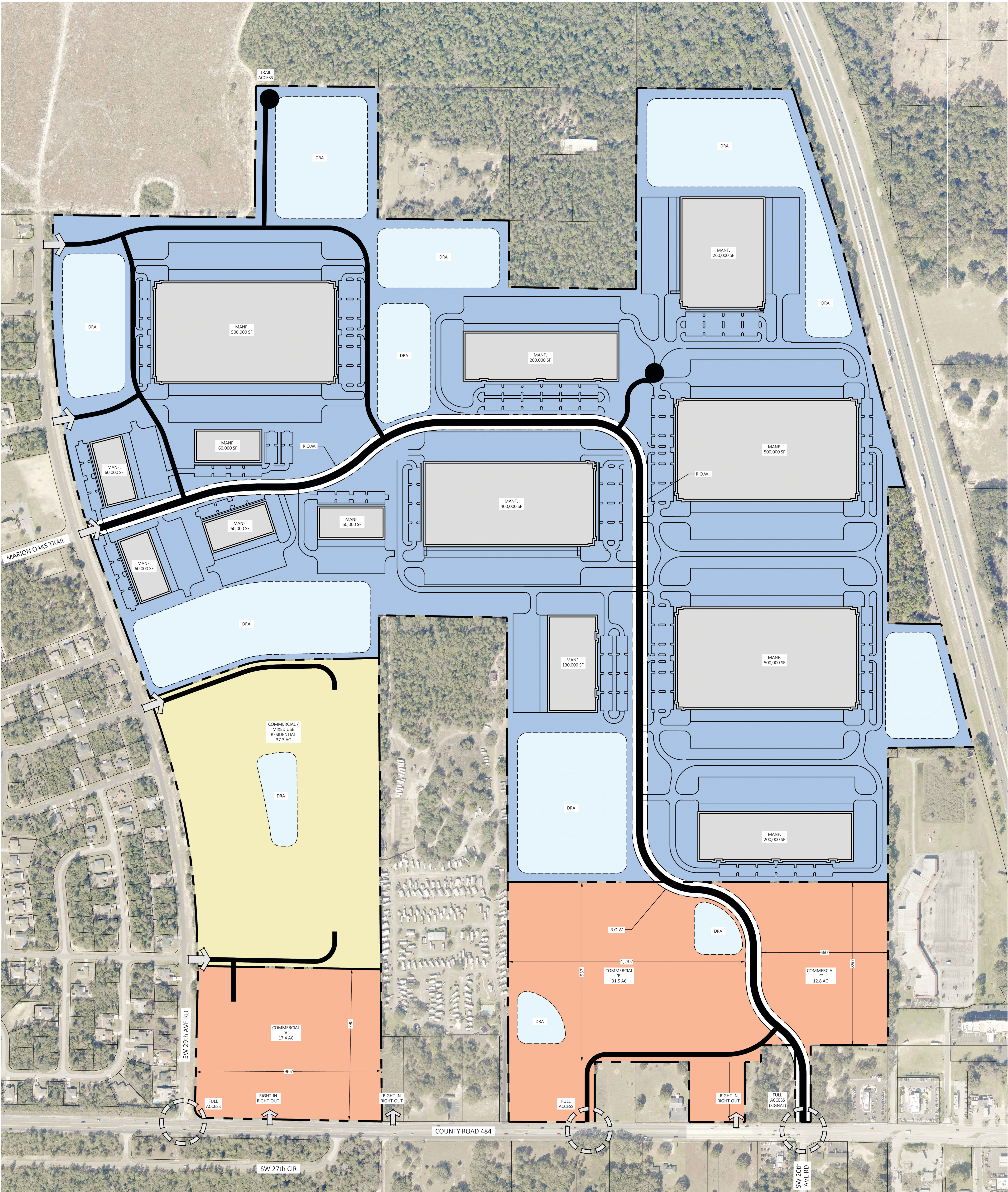
## PROPERTY OVERVIEW

Trailhead is an incredible development opportunity which includes 392+/- acres of vacant land entitled for three million SF of industrial space and 500,000 SF of mixed use commercial space (including retail, multi-family and residential) located at the busy intersection of I-75 and Hwy 484 in Ocala, FL. The property fronts both I-75 and Hwy 484 and includes direct access to the beautiful Cross Florida Greenway and Santos Trails for the ultimate work/play environment. Strategically located between the Jacksonville, Tampa and Orlando markets, Trailhead is the perfect location for major logistics and warehouse facilities with excellent visibility from I-75. Recent developments nearby include the \$220 million, 1.7 million SF Dollar Tree distribution center (700+ new jobs) located 2.7 miles west of Trailhead on Hwy 484 and The Villages expansion to I-75 just 30 minutes south.

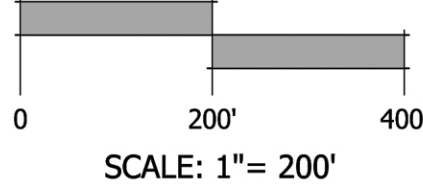
## LOCATION OVERVIEW

Forbes ranks Ocala as one of the top five best cities for future job growth in the America. Located along Interstate 75 in North Central Florida, Ocala is a one-hour drive North of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. If the beach is your pleasure, both coasts are within a one-hour drive. The Ocala National Forest provides residents and visitors with thousands of acres of forest, trails, lakes, and rivers. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.





PROJECT DATA ESTIMATES	
PROJECT AREA = 3964 ACRES	
MANF = 284.4 AC; 2,990,000 SF	
COM 'A' = 77,000 SF	
COM 'B' = 242,000 SF	
COM 'C' = 115,000 SF	
COM / MIXED USE RES = 118,000 SF	
TOTAL COM = 99 ACRES; 540,000 SF	
DEDICATED 80' R.O.W. = 12.7 ACRES (1.3 MILES)	
DRA = 15% OF PROJECT AREA	



PREPARED FOR:

DELTONA CORPORATION /  
MARCO POLO BUILDERS

CONTACT:

BARTOW McDONALD  
SVN FLORIDA COMMERCIAL REAL ESTATE  
(352) 274-3800

C.R. 484 TRAILHEAD EMPLOYMENT CENTER  
MANUFACTURING / COMMERCIAL MIXED-USE RESIDENTIAL  
MARION COUNTY, FLORIDA

**Tillman & Associates**  
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #26756



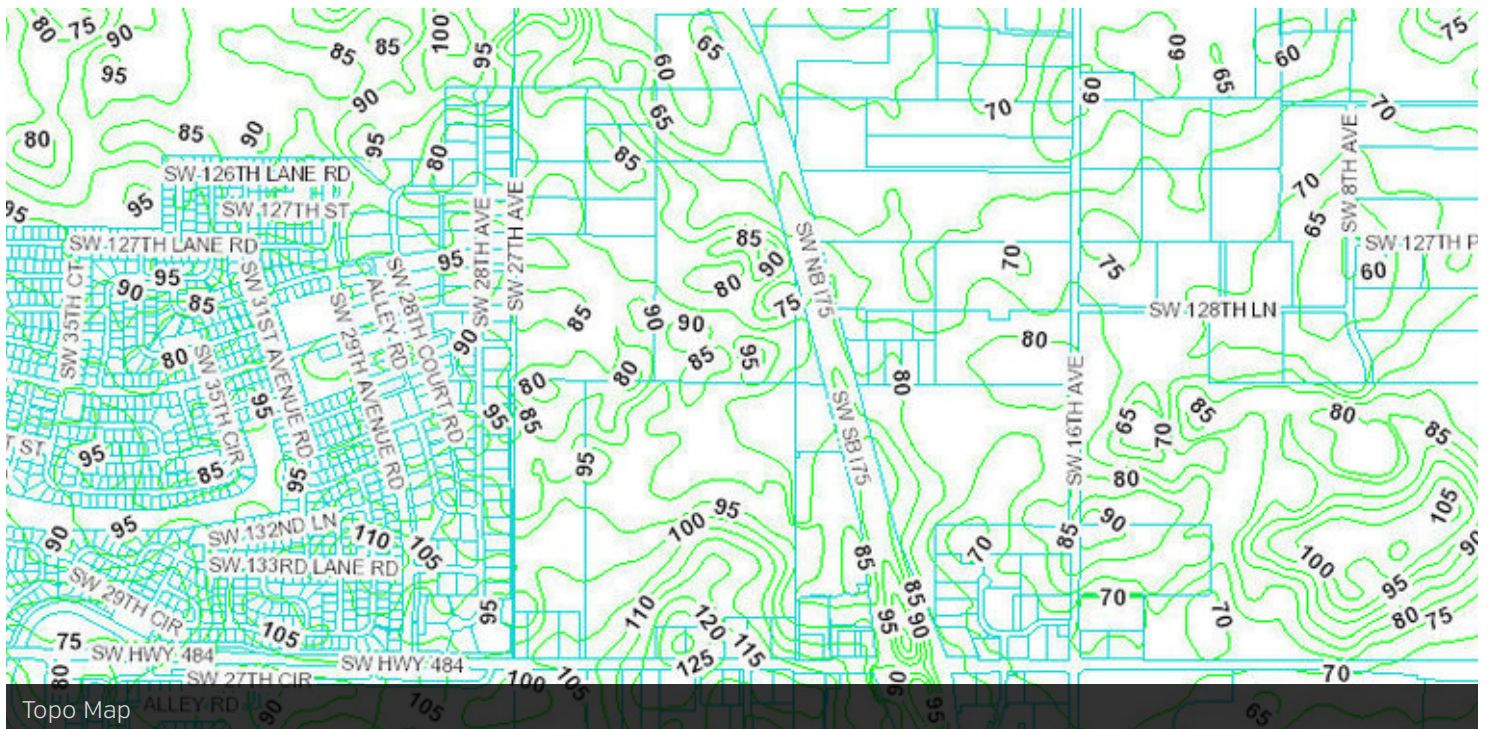
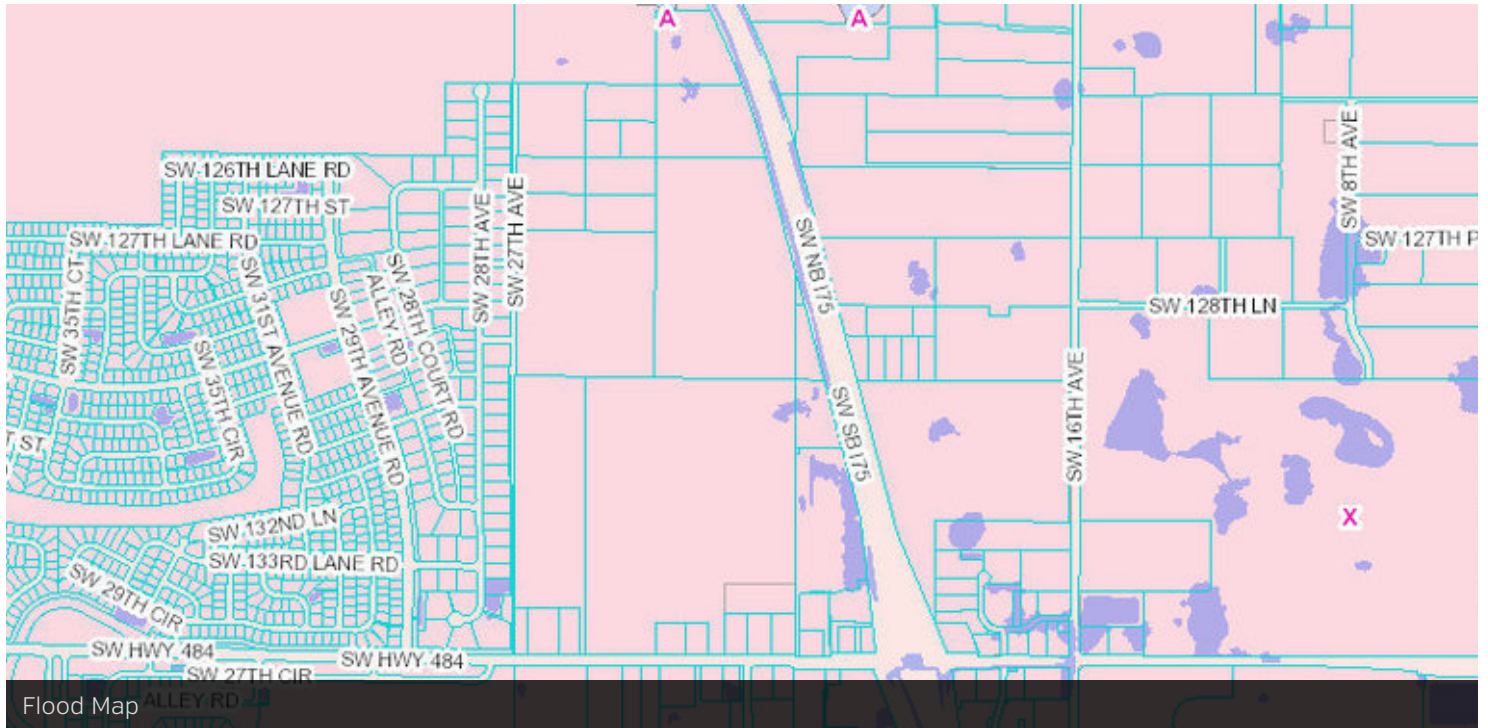


# Maps



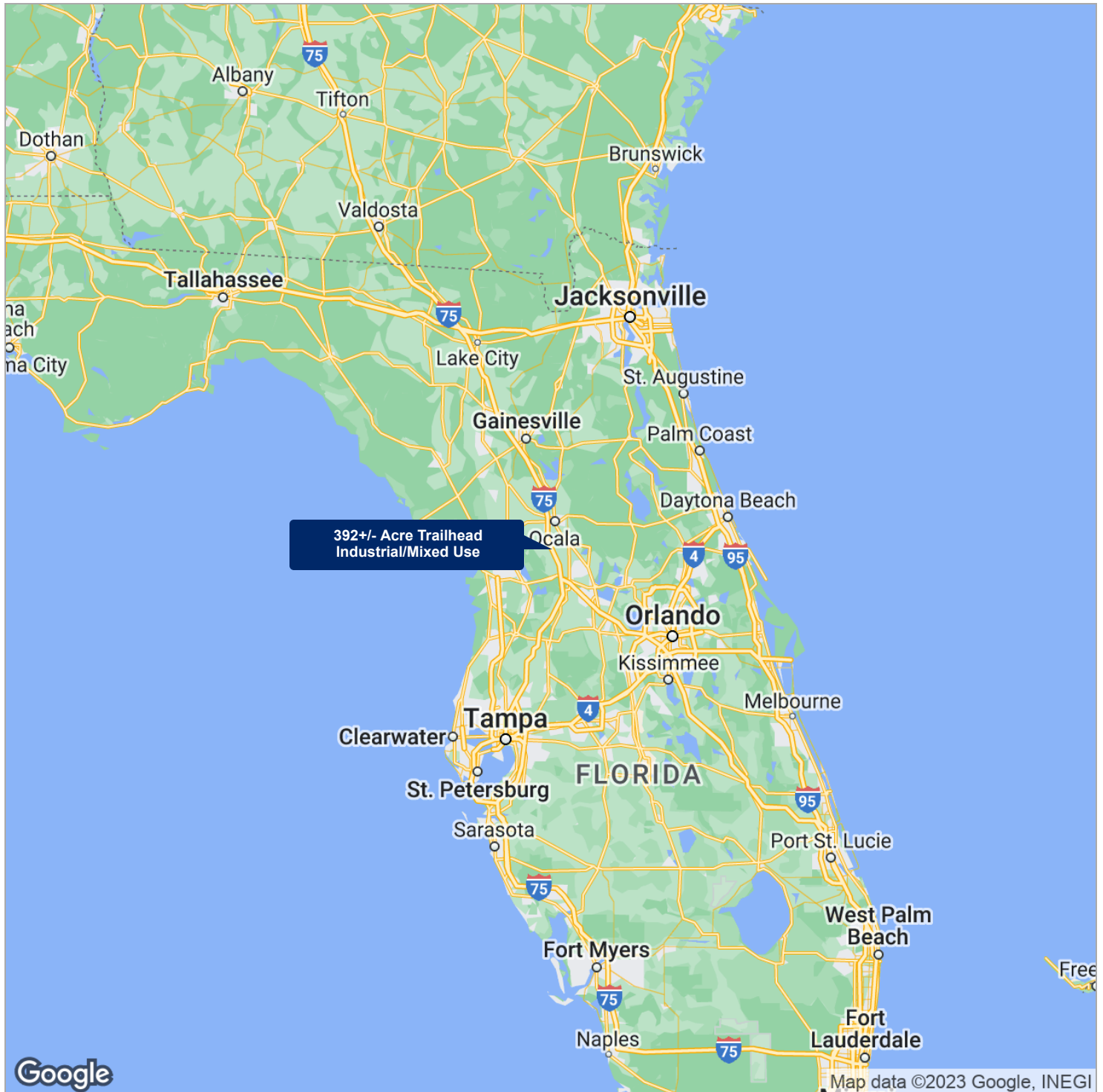


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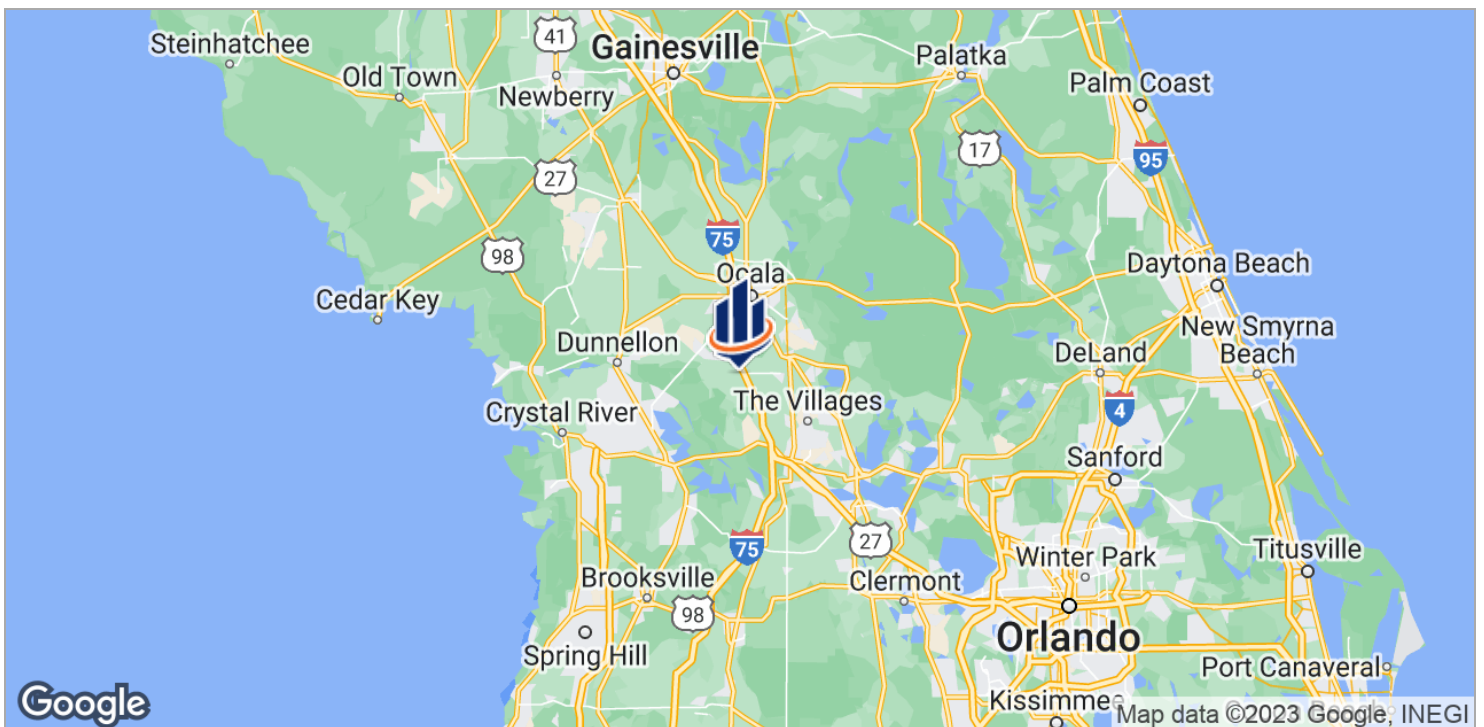
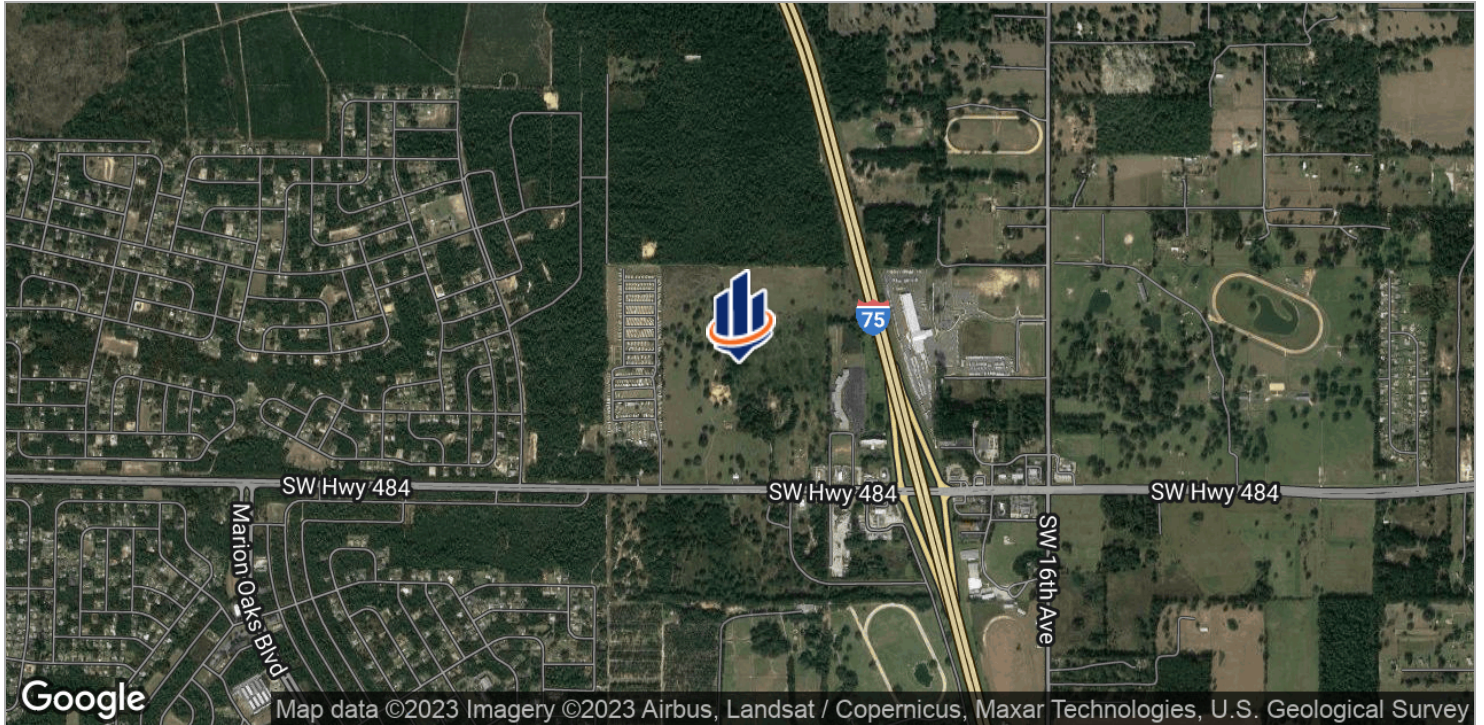


# Regional Map





# Location Maps



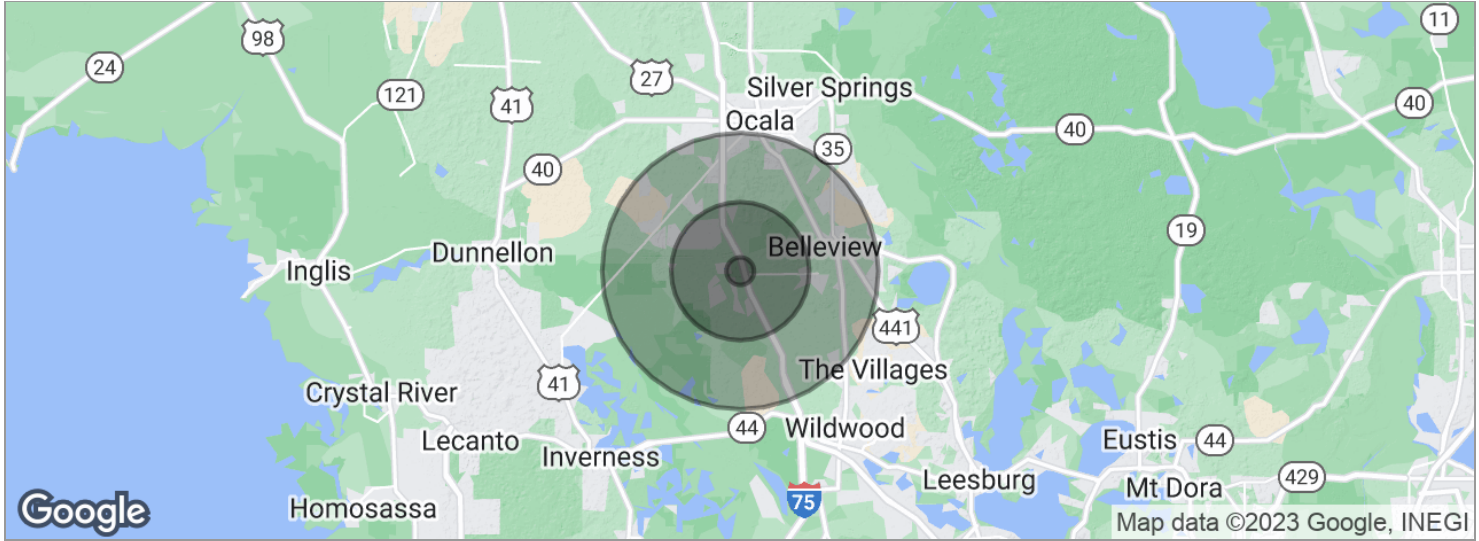
# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	852	30,382	129,140
Median age	44.8	48.3	48.2
Median age (male)	41.0	46.7	47.4
Median age (female)	48.3	49.9	49.2
	1 MILE	5 MILES	10 MILES
Total households	343	12,405	54,318
Total persons per HH	2.5	2.4	2.4
Average HH income	\$50,705	\$51,277	\$56,797
Average house value	\$188,732	\$206,828	\$214,528

\* Demographic data derived from 2020 ACS - US Census



# Demographics Map



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# Disclaimer

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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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