



SALE

Bulk Sale Commercial Lots

MARION OAKS BLVD

Ocala, FL 34473

PRESENTED BY:

BARTOW MCDONALD IV

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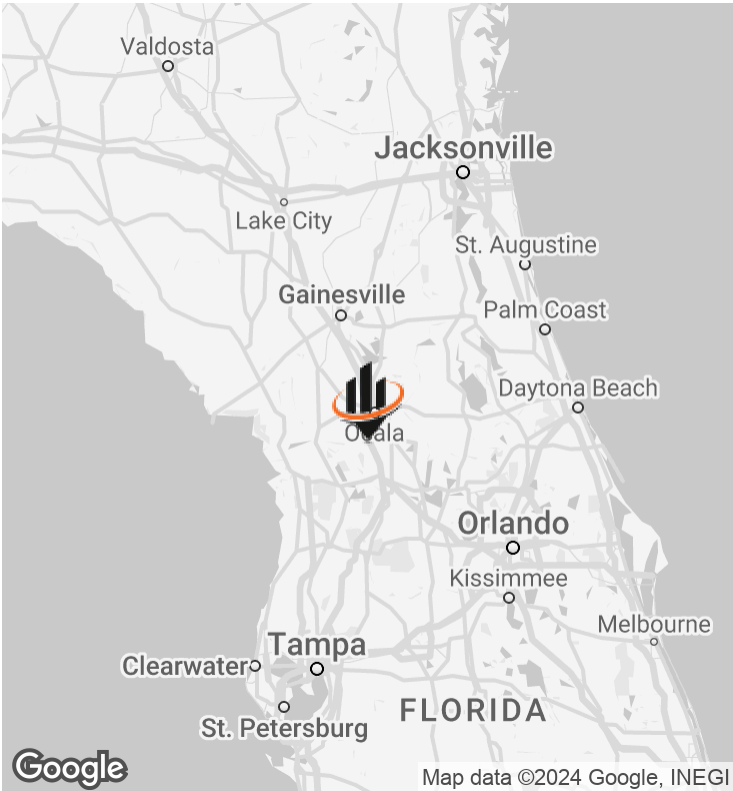
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MATTHEW GARFF

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$479,000
AVAILABLE SF:	
LOT SIZE:	4.8 Acres
PRICE / ACRE:	\$99,792
ZONING:	B-2
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	8001-0254-03 8001-0254-04 8001-0254-05 8002-0239-01 8002-0239-02 8002-0239-03 8002-0239-04 8002-0239-05

PROPERTY OVERVIEW

Excellent investment opportunity located in the exploding Central Florida market of Ocala. Marion County continues to see many new roof tops and large job generating companies (Amazon, FedEx, Chewy.com, Dollar Tree Distribution, The Villages, etc.) moving into the area. These vacant B-2 zoned commercial lots are located in Marion Oaks and have utility services available, making them ideal for assemblage or for reselling individual parcels. Winn Dixie, Family Dollar, Dollar General, churches and numerous mom and pop businesses surround these properties. Parcel sizes are as follows: A-.51 acres, B-.46 acres, C-.46 acres, D-.46 acres, E-.46 acres, F-.55 acres, G-.83 acres and H-1.07 acres.

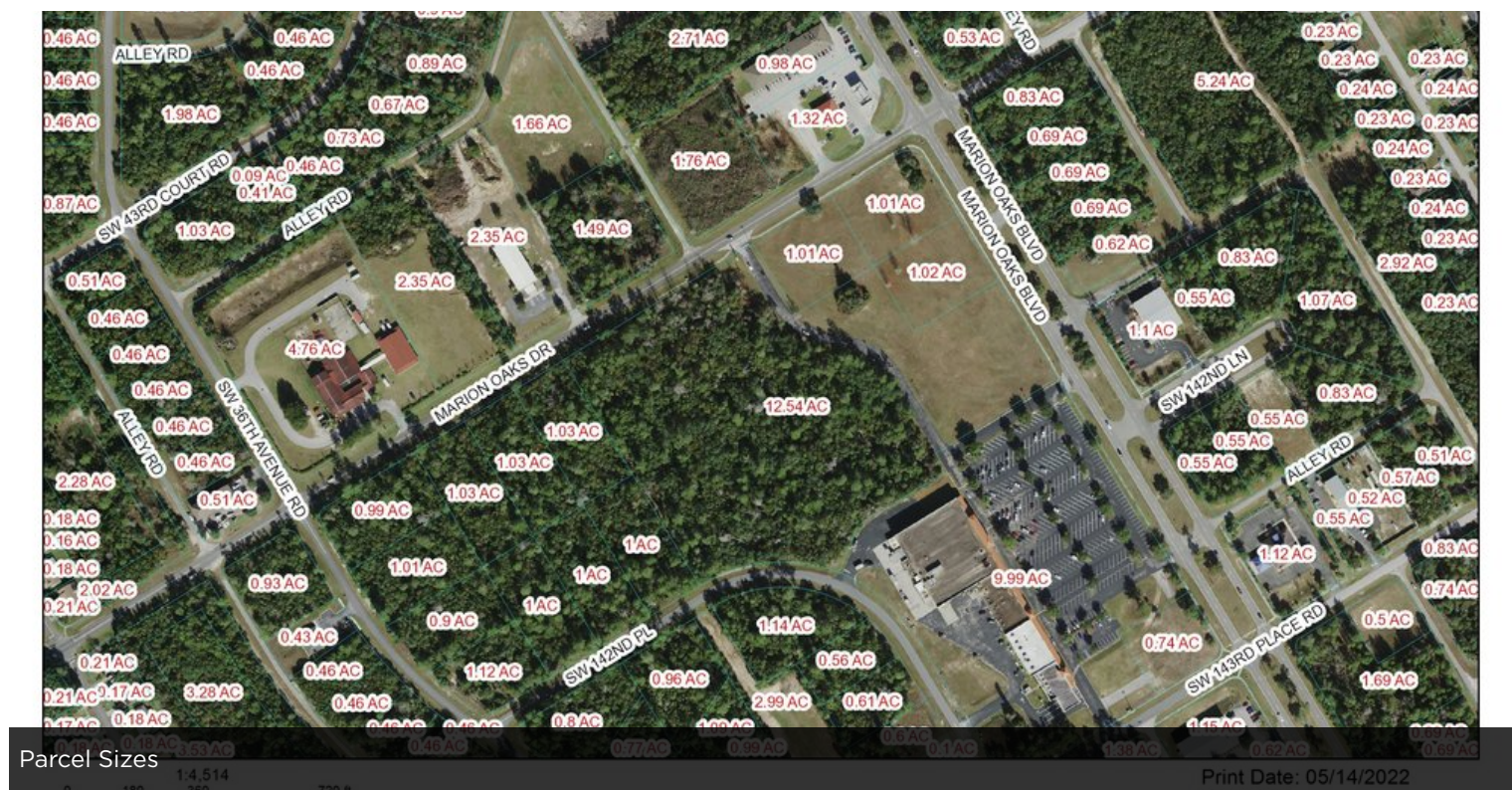
PROPERTY HIGHLIGHTS

- Excellent Investment Opportunity
- 4.8 Commercial Acres
- 8 Parcels
- Exploding Population Growth
- Utilities

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MAPS



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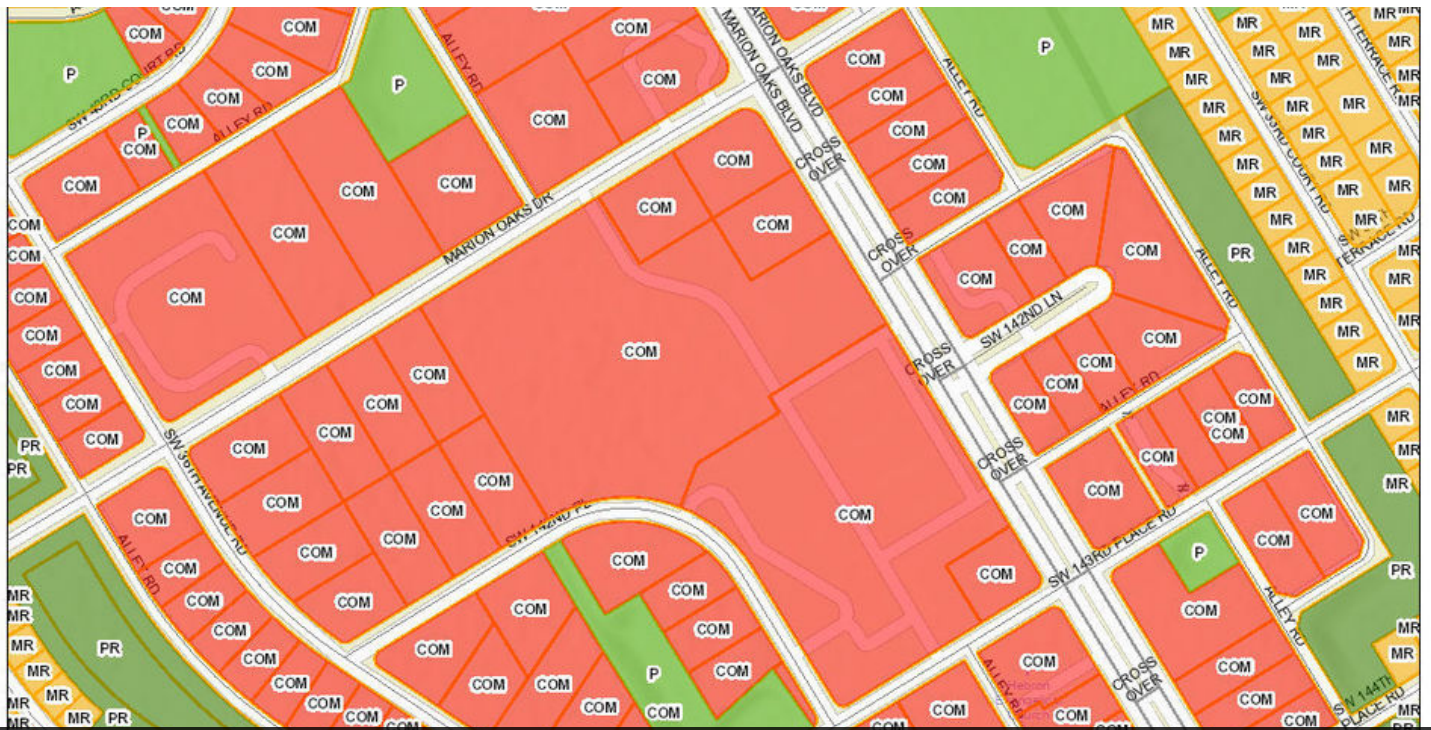
MAPS



Zoning Map

1:4,514
0 180 360 720 ft

Print Date: 05/14/2022



Land Use Map

5:17 AM

1:4,514
0 0.03 0.07 0.13 mi

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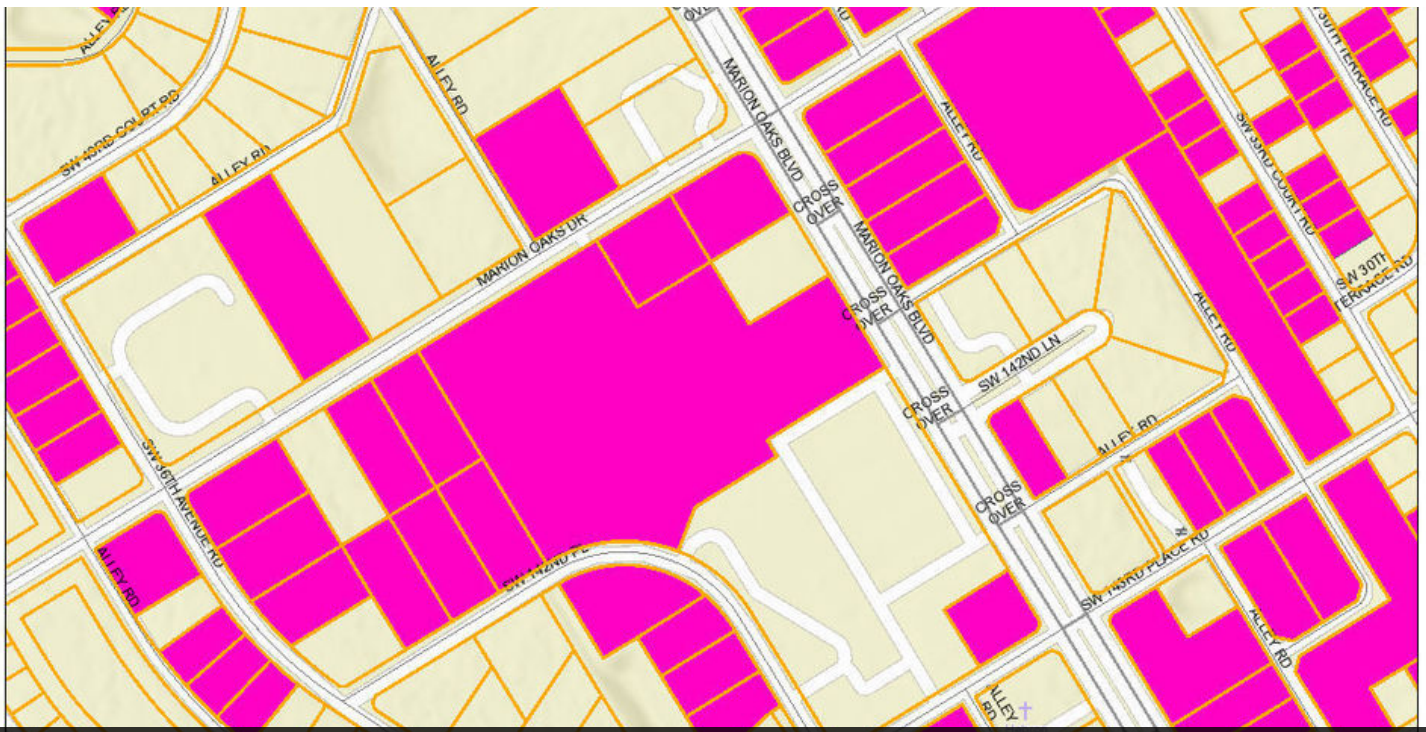
MAPS



Flood Map

1:4,514
0 180 360 720 ft

Print Date: 05/14/2022

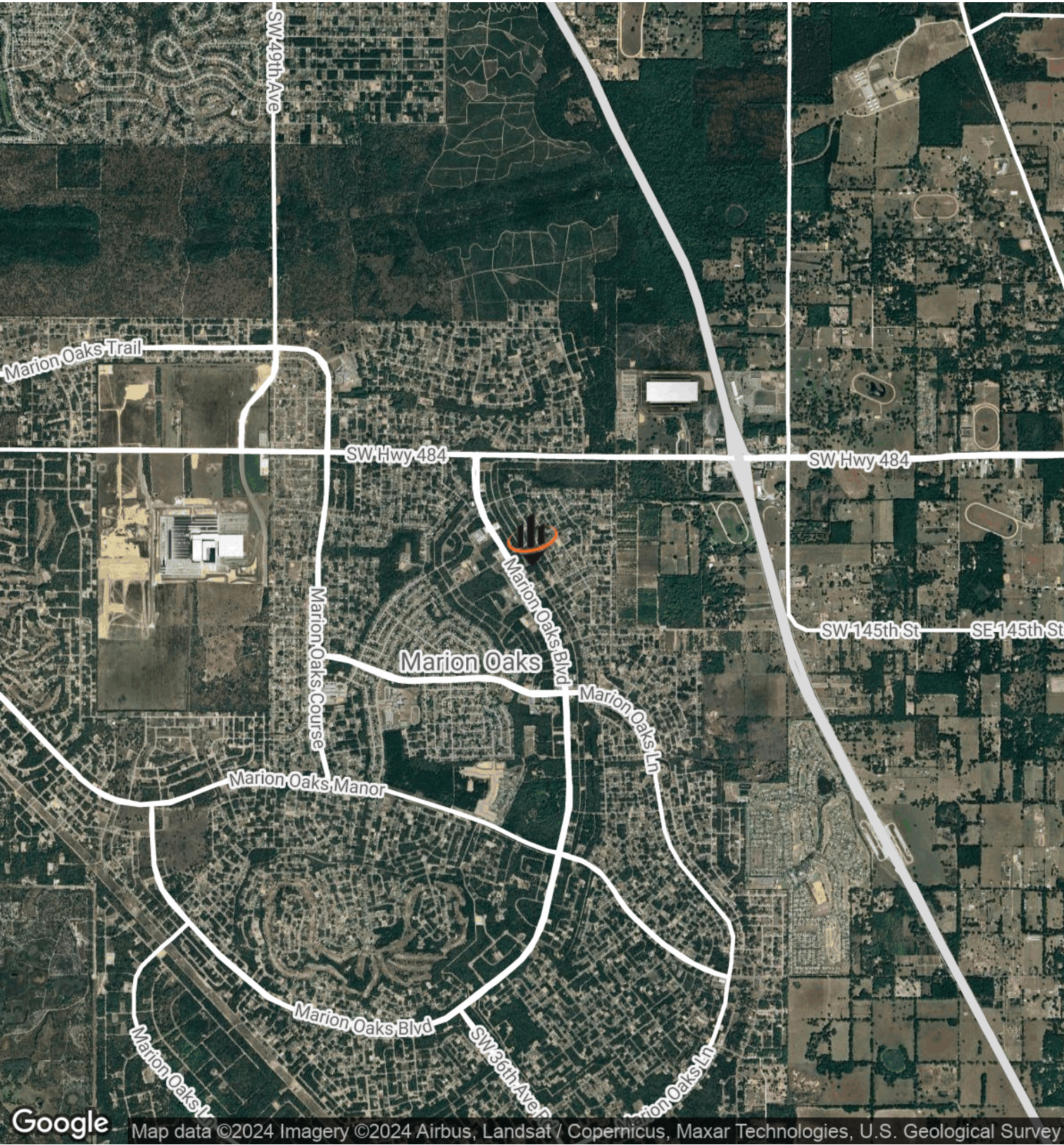


Water Connection Map

1:4,514
0 0.03 0.07 0.13 mi

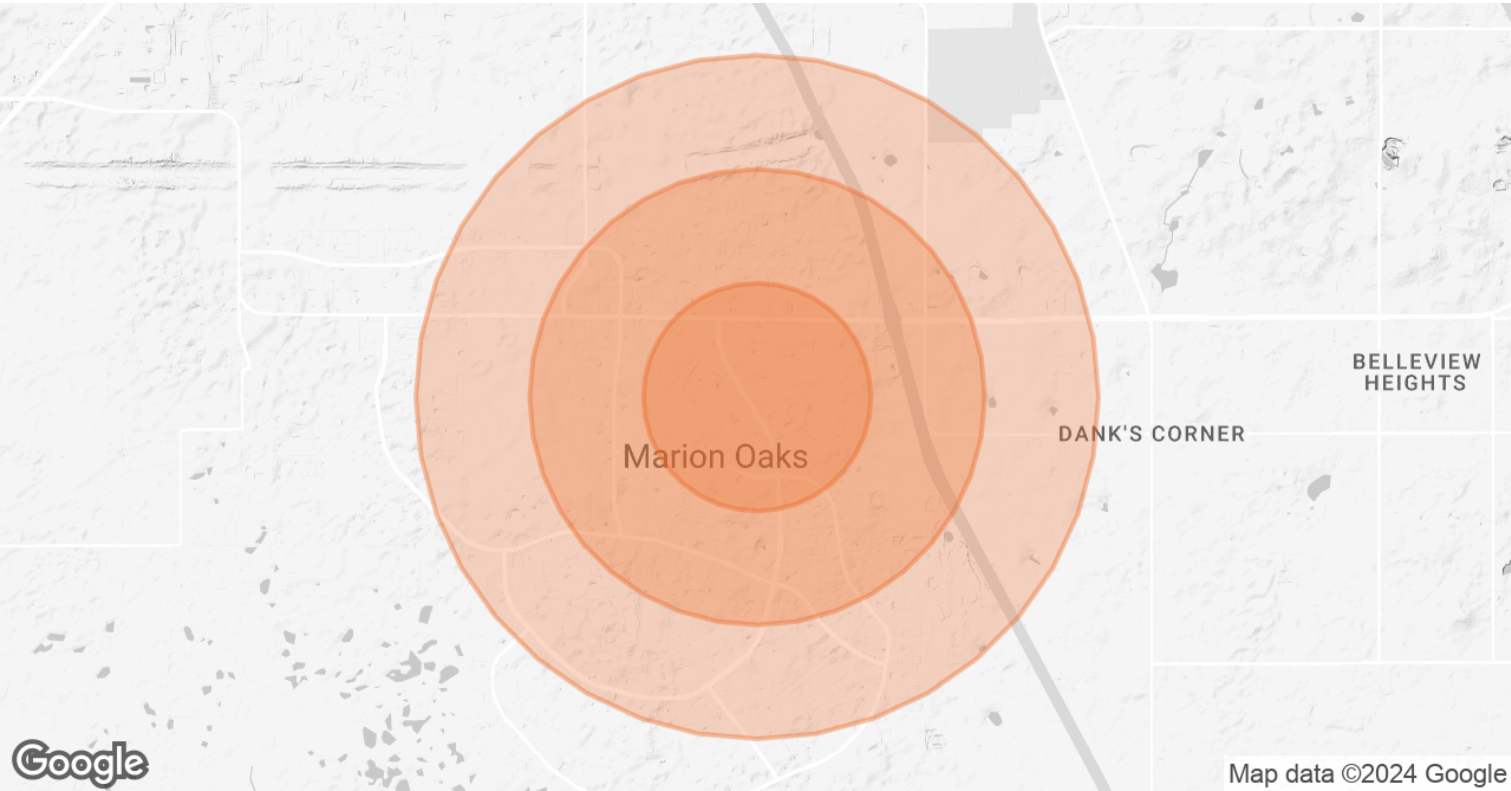
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,363	9,721	15,040
AVERAGE AGE	38.6	40.3	41.0
AVERAGE AGE (MALE)	54.0	46.6	44.8
AVERAGE AGE (FEMALE)	27.7	34.9	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,655	3,841	5,916
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$55,809	\$57,348	\$60,027
AVERAGE HOUSE VALUE	\$142,552	\$153,087	\$164,046

* Demographic data derived from 2020 ACS - US Census

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ADVISOR



BARTOW MCDONALD IV

Managing Director

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PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout 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, a 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 on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, 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, Forbes and the New York Times.

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

EDUCATION

MBA, University of Florida

Bachelor of Science, 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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