

# 2275 SW HWY 484

1-49 ACRES MIXED USE I-  
75/HWY 484

Ocala, FL 34473

## PRESENTED BY:

**BARTOW MCDONALD IV**

O: 352.274.3800

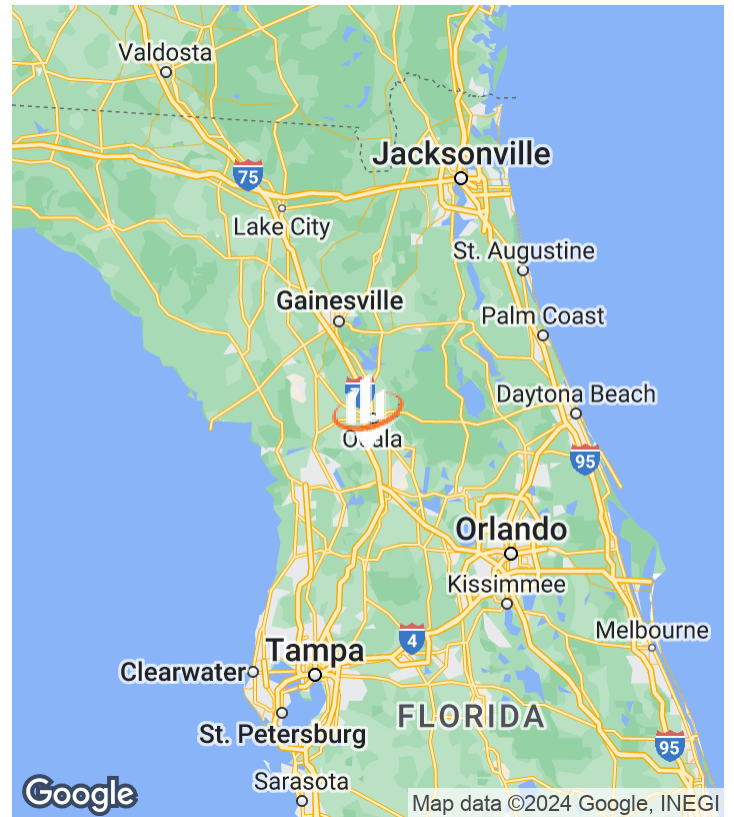
bartow.mcdonald@svn.com

**MATTHEW GARFF**

O: 352.644.1552

matthew.garff@svn.com





## OFFERING SUMMARY

SALE PRICE:	Subject To Offer
AVAILABLE SF:	
LOT SIZE:	49 Acres
PRICE / ACRE:	-
ZONING:	PUD
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	41200-082-00
VIDEO:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

1-49 acres of divisible commercial land with frontage on Hwy 484. Includes access with existing signal on Hwy 484 and opportunity for additional traffic signal to the west. Located in front of new 943,000sf Trailhead Logistics Park and new Wawa.

Water, sewer, and a 6" natural gas pipeline are available along Hwy 484. Excellent for mixed use development. Perfect location for a wide variety of commercial uses including: industrial, medical, office, RV sales, retail, hotels, e-commerce, logistics, manufacturing, etc. PUD zoning with lots of flexibility. 34,000+/- ADT on Hwy 484. 75,000+/- ADT on I-75. Divisible.

A-32.27 acres, B-11+/- acres, C-3.01 acres, D-2.5 acres, E-1.88 acres.

## PROPERTY HIGHLIGHTS

- I-75/Hwy 484 Interchange
- Mixed Use Zoning
- Close to New Major Employers
- Additional Land Available
- Water and Sewer Available
- 34,000 ADT Hwy 484

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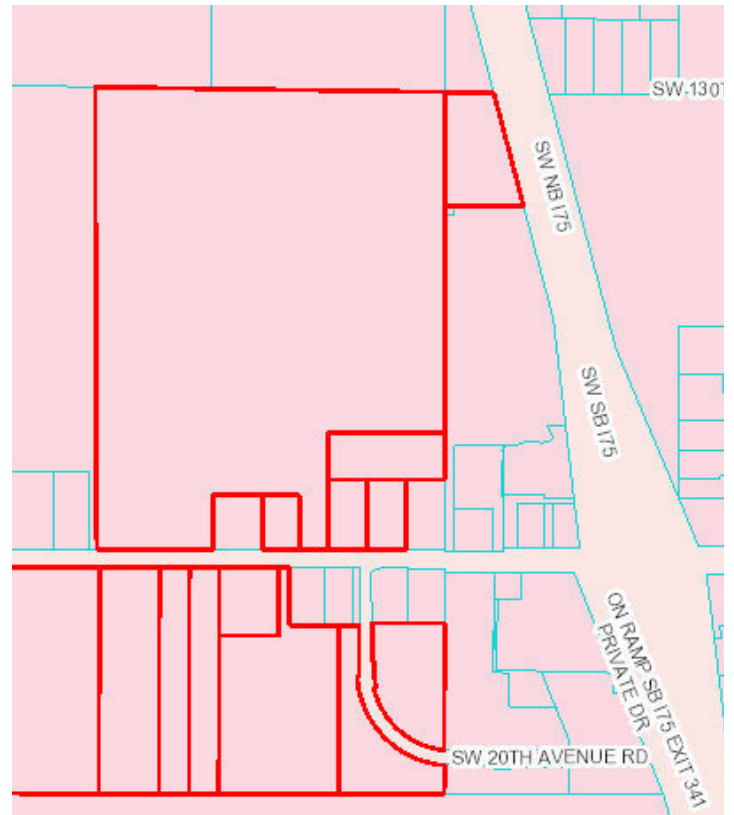
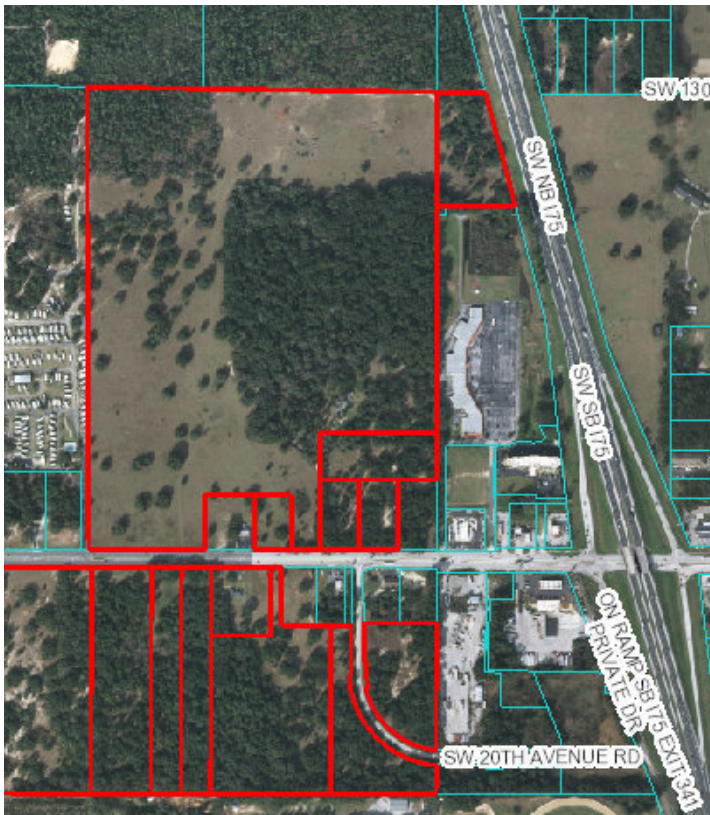
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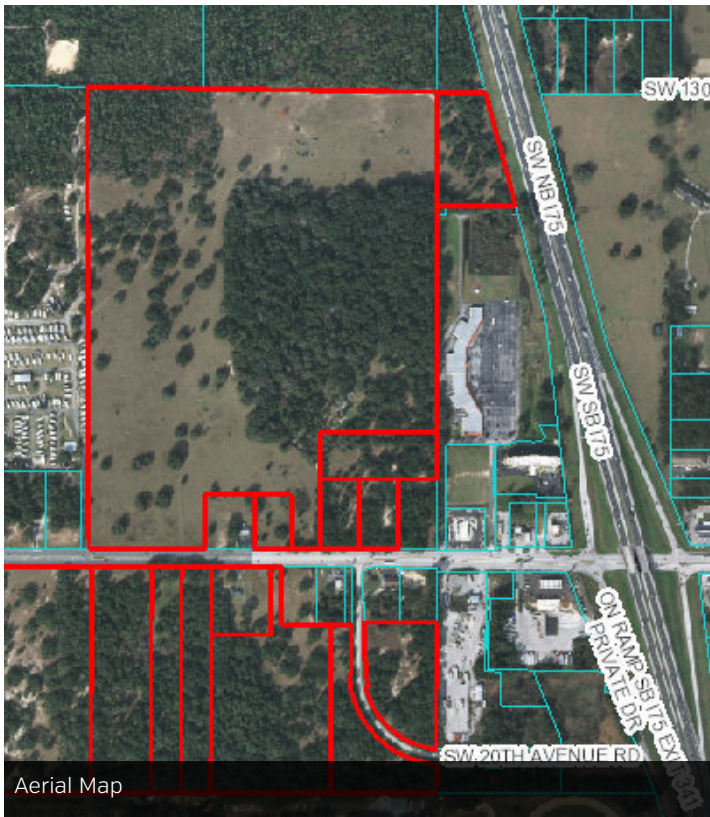
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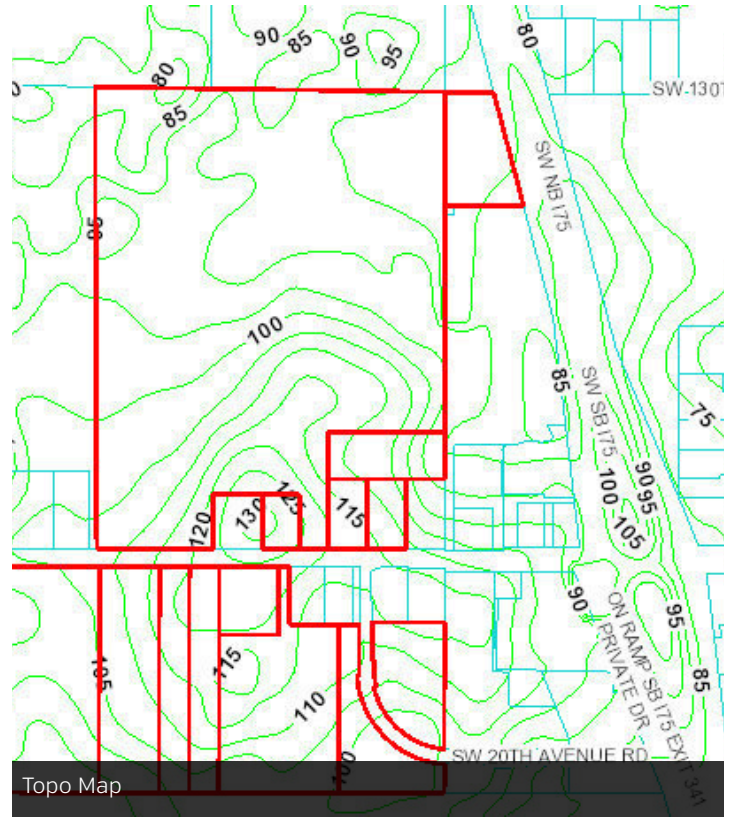
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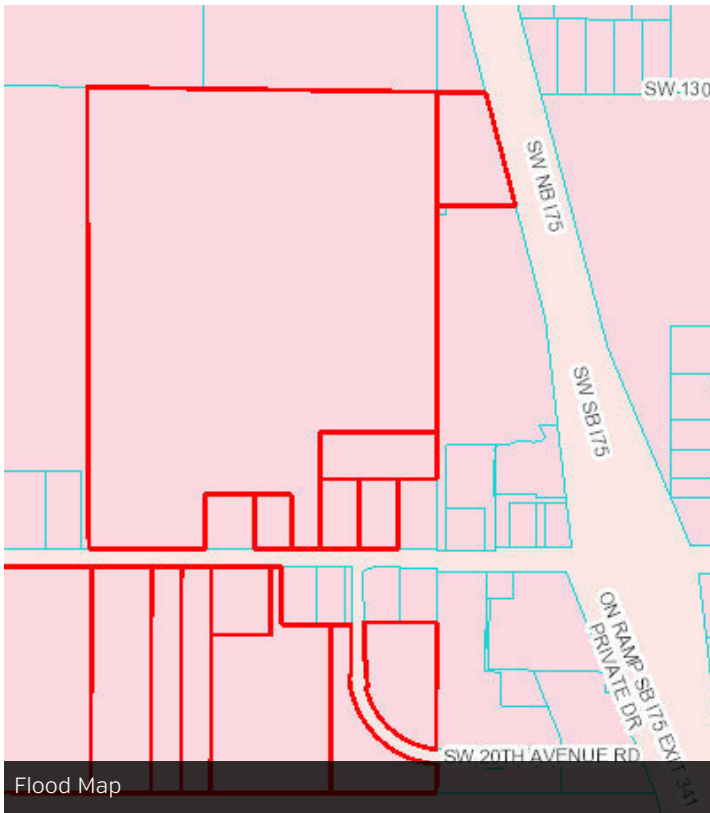




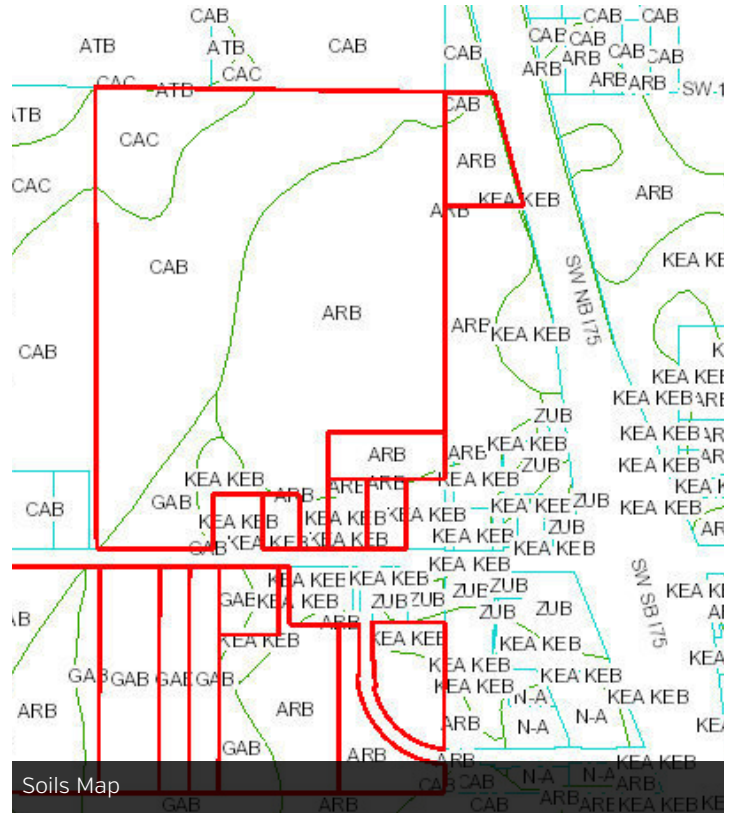
Aerial Map



Topo Map



Flood Map



Soils Map

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## BARTOW MCDONALD IV

Managing Director

bartow.mcdonald@svn.com

Direct: 352.274.3800 | Cell: 352.274.3800

## 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

## MEMBERSHIPS

Commercial Realtor

### SVN | McDonald & Company

217 SE 1st Ave, #200-60

Ocala, FL 34471

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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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