

SALE

10.95 Acre Multi Family Land in Opportunity Zone

1836 NW 21 ST

Ocala, FL 34475

PRESENTED BY:

BARTOW MCDONALD IV

O: 352.274.3800

bartow.mcdonald@svn.com

MATTHEW GARFF

O: 352.644.1552

matthew.garff@svn.com

STILES MCDONALD

O: 352.288.4491

stiles.mcdonald@svn.com

chewy.com

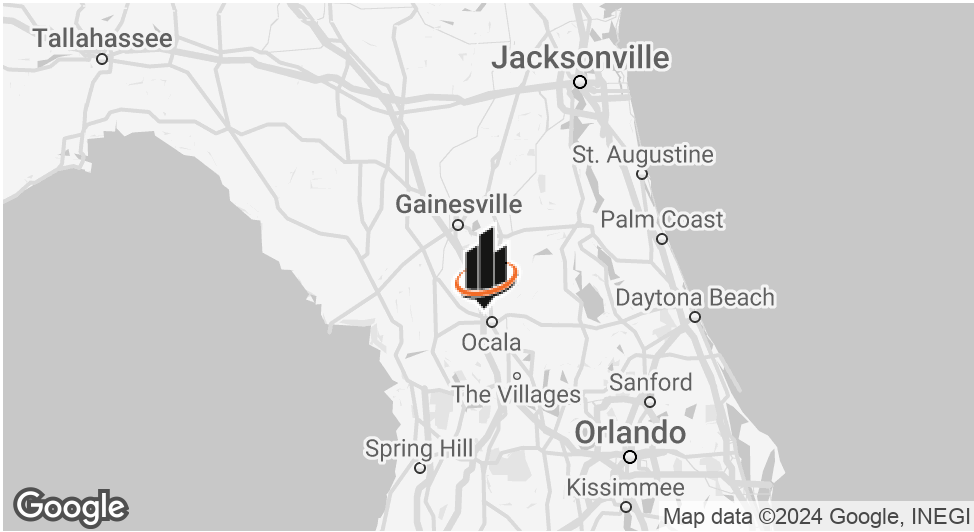
amazon

AutoZone

**10.95+/-
Acres**

SVN
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	10.95 Acres
PRICE / ACRE:	\$150,684
ZONING:	High Density Residential
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	21943-000-00

PROPERTY OVERVIEW

10.95 acres located in an Opportunity Zone within the City of Ocala. Entitled for 105 units of two-story or 140 units of three-story on 7+/- buildable acres. The property is located across the street from the brand new 277-unit Aurora St Leon apartment complex and the beautiful hiking trails of the Ocala Wetland Recharge Park. The new \$10m 41,750sf two-story Mary Sue Rich Community Center is the immediate neighbor to the south. This new community center features designated indoor space for senior, youth, and family programs, a public library, a 400-seat banquet and event space, fitness equipment, an indoor walking track, two full basketball courts, pickleball, and multi-purpose studio rooms. Large employers such as Amazon, Chewy.com, FedEx, and AutoZone distribution centers are located 2.5 miles to the north. The area offers a robust workforce of 287,330 within the three-county area (45 minutes).

PROPERTY HIGHLIGHTS

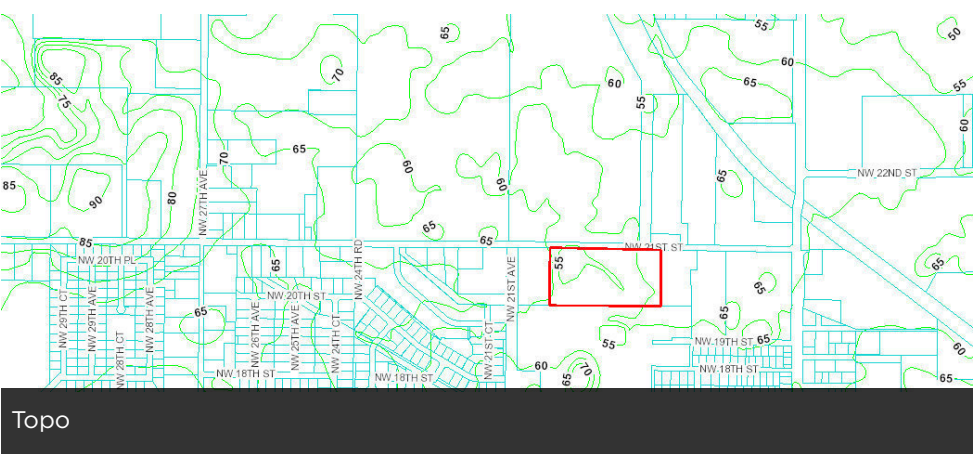
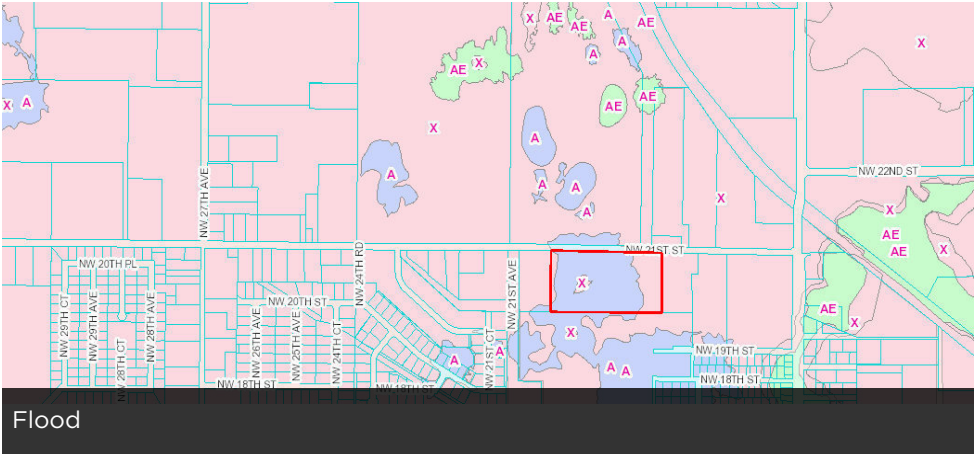
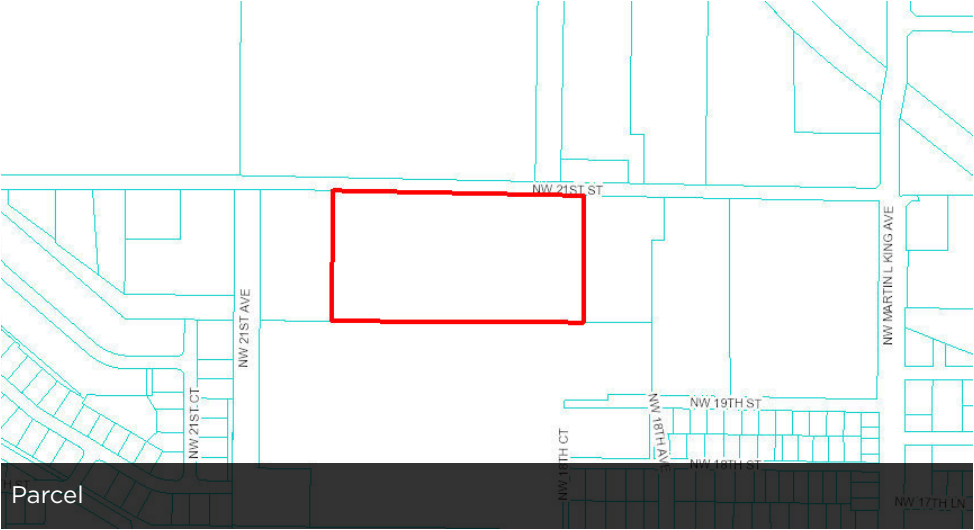
- Opportunity Zone
- City Water and Sewer

BARTOW MCDONALD IV
O: 352.274.3800
bartow.mcdonald@svn.com

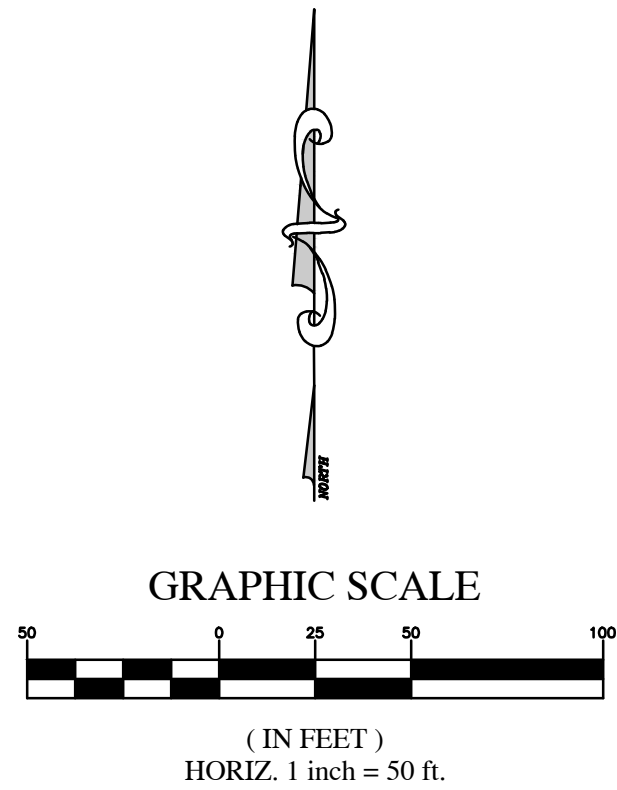
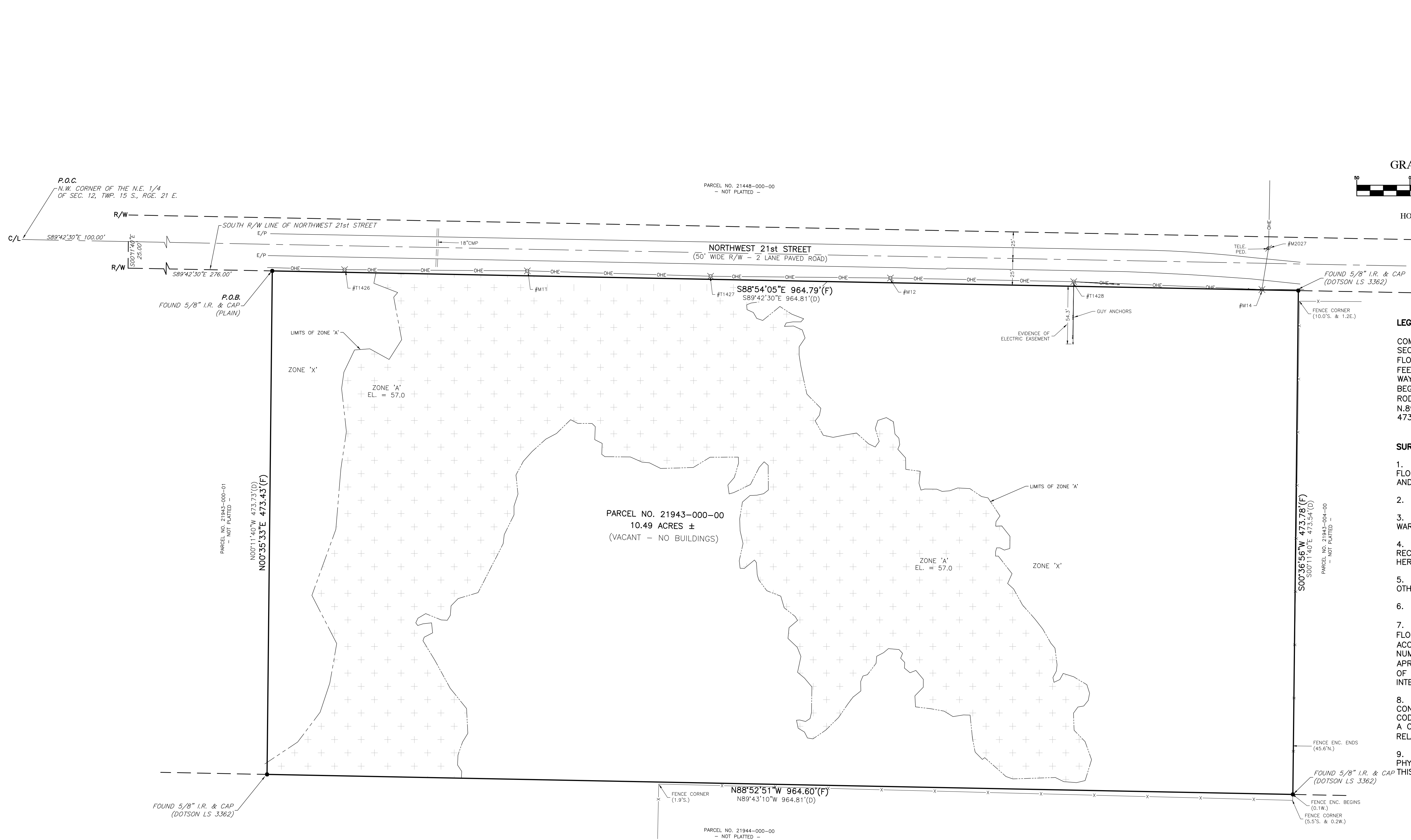
MATTHEW GARFF
O: 352.644.1552
matthew.garff@svn.com

STILES MCDONALD
O: 352.288.4491
stiles.mcdonald@svn.com

MAPS



BARTOW MCDONALD IV	MATTHEW GARFF	STILES MCDONALD
O: 352.274.3800	O: 352.644.1552	O: 352.288.4491
bartow.mcdonald@svn.com	matthew.garff@svn.com	stiles.mcdonald@svn.com



LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.89°42'30"E., 100.00 FEET; THENCE S.00°11'40"E., 25.00 FEET TO AN IRON ROD; THENCE S.89°42'30"E. ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 21ST STREET, 276.00 FEET TO THE POINT OF BEGINNING (IRON ROD); THENCE S.89°42'30"E., 964.81 FEET TO AN IRON ROD; THENCE S.00°11'40"E. 473.54 FEET TO AN IRON ROD; THENCE N.89°43'10"W., 964.81 FEET TO AN IRON ROD; THENCE N.00°11'40"W., 473.73 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE: 10-25-2022.
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE WARRANTY DEED RECORDED IN O.R. BOOK 6432, PAGE 348.
4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) & ZONE "A" (EL. 57.0') (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330, PANEL 0508, SUFFIX E, WITH AN EFFECTIVE DATE OF APRIL 19, 2017. THE BASE FLOOD ELEVATION FOR ZONE "A" AND THE LIMITS OF ZONE "A", AS SHOWN HEREON, WERE PROVIDED BY THE MARION COUNTY INTERACTIVE GIS MAP.
8. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
(P) PLAT MEASUREMENT
(D) DESCRIPTION MEASUREMENT
(F) FIELD MEASUREMENT
RADIUS
D or Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
CONC. CONCRETE
UTILITY POLE AND GUY ANCHOR
OVERHEAD WIRES
FENCE
CONCRETE
ASPHALT

ENC. ENCROACHMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
D.E. DRAINAGE EASEMENT
TREE (SEE TREE SCHEDULE)
G.C. GROUND CONTOUR
T.B.M. TEMPORARY BENCHMARK
F.F. FINISH FLOOR
ELEV. ELEVATION
INV. INVERT
TRAFFIC SIGNAL BOX
SANITARY MANHOLE
WATER METER
WATER VALVE
TRAFFIC SIGN
STREET SIGN
GAS MARKER
FIBER OPTIC CABLE MARKER
CONCRETE MITERED END SECTION
LIGHT POLE
FIRE HYDRANT
TELEPHONE PEDESTAL
ELECTRIC METER

DATE	REVISION

Robert L. Rogers, PE rlrogers@rogerseng.com	Rodney K. Rogers, PSM rkrogers@rogerseng.com	Mekelle M. Boyette, PSM mboyette@rogerseng.com
--	---	---

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY SURVEY
FOR
HENRY MOXON

JOB No. 22-21943-000-00
DATE 11-1-2022
SCALE 1" = 50'
SHEET 1 OF 1

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

NEW MARY SUE RICH COMMUNITY CENTER

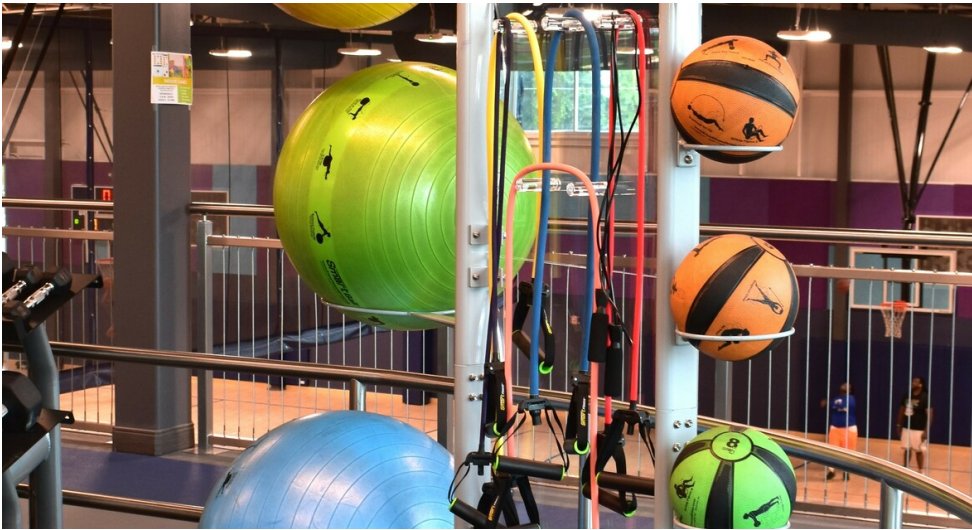


BARTOW MCDONALD IV
O: 352.274.3800
bartow.mcdonald@svn.com

MATTHEW GARFF
O: 352.644.1552
matthew.garff@svn.com

STILES MCDONALD
O: 352.288.4491
stiles.mcdonald@svn.com

NEW MARY SUE RICH COMMUNITY CENTER



BARTOW MCDONALD IV
O: 352.274.3800
bartow.mcdonald@svn.com

MATTHEW GARFF
O: 352.644.1552
matthew.garff@svn.com

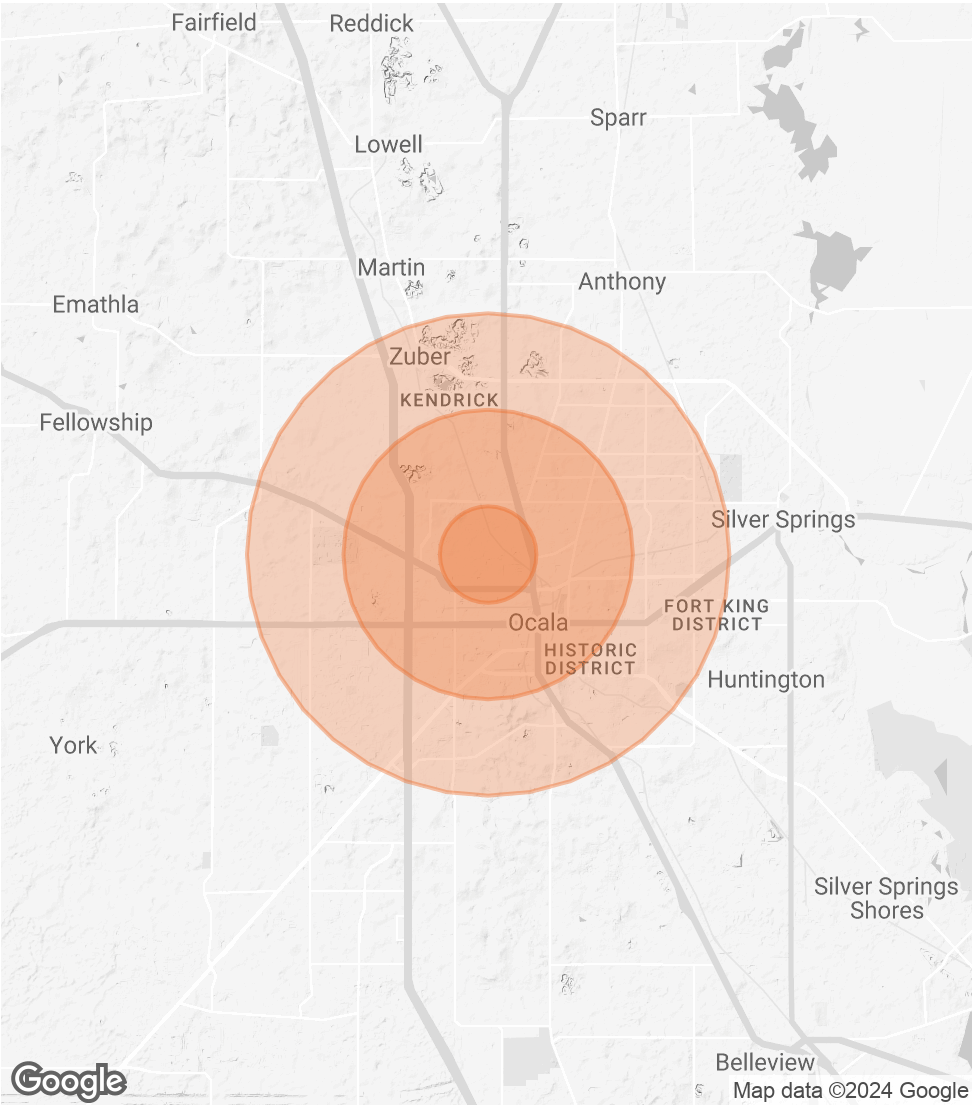
STILES MCDONALD
O: 352.288.4491
stiles.mcdonald@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,332	31,858	74,248
AVERAGE AGE	33.4	38.7	41.2
AVERAGE AGE (MALE)	26.4	36.3	37.7
AVERAGE AGE (FEMALE)	38.0	39.8	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,025	13,979	34,327
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$28,852	\$45,869	\$56,207
AVERAGE HOUSE VALUE	\$53,405	\$105,860	\$132,009

2020 American Community Survey (ACS)



BARTOW MCDONALD IV O: 352.274.3800 bartow.mcdonald@svn.com	MATTHEW GARFF O: 352.644.1552 matthew.garff@svn.com	STILES MCDONALD O: 352.288.4491 stiles.mcdonald@svn.com
---	--	--

ADVISOR BIO



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.

SVN | McDonald & Company
217 SE 1st Ave, #200-60
Ocala, FL 34471

BARTOW MCDONALD IV	MATTHEW GARFF	STILES MCDONALD
O: 352.274.3800	O: 352.644.1552	O: 352.288.4491
bartow.mcdonald@svn.com	matthew.garff@svn.com	stiles.mcdonald@svn.com

ADVISOR BIO



MATTHEW GARFF

Associate Advisor

matthew.garff@svn.com
Direct: 352.644.1552 | Cell: 352.644.1552

PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

SVN | McDonald & Company
217 SE 1st Ave, #200-60
Ocala, FL 34471

BARTOW MCDONALD IV	MATTHEW GARFF	STILES MCDONALD
O: 352.274.3800	O: 352.644.1552	O: 352.288.4491
bartow.mcdonald@svn.com	matthew.garff@svn.com	stiles.mcdonald@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Memorandum 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.

BARTOW MCDONALD IV	MATTHEW GARFF	STILES MCDONALD
O: 352.274.3800	O: 352.644.1552	O: 352.288.4491
bartow.mcdonald@svn.com	matthew.garff@svn.com	stiles.mcdonald@svn.com