

RAINBOW SPRINGS-151 FINISHED RESIDENTIAL LOTS IN GRAND PARK NORTH

19930 SW 93RD LANE RD
DUNNELLON, FL 34430

Bartow McDonald IV



*Grand Park
North
at Rainbow Springs*

Executive Summary



SALE OVERVIEW

SALE PRICE: \$4,940,000

LOT SIZE: 50 Acres

APN #: 3297-167-137

ZONING: Residential

MARKET: North Central Florida

SUB MARKET: Dunnellon

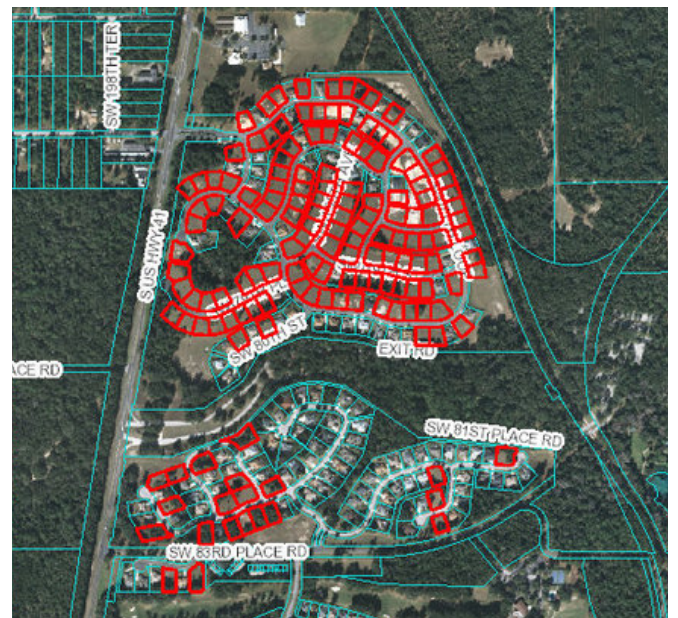
PROPERTY DESCRIPTION

151 finished residential lots located adjacent to the breath taking 600-acre Rainbow Springs State Park and the head waters of Rainbow Springs. Grand Park North is a beautiful and well maintained community nestled among the rolling hills and stately oaks of North Central Florida. So many fun things to do in this community-swimming, snorkeling, scuba, kayaking, tennis, fishing, walking, nature hikes, etc. And the new Publix and Comfort Suites Hotel are both just minutes away from the entrance of Grand Park North. Covenants may be viewed at <http://www.grandparknorth.org/>

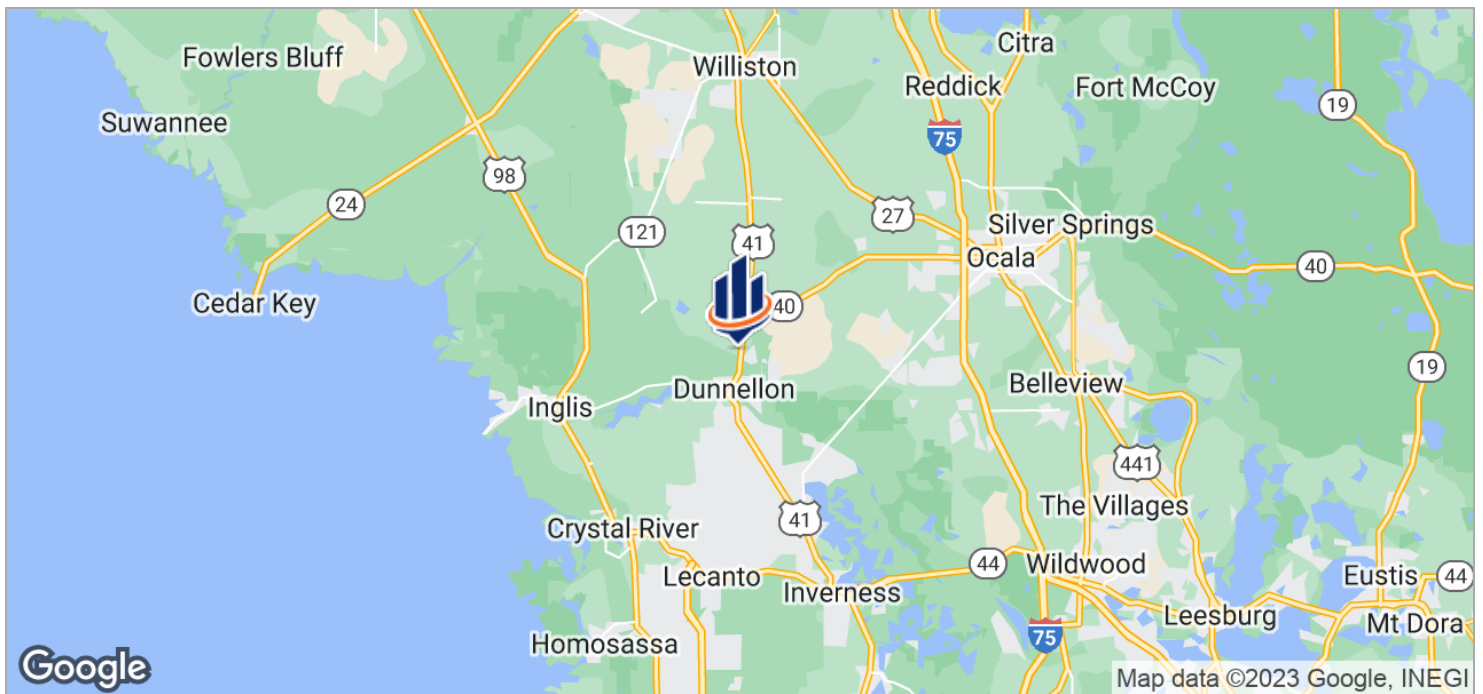
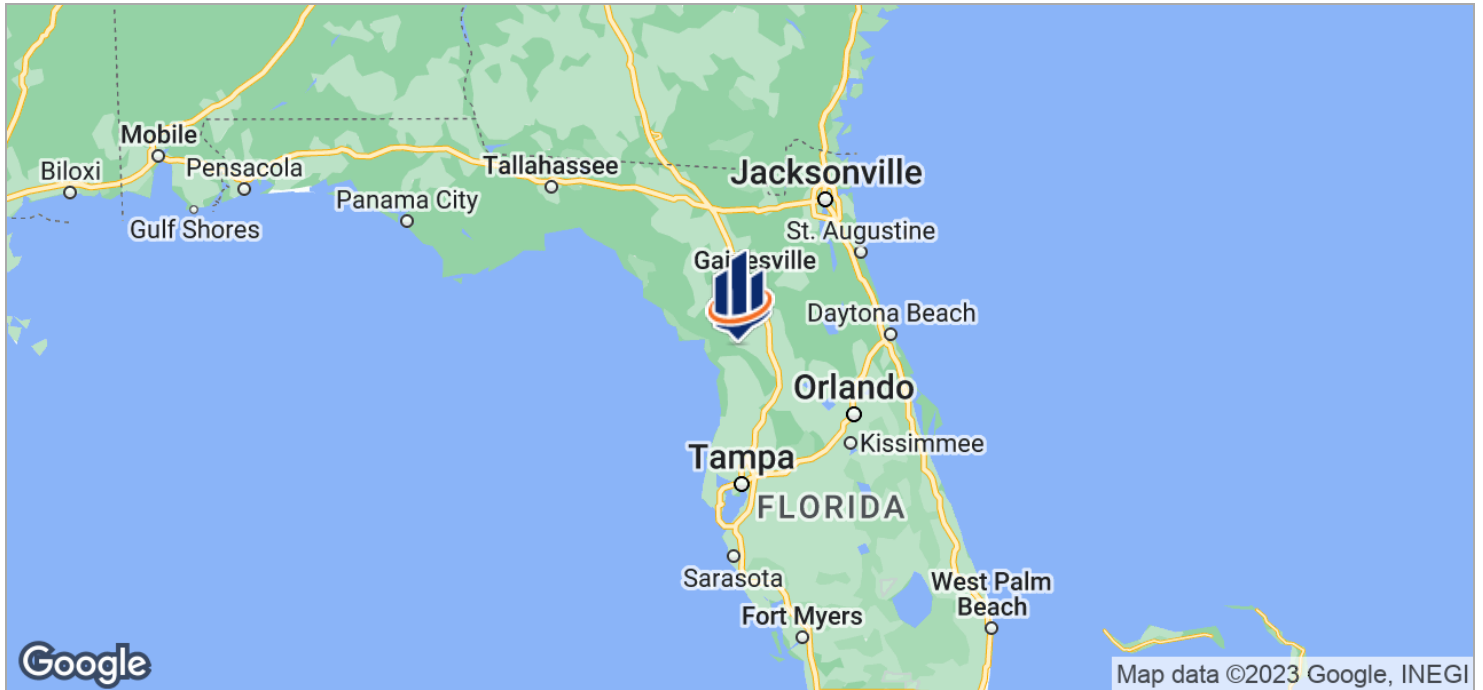
Highlights

PROPERTY HIGHLIGHTS

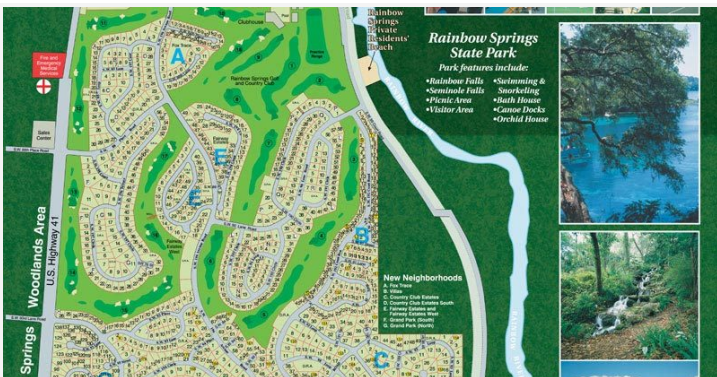
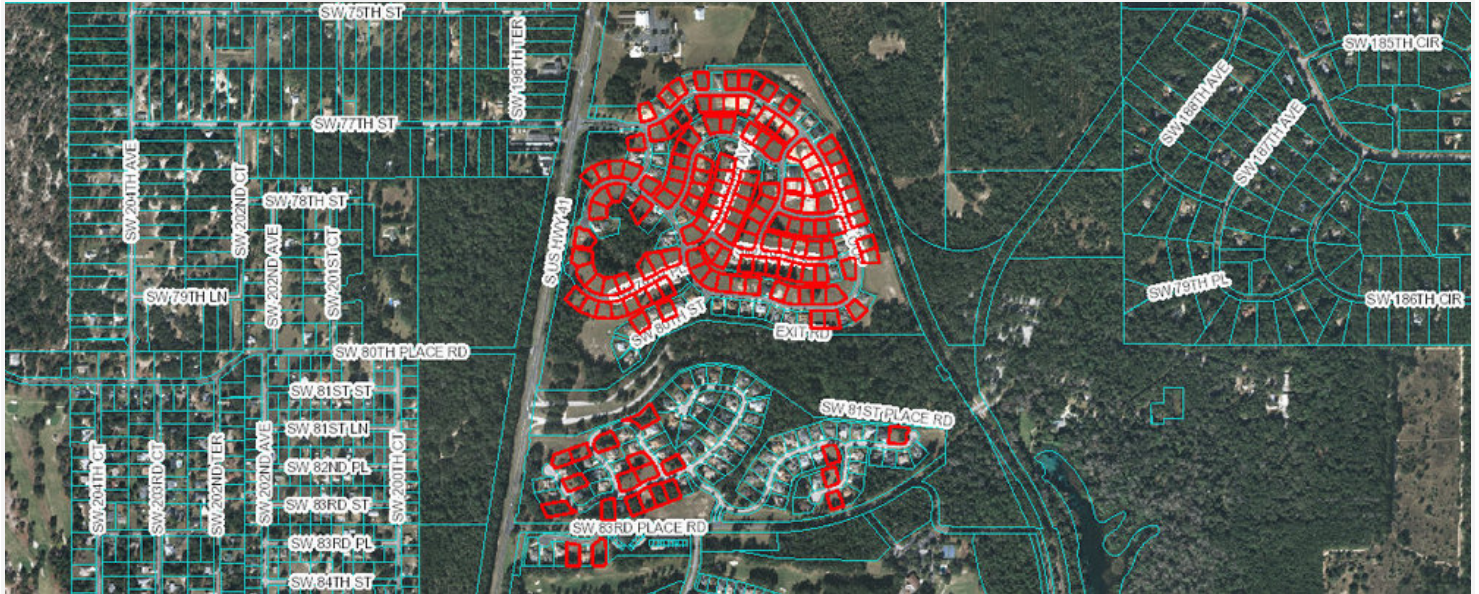
- 151 Finished Lots
- Grand Park North of Rainbow Springs
- .3 Acre Lots
- Next to Rainbow Springs State Park



Location Maps



The Beautiful Rainbow River



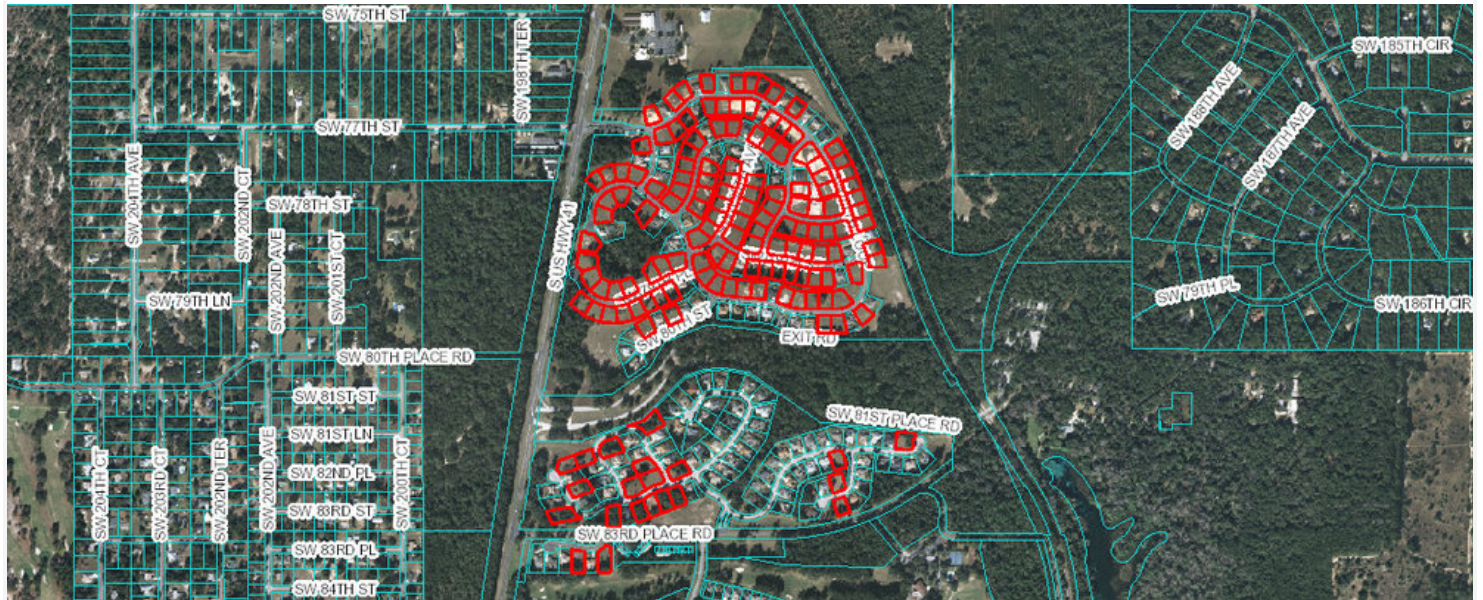
Grand Park North Main Entrance



The Neighborhood



Lot Locations



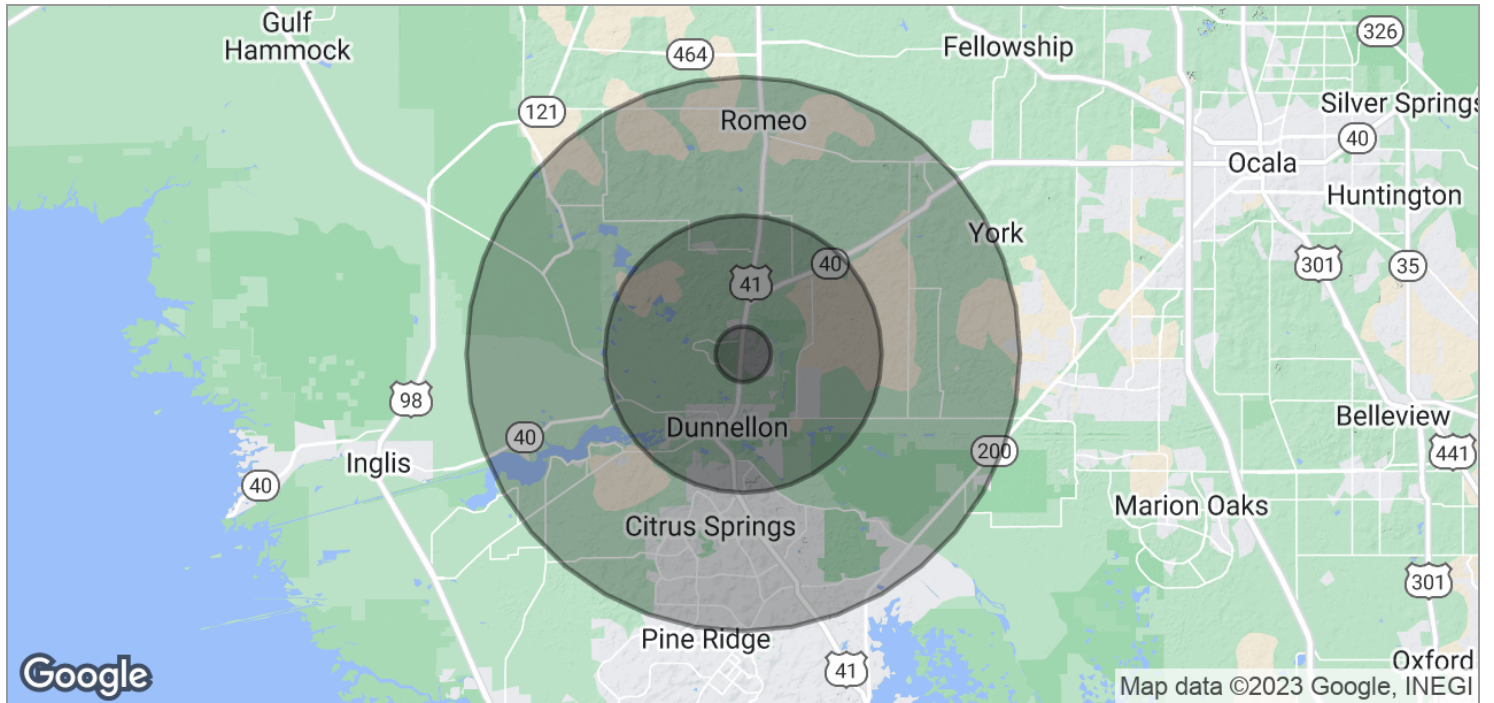
Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	144	3,885	17,044
Total persons per hh	2.2	2.3	2.4
Average hh income	\$49,948	\$50,068	\$52,144
Average house value		\$209,890	\$258,442

	1 MILE	5 MILES	10 MILES
Total population	319	8,860	41,519
Median age	58.8	55.7	51.6
Median age (male)	56.5	54.9	51.5
Median age (female)	60.0	56.0	51.3

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	319	8,860	41,519
MEDIAN AGE	58.8	55.7	51.6
MEDIAN AGE (MALE)	56.5	54.9	51.5
MEDIAN AGE (FEMALE)	60.0	56.0	51.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	144	3,885	17,044
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$49,948	\$50,068	\$52,144
AVERAGE HOUSE VALUE		\$209,890	\$258,442

EXHIBIT A Lot Inventory

Lot	Owner	Parcel Number	Address	Acres
1	CCW OF MARION COUNTY LLC	3297-167-137	19930 SW 93RD LANE R	0.27
2	CCW OF MARION COUNTY LLC	3297-167-138		0.28
3	CCW OF MARION COUNTY LLC	3297-167-075		0.26
4	CCW OF MARION COUNTY LLC	3297-167-076		0.28
5	CCW OF MARION COUNTY LLC	33177-002-02		0.35
6	CCW OF MARION COUNTY LLC	33177-002-03		0.37
7	CCW OF MARION COUNTY LLC	33177-002-04	8281 SW 196TH COURT	0.36
8	CCW OF MARION COUNTY LLC	33177-002-05		0.33
9	CCW OF MARION COUNTY LLC	33177-002-07		0.36
10	CCW OF MARION COUNTY LLC	33177-002-08		0.46
11	CCW OF MARION COUNTY LLC	33177-002-11		0.34
12	CCW OF MARION COUNTY LLC	33177-002-13	8322 SW 196TH COURT	0.37
13	CCW OF MARION COUNTY LLC	33177-002-18	19713 SW 82ND LOOP	0.33
14	CCW OF MARION COUNTY LLC	33177-002-19		0.44
15	CCW OF MARION COUNTY LLC	33177-002-22		0.43
16	CCW OF MARION COUNTY LLC	33177-002-24		0.36
17	CCW OF MARION COUNTY LLC	33177-002-27		0.47
18	CCW OF MARION COUNTY LLC	33177-002-31	19641 SW 82ND LOOP	0.36
19	CCW OF MARION COUNTY LLC	33177-002-47		0.37
20	CCW OF MARION COUNTY LLC	33177-002-70		0.39
21	CCW OF MARION COUNTY LLC	33177-002-79	8251 SW 194TH AVE	0.27
22	CCW OF MARION COUNTY LLC	33177-002-84		0.31
23	CCW OF MARION COUNTY LLC	33177-002-83		0.31
24	CCW OF MARION COUNTY LLC	33177-002-23	19642 SW 82ND LOOP	0.41
25	CCW OF MARION COUNTY LLC	33172-001-00		0.3
26	CCW OF MARION COUNTY LLC	33172-003-00		0.3
27	CCW OF MARION COUNTY LLC	33172-004-00		0.29
28	CCW OF MARION COUNTY LLC	33172-006-00		0.29
29	CCW OF MARION COUNTY LLC	33172-008-00		0.3
30	CCW OF MARION COUNTY LLC	33172-009-00		0.31
31	CCW OF MARION COUNTY LLC	33172-010-00		0.31
32	CCW OF MARION COUNTY LLC	33172-011-00		0.3
33	CCW OF MARION COUNTY LLC	33172-013-00		0.3
34	CCW OF MARION COUNTY LLC	33172-017-00		0.3
35	CCW OF MARION COUNTY LLC	33172-018-00		0.3
36	CCW OF MARION COUNTY LLC	33172-019-00		0.3
37	CCW OF MARION COUNTY LLC	33172-020-00		0.3
38	CCW OF MARION COUNTY LLC	33172-021-00		0.3
39	CCW OF MARION COUNTY LLC	33172-022-00		0.3
40	CCW OF MARION COUNTY LLC	33172-023-00		0.3
41	CCW OF MARION COUNTY LLC	33172-025-00		0.3
42	CCW OF MARION COUNTY LLC	33172-026-00		0.29
43	CCW OF MARION COUNTY LLC	33172-028-00		0.3
44	CCW OF MARION COUNTY LLC	33172-030-00		0.33

45	CCW OF MARION COUNTY LLC	33172-031-00		0.32
46	CCW OF MARION COUNTY LLC	33172-041-00		0.33
47	CCW OF MARION COUNTY LLC	33172-043-00		0.33
48	CCW OF MARION COUNTY LLC	33172-047-00		0.39
49	CCW OF MARION COUNTY LLC	33172-048-00	19748 SW 79TH PL	0.33
50	CCW OF MARION COUNTY LLC	33172-049-00		0.33
51	CCW OF MARION COUNTY LLC	33172-050-00		0.33
52	CCW OF MARION COUNTY LLC	33172-051-00	19694 SW 79TH PL	0.3
53	CCW OF MARION COUNTY LLC	33172-052-00		0.29
54	CCW OF MARION COUNTY LLC	33172-053-00		0.31
55	CCW OF MARION COUNTY LLC	33172-054-00		0.32
56	CCW OF MARION COUNTY LLC	33172-056-00		0.39
57	CCW OF MARION COUNTY LLC	33172-057-00		0.37
58	CCW OF MARION COUNTY LLC	33172-058-00		0.31
59	CCW OF MARION COUNTY LLC	33172-059-00		0.32
60	CCW OF MARION COUNTY LLC	33172-060-00		0.29
61	CCW OF MARION COUNTY LLC	33172-061-00		0.35
62	CCW OF MARION COUNTY LLC	33172-062-00	19643 SW 79TH PL	0.37
63	CCW OF MARION COUNTY LLC	33172-063-00		0.4
64	CCW OF MARION COUNTY LLC	33172-066-00		0.45
65	CCW OF MARION COUNTY LLC	33172-068-00		0.32
66	CCW OF MARION COUNTY LLC	33172-069-00		0.32
67	CCW OF MARION COUNTY LLC	33172-070-00		0.33
68	CCW OF MARION COUNTY LLC	33172-072-00		0.4
69	CCW OF MARION COUNTY LLC	33172-073-00		0.31
70	CCW OF MARION COUNTY LLC	33172-074-00		0.31
71	CCW OF MARION COUNTY LLC	33172-075-00		0.31
72	CCW OF MARION COUNTY LLC	33172-076-00		0.34
73	CCW OF MARION COUNTY LLC	33172-078-00		0.3
74	CCW OF MARION COUNTY LLC	33172-079-00		0.3
75	CCW OF MARION COUNTY LLC	33172-083-00	7731 SW 196TH TER	0.34
76	CCW OF MARION COUNTY LLC	33172-084-00		0.34
77	CCW OF MARION COUNTY LLC	33172-085-00		0.3
78	CCW OF MARION COUNTY LLC	33172-087-00		0.28
79	CCW OF MARION COUNTY LLC	33172-088-00		0.3
80	CCW OF MARION COUNTY LLC	33172-089-00		0.3
81	CCW OF MARION COUNTY LLC	33172-090-00		0.32
82	CCW OF MARION COUNTY LLC	33172-092-00		0.29
83	CCW OF MARION COUNTY LLC	33172-093-00		0.29
84	CCW OF MARION COUNTY LLC	33172-094-00		0.34
85	CCW OF MARION COUNTY LLC	33172-095-00		0.38
86	CCW OF MARION COUNTY LLC	33172-096-00		0.3
87	CCW OF MARION COUNTY LLC	33172-097-00		0.3
88	CCW OF MARION COUNTY LLC	33172-099-00		0.28
89	CCW OF MARION COUNTY LLC	33172-100-00		0.32
90	CCW OF MARION COUNTY LLC	33172-102-00		0.33
91	CCW OF MARION COUNTY LLC	33172-103-00		0.31

92	CCW OF MARION COUNTY LLC	33172-104-00		0.3
93	CCW OF MARION COUNTY LLC	33172-105-00		0.28
94	CCW OF MARION COUNTY LLC	33172-106-00		0.3
95	CCW OF MARION COUNTY LLC	33172-107-00	19653 SW 77TH PL	0.33
96	CCW OF MARION COUNTY LLC	33172-109-00		0.34
97	CCW OF MARION COUNTY LLC	33172-110-00		0.32
98	CCW OF MARION COUNTY LLC	33172-111-00		0.3
99	CCW OF MARION COUNTY LLC	33172-112-00		0.3
100	CCW OF MARION COUNTY LLC	33172-115-00		0.33
101	CCW OF MARION COUNTY LLC	33172-116-00		0.28
102	CCW OF MARION COUNTY LLC	33172-117-00		0.3
103	CCW OF MARION COUNTY LLC	33172-118-00		0.3
104	CCW OF MARION COUNTY LLC	33172-119-00		0.31
105	CCW OF MARION COUNTY LLC	33172-120-00		0.29
106	CCW OF MARION COUNTY LLC	33172-121-00	7904 SW 195TH AVE	0.37
107	CCW OF MARION COUNTY LLC	33172-123-00		0.3
108	CCW OF MARION COUNTY LLC	33172-124-00		0.33
109	CCW OF MARION COUNTY LLC	33172-125-00		0.34
110	CCW OF MARION COUNTY LLC	33172-126-00		0.32
111	CCW OF MARION COUNTY LLC	33172-127-00		0.43
112	CCW OF MARION COUNTY LLC	33172-128-00		0.38
113	CCW OF MARION COUNTY LLC	33172-129-00		0.31
114	CCW OF MARION COUNTY LLC	33172-130-00	7856 SW 194TH CT	0.31
115	CCW OF MARION COUNTY LLC	33172-131-00		0.32
116	CCW OF MARION COUNTY LLC	33172-132-00		0.31
117	CCW OF MARION COUNTY LLC	33172-135-00		0.28
118	CCW OF MARION COUNTY LLC	33172-136-00		0.39
119	CCW OF MARION COUNTY LLC	33172-137-00		0.35
120	CCW OF MARION COUNTY LLC	33172-138-00		0.42
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123	CCW OF MARION COUNTY LLC	33172-141-00		0.3
124	CCW OF MARION COUNTY LLC	33172-142-00		0.43
125	CCW OF MARION COUNTY LLC	33172-143-00		0.39
126	CCW OF MARION COUNTY LLC	33172-144-00		0.3
127	CCW OF MARION COUNTY LLC	33172-145-00		0.31
128	CCW OF MARION COUNTY LLC	33172-146-00		0.3
129	CCW OF MARION COUNTY LLC	33172-147-00		0.34
130	CCW OF MARION COUNTY LLC	33172-149-00		0.3
131	CCW OF MARION COUNTY LLC	33172-150-00		0.35
132	CCW OF MARION COUNTY LLC	33172-151-00	19427 SW 79TH ST	0.3
133	CCW OF MARION COUNTY LLC	33172-152-00		0.28
134	CCW OF MARION COUNTY LLC	33172-153-00		0.4
135	CCW OF MARION COUNTY LLC	33172-154-00	19490 SW 79TH ST	0.32
136	CCW OF MARION COUNTY LLC	33172-155-00		0.32
137	CCW OF MARION COUNTY LLC	33172-157-00		0.3
138	CCW OF MARION COUNTY LLC	33172-158-00		0.3

139	CCW OF MARION COUNTY LLC	33172-159-00		0.3
140	CCW OF MARION COUNTY LLC	33172-160-00		0.3
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142	CCW OF MARION COUNTY LLC	33172-162-00		0.3
143	CCW OF MARION COUNTY LLC	33172-163-00		0.3
144	CCW OF MARION COUNTY LLC	33172-165-00		0.3
145	CCW OF MARION COUNTY LLC	33172-166-00		0.37
146	CCW OF MARION COUNTY LLC	33172-167-00		0.3
147	CCW OF MARION COUNTY LLC	33172-168-00		0.3
148	CCW OF MARION COUNTY LLC	33172-169-00		0.31
149	CCW OF MARION COUNTY LLC	33172-170-00		0.31
150	CCW OF MARION COUNTY LLC	33172-172-00		0.33
151	CCW OF MARION COUNTY LLC	33172-173-00	19664 SW 77TH LOOP	0.33
152	CCW OF MARION COUNTY LLC	33172-174-00		0.31
153	CCW OF MARION COUNTY LLC	33172-175-00		0.31
154	CCW OF MARION COUNTY LLC	33172-176-00		0.3
155	CCW OF MARION COUNTY LLC	33172-177-00	19692 SW 77TH LOOP	0.35
156	CCW OF MARION COUNTY LLC	3296-300-001		0.49
157	CCW OF MARION COUNTY LLC	3296-300-003		0.38



Bartow McDonald IV

Managing Director

SVN | Florida Commercial Real Estate Advisors

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.

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DISCLAIMER

RAINBOW SPRINGS-151 FINISHED RESIDENTIAL LOTS GRAND PARK NORTH | 50.0 ACRES | DUNNELLON, FL

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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.

