

PROPERTY

16.66
16.6+/- COMMERCIAL ACRES HWY 40

E SILVER SPRINGS BLVD | OCALA, FL 34470

Bartow McDonald IV

verizon

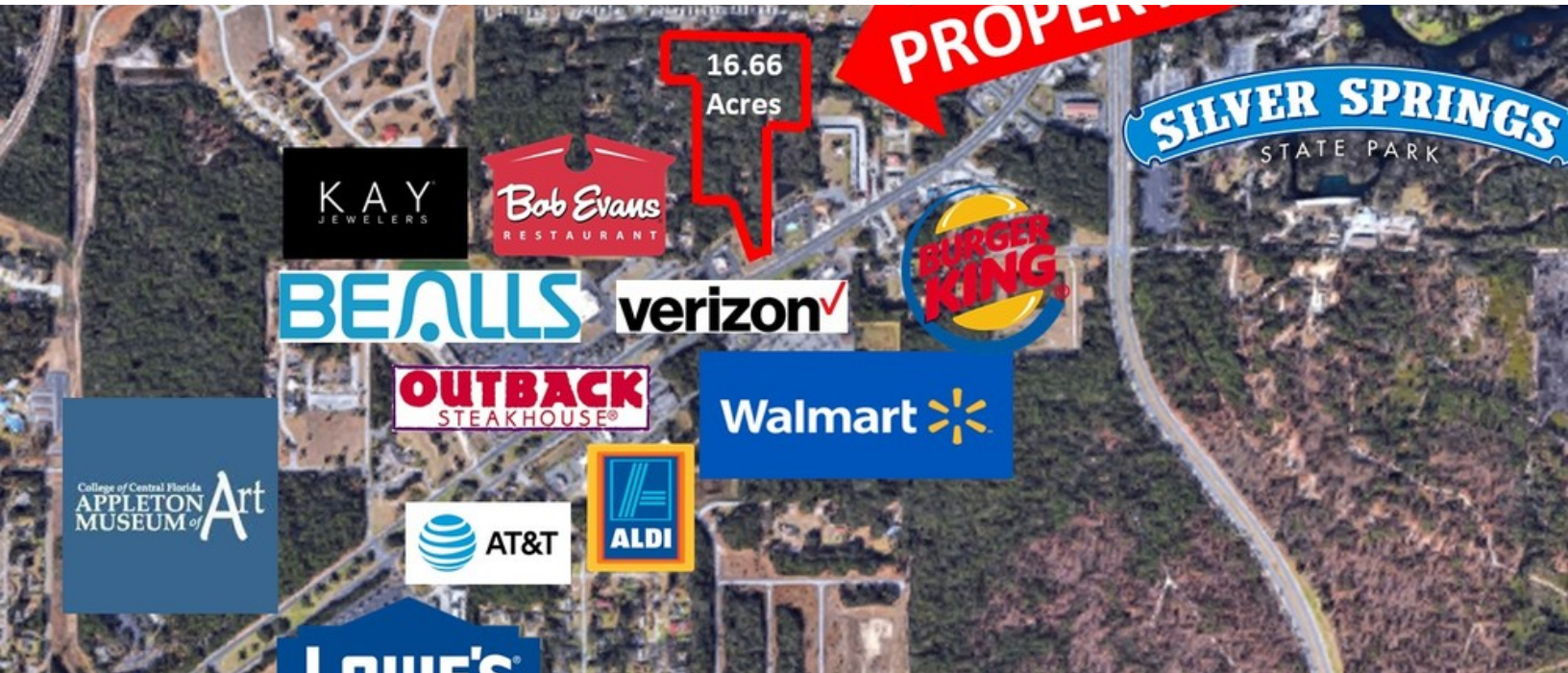


Walmart



AT&T

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,300,000

LOT SIZE: 16.66 Acres

APN #: 24161-000-00 And
2420-024-001

ZONING: B4

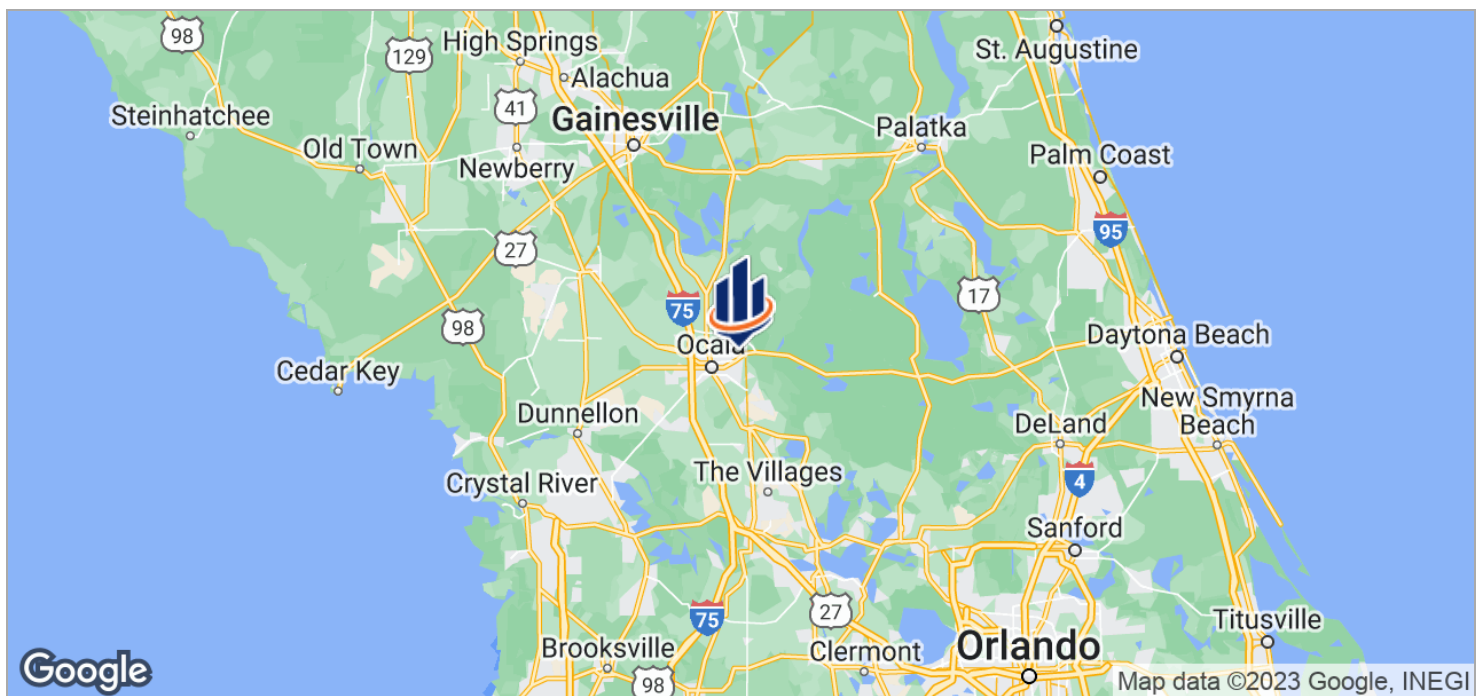
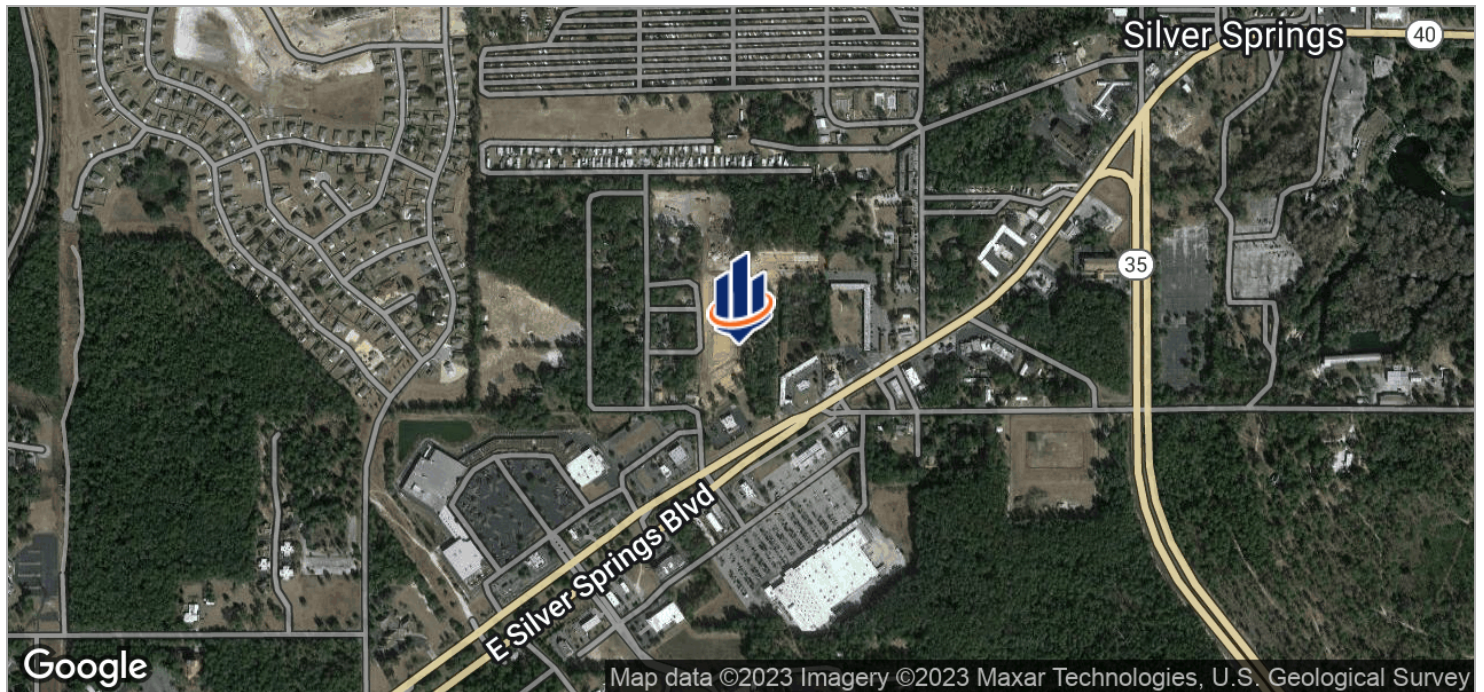
MARKET: North Central Florida

SUB MARKET: Ocala

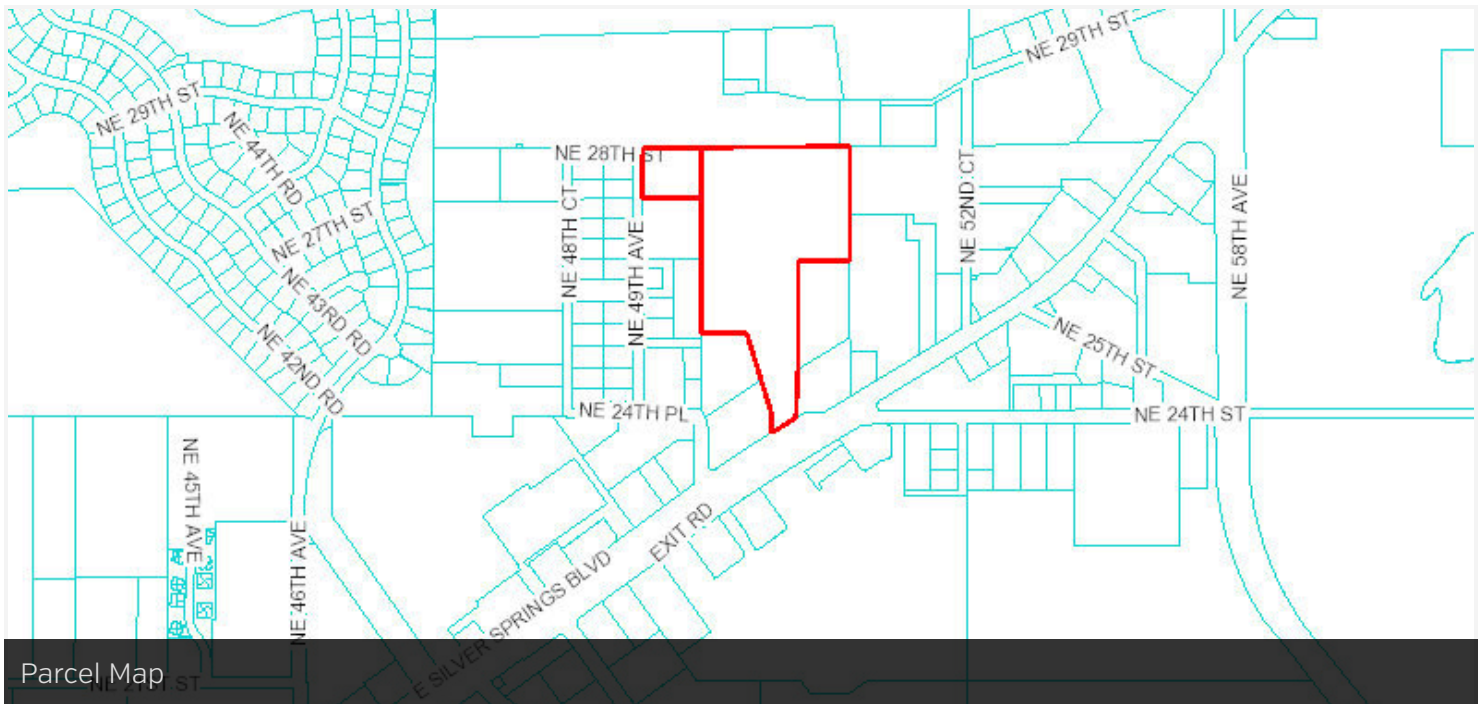
PROPERTY DESCRIPTION

16.66 acres of commercial, vacant land available for development. Across the street from WalMart on Hwy 40. Water and sewer available. Close to many retailers including WalMart Supercenter, Kay Jewelers, Bealls, Lowe's, AT&T, Verizon, Outback Steakhouse, Firehouse Subs, Bob Evans, Pep Boys, and Aldi's. Located just minutes from the Appleton Museum of Art and the historic Silver Springs State Park.

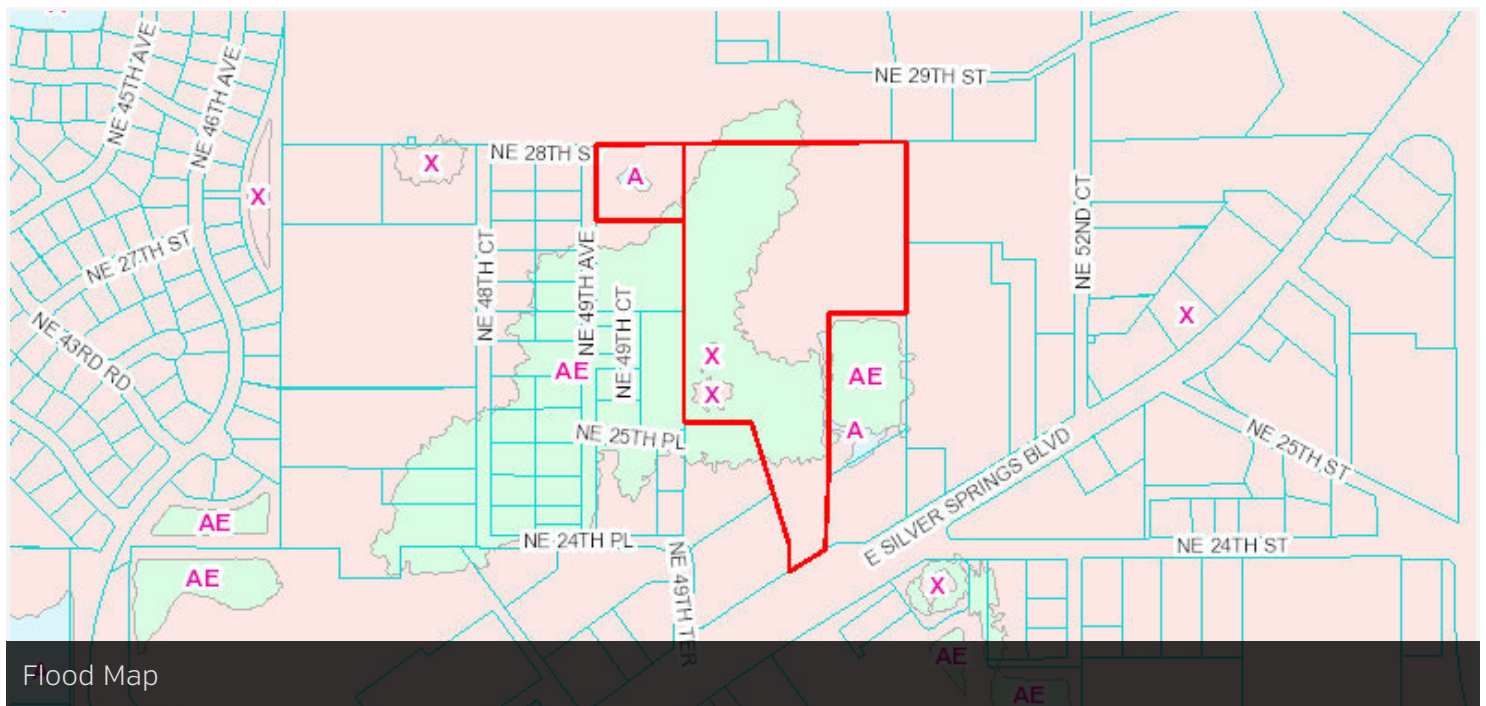
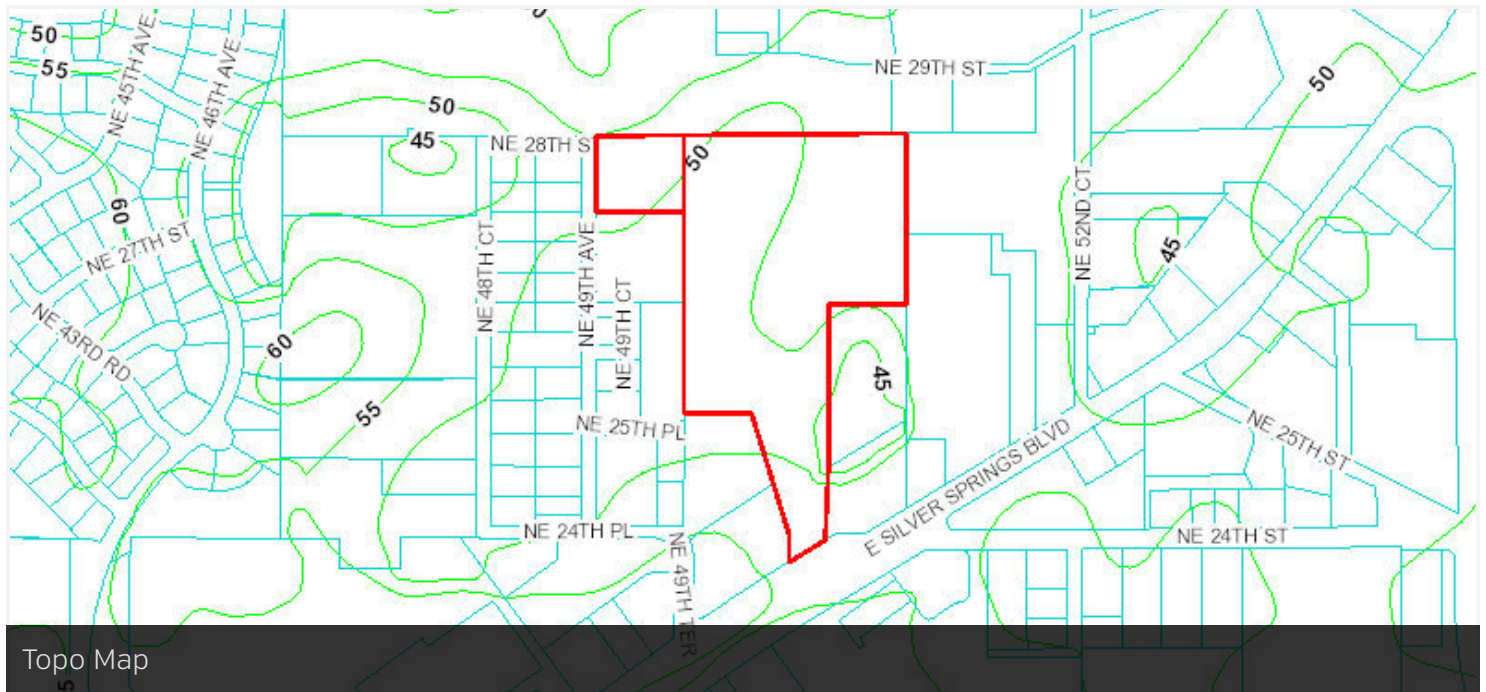
Location Maps



Maps



Maps



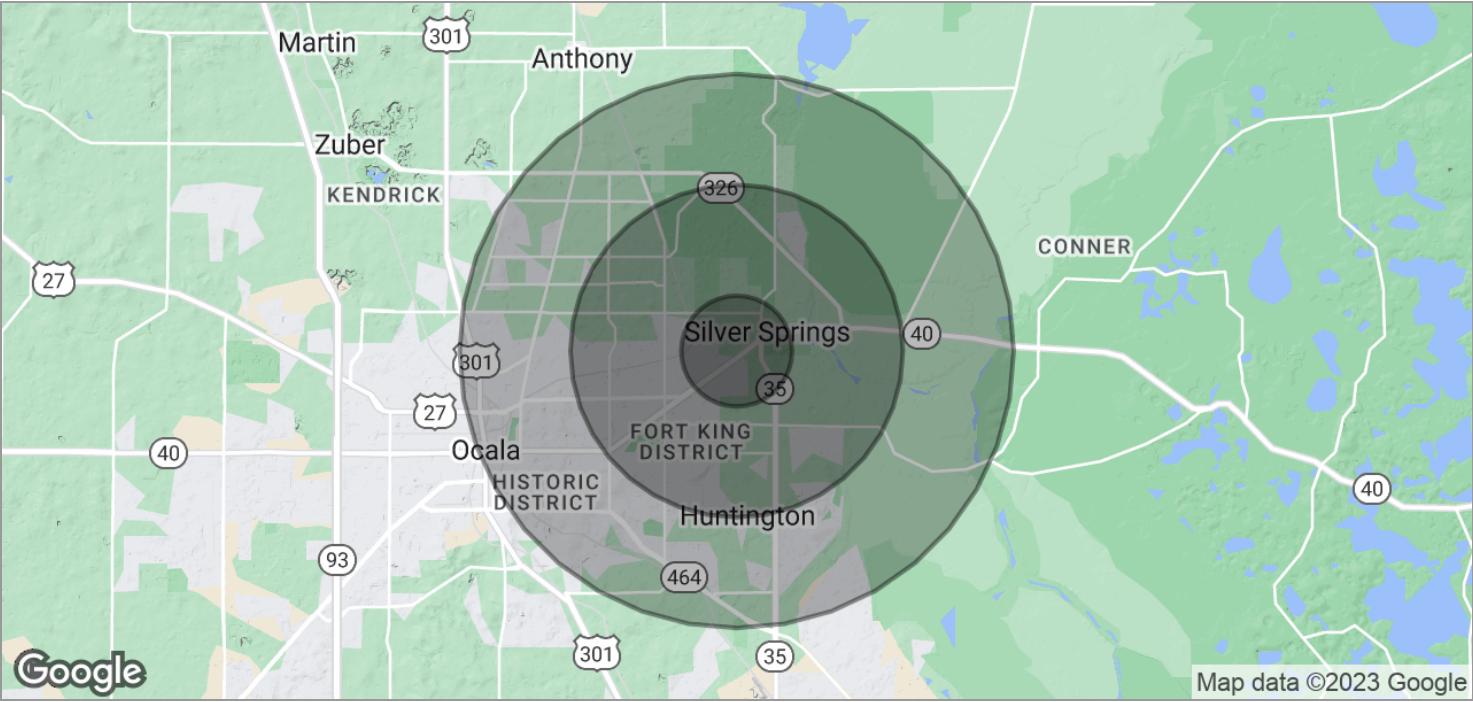
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,570	9,823	25,727
Total persons per hh	2.2	2.4	2.5
Average hh income	\$44,793	\$53,047	\$55,121
Average house value	\$180,874	\$192,014	\$171,194

	1 MILE	3 MILES	5 MILES
Total population	3,386	23,310	63,968
Median age	49.7	44.6	41.3
Median age (male)	45.1	41.5	39.2
Median age (female)	53.5	46.9	42.8

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,386	23,310	63,968
MEDIAN AGE	49.7	44.6	41.3
MEDIAN AGE (MALE)	45.1	41.5	39.2
MEDIAN AGE (FEMALE)	53.5	46.9	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,570	9,823	25,727
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$44,793	\$53,047	\$55,121
AVERAGE HOUSE VALUE	\$180,874	\$192,014	\$171,194

Advisor Bio & Contact 1



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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16.6+/- COMMERCIAL ACRES HWY 40 | 16.66 ACRES | OCALA, FL

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