

119+/- COMMERCIAL ACRES I-75

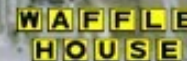
Acres

HWY 484

OCALA, FL 34473

Bartow McDonald IV
Managing Director
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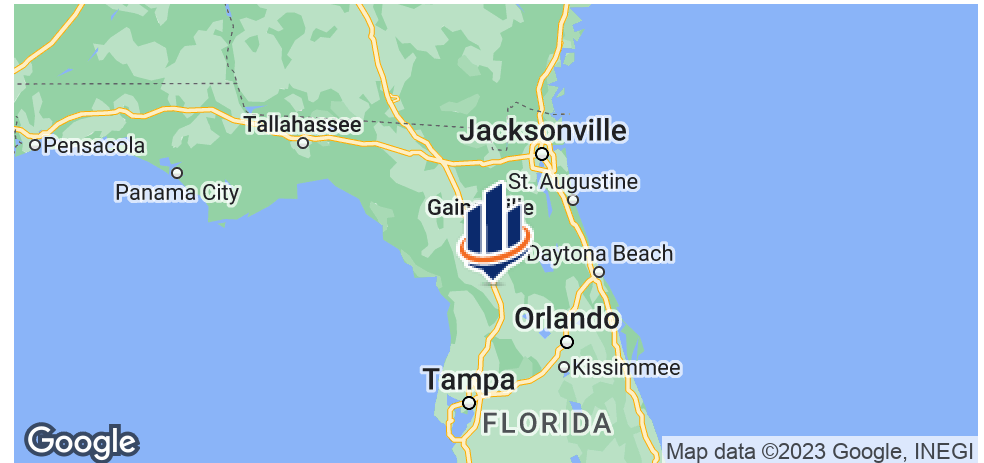
GENERAL
RV CENTER



FUTURE SIGNAL



Property Summary



OFFERING SUMMARY

Sale Price:	\$7,021,000
Lot Size:	119 Acres
Zoning:	PUD
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$1.35

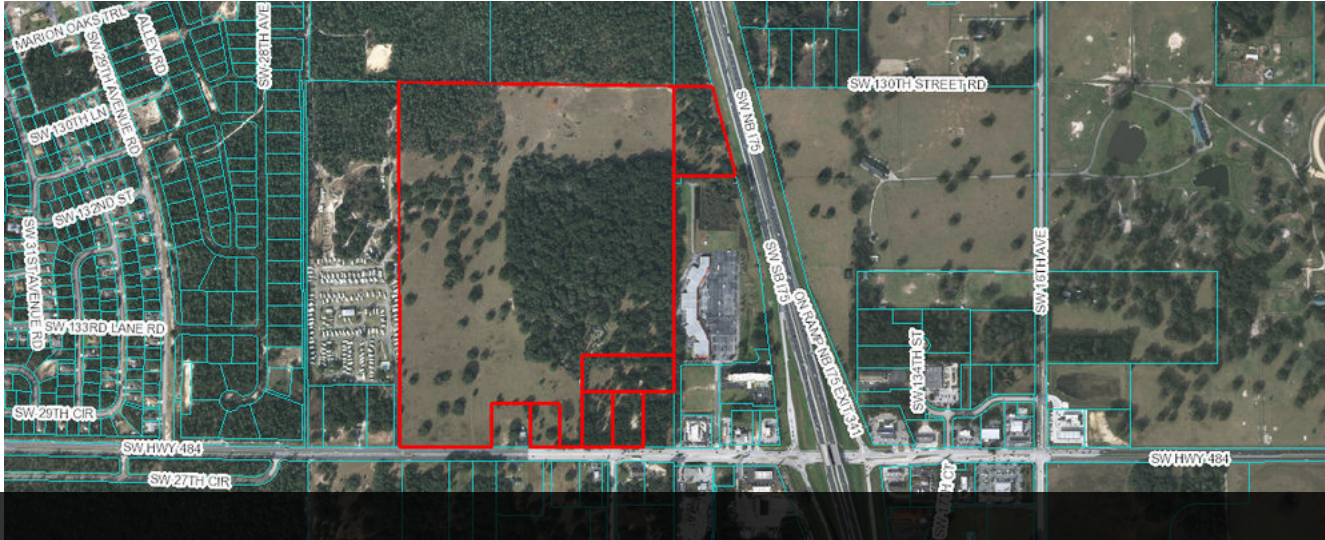
PROPERTY OVERVIEW

119+/- acres of commercial land with frontage on I-75 and Hwy 484. Includes existing signal on Hwy 484 with opportunity for another. Water, sewer, and a 6" natural gas pipeline are available along Hwy 484. Excellent for mixed use development. Perfect location for RV sales, retail, e-commerce, manufacturing, etc. PUD zoning with lots of flexibility. 30,000+/- ADT on Hwy 484. 75,000+/- ADT on I-75.

PROPERTY HIGHLIGHTS

- I-75 Frontage
- 30,000+/- ADT on Hwy 484
- 75,000+/- ADT on I-75
- Water, Sewer, Natural Gas
- Flexible Zoning

Maps

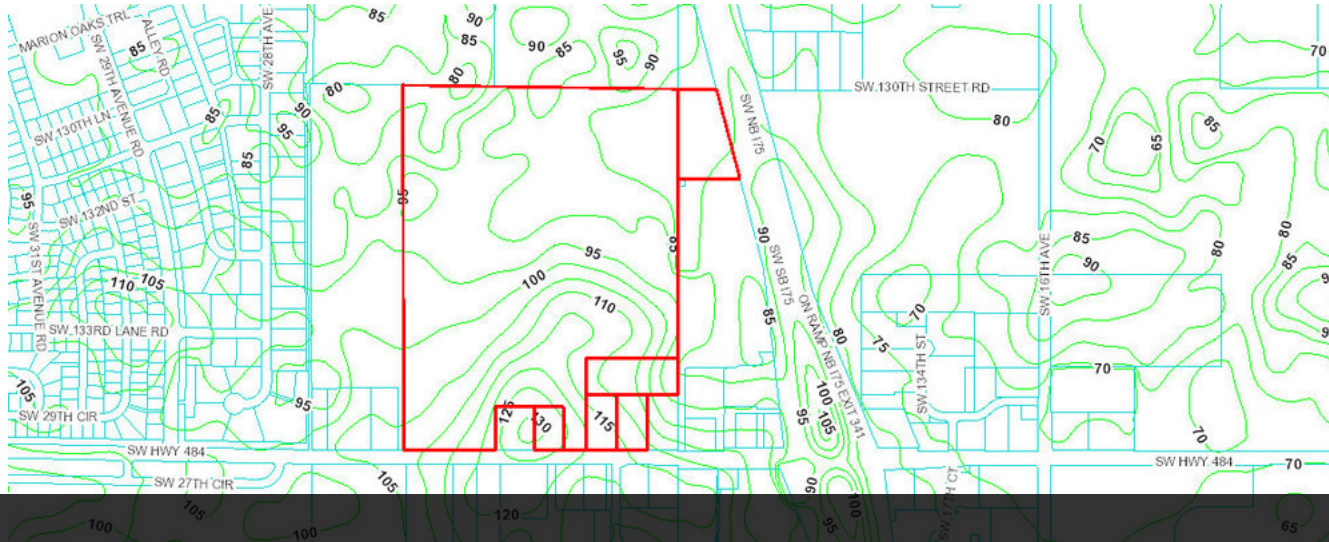


Caption 1

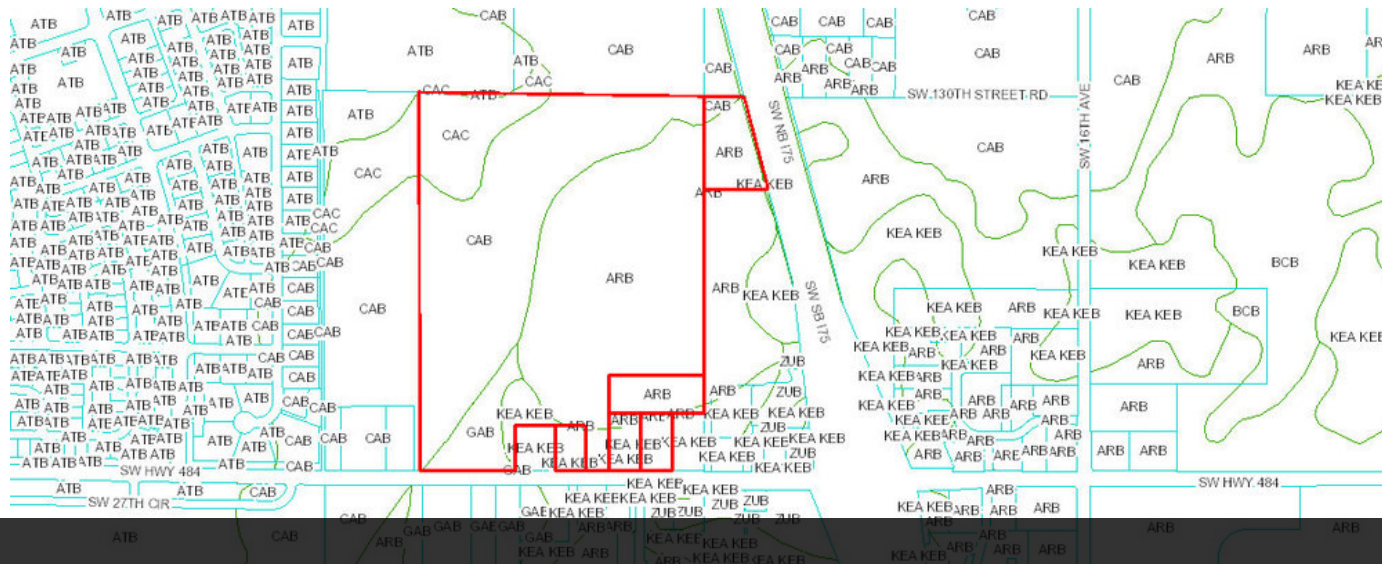


Caption 2

Maps

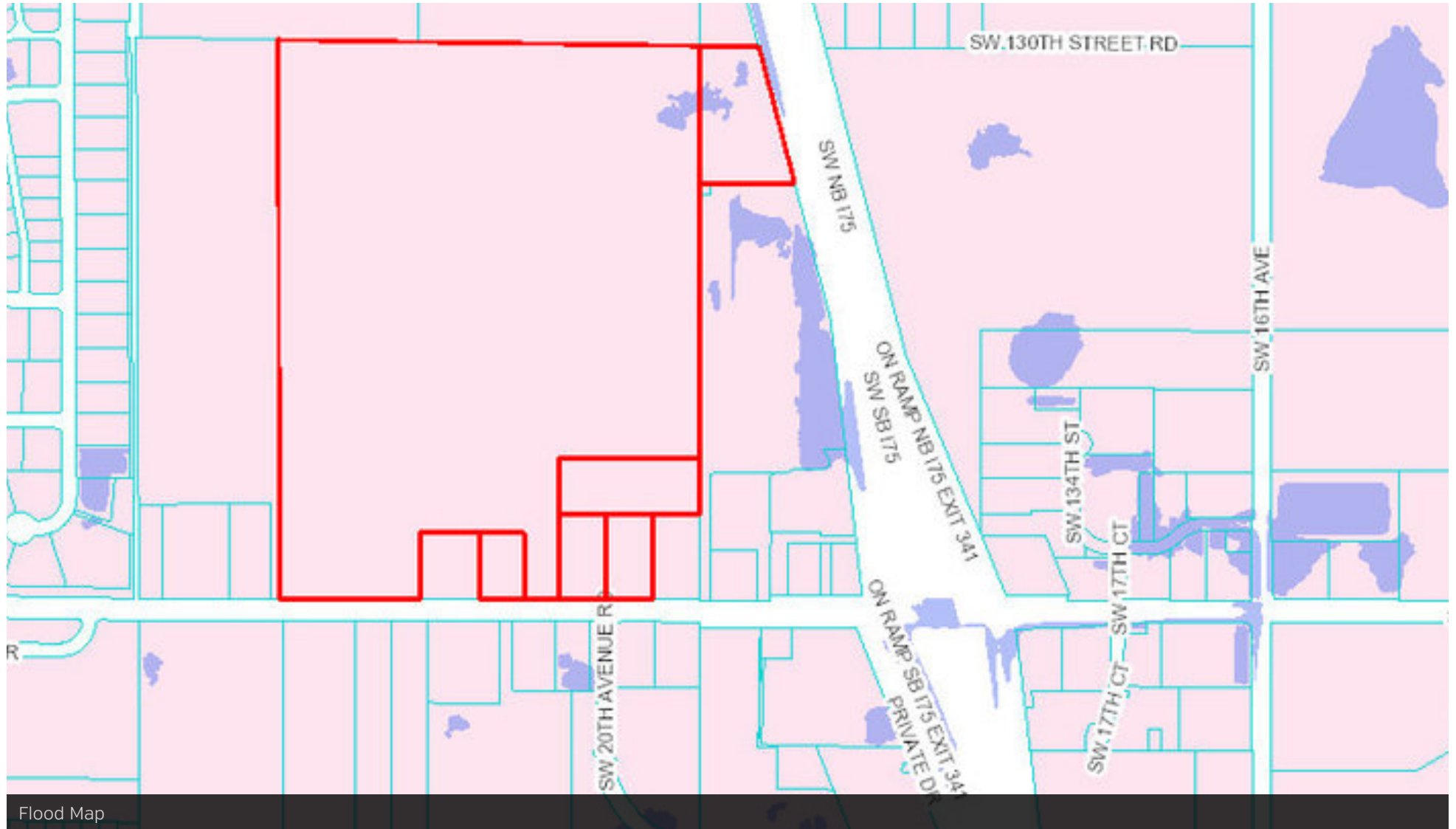


Topo Map

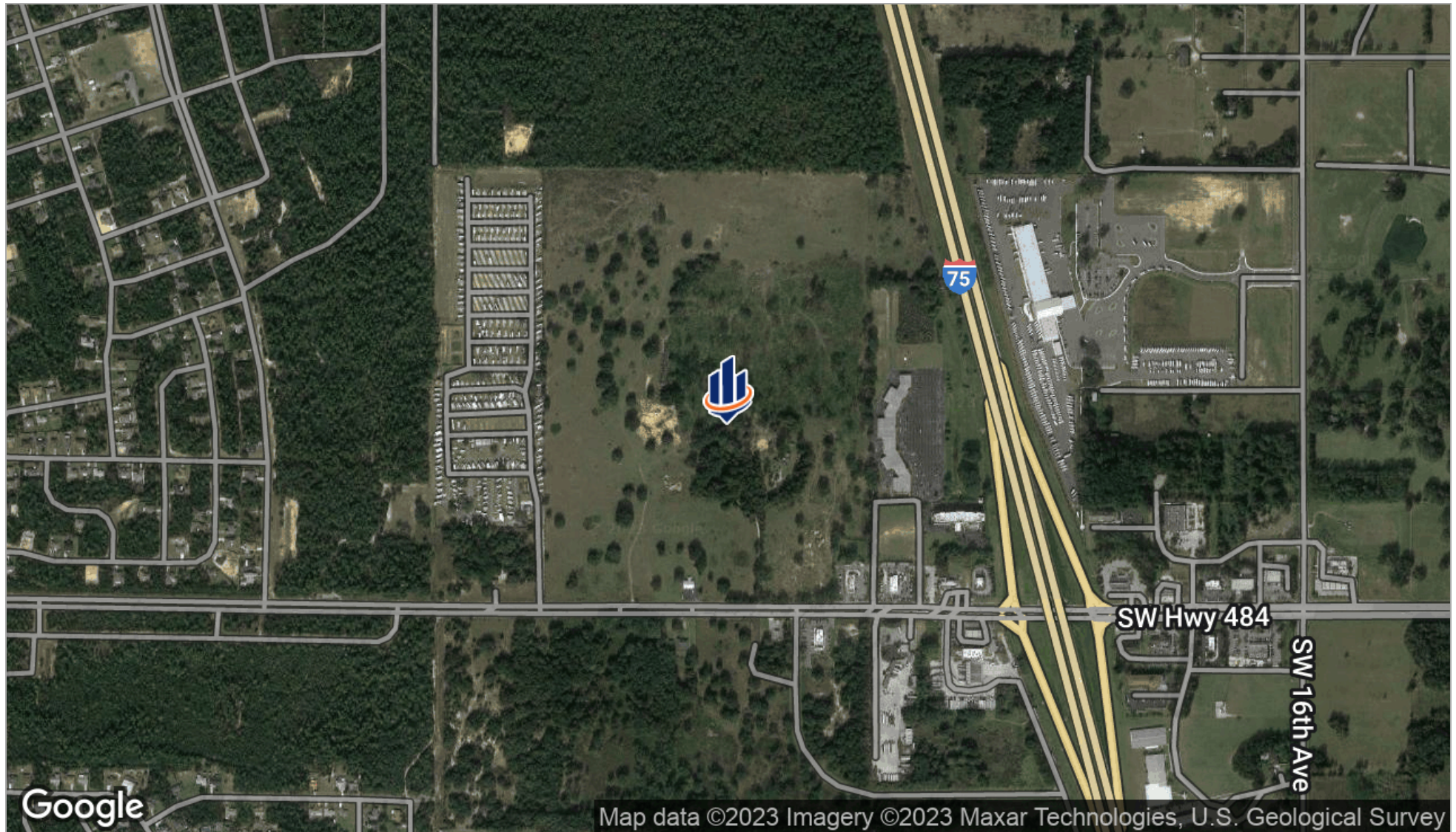


Soils Map

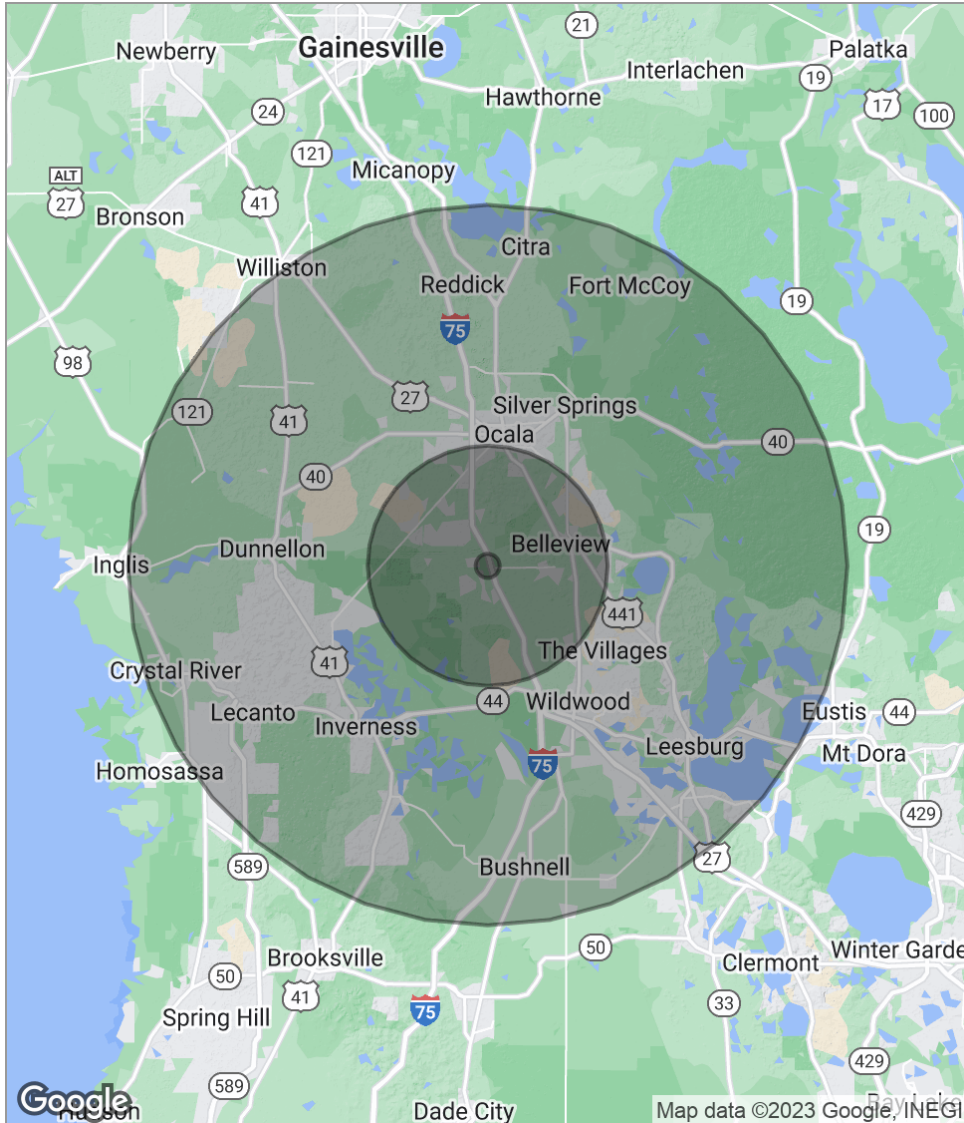
Flood Map



Location Maps



Demographics Map



POPULATION

	1 MILE	10 MILES	30 MILES
Total population	66	48,627	328,138
Median age	43.9	47.4	43.1
Median age [Male]	38.7	46.4	41.7
Median age [Female]	51.1	48.6	44.5

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	19	17,809	125,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$54,441	\$45,580	\$50,983
Average house value		\$146,224	\$164,903

ETHNICITY [%]

	1 MILE	10 MILES	30 MILES
Hispanic	16.7%	19.6%	18.9%

RACE [%]

White	75.8%	78.4%	80.0%
Black	15.2%	14.1%	13.7%
Asian	0.0%	2.0%	1.2%
Hawaiian	0.0%	0.3%	0.1%
American Indian	0.0%	0.3%	0.4%
Other	6.1%	3.6%	3.2%

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

BARTOW MCDONALD IV

Managing Director



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PROFESSIONAL BACKGROUND

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.

EDUCATION

MBA, University of Florida

B.S. in Business Administration

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