



# OPPORTUNITY ZONE-12.85 MULTI FAMILY ACRES

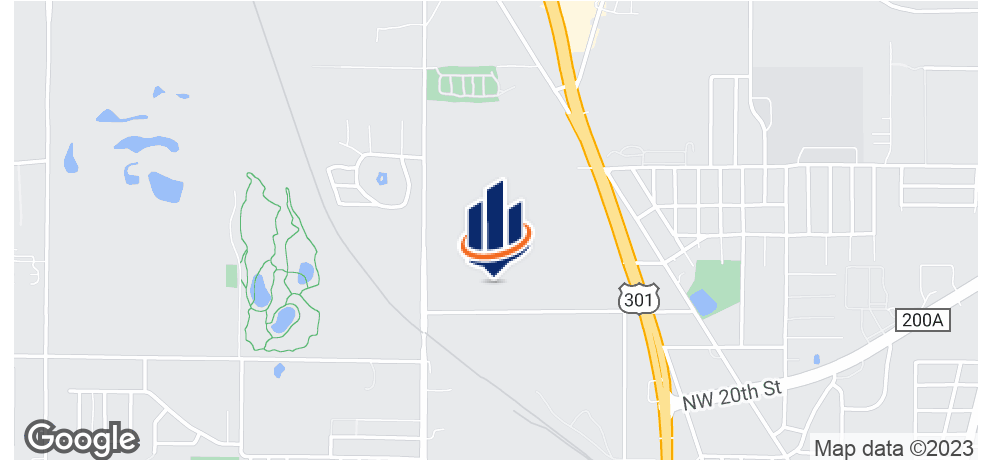
1123 NW 22ND ST  
OCALA, FL 34475

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**Bartow McDonald IV**  
Managing Director  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$192,750
Lot Size:	12.85 Acres
Zoning:	R-1A
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$0.34

## PROPERTY OVERVIEW

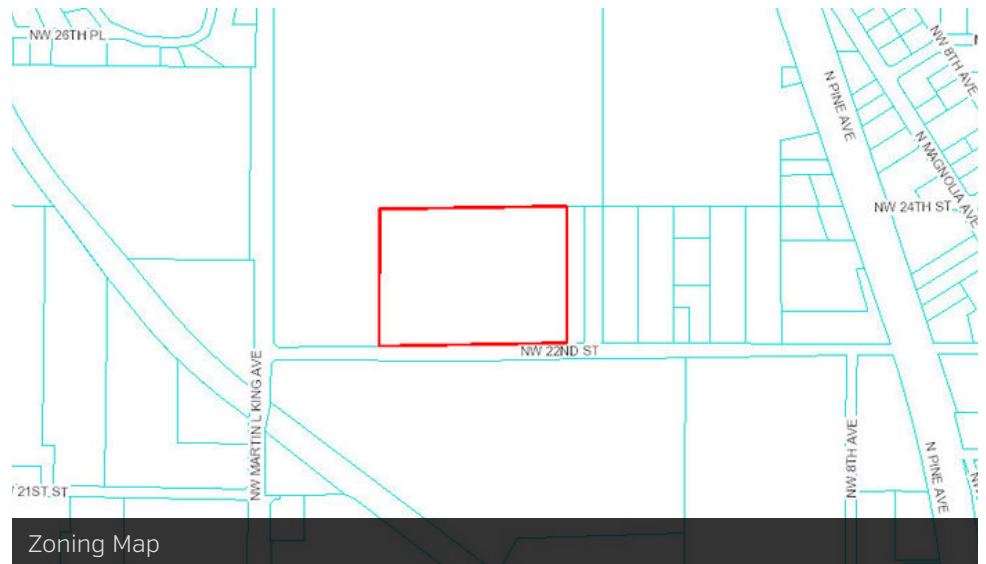
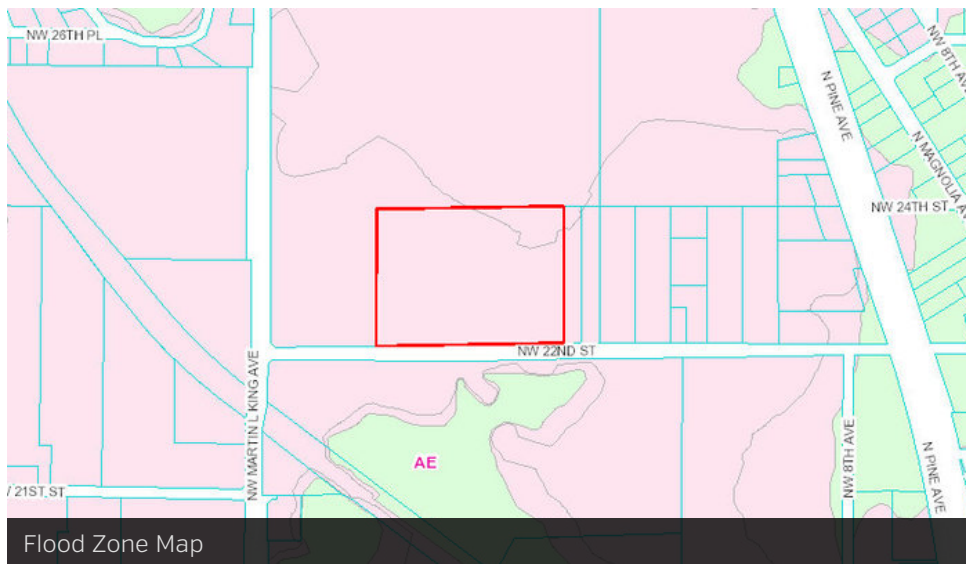
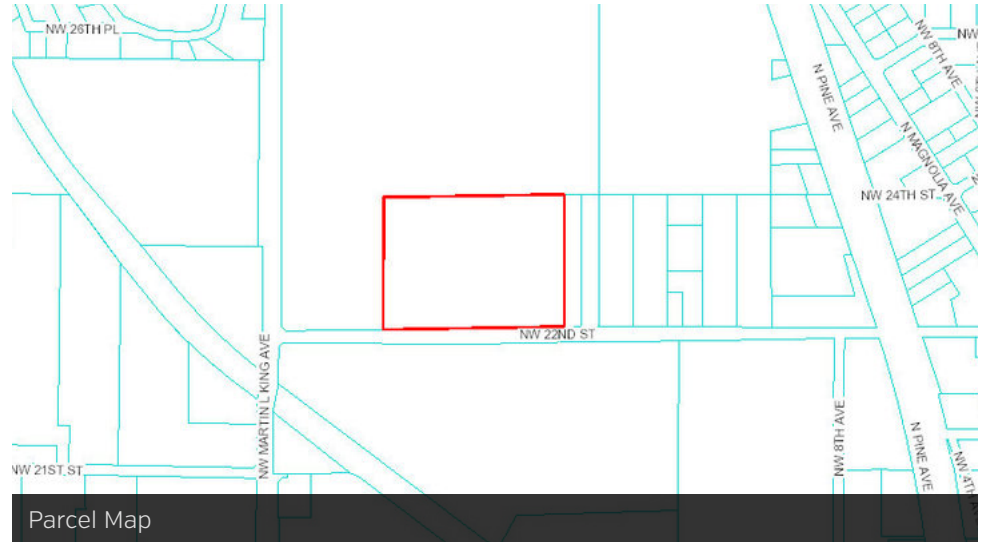
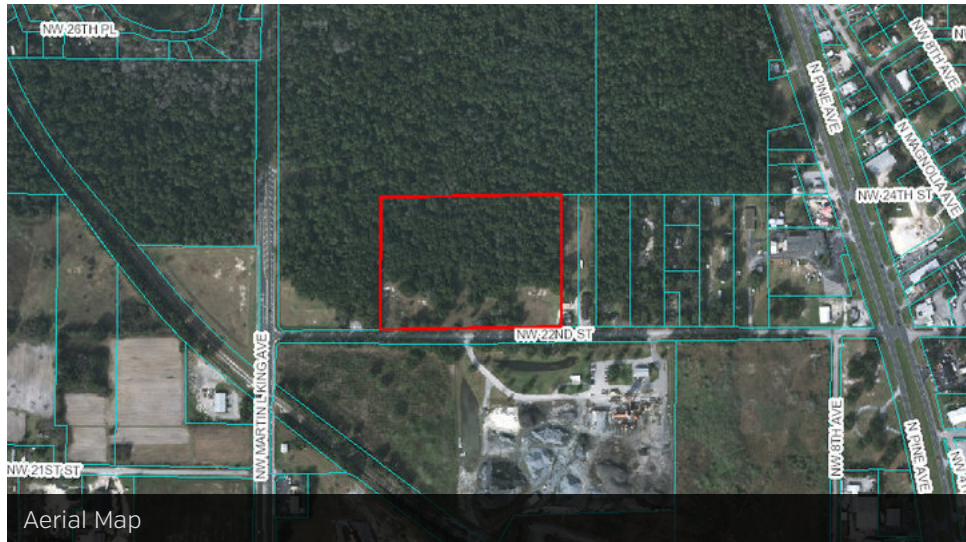
12.85 acres entitled for up to 150 units. Ideal workforce or affordable housing location close to large employers including Fedex, Autozone and Chewy.com. City water and sewer available. Excellent property for workforce/affordable housing development.

## PROPERTY HIGHLIGHTS

- Opportunity Zone
- Entitled for 150 Units
- City Water and Sewer
- Perfect for Affordable/Workforce Development
- Close to Major Employers

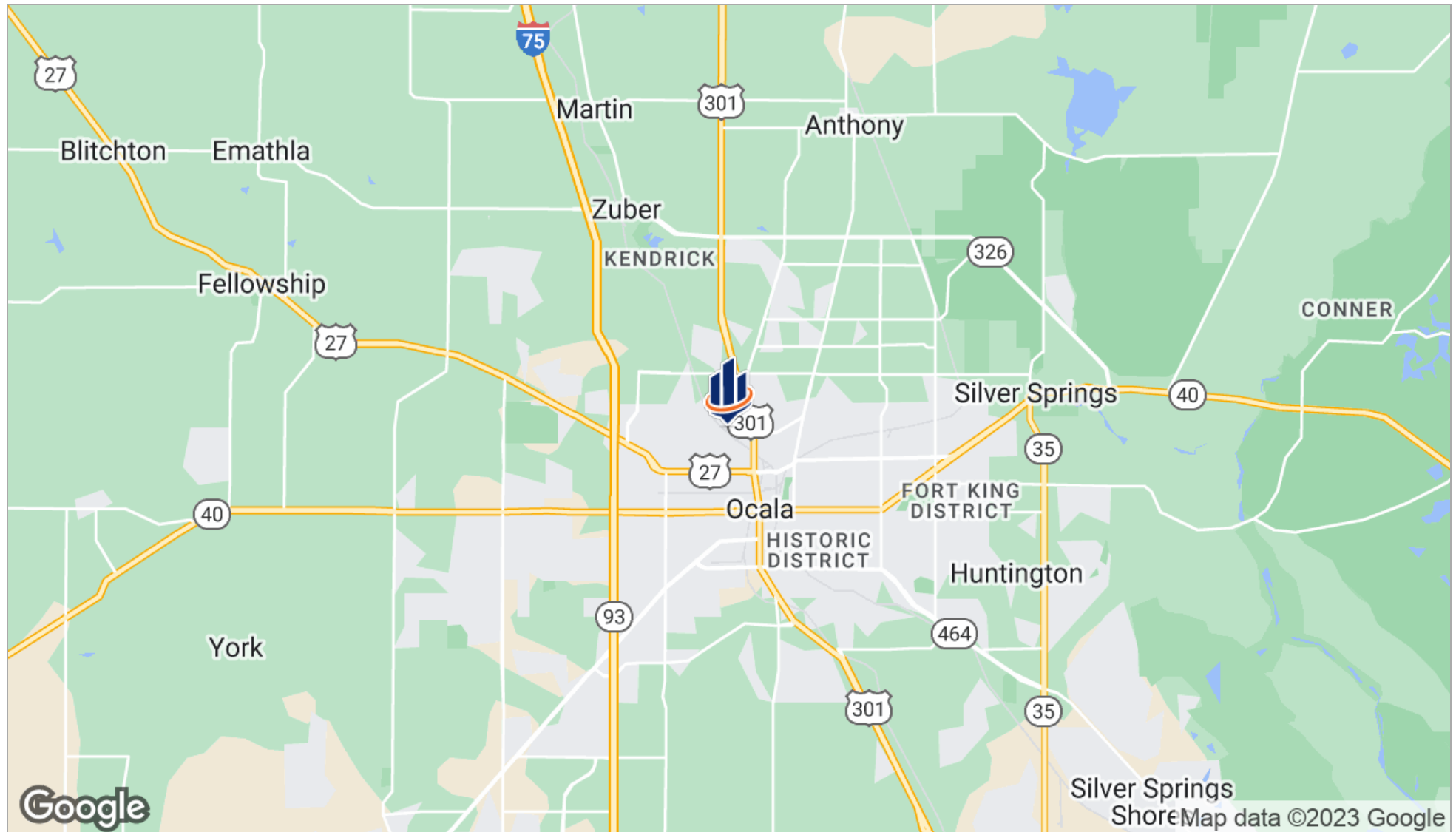


# Maps

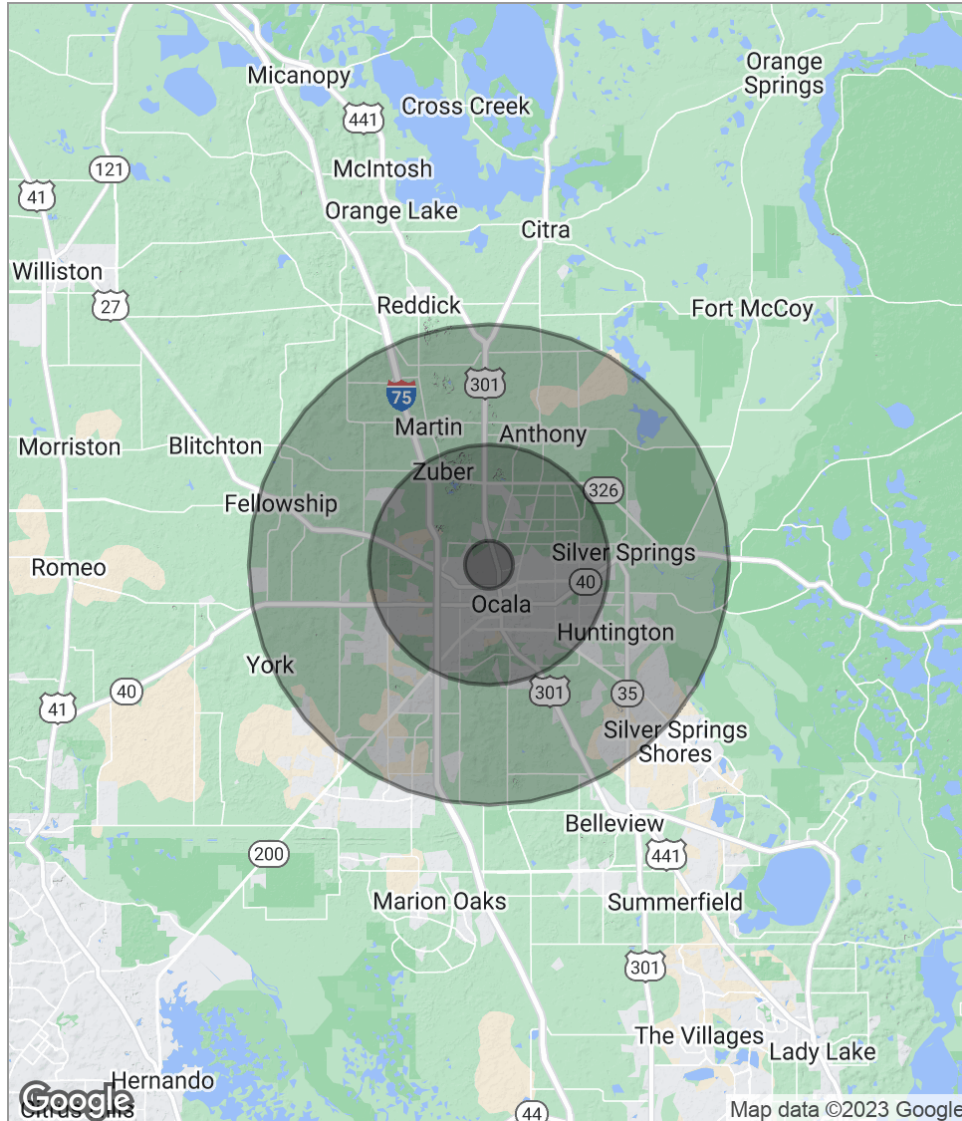




# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,252	73,392	162,569
Median age	33.4	39.1	40.6
Median age [Male]	28.6	36.6	39.1
Median age [Female]	35.7	41.3	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	804	28,635	62,953
# of persons per HH	2.8	2.6	2.6
Average HH income	\$36,516	\$50,403	\$56,298
Average house value	\$114,096	\$185,273	\$219,630

*\* Demographic data derived from 2020 ACS - US Census*

# Advisor Bio

## 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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