

# 1.87 COMMERCIAL ACRES HWY 200

7699 SW HWY 200  
OCALA, FL 34476

Bartow McDonald IV  
Managing Director  
O: 352.274.3800  
[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)

1.87  
Acres

Hwy 200

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	1.87 Acres
Zoning:	B-4
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$8.58

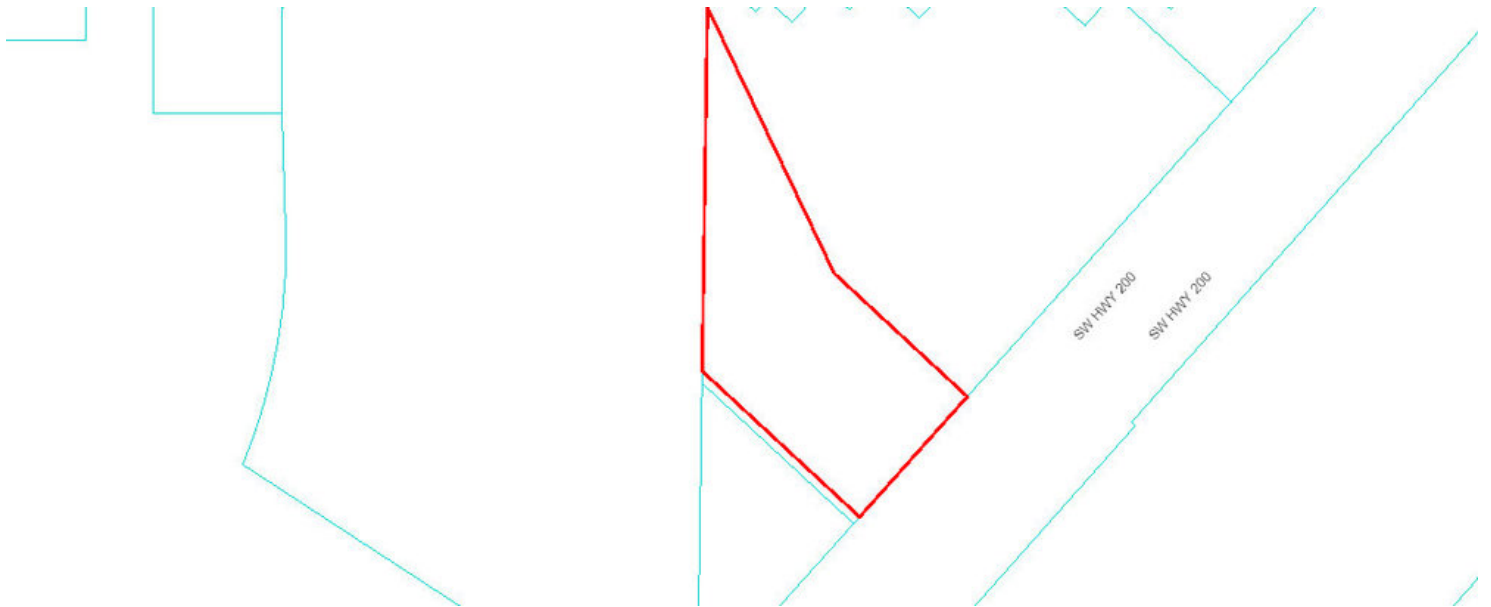
## PROPERTY OVERVIEW

1.87 Commercial Acres on Highway 200 in Ocala, Florida. Next to On Top of the World Residential Development and located between Publix and WalMart Neighborhood Grocery on busy Highway 200. Close to banks, retail, and restaurants. Modular office trailer included. Current tenant on month to month.

## PROPERTY HIGHLIGHTS

- 190' of frontage on Highway 200
- Water and sewer close by
- Between Publix and WalMart
- Next to On Top of the World

# Maps

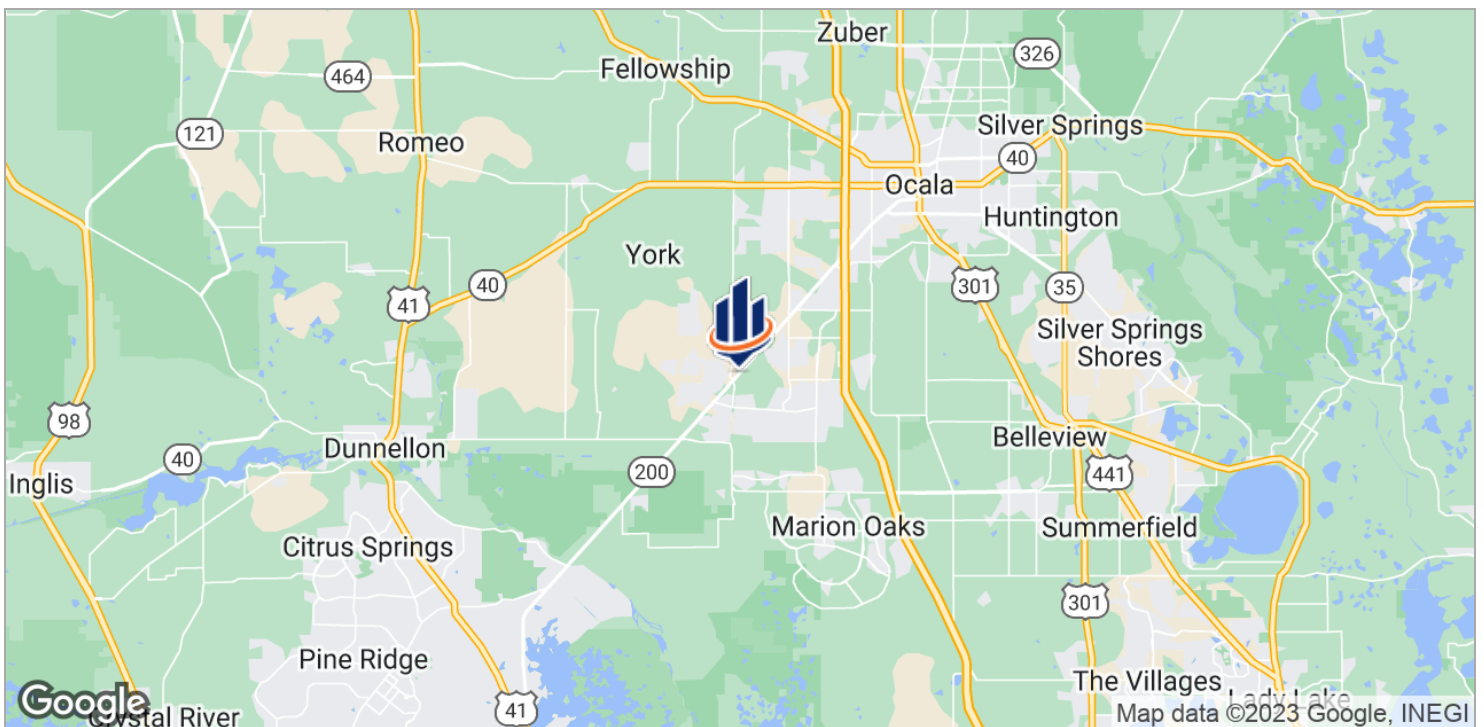
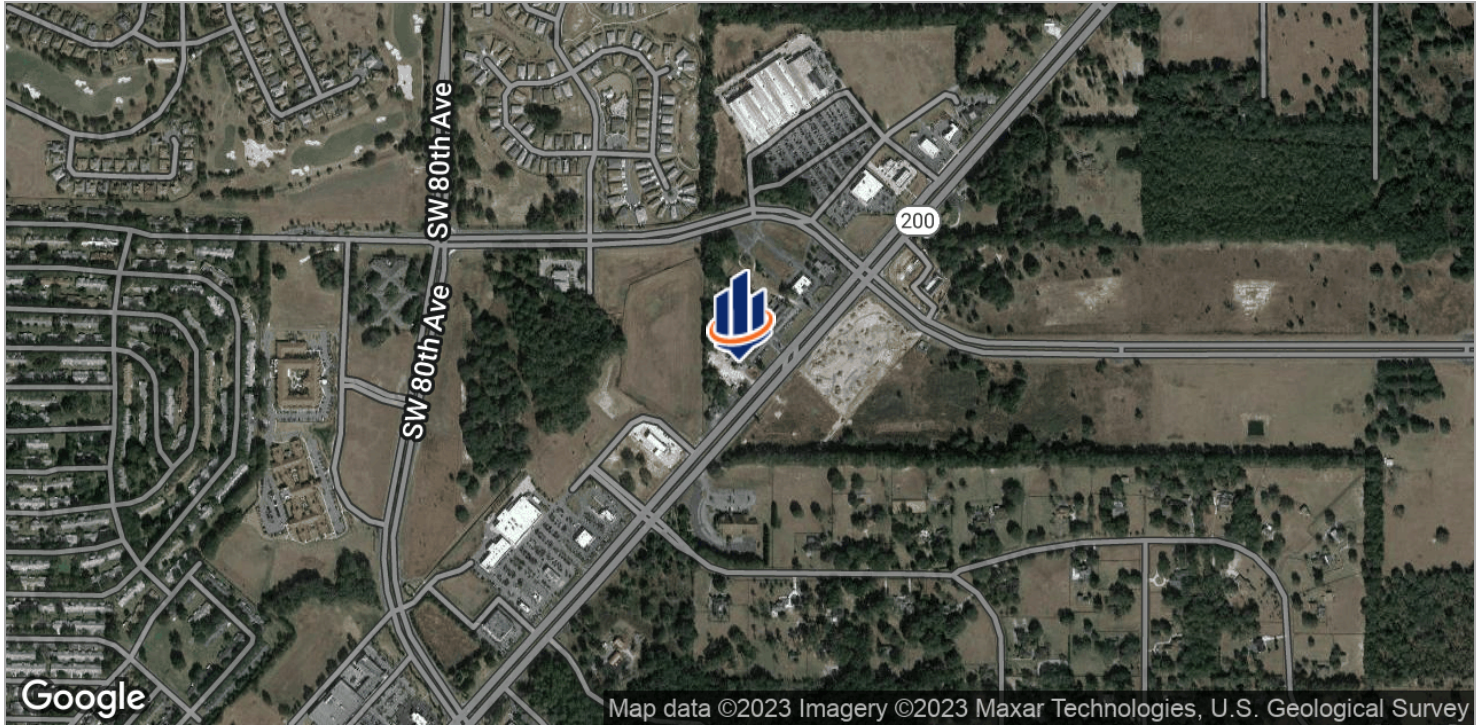


Parcel Map

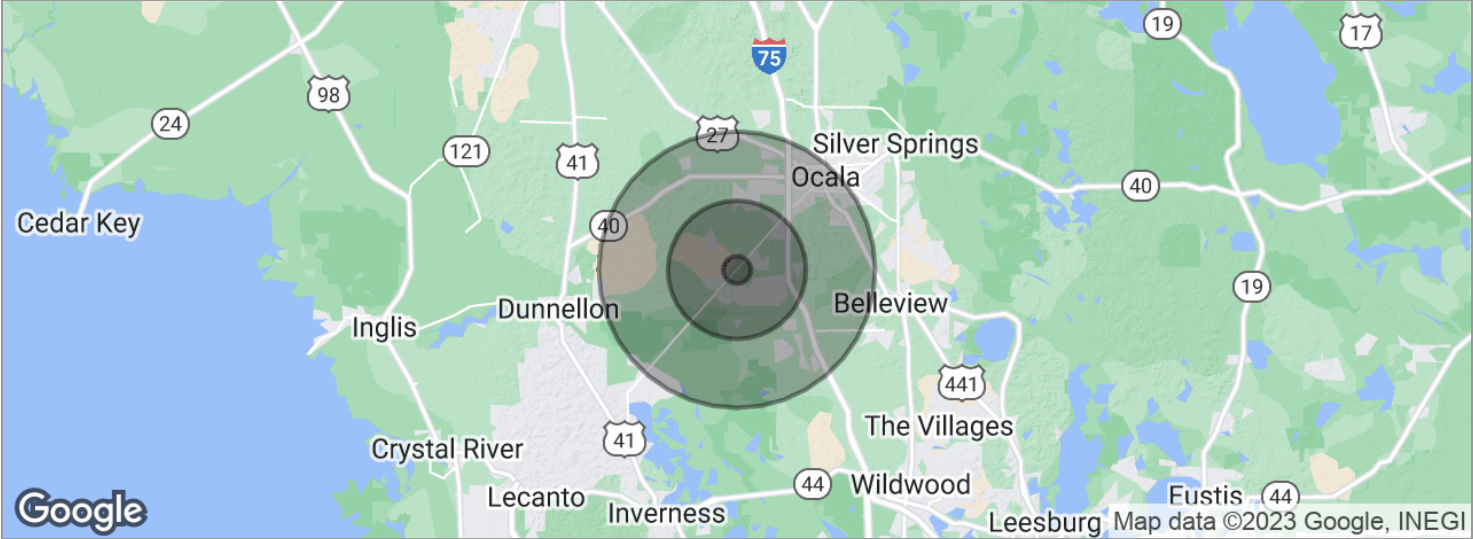


Flood Map

# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,104	44,245	115,882
Median age	61.8	58.4	48.0
Median age [Male]	61.8	57.8	47.2
Median age [Female]	61.4	58.6	49.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,589	20,995	48,530
# of persons per HH	2.0	2.1	2.4
Average HH income	\$49,692	\$51,884	\$53,492
Average house value	\$158,123	\$176,594	\$208,329

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

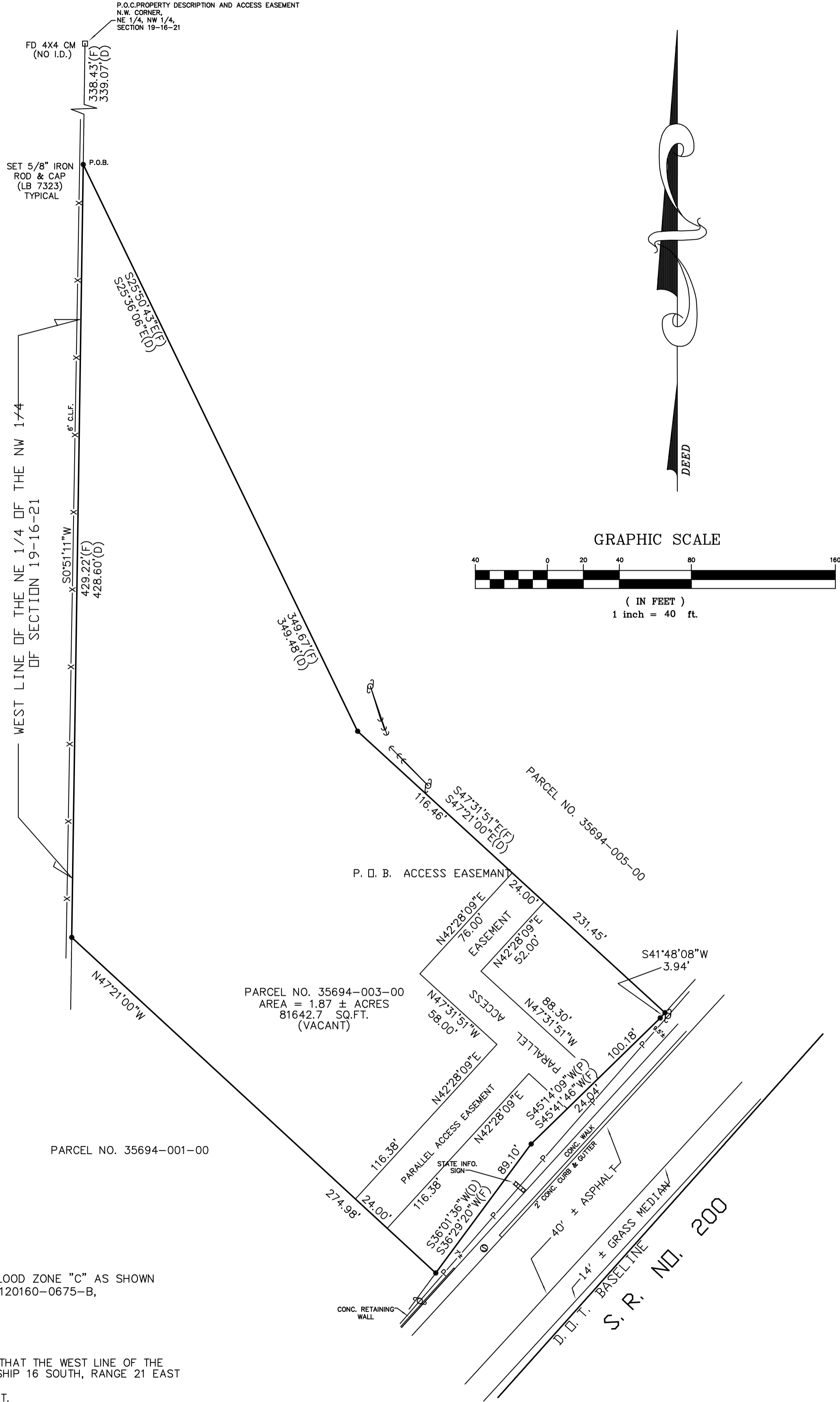
FLOOD CERTIFICATION:

THE HEREON DESCRIBED PARCEL OF LAND IS IN FLOOD ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO 120160-0675-B, DATED: JANUARY 19, 1983.

SURVEYOR'S NOTES:

- (1.) BEARINGS SHOWN ARE BASED ON THE PREMISE THAT THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARS S 00°50'45" W.
- (2.) PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
- (3.) UNDERGROUND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
- (4.) ALL STREETS AND OTHER RIGHTS OF WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
- (5.) ADDITIONS OR DELETIONS BY OTHERS RENDER THIS SKETCH OF SURVEY INVALID.
- (6.) MEASUREMENTS SHOWN ARE BOTH FIELD AND PLAT UNLESS OTHERWISE NOTED.
- (7.) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY OF RECORD NOT NECESSARILY MENTIONED ON THE CLIENT'S DEED.
- (8.) SURVEY NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL.
- (9.) THIS SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

PARCEL NO. 35694-002-00



LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 339.07 FEET SOUTH OF THE NORTHWEST CORNER OF THE NE 1/4 OF NW 1/4 FOR THE POINT OF BEGINNING; THENCE S 25°36'06" E, 349.48 FEET; THENCE S 47°21'00" E, 254.41 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 200; THENCE S 42°39'00" W, 190.00 FEET ALONG RIGHT-OF-WAY LINE; THENCE N 47°21'00" W, 293.31 FEET; THENCE NORTH 428.60 FEET TO THE POINT OF BEGINNING; EXCEPT RIGHT-OF-WAY LYING WITHIN THE FOLLOWING: COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, WITH THE BASELINE OF SURVEY OF S.R. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2522, SAID POINT BEING 255.60 FEET SOUTH 89°31'54" EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE NORTH 42°02'16" EAST ALONG SAID BASELINE 1803.20 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF SAID NW 1/4 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°02'16" EAST ALONG SAID BASELINE 369.97 FEET TO A POINT OF INTERSECTION IN SAID BASELINE; THENCE DEFLECTING 00°14'08" LEFT NORTH 41°48'08" EAST ALONG SAID BASELINE 1346.38 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID NW 1/4, SAID POINT BEING 2587.30 FEET SOUTH 89°24'05" EAST OF THE NORTHWEST CORNER OF SAID NW 1/4; THENCE NORTH 89°24'05" WEST ALONG SAID NORTH LINE 108.99 FEET TO A POINT BEING 82.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 41°48'08" WEST, PARALLEL WITH SAID BASELINE, 365.68 FEET; THENCE SOUTH 48°11'52" EAST 7.00 FEET TO A POINT BEING 75.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 41°48'08" WEST, PARALLEL WITH SAID BASELINE, 700.00 FEET; THENCE SOUTH 45°14'09" WEST 100.18 FEET TO A POINT BEING 81.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 36°01'36" WEST 109.31 FEET TO A POINT BEING 70.00 FEET NORTH 48°04'48" WEST FROM THE ABOVE DESCRIBED POINT OF INTERSECTION IN SAID BASELINE; THENCE SOUTH 42°02'16" WEST, PARALLEL WITH SAID BASELINE, 290.74 FEET TO SAID WEST LINE; THENCE SOUTH 00°31'21" WEST ALONG SAID WEST LINE 105.61 FEET TO THE POINT OF BEGINNING.

PARALLEL ACCESS EASEMENT:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA THENCE SOUTH ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4 A DISTANCE OF 339.07 FEET; THENCE S 25°36'06" E, 349.48 FEET; THENCE S 47°21'00" E, 116.46 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S 47°21'00" E, 88.29 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE S 45°14'09" W, ALONG SAID RIGHT OF WAY LINE 24.04 FEET; THENCE N 47°31'55" W, 28.94 FEET; THENCE S 42°28'09" W, 116.46 FEET, TO THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED HEREON; THENCE N 47°20'36" W, ALONG SAID WESTERLY BOUNDARY, 24.00 FEET; THENCE N 42°28'09" E, 116.38 FEET; THENCE N 47°31'51" W, 58.00 FEET; THENCE N 42°28'09" E, 76.00 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

CERTIFICATION SPECIFICALLY APPLIES TO:

SALVATORE T. GRANATA

CERTIFICATION:  
I HEREBY CERTIFY THAT THE HEREON DESCRIBED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

NOT A CERTIFIED COPY

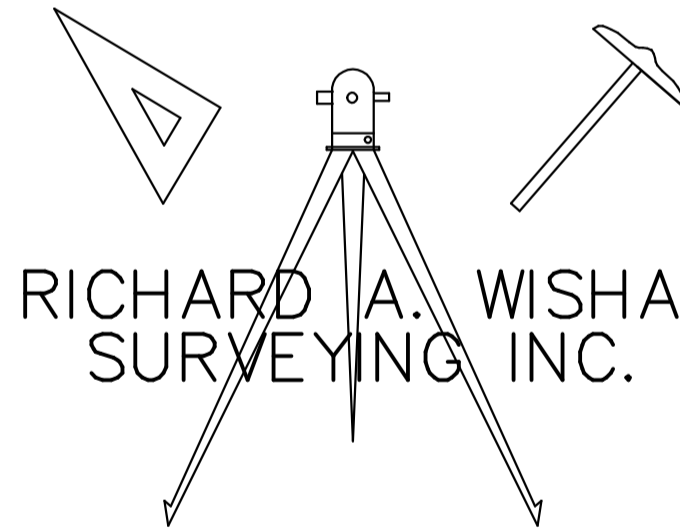
DATE OF SURVEY: JUNE 23, 2004

SIGNED: \_\_\_\_\_  
RICHARD A. WISHAM, P.S.M.  
FLORIDA REGISTRATION NO. 2566

LEGEND:

	FOUND NAIL & DISC
	SET NAIL & DISC
	FOUND IRON ROD & CAP
	SET IRON ROD & CAP
	FOUND CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	FOUND IRON PIPE
	CENTERLINE
	FENCE
	ANCHOR
	POWER POLE
	POWERLINE
	WELL
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	LITE POLE
	MORE OR LESS
	PERMANENT CONTROL POINT
	POINT OF CURVATURE
	POINT OF TANGENCY
	POINT OF INTERSECTION
	RADIUS
	POINT OF REVERSE CURVATURE
	POINT OF COMPOUND CURVATURE
	POINT OF STREET INTERSECTION
	PROFESSIONAL LAND SURVEYOR
	LICENSE BUSINESS
	LICENSE SURVEYOR
	DEPARTMENT OF TRANSPORTATION
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	RIGHT OF WAY
	RAIL ROAD
	SECTION
	TOWNSHIP
	RANGE
	DRAINAGE RIGHT OF WAY
	DRAINAGE RETENTION AREA
	CONCRETE
	BLOCK
	CONCRETE BLOCK
	CONCRETE MONUMENT
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	CONCRETE BLOCK & STUCCO
	ELECTRIC TRANSFORMER
	RESIDENCE
	METER
	STORY
	BUILDING
	WATER
	NUMBER
	POWER
	SERVICE
	PHONE
	ARC LENGTH
	CENTRAL ANGLE
	DEED MEASUREMENT
	FIELD MEASUREMENT
	PLAT MEASUREMENT
	DEED BOOK
	PLAT BOOK
	OFFICIAL RECORDS BOOK
	PAGE
	PAGES
	BENCH MARK
	TEMPORARY BENCH MARK
	EXISTING ELEVATION

BOUNDARY SURVEY



RICHARD A. WISHAM  
SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER

11773 SOUTH HIGHWAY 441 (352) 245-5319  
P.O. Box 2541 34421 (352) 245-9094  
Bellevue, Florida 34420 Fax 245-3539

Client:

SALVATORE T. GRANATA

Location:

SECTION 19,  
TOWNSHIP 16 SOUTH,  
RANGE 21 EAST  
MARION COUNTY, FLORIDA

Project No. 508-04 Date: JULY 8, 2004

Drawing Title:  
BOUNDARY SURVEY

CADD Name: 508-04/HARD DRIVE Field Book: 211 Page: 14

Drawn By: M. WILLIAMS

# Advisor Bio

## BARTOW MCDONALD IV

Managing Director



2452 NE 3rd Street  
Suite B  
Ocala, FL 34470  
T 352.274.3800  
C 352.274.3800  
bartow.mcdonald@svn.com  
FL #BK3143865

## 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  
BS, University of Florida

# Disclaimer

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