



531+/- ACRES

I-75/HWY 484
OCALA, FL 34473

Bartow McDonald IV
Managing Director
352.274.3800
bartow.mcdonald@svn.com

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

Property Summary



OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	531 Acres
Zoning:	PUD, M-1 & B2

PROPERTY OVERVIEW

Call For Offers. 531+/- acres of commercial land with frontage on I-75 and Hwy 484. Includes existing signal on Hwy 484 with opportunity for two more additional signals. Water, sewer, and a 6" natural gas pipeline are available along Hwy 484. 2,800' I-75 frontage. 4,500' frontage on south Hwy 484. 3,388' frontage on north Hwy 484. Excellent for mixed use development. Perfect location for RV sales, retail, e-commerce, logistics, manufacturing, multifamily, etc. 34,000+/- ADT on Hwy 484. 75,000+/- ADT on I-75. Divisible. New Popeyes and Burger King next to property.

PROPERTY HIGHLIGHTS

- Large FL Commercial Development Opportunity
- Excellent Commerce Park Location
- I-75 Frontage
- 34,000+/- ADT on Hwy 484
- 97,500+/- ADT on I-75
- Water, Sewer, Natural Gas
- Flexible Zoning
- New National Retailers

Market:	North Central Florida
Submarket:	Ocala
:	-

Property Description



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LOCATION OVERVIEW

Forbes ranks Ocala as one of the top five best cities for future job growth in the America. Located along Interstate 75 in North Central Florida, Ocala is a one-hour drive North of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. If the beach is your pleasure, both coasts are within a one-hour drive. The Ocala National Forest provides residents and visitors with thousands of acres of forest, trails, lakes, and rivers. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.

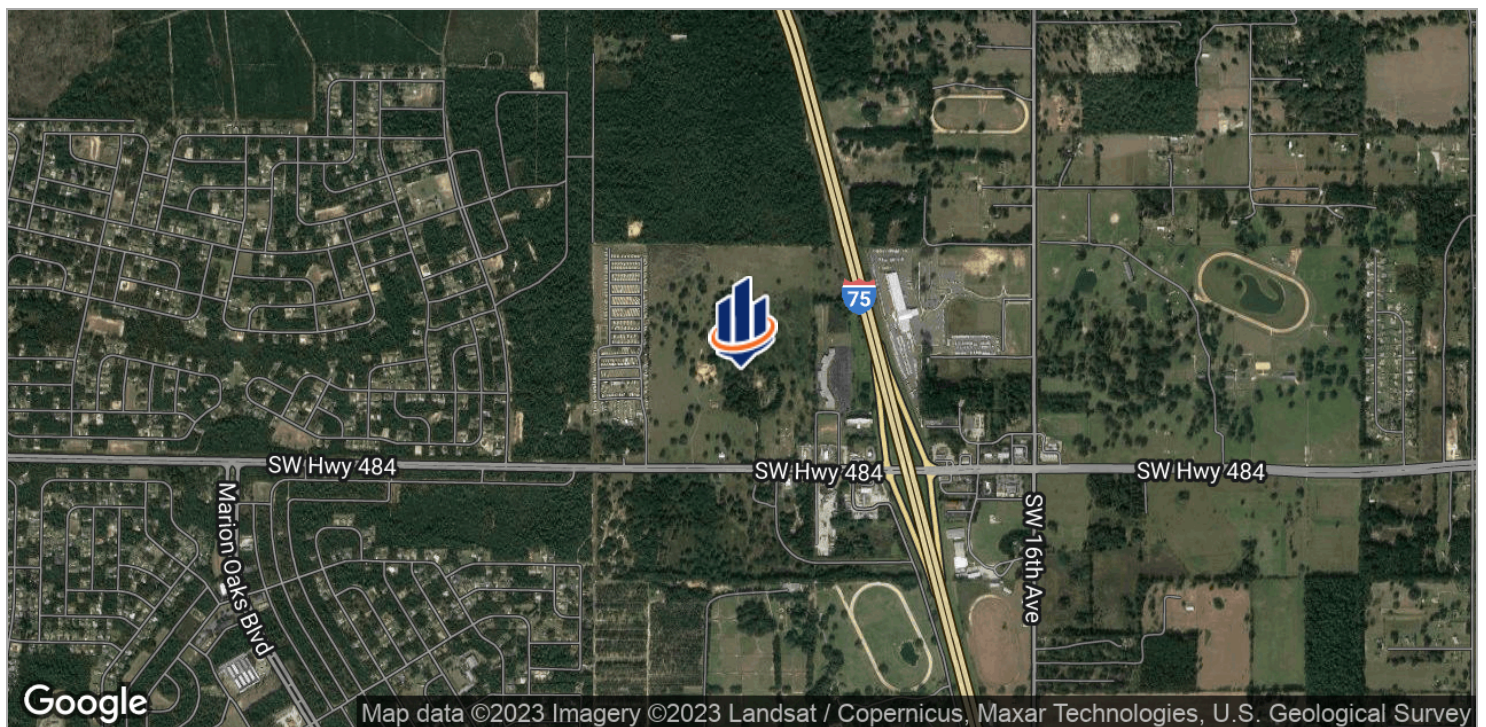
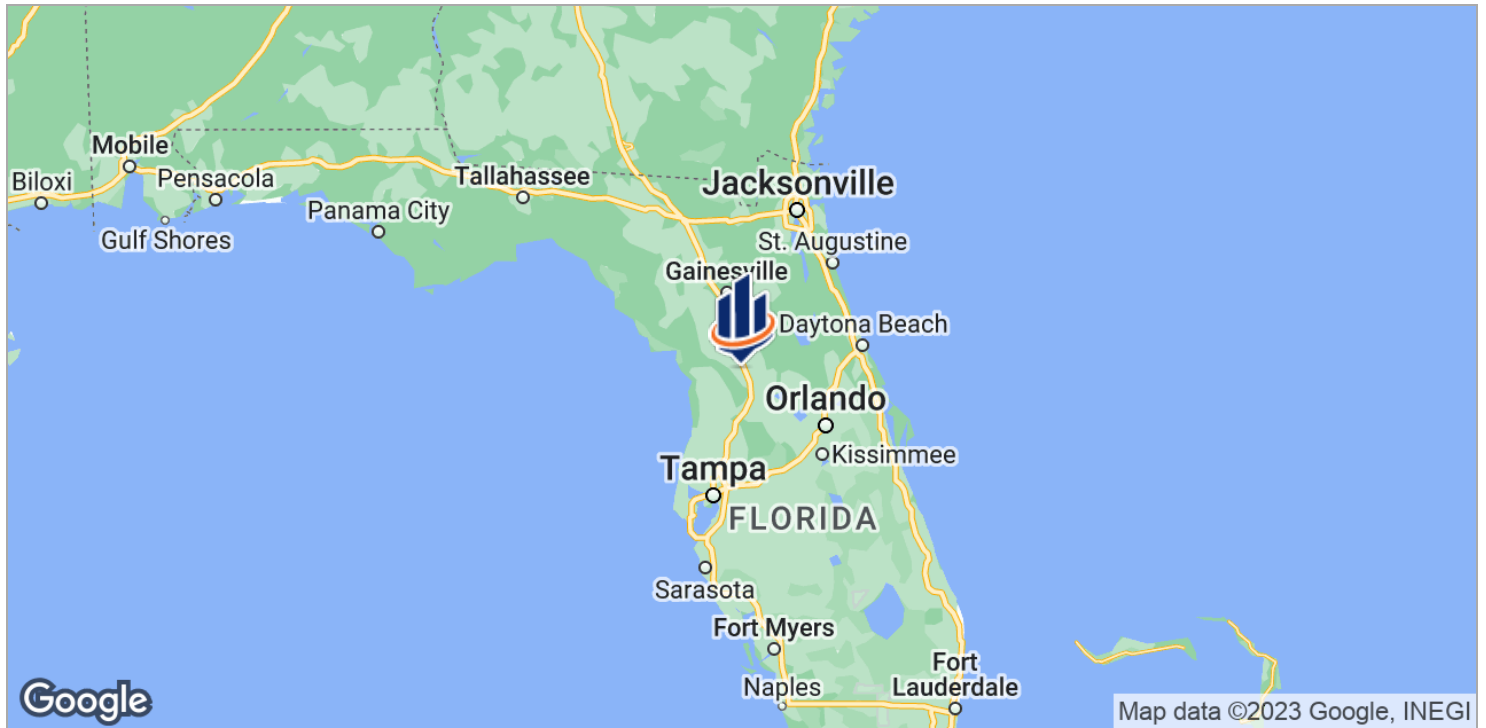
Complete Highlights

SALE HIGHLIGHTS

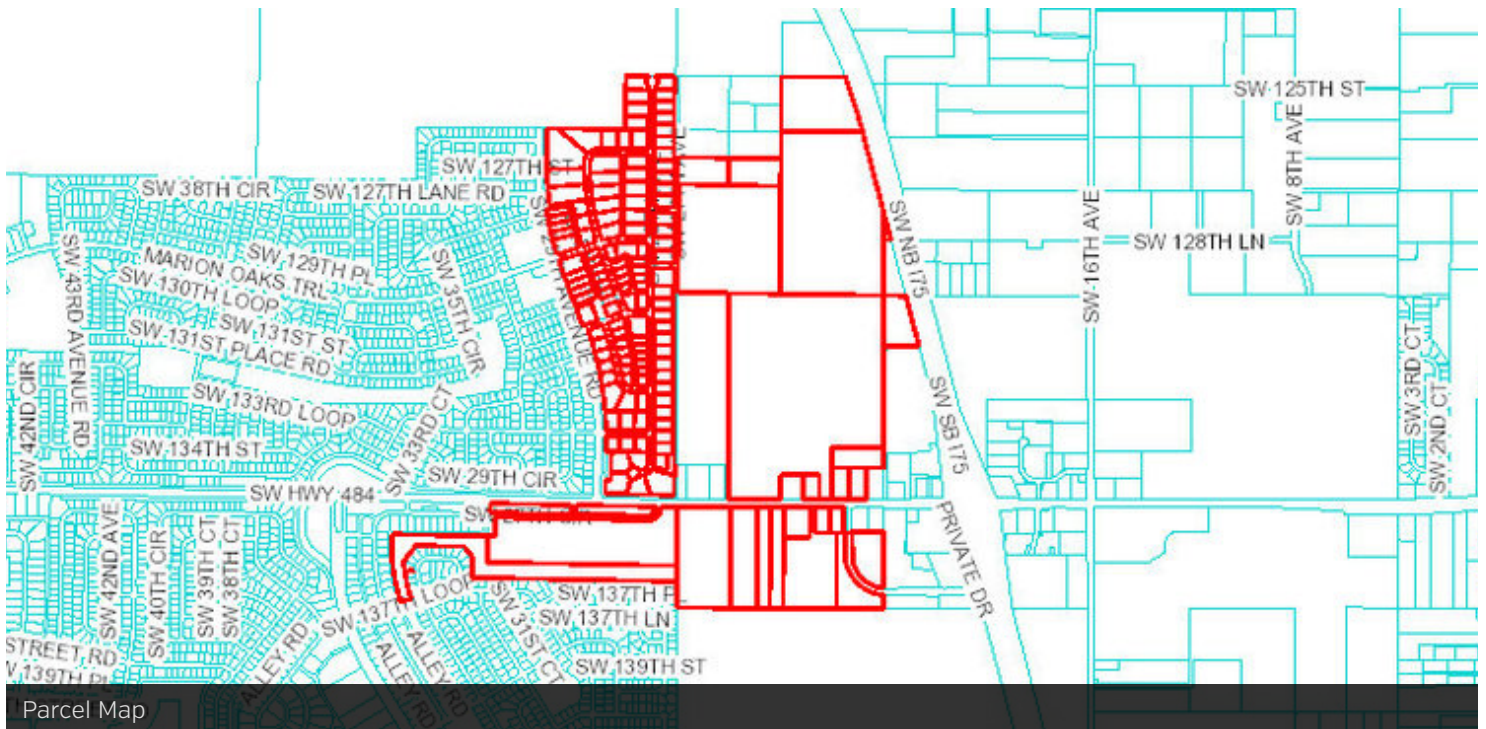
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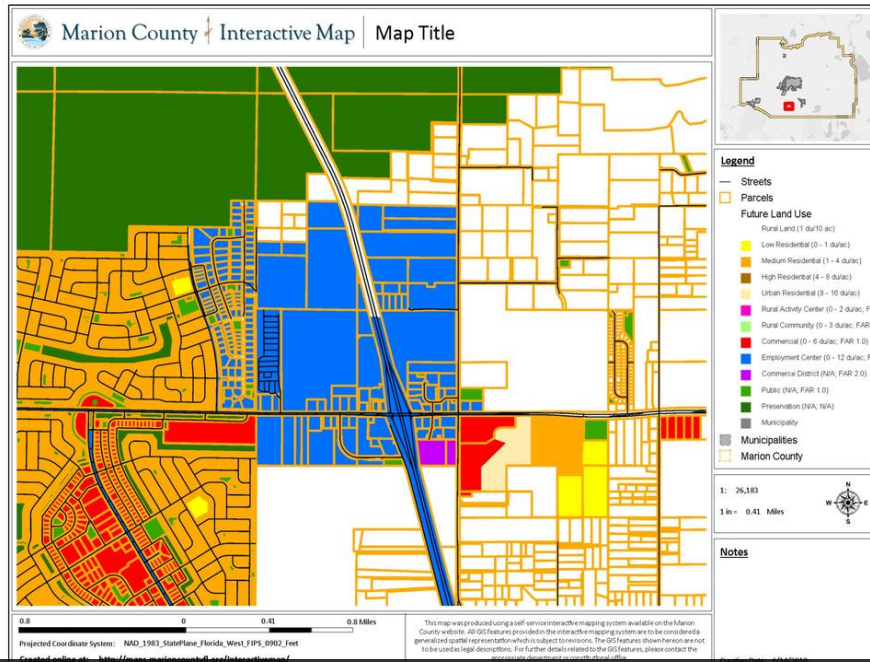
Location Maps



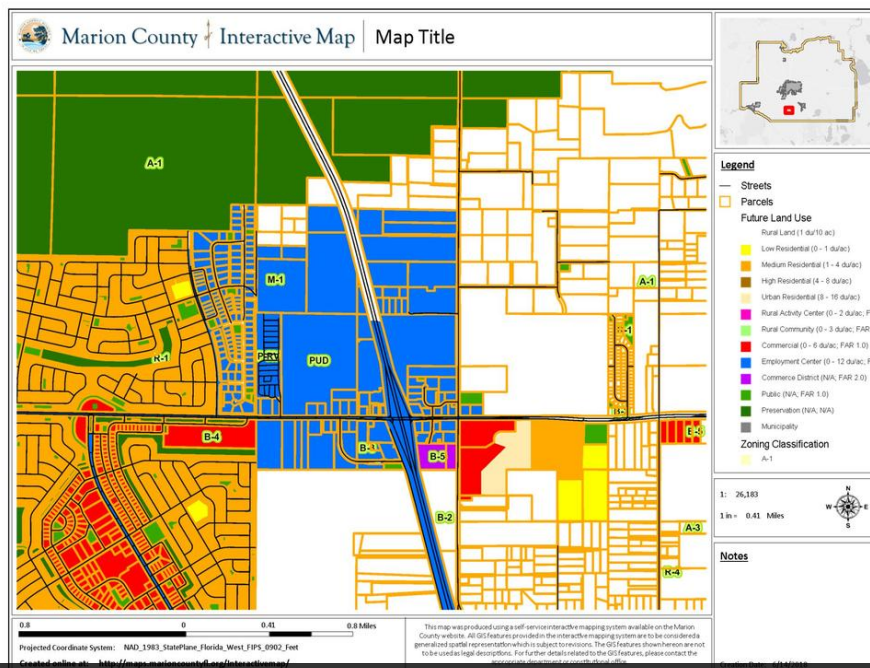
Maps



Maps



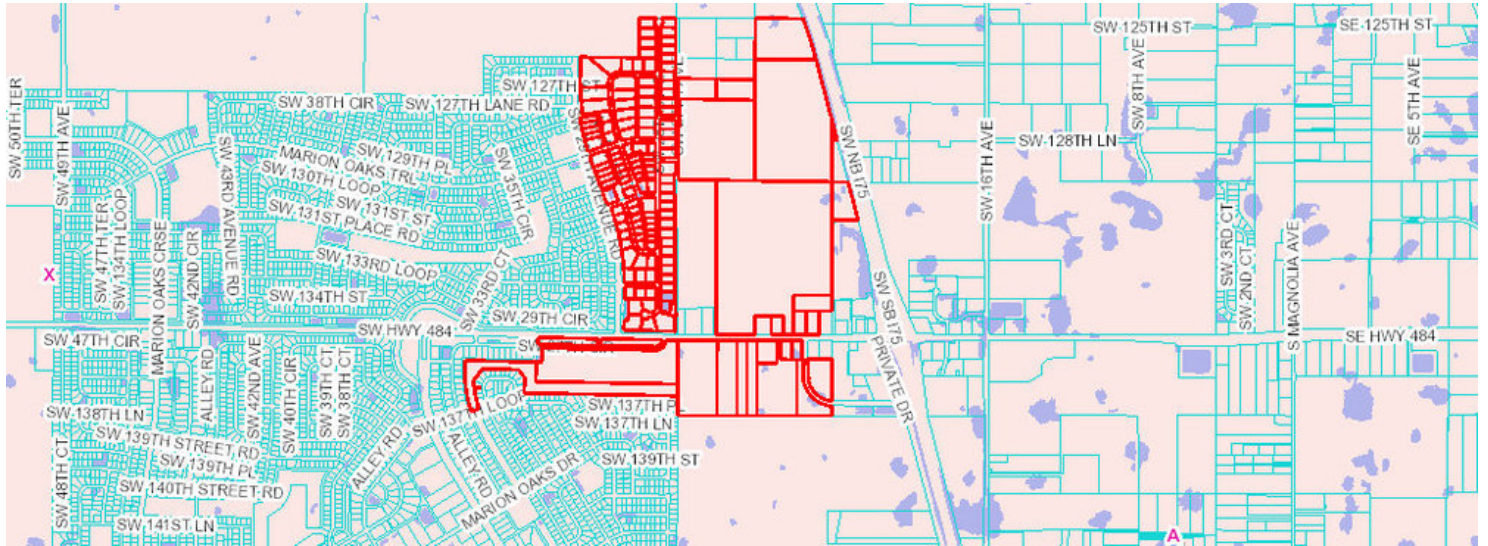
Land Use Map



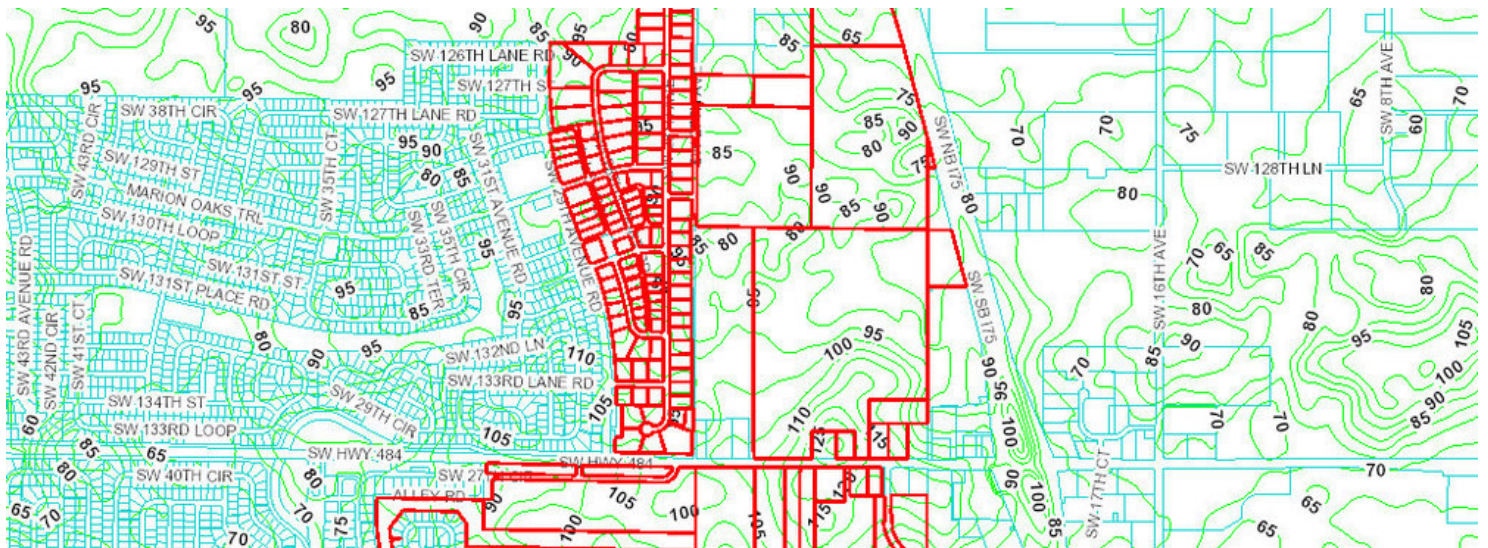
Zoning Map



Maps



Flood Map



Topo Map

Additional Photos

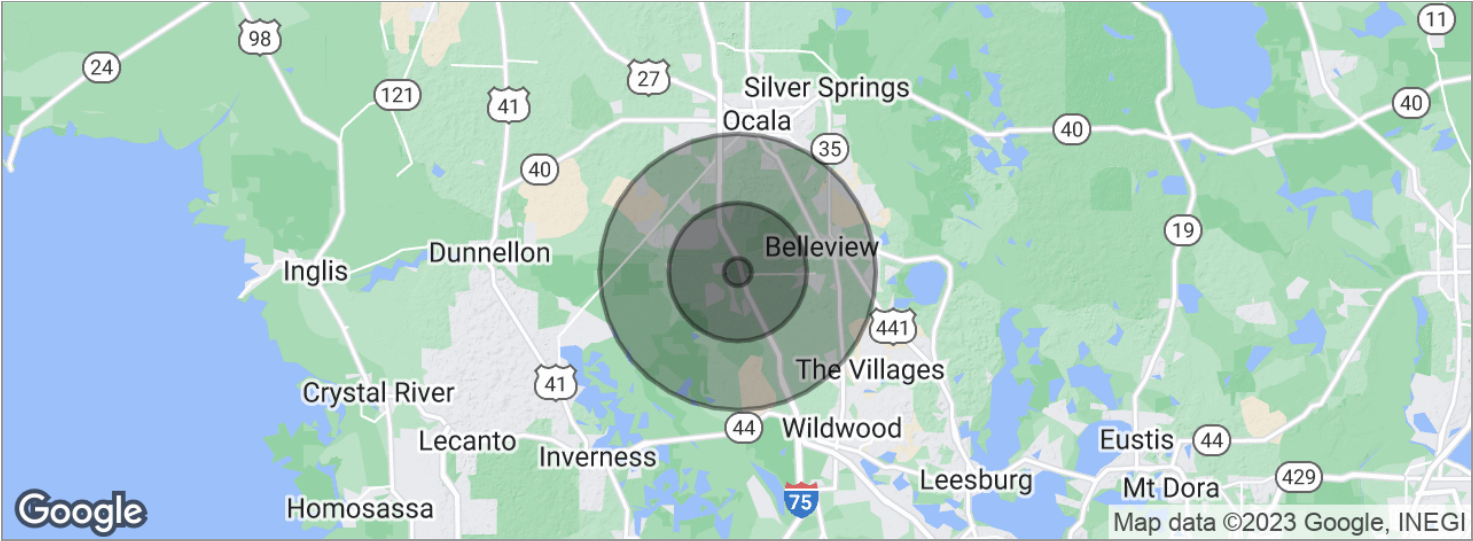


Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	944	29,859	123,238
Median age	44.5	48.0	48.4
Median age (male)	41.4	46.4	47.5
Median age (female)	47.4	49.6	49.3
	1 MILE	5 MILES	10 MILES
Total households	371	12,149	51,934
Total persons per HH	2.5	2.5	2.4
Average HH income	\$49,934	\$50,225	\$56,651
Average house value	\$188,017	\$199,756	\$214,563

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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Median age	44.5	48.0	48.4
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