

5.2 ACRES MULTIFAMILY

5350 SW COLLEGE ROAD
OCALA, FL 34474

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



Property Summary



OFFERING SUMMARY

Sale Price: \$1,250,000

Lot Size: 5.2 Acres

Market: North Central Florida

Submarket: Ocala

Price / SF: \$5.52

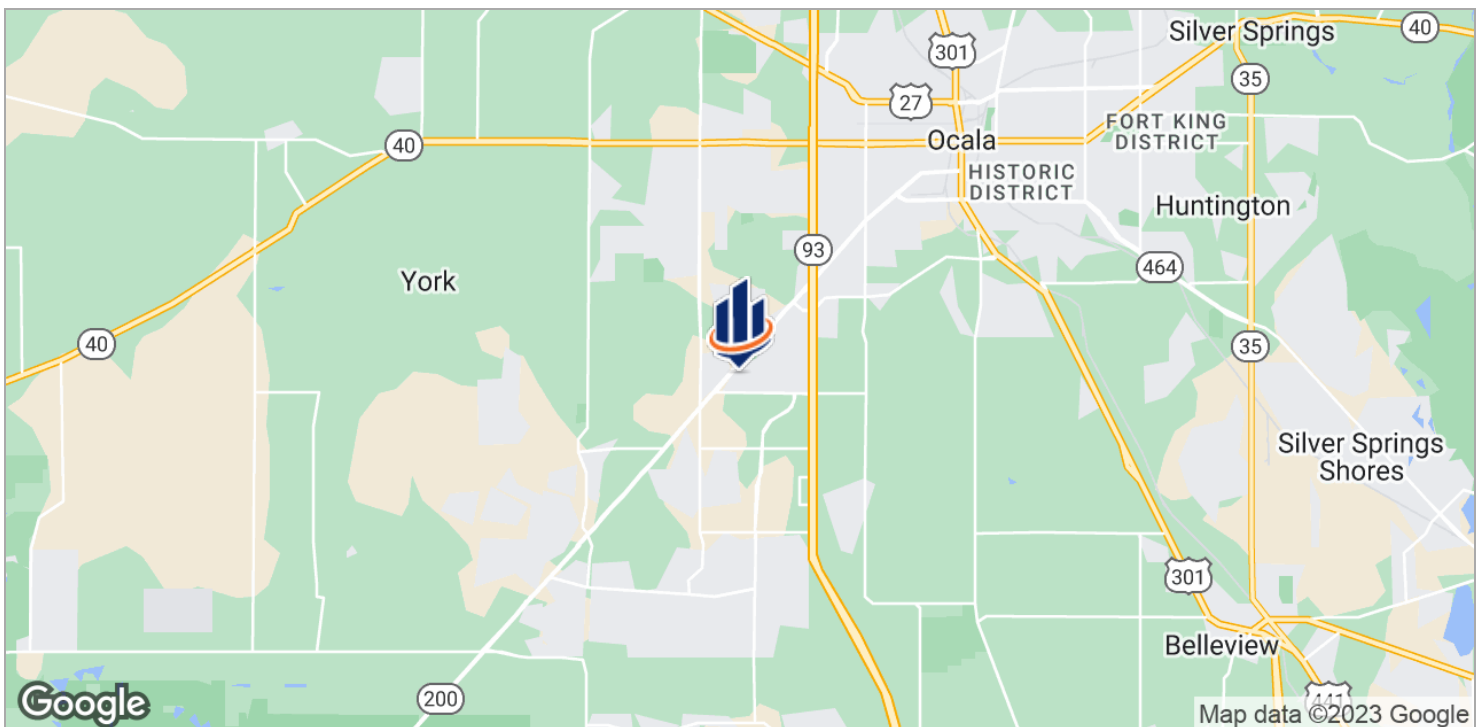
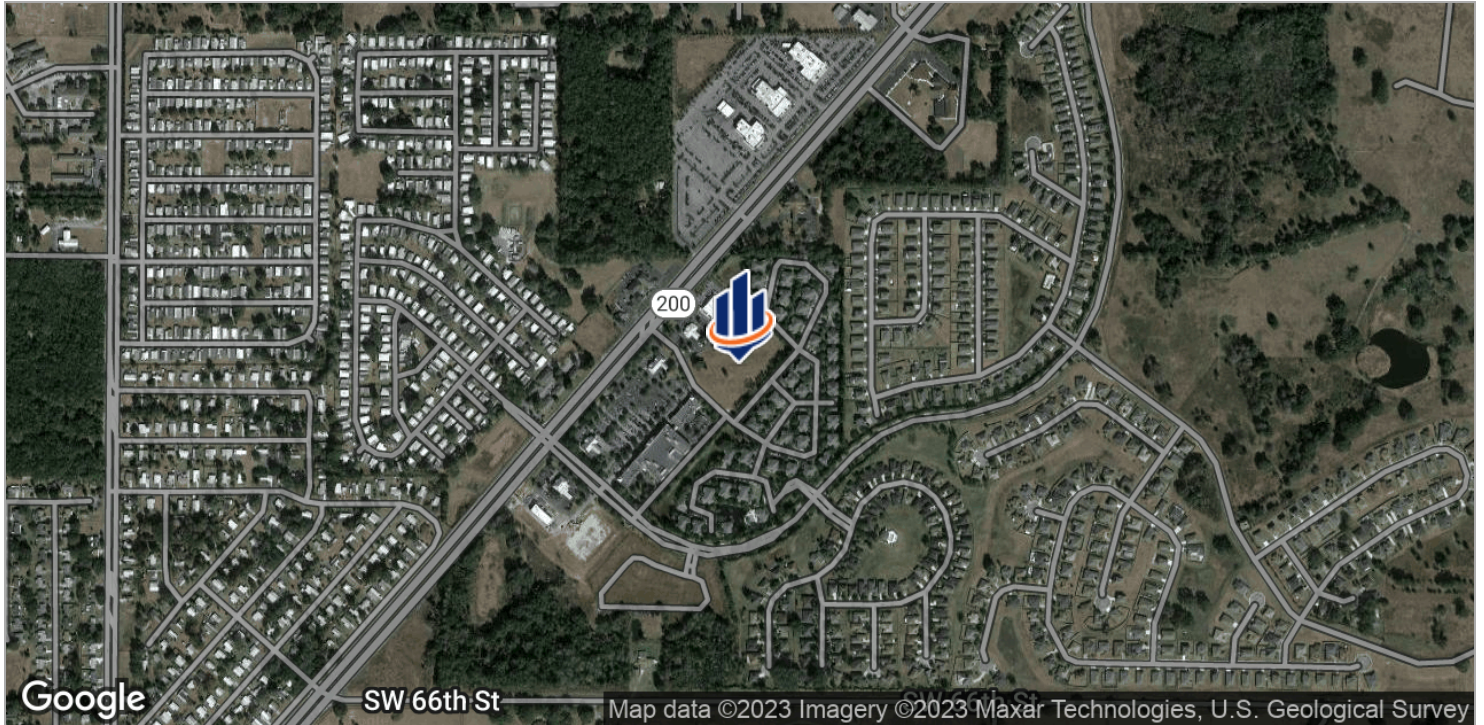
PROPERTY OVERVIEW

5.2 commercial acres next to Heathbrook Publix Shopping Center on Hwy 200 in Ocala, FL. Perfect for multifamily. Right across the street from BMW, Audi, Volkswagon dealership and next door to Publix. Carmax and new 60,000sf VA clinic are also being developed along this corridor. Excellent location for retail, professional or medical office development. Update 25,000sf of food retail or grocery allowed. This pad ready site is fully vest for up to 52,000sf. Signage available on Hwy 200.

PROPERTY HIGHLIGHTS

- Excellent For Retail or Office Development
- 44,000 Dailey trips
- Next to Publix
- Fully Vested

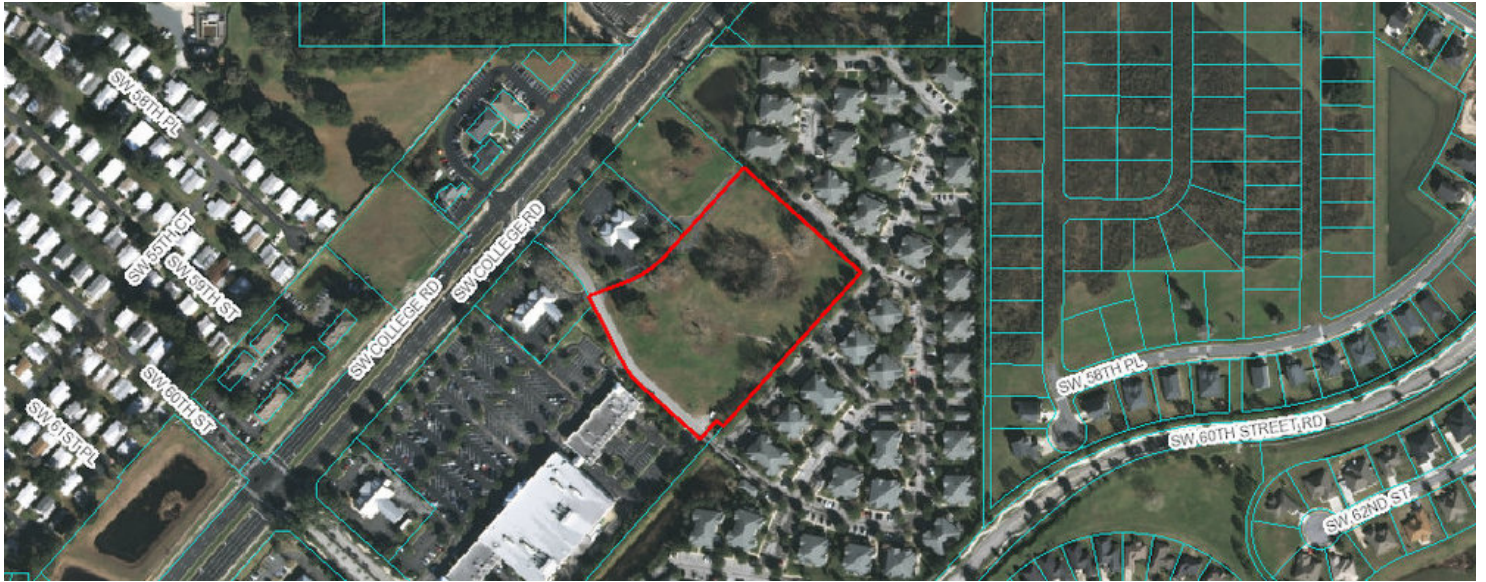
Location Maps



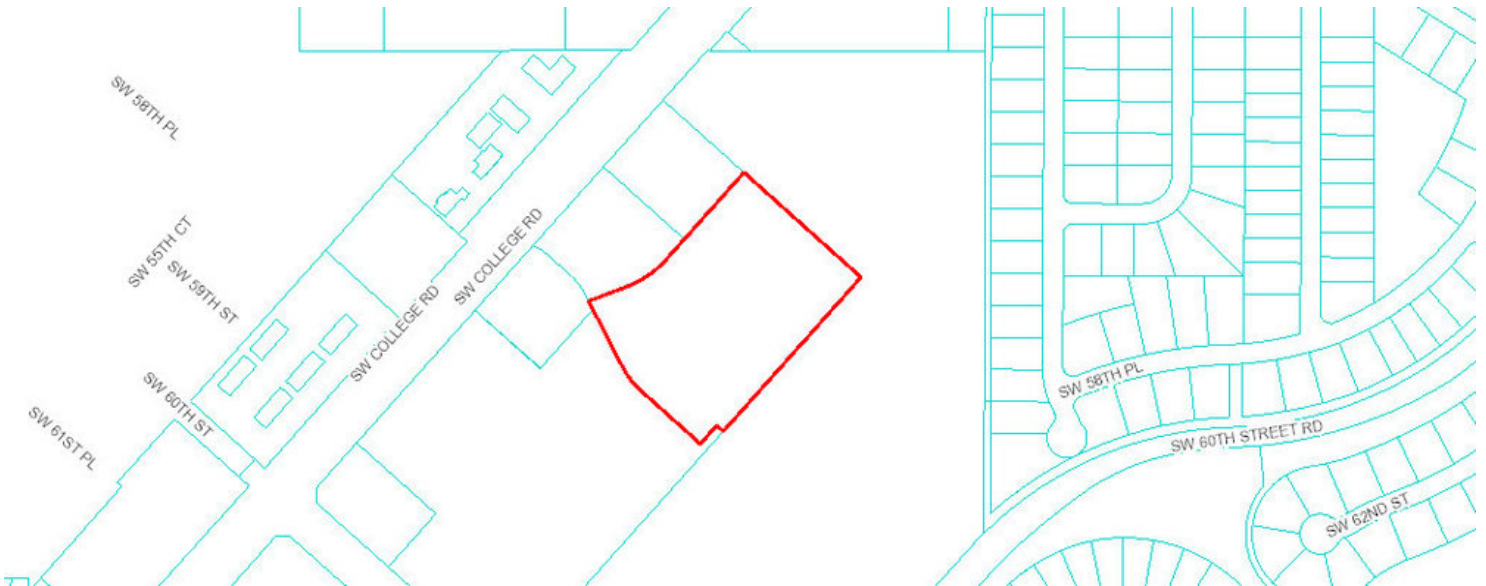
Additional Photos



Maps

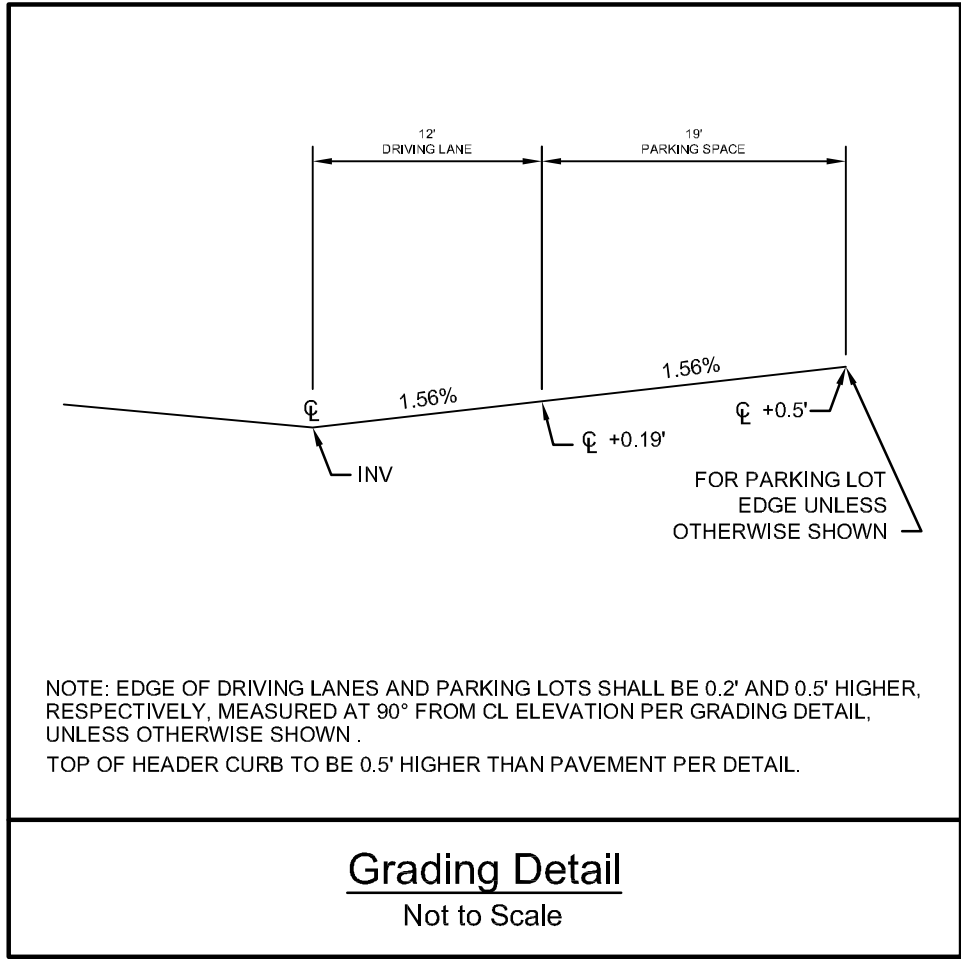
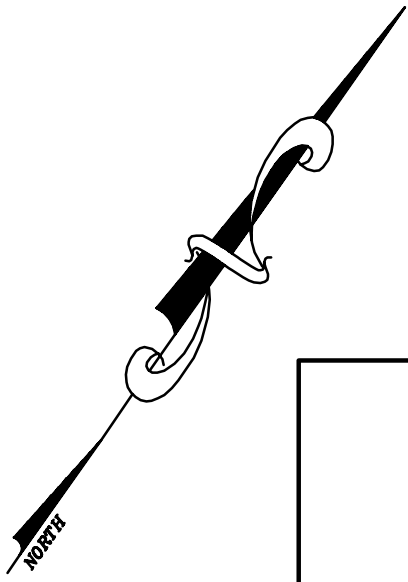


Aerial Map



Parcel Map

Minor Modification to the Phase II Final Site Plan
for Heath Brook Commons Shopping Center



Phase II Pipe Schedule

Pipe	Diameter (inch)	Slope (%)	Length (ft)	Total Flow (cfs)	Cap Full (cfs)
P-1	36	0.20	44	25.79	30.16
P-2	15	1.80	80	3.05	8.67
P-3	15	3.80	130	1.21	12.59
P-4	36	0.20	65	21.64	29.83
P-5	30	0.20	91	18.85	18.24
P-6	30	0.20	125	19.10	18.34
P-7	24	0.20	143	11.27	10.19
P-8	24	0.20	131	8.92	10.08
P-9	15	0.22	46	1.78	3.01
P-10	15	0.23	173	1.19	3.07
P-11	24	0.50	113	6.81	16.00
P-12	18	0.03	77	5.20	10.66
P-16	18	0.32	82	2.11	5.91
P-17	18	0.33	144	7.44	6.06

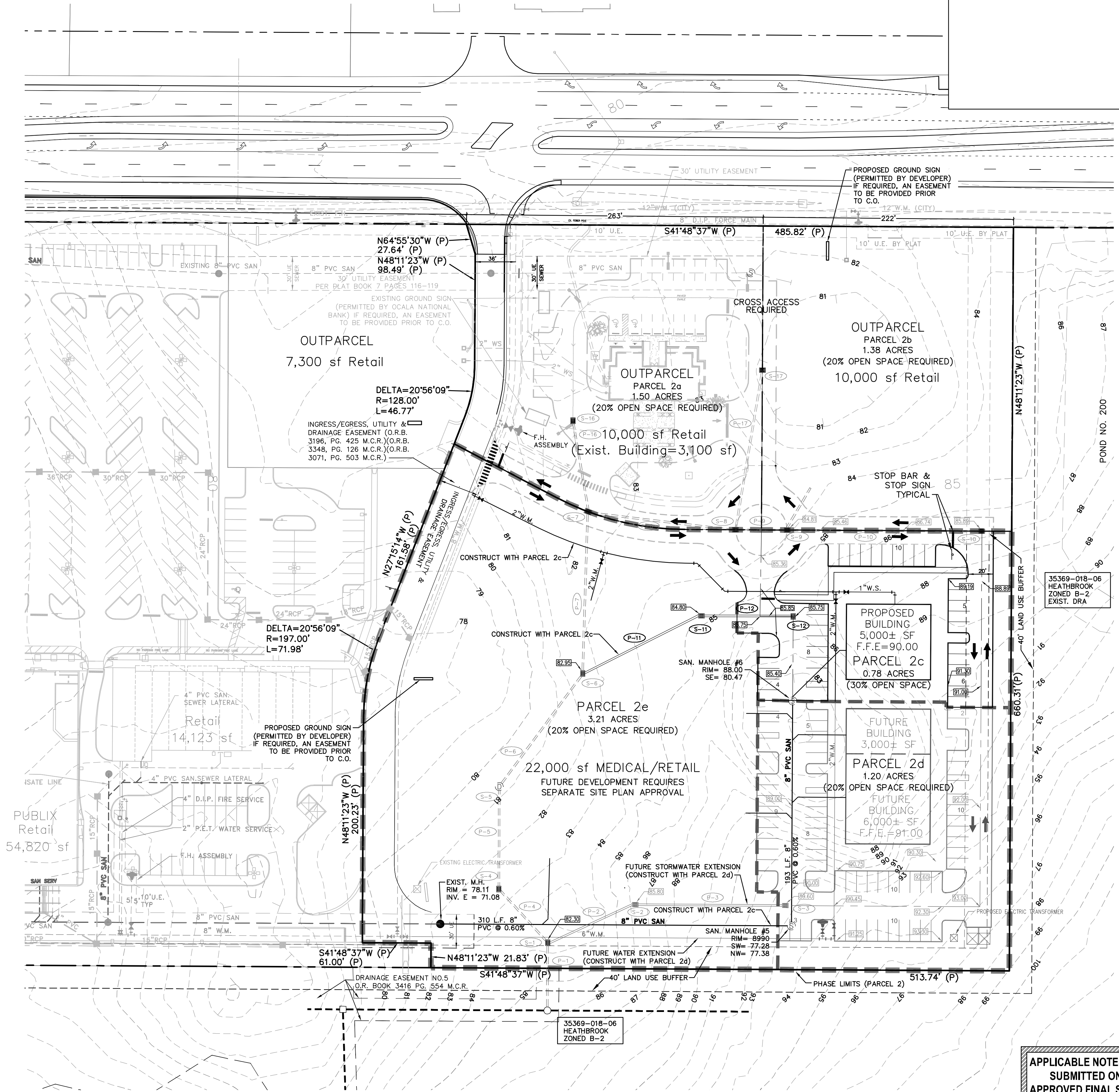
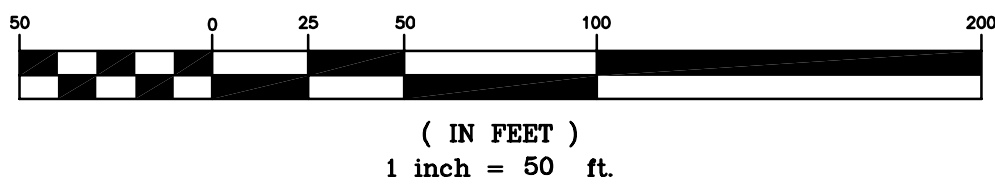
Phase II Structure Schedule

Structure	Type	Invert Elevation			
		NW	SW	NE	SE
S-1	E	77.05	76.94	77.50	
S-2	E		79.00	79.00	
S-3	E		84.00		
S-4	E	78.24			77.15
S-5	48" M.H.	78.70			78.46
S-6	E	79.44		79.44	79.12
S-7	E	80.72		79.78	79.62
S-8	E	79.95	79.81	81.81	
S-9	E		82.07	82.07	
S-10	E		82.58		
S-11	E		80.00	80.00	
S-12	E		80.80		
S-16	E				81.32
S-17	E				80.59

BUILDING AREAS

PARCEL	APPROVED	EXISTING/PROPOSED
2a	10,000 sf	3,100 sf
2b	10,000 sf	10,000 sf
2	36,000 sf	-
2c	-	5,000 sf
2d	-	9,000 sf
2d	-	22,000 sf
TOTAL AREAS	56,000 SF	49,100 sf

GRAPHIC SCALE



APPLICABLE NOTES AND DETAILS
SUBMITTED ON ORIGINAL
APPROVED FINAL SITE PLAN WILL
CONTINUE TO PERTAIN TO THIS
MINOR MODIFICATION OF THE
APPROVED SITE PLAN

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Mead Avenue, Suite 3441
Ocala, FL 34471 (352) 629-5500
Fax (352) 629-5500
Certificate No. ES-006198 Michael W. Radcliffe P.E. 01170 Christopher A. Over P.E. #6558

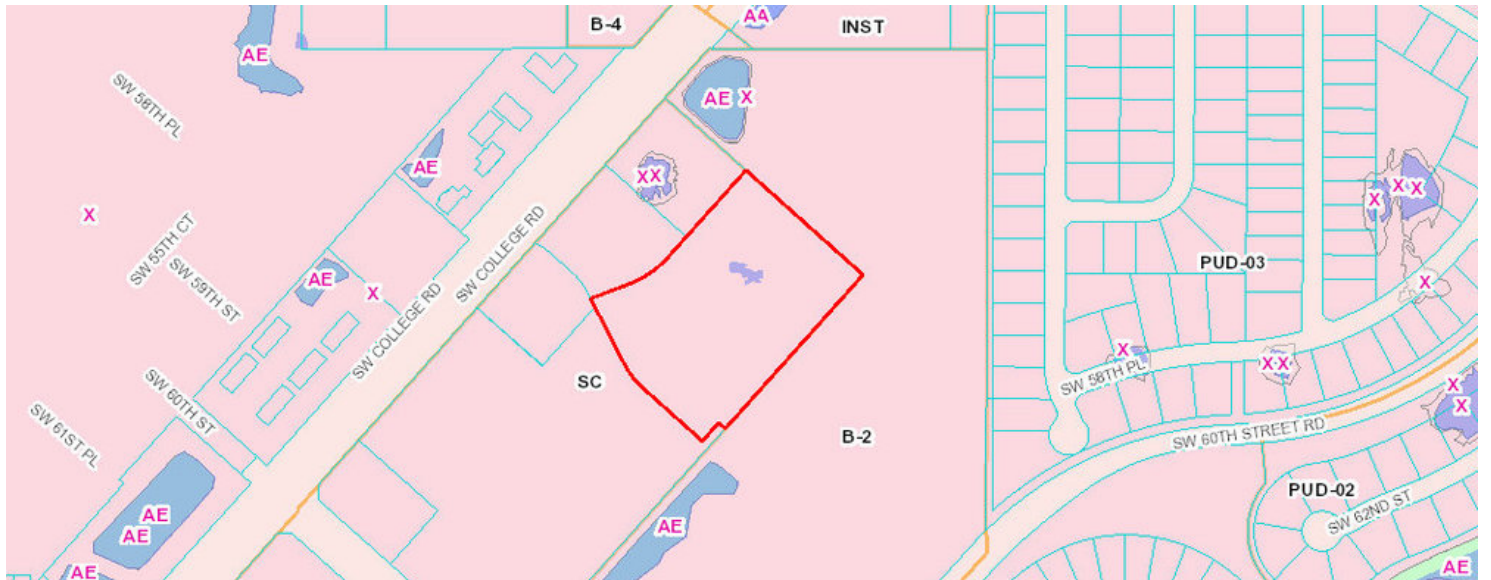
Project Name: Heath Brook Commons Shopping Center
Sheet Name: Minor Modification to the Phase II Final Site Plan

Sheet No.
C001

Maps

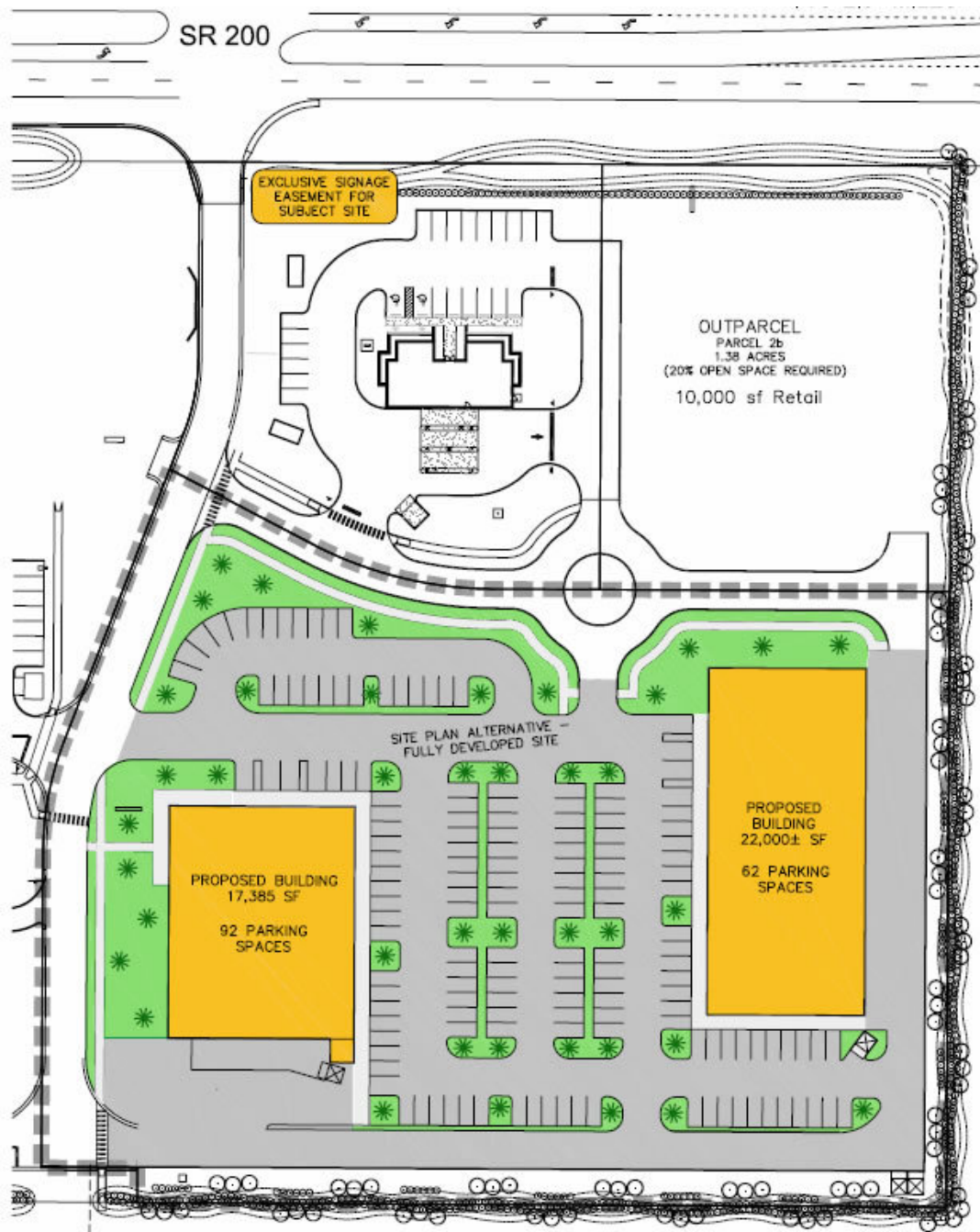


Topo Map

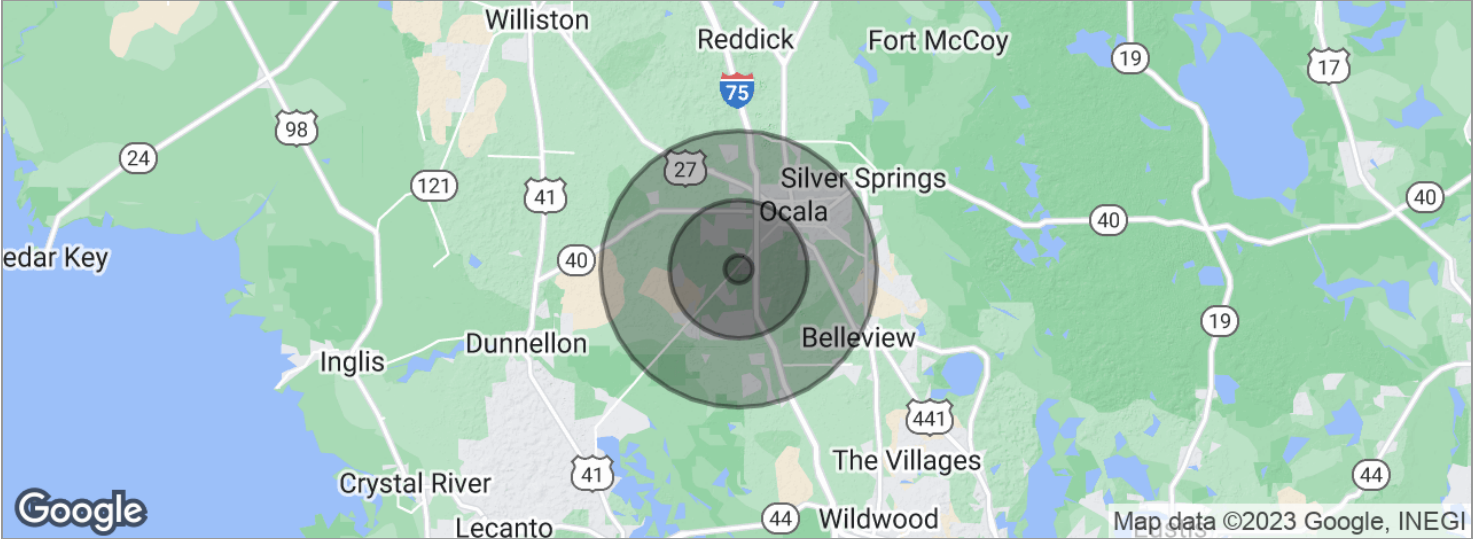


Flood Map

Conceptual



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,369	48,960	168,084
Median age	40.8	48.3	44.8
Median age [Male]	39.8	47.6	43.5
Median age [Female]	41.4	49.5	46.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	559	20,620	69,043
# of persons per HH	2.4	2.4	2.4
Average HH income	\$59,481	\$56,675	\$54,985
Average house value	\$191,507	\$215,484	\$201,936

** 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
BS, University of Florida

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