



3.14 ACRES FOR OFFICE/ALF /NURSING HOME

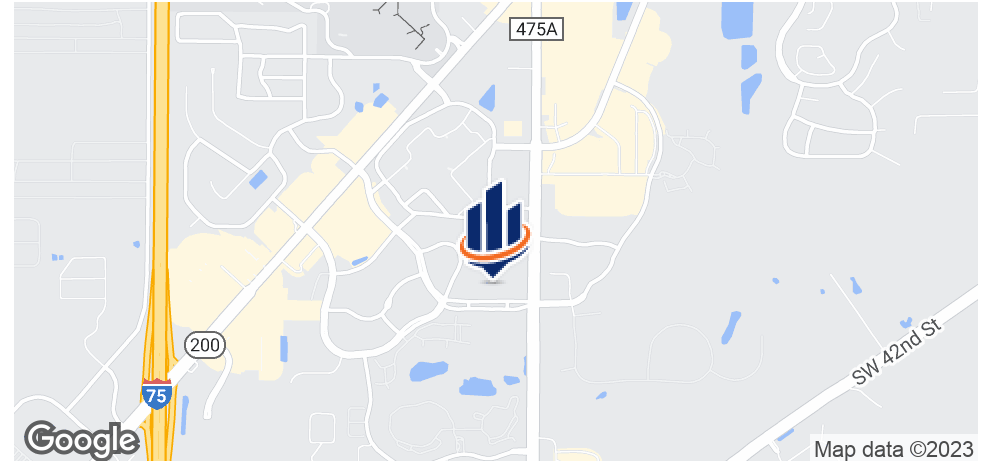
SW 34TH ST
OCALA, FL 34474

Bartow McDonald IV
Managing Director
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An aerial photograph of a commercial area in Ocala, Florida. A large, rectangular, green field is outlined with a thick red border. The field is labeled '3.14 Acres' in large white text. Surrounding the field are various commercial buildings, parking lots, and roads. The street 'SW 34th St' is visible at the bottom of the field, and 'SW 27th Ave' is visible on the right side of the image.

3.14
Acres

Property Summary



OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	3.14 Acres
Zoning:	OP
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$4.74

PROPERTY OVERVIEW

3.14 acres of vacant land for sale in the Paddock Park Commercial Center Phase II. Excellent location for ALF, nursing home, medical offices, surgery center, ambulatory care center or professional office. 3.6 miles [10 minutes] from Monroe and Ocala Regional Hospitals, 2.5 miles [six minutes] from West Marion Community Hospital, close to senior care facilities, surgery centers, medical offices, restaurants and many retail services along Hwy 200. Includes 467' of frontage on SW 34th Street.

PROPERTY HIGHLIGHTS

- Close to hospitals
- Perfect for Medical or Ambulatory Care Center
- Easy to Find Location
- 467' Frontage on SW 34th
- City Water and Sewer

Property Description



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LOCATION OVERVIEW

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 costs 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. More than 350 manufacturers and distributors representing a myriad of business interests call Ocala their home. The airport has a 6,900' main runway, a 3,000' crosswind runway, an all weather instrument landing approach and FAA Part 139 certification.

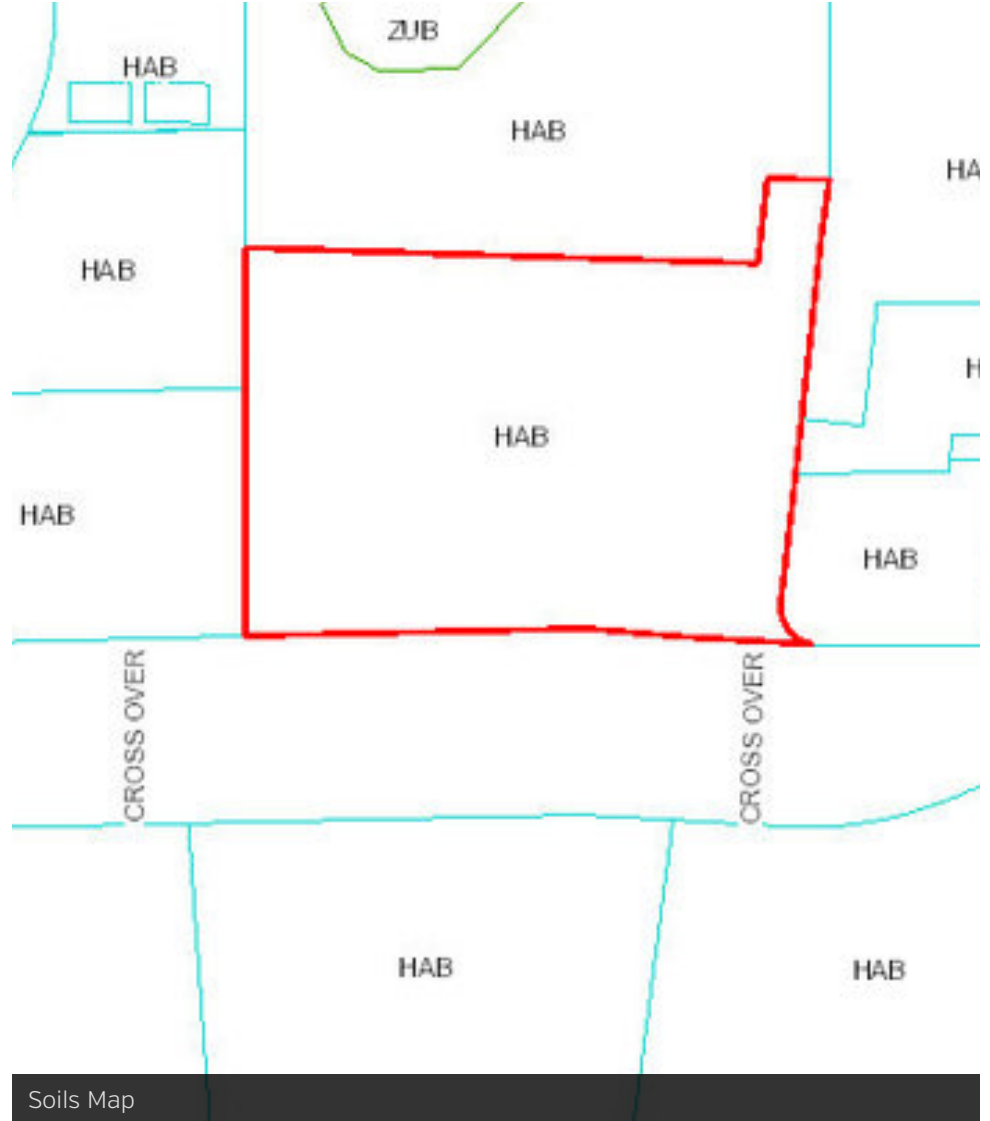
Additional Photos



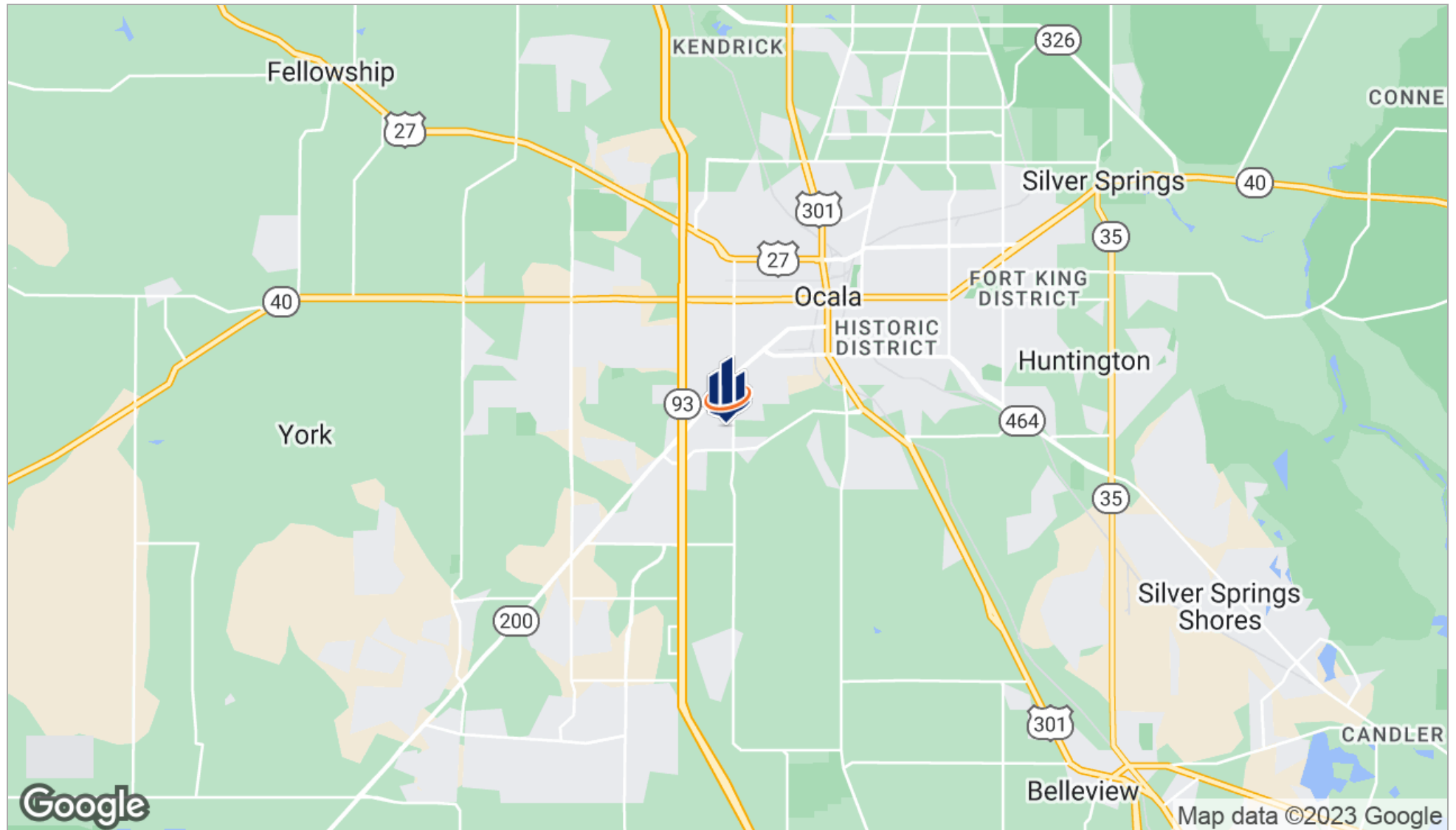
Maps



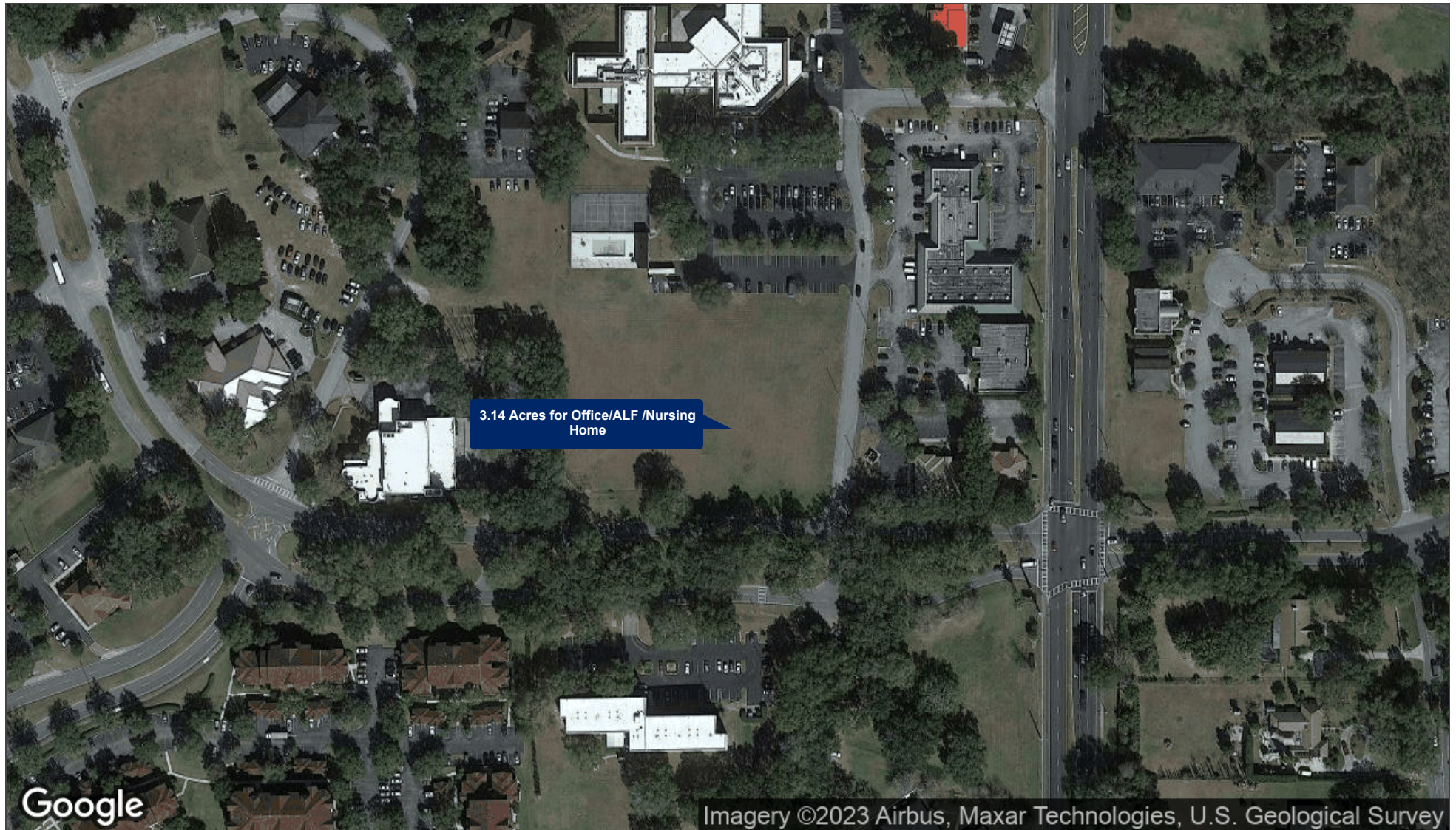
Additional Photos



Location Maps



Aerial Map



Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,632	59,367	189,815
Median age	35.2	40.3	44.5
Median age (male)	34.9	39.1	43.1
Median age (female)	35.3	41.9	45.8
Total households	779	23,193	78,098
Total persons per HH	3.4	2.6	2.4
Average HH income	\$63,842	\$57,996	\$54,630
Average house value	\$374,899	\$248,426	\$201,583

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

A map of Ocala, Florida, and its surrounding areas. The map features three concentric circles centered on Ocala, representing drive time zones of 10, 20, and 30 minutes. The 10-minute zone is the innermost, darkest circle. The 20-minute zone is the middle, medium-gray circle. The 30-minute zone is the outermost, light-gray circle. The map includes labels for numerous cities and towns, including Raleigh, Williston, Morriston, Blitchton, Fellowship, York, Ocala, Martin, Zuber, Anthony, Silver Springs, Huntington, Silver Springs Shores, Belleview, Summerfield, The Villages, Lady Lake, Wildwood, Fruitland Park, Rutland, Inverness, Citrus Hills, Hernando, Pine Ridge, and Dunnellon. Major highways are marked with shields: I-75, US-41, US-301, US-44, and US-200. The map also shows various bodies of water, including Lake McIntosh and Lake Fort McCoy. The Google logo is visible in the bottom left corner, and the text 'Map data ©2023 Google' is in the bottom right corner.

* Demographic data derived from 2020 ACS - US Census

1 ADVISOR BIOS

SW 34th St
Ocala, FL 34474

Advisor Bio

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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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