

## 2.07 COMMERCIAL ACR

**NE 49TH TERRACE  
OCALA, FL 34470**

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



# Advisor Bio & Contact 1

## 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

<b>Sale Price:</b>	<b>\$95,000</b>
<b>Lot Size:</b>	<b>2.07 Acres</b>
<b>Zoning:</b>	<b>B-4</b>
<b>Market:</b>	<b>North Central Florida</b>
<b>Submarket:</b>	<b>Ocala</b>
<b>Price / SF:</b>	<b>\$1.05</b>

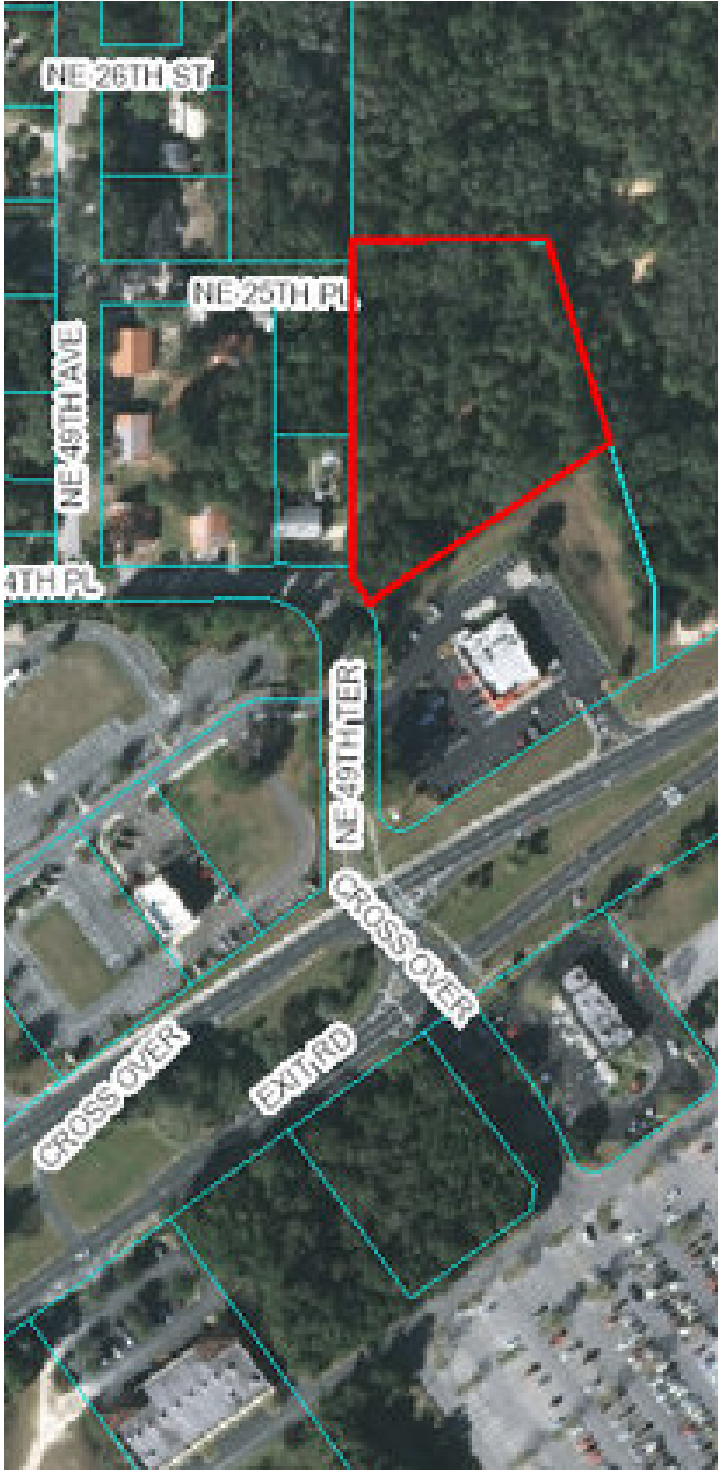
## PROPERTY OVERVIEW

**2.07 acres of vacant land available for commercial development located in Ocala, FL. This property is directly behind Bob Evans restaurant and across the street from WalMart Supercenter on Hwy 40. Includes direct access to a signalized intersection on Hwy 40. Water and sewer available. Close to many retailers including WalMart Supercenter, Kay Jewelers, Bealls, Lowes, AT&T, Verizon, Outback Steakhouse, Firehouse Subs, Bob Evans, Pep Boys, and Aldis. Also near the Appleton Museum of Art and the historic Silver Springs State Park.**

## PROPERTY HIGHLIGHTS

- **Access to a signalized intersection on Hwy 40/Silver Springs**
- **B-4 Zoning**
- **Commercial Land Use**
- **Water and Sewer Available**
- **Across Street from Super WalMart**

# Property Description



## PROPERTY OVERVIEW

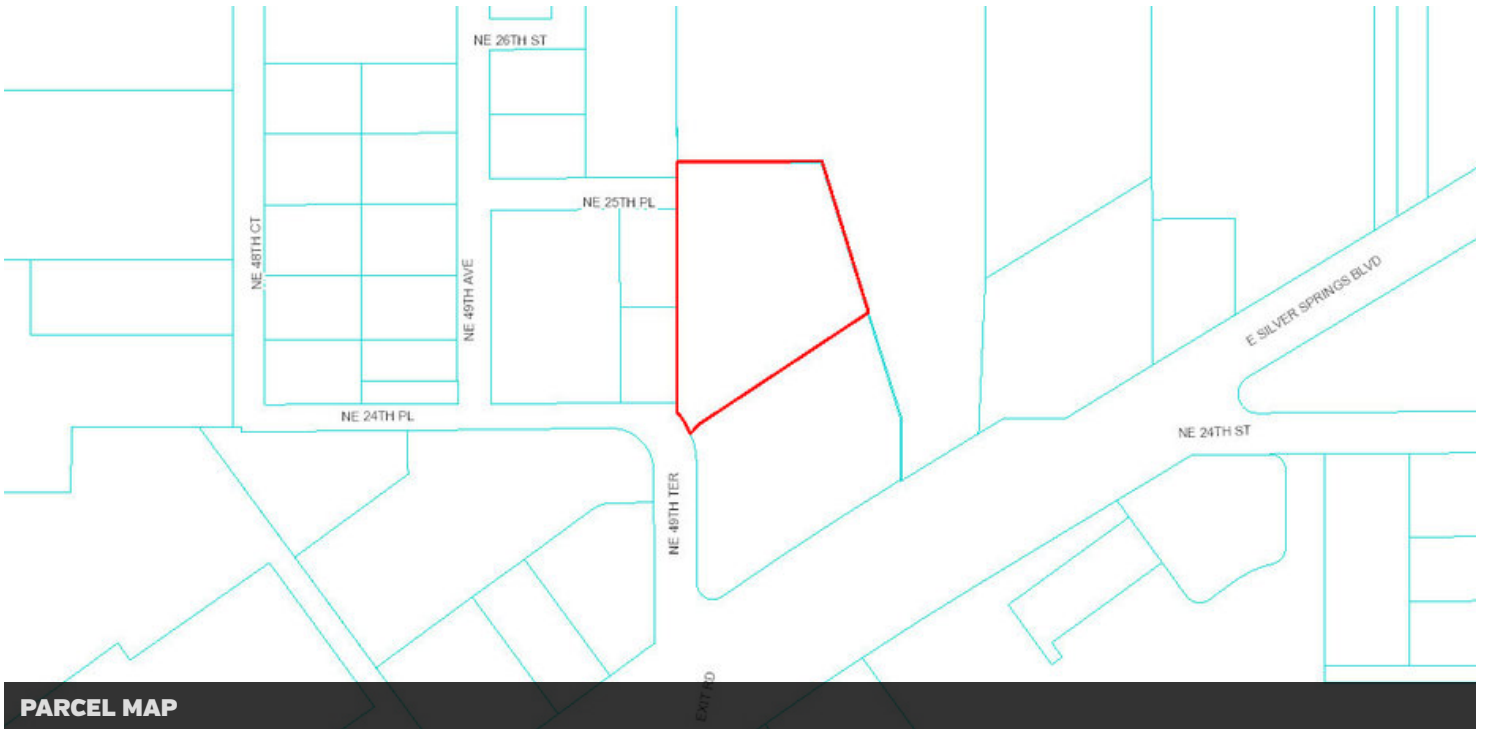
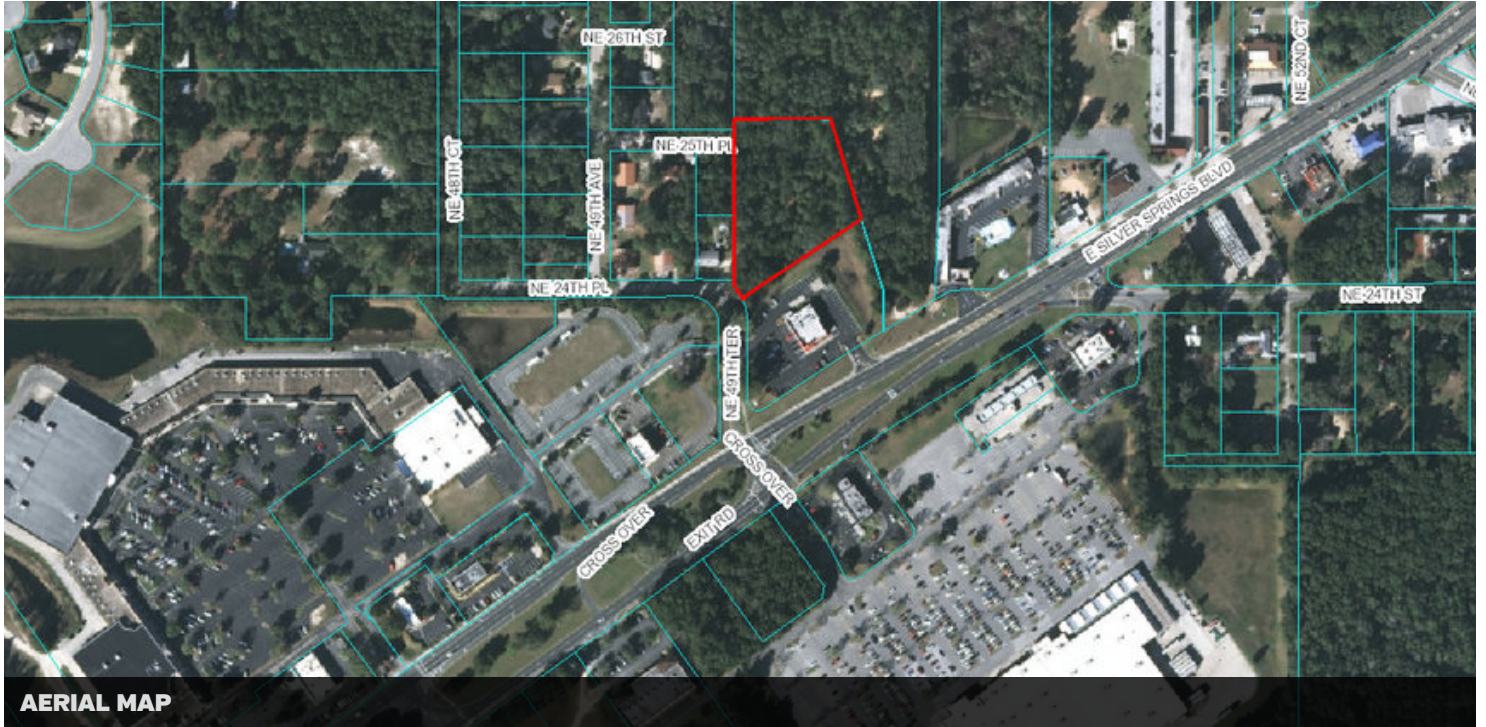
**2.07 acres of vacant land available for commercial development located in Ocala, FL. This property is directly behind Bob Evans restaurant and across the street from WalMart Supercenter on Hwy 40. Includes direct access to a signalized intersection on Hwy 40. Water and sewer available. Close to many retailers including WalMart Supercenter, Kay Jewelers, Bealls, Lowes, AT&T, Verizon, Outback Steakhouse, Firehouse Subs, Bob Evans, Pep Boys, and Aldis. Also near the Appleton Museum of Art and the historic Silver Springs State Park.**

## 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. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.**



# Maps

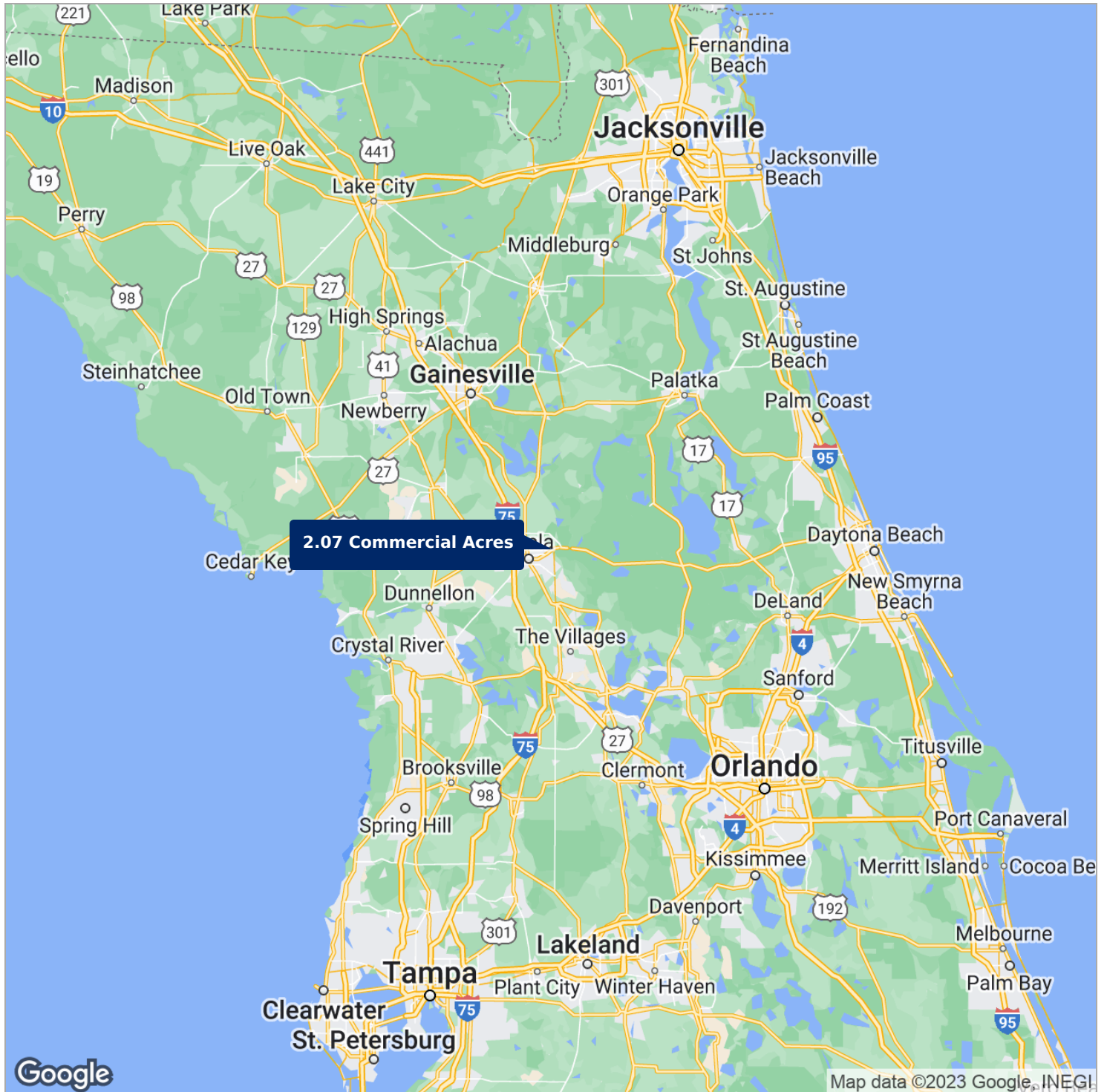


# Maps



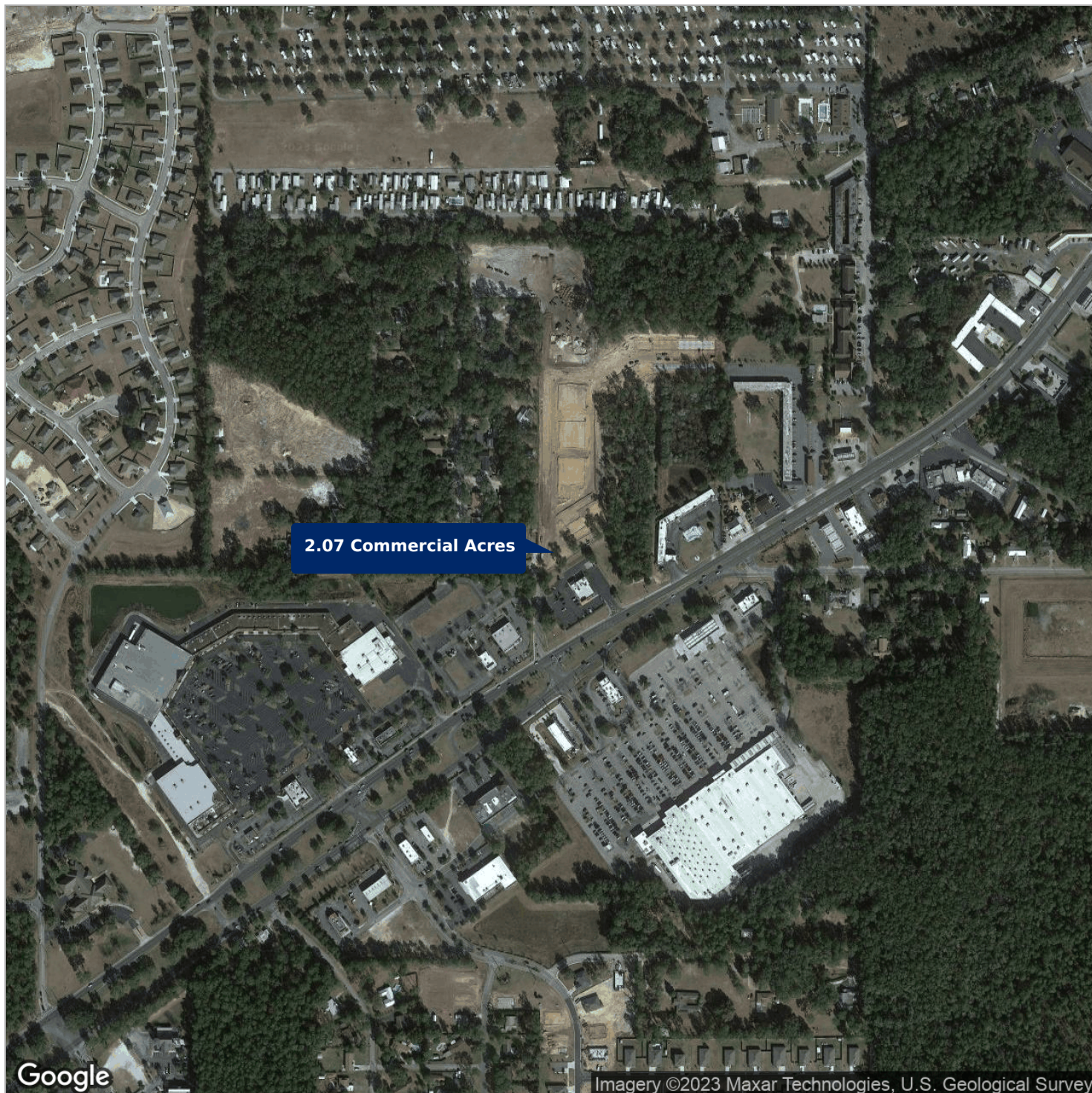


# Regional Map





# Aerial Map



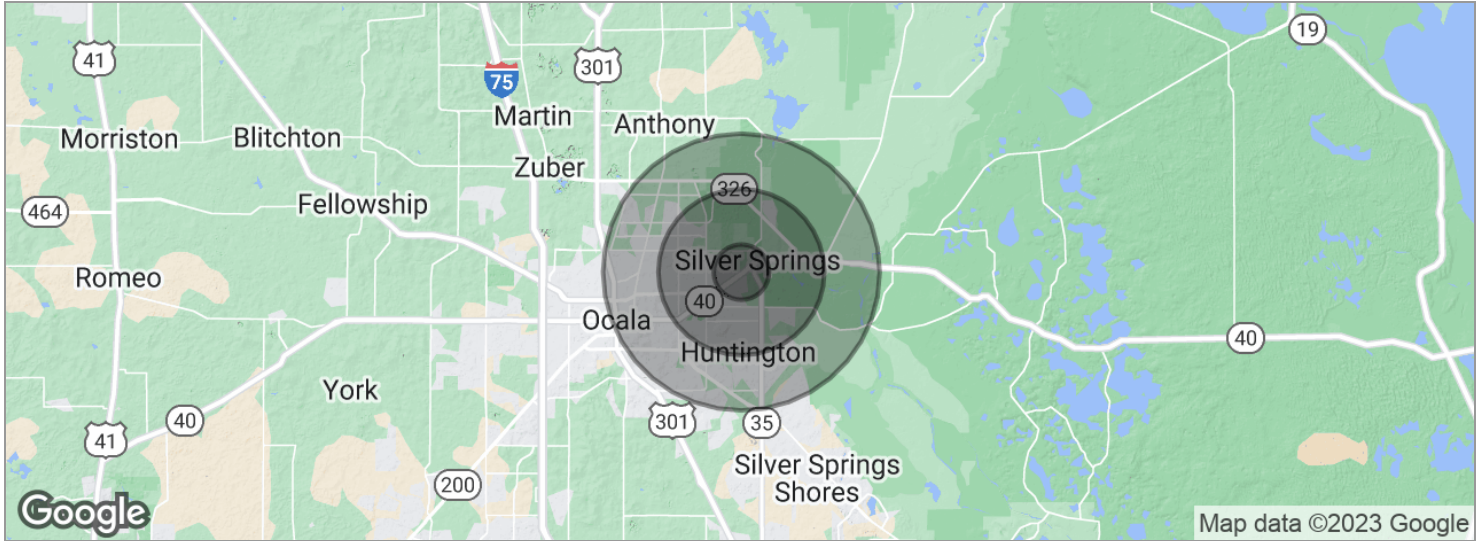


# Demographics Report

	1 MILE	3 MILES	5 MILES
<b>Total population</b>	<b>6,942</b>	<b>42,427</b>	<b>82,712</b>
<b>Median age</b>	<b>37.9</b>	<b>42.6</b>	<b>40.7</b>
<b>Median age (male)</b>	<b>35.2</b>	<b>40.0</b>	<b>39.0</b>
<b>Median age (female)</b>	<b>40.6</b>	<b>44.7</b>	<b>41.9</b>
	1 MILE	3 MILES	5 MILES
<b>Total households</b>	<b>2,837</b>	<b>17,587</b>	<b>33,012</b>
<b>Total persons per HH</b>	<b>2.4</b>	<b>2.4</b>	<b>2.5</b>
<b>Average HH income</b>	<b>\$51,055</b>	<b>\$56,785</b>	<b>\$56,288</b>
<b>Average house value</b>	<b>\$206,374</b>	<b>\$178,153</b>	<b>\$191,832</b>

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total population</b>	<b>6,942</b>	<b>42,427</b>	<b>82,712</b>
<b>Median age</b>	<b>37.9</b>	<b>42.6</b>	<b>40.7</b>
<b>Median age (Male)</b>	<b>35.2</b>	<b>40.0</b>	<b>39.0</b>
<b>Median age (Female)</b>	<b>40.6</b>	<b>44.7</b>	<b>41.9</b>
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	<b>2,837</b>	<b>17,587</b>	<b>33,012</b>
<b># of persons per HH</b>	<b>2.4</b>	<b>2.4</b>	<b>2.5</b>
<b>Average HH income</b>	<b>\$51,055</b>	<b>\$56,785</b>	<b>\$56,288</b>
<b>Average house value</b>	<b>\$206,374</b>	<b>\$178,153</b>	<b>\$191,832</b>

\* Demographic data derived from 2020 ACS - US Census





**2452 NE 3rd Street, Suite B**  
**Ocala, FL 34470**  
**352.274.3800**