

SALE

34+/- Acres for 134+ Single Family Homes

5500 SE 24TH ST

Ocala, FL 34480

BARTOW MCDONALD IV

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PRESENTED BY:

MATTHEW GARFF

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STILES MCDONALD

O: 352.288.4491

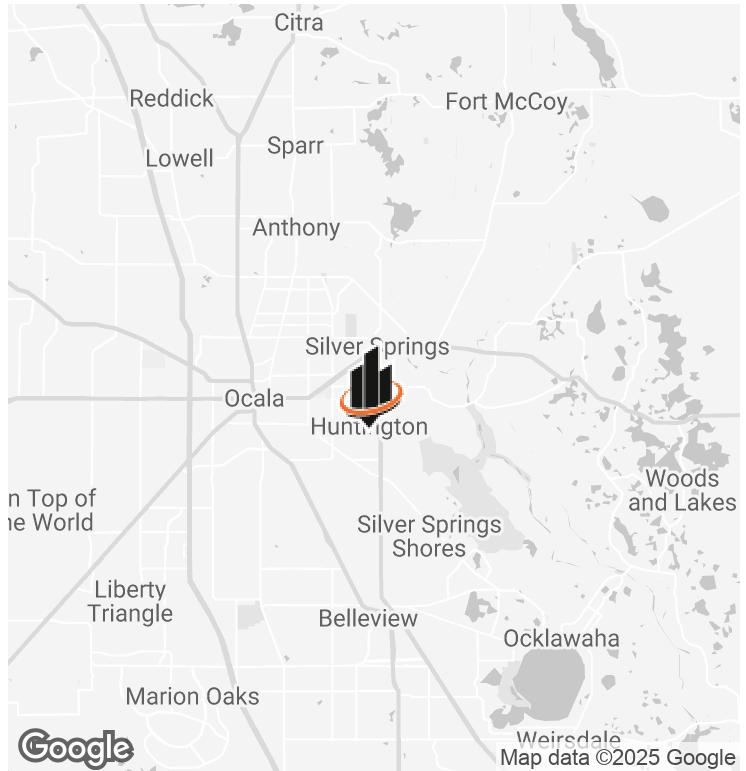
stiles.mcdonald@svn.com

FL #SL3561136

**34+/-
Acres**



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,490,000
LOT SIZE:	34 Acres
PRICE / ACRE:	\$73,235
ZONING:	A-1, High Density Land Use
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	29697-018-00, 2966-003-011

PROPERTY OVERVIEW

Excellent residential subdivision development parcel located within established residential neighborhood. Land use provides for up to 270 units (8 units/acre), however, four to five units per acre for a non rental subdivision have a higher probability of zoning approvals. This is an excellent location for a 134+ lot single family subdivision. The property is currently zoned A-1 Agriculture and will need to be rezoned to PUD with Marion County. The property features two points of egress, one fronting SE 24th St on the north and one on SE 28th St to the south. Close to Maplewood Elementary (1.2 miles) and Forest High School (2.7 miles). Publix, the YMCA, Zaxby's, Dunkin Donuts, Sonic, McDonalds, Planet Fitness, Starbucks and Chase Bank are a five to seven minute drive west. Jersey Gant recreational park, Shocker baseball/softball park and the Baseline Trailhead to the Greenway are also within a five minute drive. Central water is located within 250'+/- along north boundary on SE 24th Street, sewer lines are 1,300'+/- west along Baseline Road. (See utility map.) Public records indicate no FEMA floodplain issues. Property provides three ingress/egress points for access. Sellers wish to retain three of the 37.78 acre parent parcel for private residence.

PROPERTY HIGHLIGHTS

- Land Use: 270 Units or 134 Single Family Homes
- 4 to 8 Units/Acre

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MEET THE TEAM



BARTOW MCDONALD IV

Managing Director

bartow.mcdonald@svn.com
Cell: 352.274.3800

PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout 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, a 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 on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, 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, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida

Bachelor of Science, University of Florida

SVN | McDonald & Company
217 SE 1st Ave, #200-60
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MATTHEW GARFF

Associate Advisor

matthew.garff@svn.com

Cell: **352.644.1552**

PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

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THE PROPERTY



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THE LAND



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NEIGHBORHOOD HOMES



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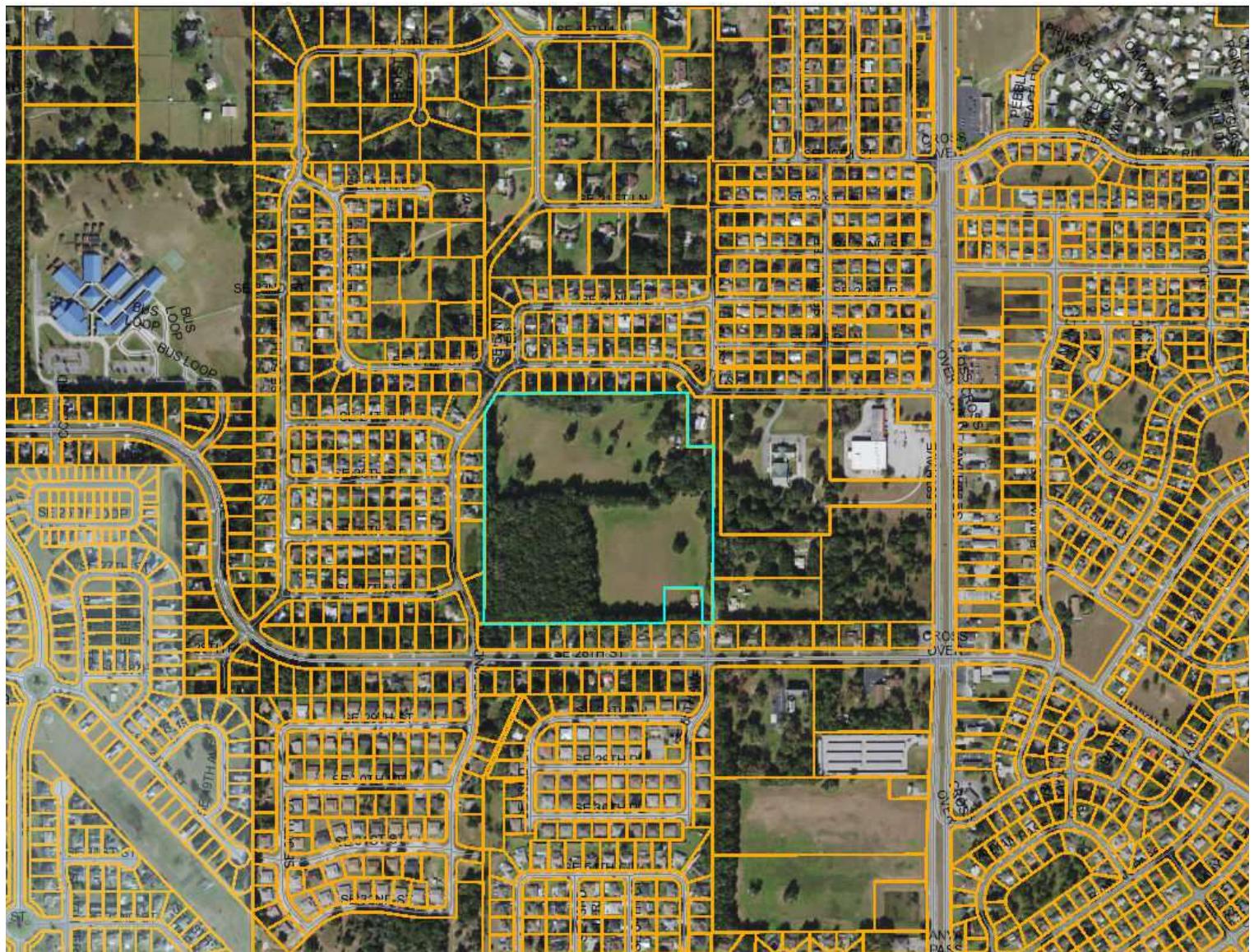
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MAPS

Marion County Florida - Interactive Map



sets (major) Aerial2019

Blue: Band_3

0 0.1

sets

Red: Band_1

0 0.15

Green: Band_2

Marion Co
Engineer,
NASA, NC
contributor

Parent Parcel

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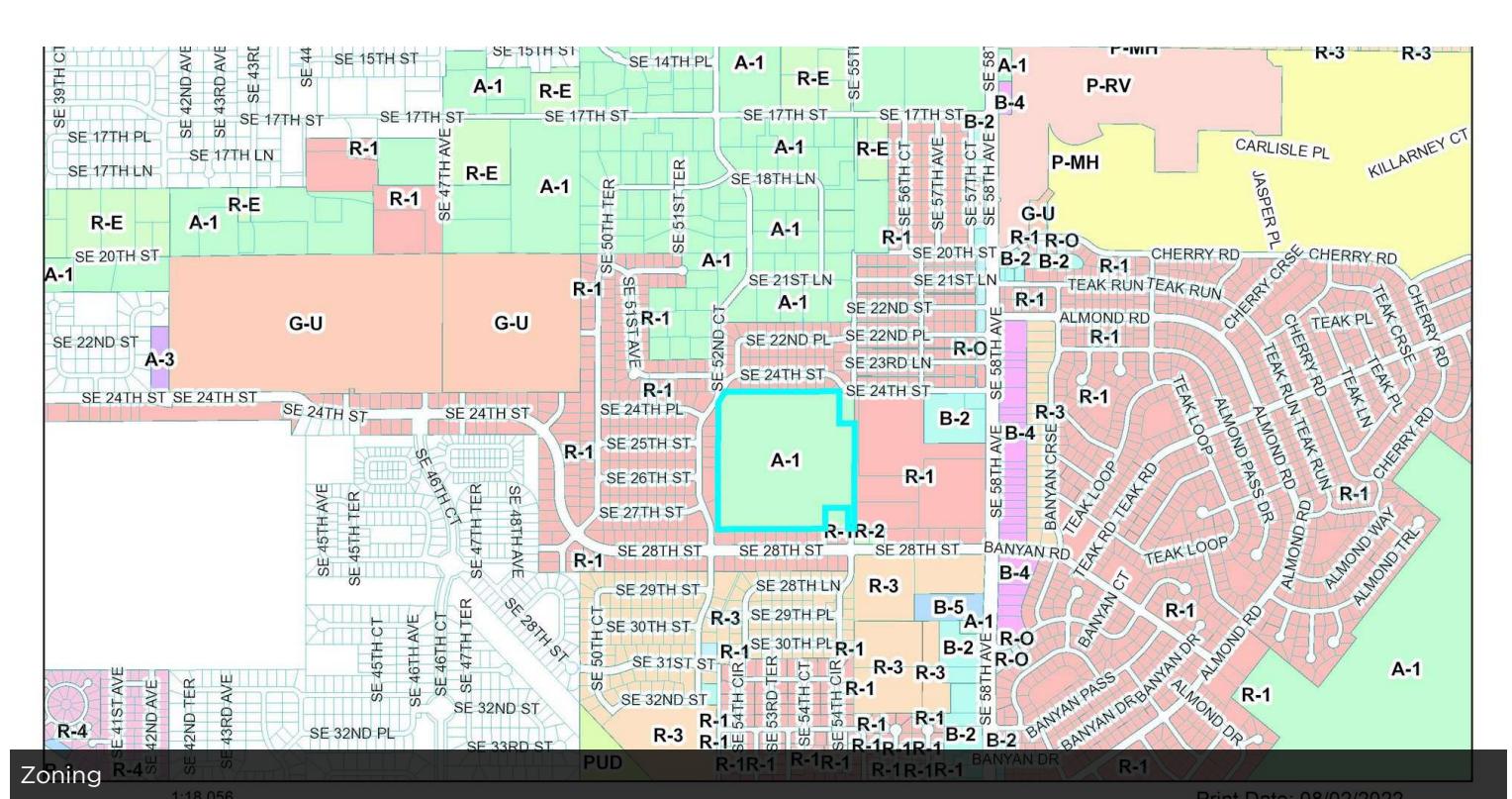
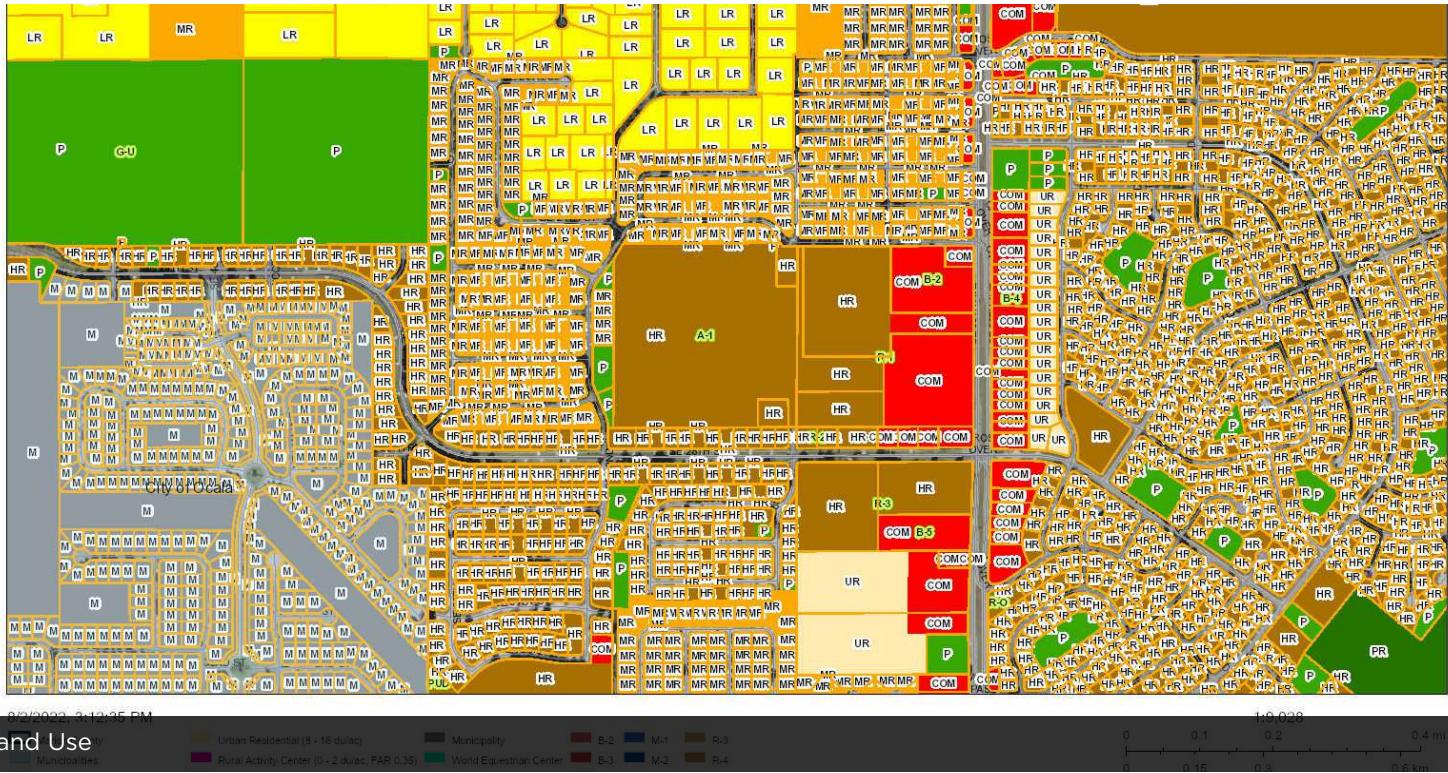
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SVN
COMMERCIAL REAL ESTATE ADVISORS

MAPS



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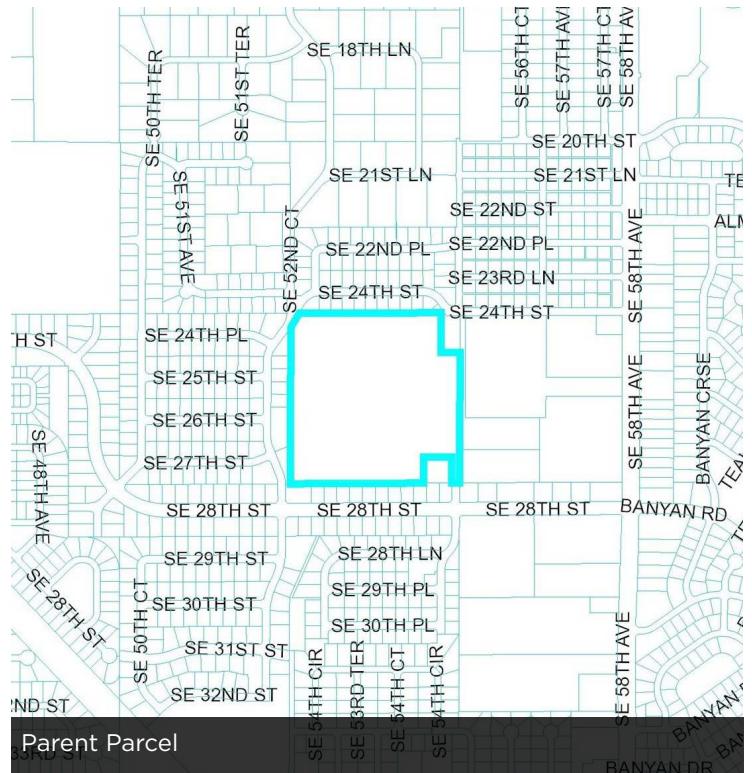
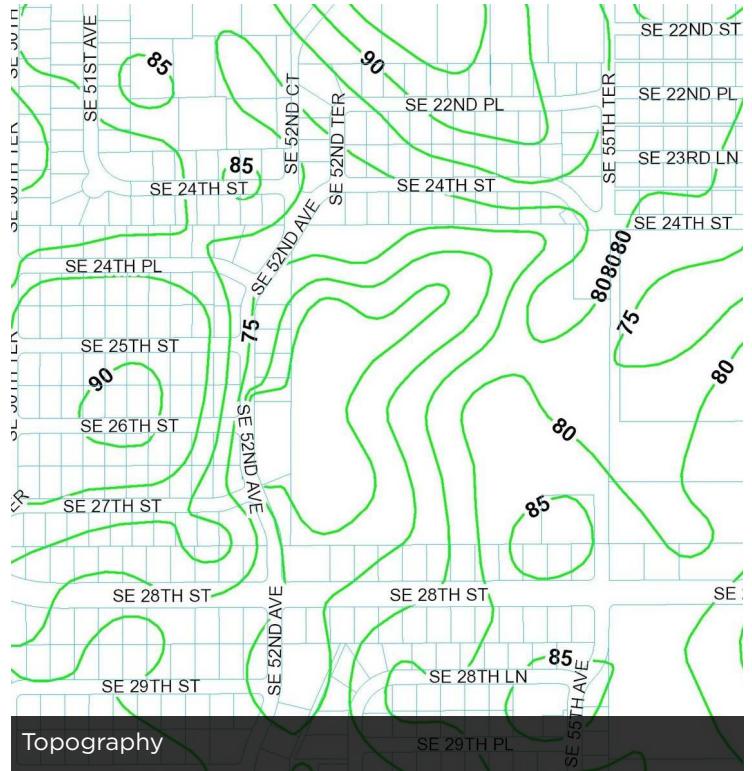
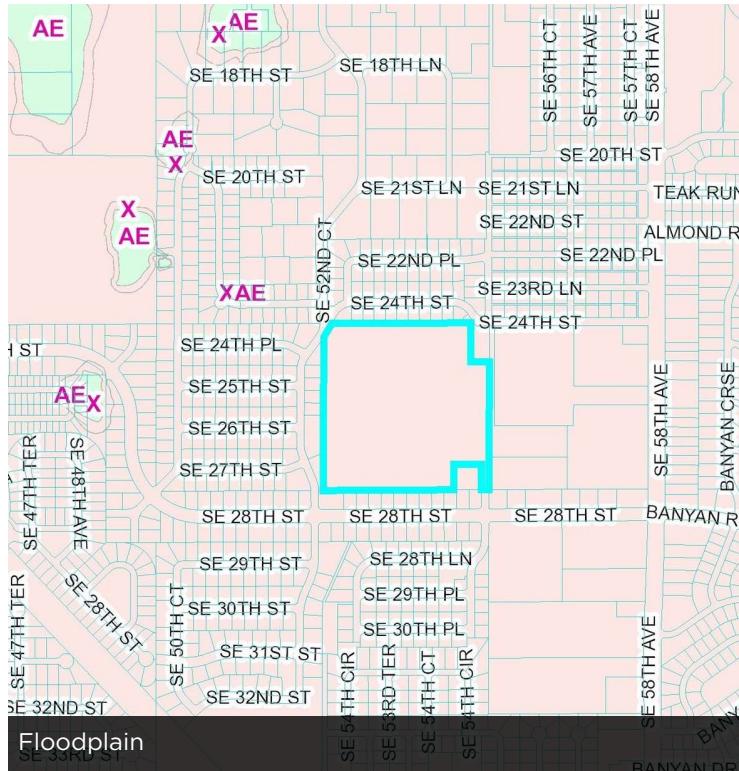
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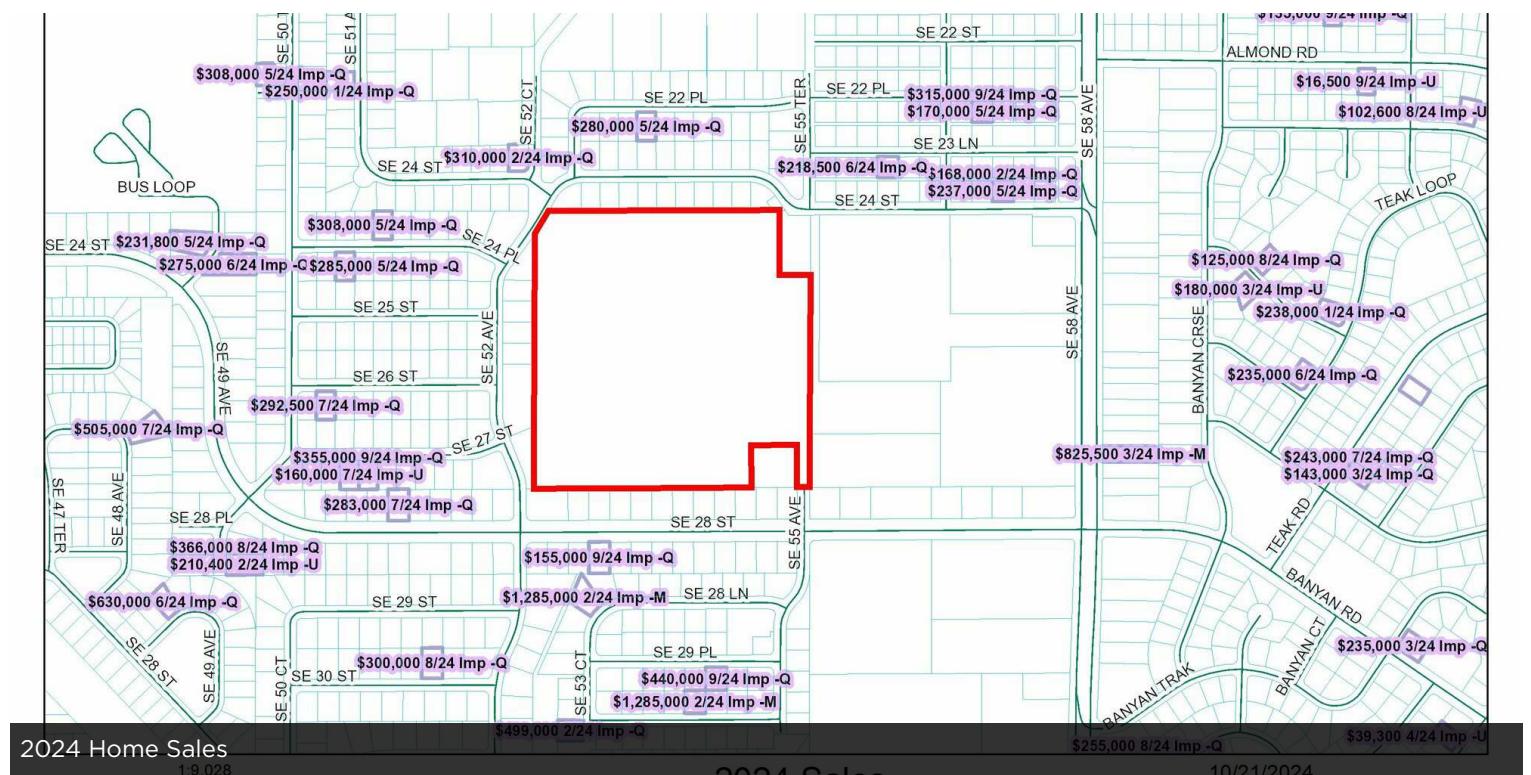
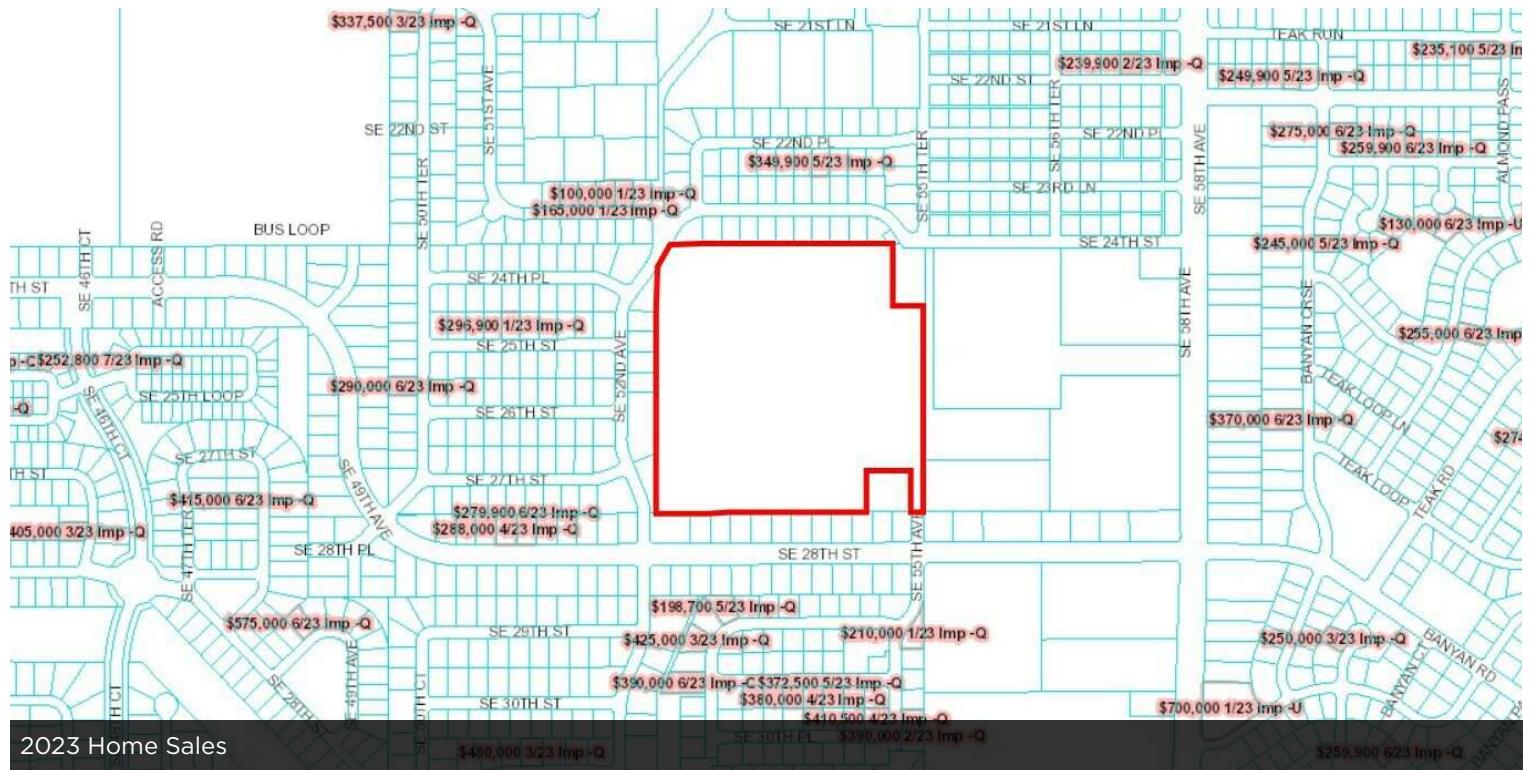
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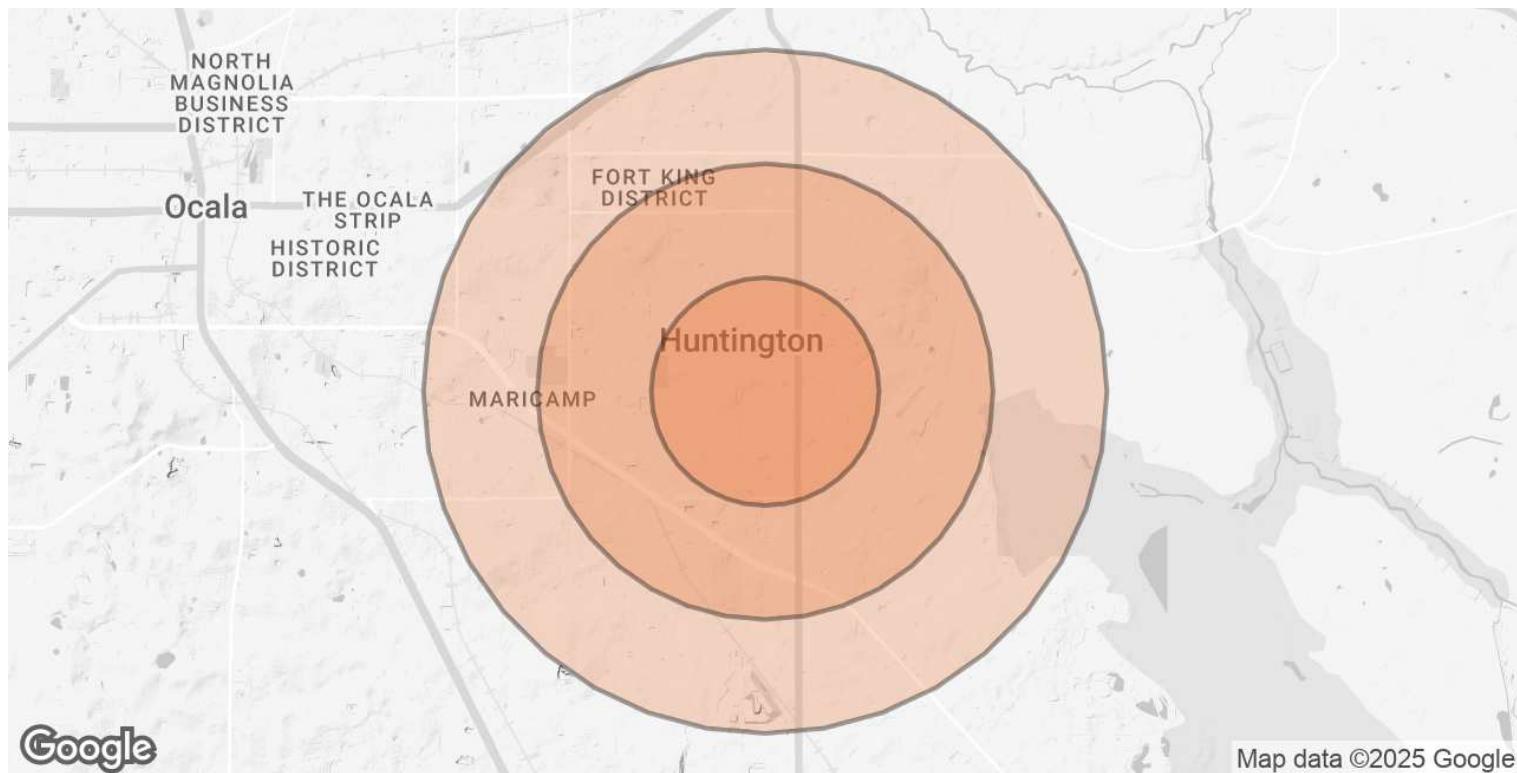
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,891	21,787	38,436
AVERAGE AGE	39.8	41.6	41.4
AVERAGE AGE (MALE)	40.6	40.6	39.0
AVERAGE AGE (FEMALE)	38.1	41.4	42.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,416	8,741	15,554
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$67,403	\$75,030	\$75,475
AVERAGE HOUSE VALUE	\$187,402	\$172,163	\$174,449

* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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