

# FOR SALE

## 2.65 +/- Industrial Acres

**3300 SW 60TH AVE**

Ocala, FL 34470

**PRESENTED BY:**

**BARTOW MCDONALD IV**

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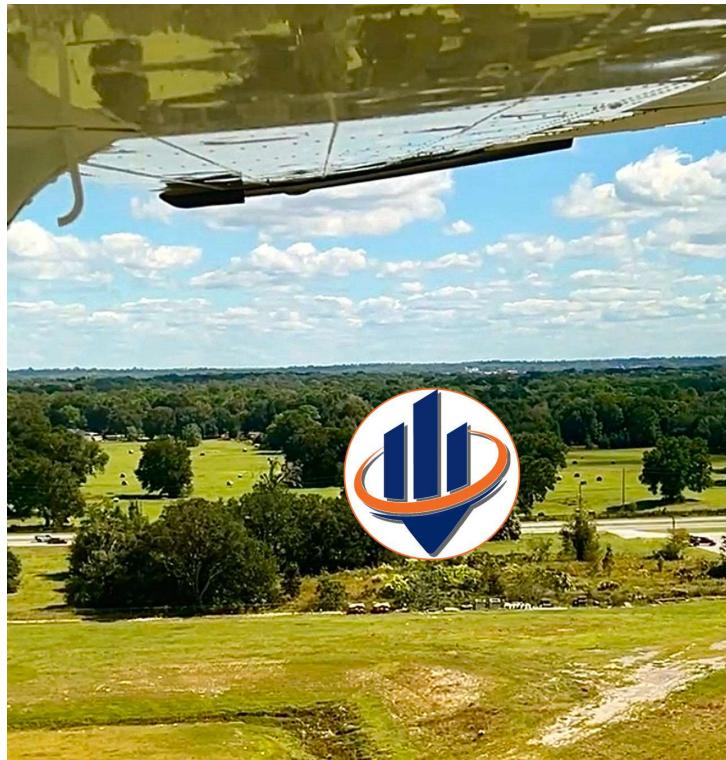
**MATTHEW GARFF**

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## PROPERTY SUMMARY



**SALE PRICE:** **\$625,000**

**ACRES:** **2.65 ACRES**

**\$/ACRE:** **\$235,849**

**ZONING:** **INDUSTRIAL, M-1**

### PROPERTY DESCRIPTION

2.65 +/- industrial acres with excellent visibility (330 feet of frontage) off of SW 60th Ave, adjacent to the Ocala International Airport. Zoned M-1 with a low intensity as the future land use, this site is well situated for the development of small to mid bay warehouses, flex space, storage yard, self storage facility, or manufacturing facility. The property consists of three parcels (0.97, 0.80, and 0.88 acres) totaling 2.65 acres. The property blends immediate development potential with long-term investment upside, ideal for those looking to build while banking land for future use or appreciation.

### PROPERTY HIGHLIGHTS

- Industrial Zoning
- Close to I-75
- Adjacent to Ocala International Airport
- High Visibility-330' Along SW 60th Ave
- Three Parcels for Quick Division
- Adjacent to Ocala International Airport

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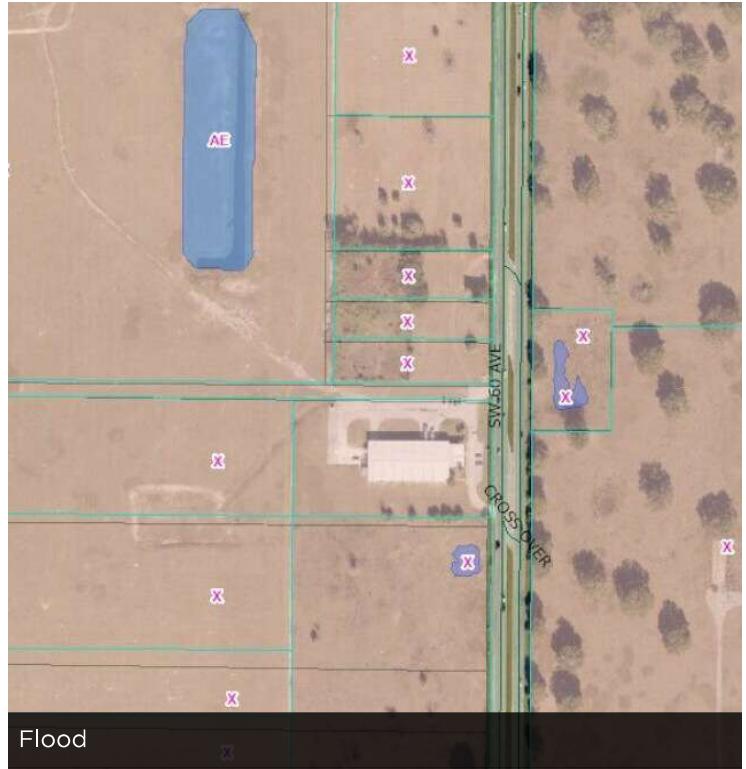
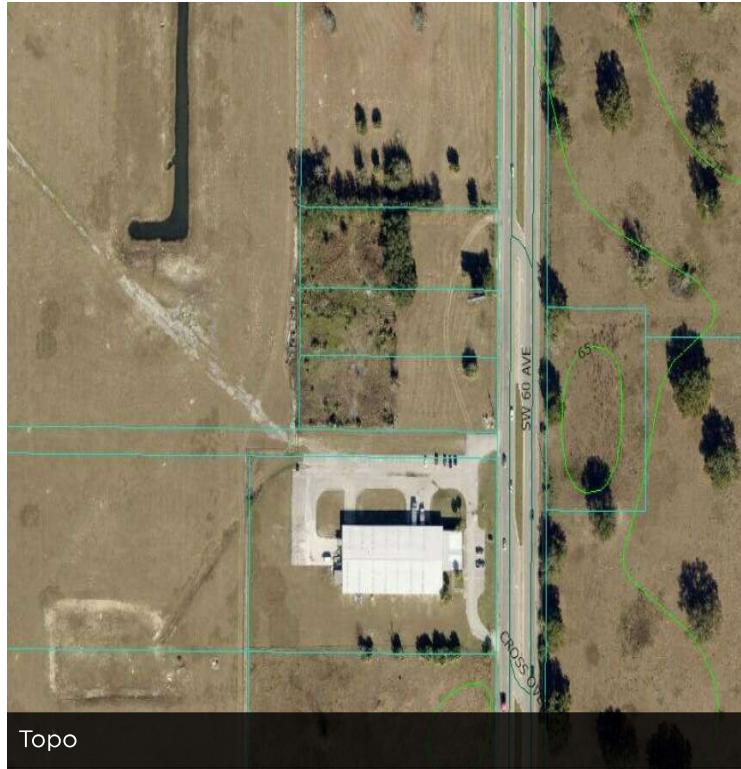
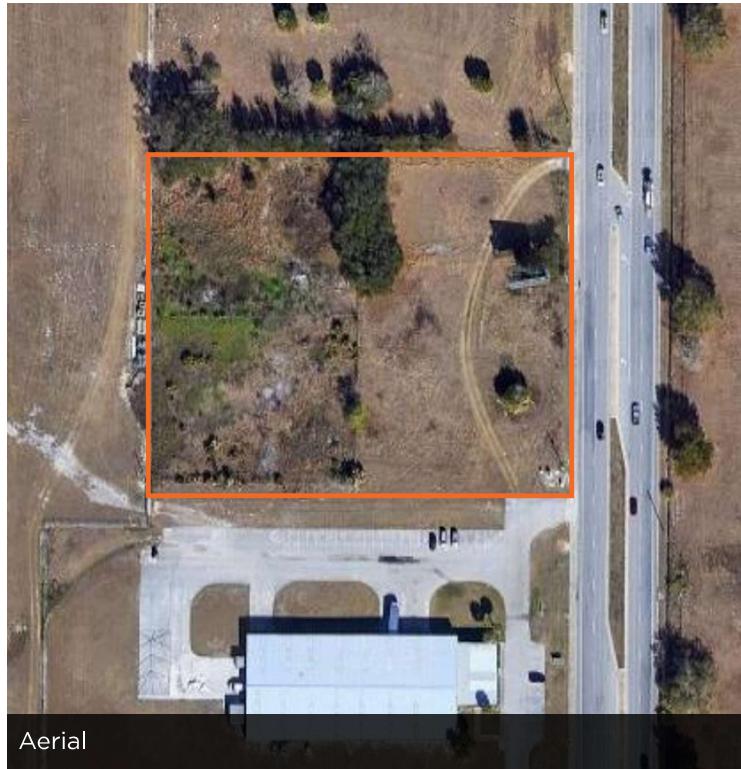
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## MAPS



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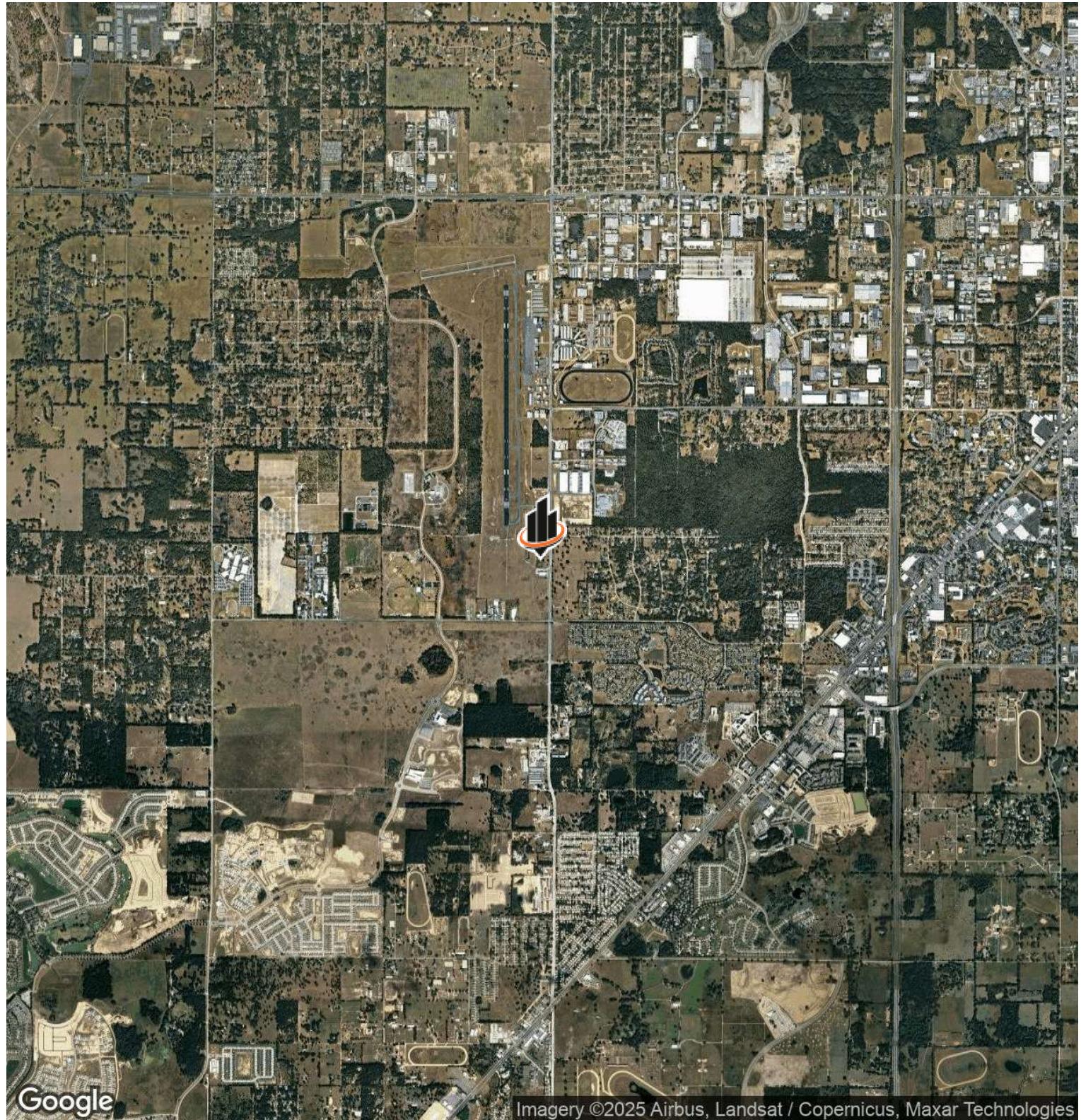
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## LOCATION MAP



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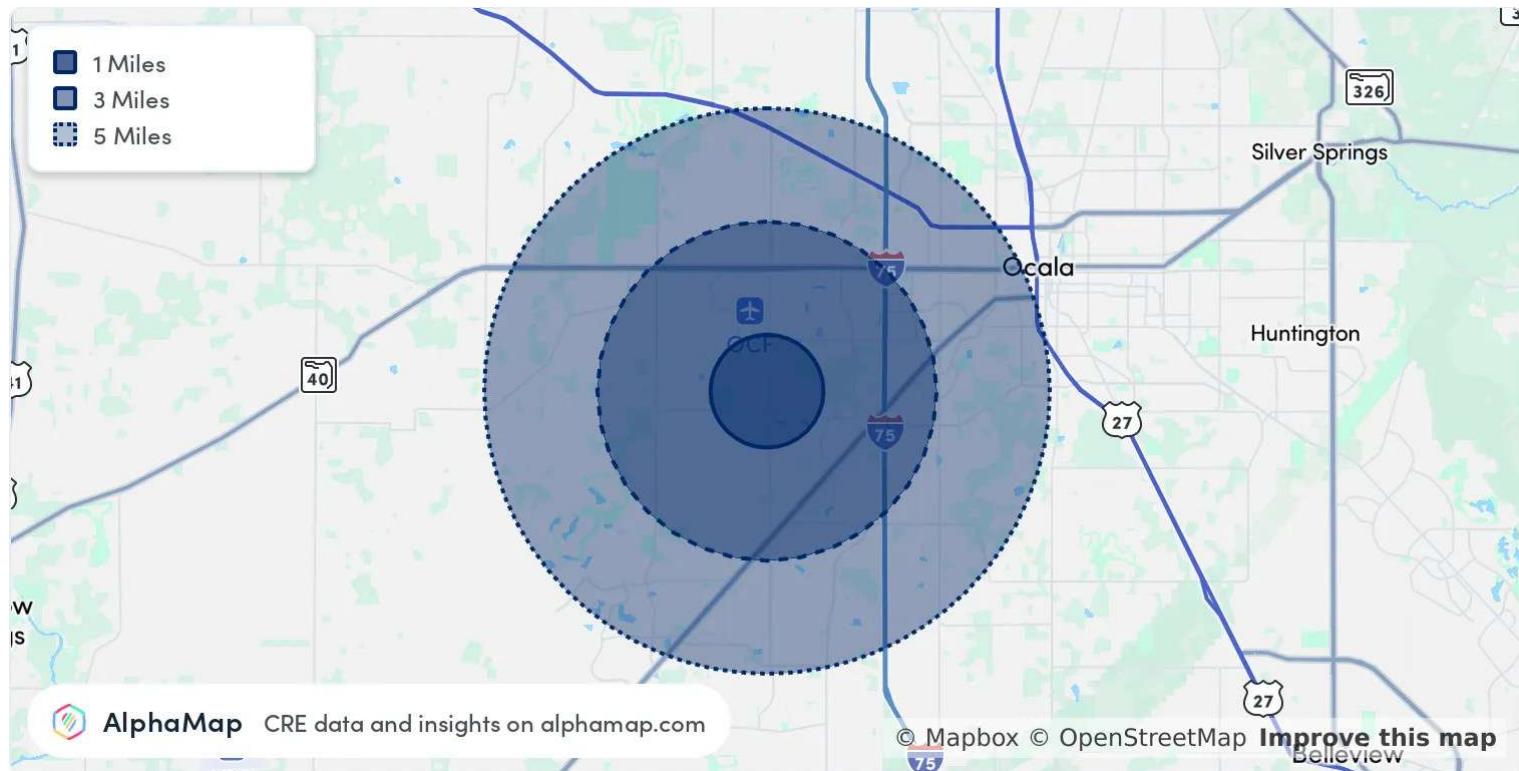
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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,467	19,267	49,259
<b>AVERAGE AGE</b>	38	44	48
<b>AVERAGE AGE (MALE)</b>	37	42	47
<b>AVERAGE AGE (FEMALE)</b>	40	45	49
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	887	7,957	20,762
<b>PERSONS PER HH</b>	2.8	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$97,948	\$91,910	\$88,869
<b>AVERAGE HOUSE VALUE</b>	\$302,949	\$313,416	\$294,483
<b>PER CAPITA INCOME</b>	\$34,981	\$38,295	\$37,028

Map and demographics data derived from AlphaMap

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## ADVISOR BIO 1



### BARTOW MCDONALD IV

Managing Director

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Direct: **352.274.3800** | 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.

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## ADVISOR BIO 2



### STILES MCDONALD

Associate Advisor

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FL #SL3561136

### PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company. Stiles is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside of Ocala, FL. Growing up roaming a fourth-generation family ranch inspired a love of land both agricultural and commercial. He uses this passion every day to help create value for clients by representing their properties and using his skillsets in commercial real estate to provide expertise in the Central Florida market.

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### 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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