

# FOR SALE

## 2.65 +/- Industrial Acres

**3300 SW 60TH AVE**

Ocala, FL 34470

**PRESENTED BY:**

**BARTOW MCDONALD IV**

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**STILES MCDONALD**

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**MATTHEW GARFF**

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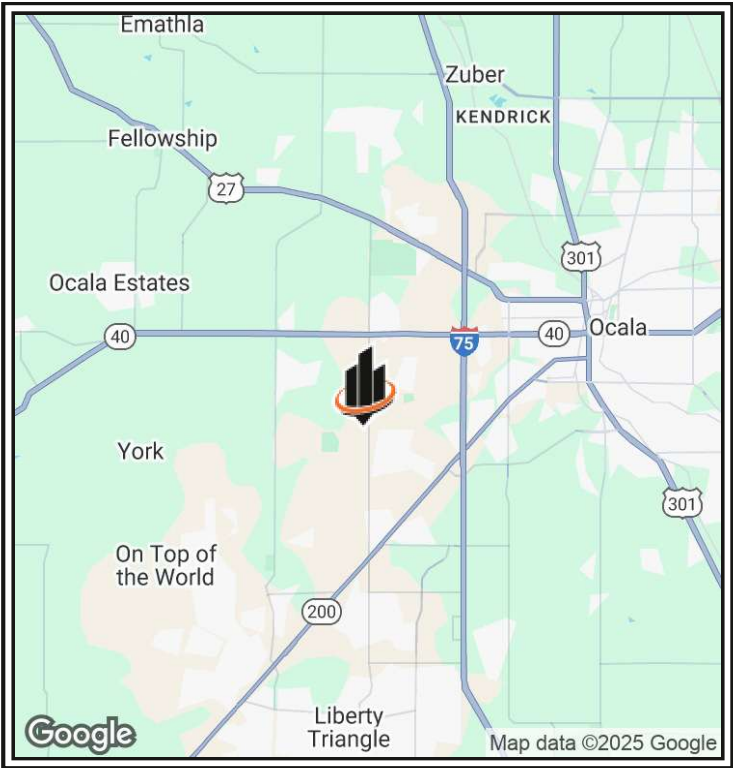
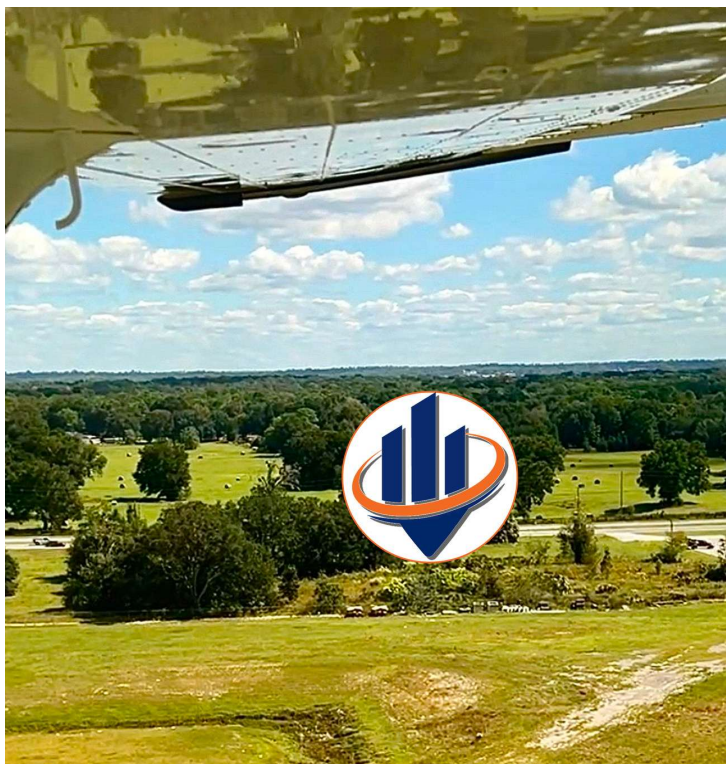
matthew.garff@svn.com



2.65 Industrial Acres

SW 60th  
Ave

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

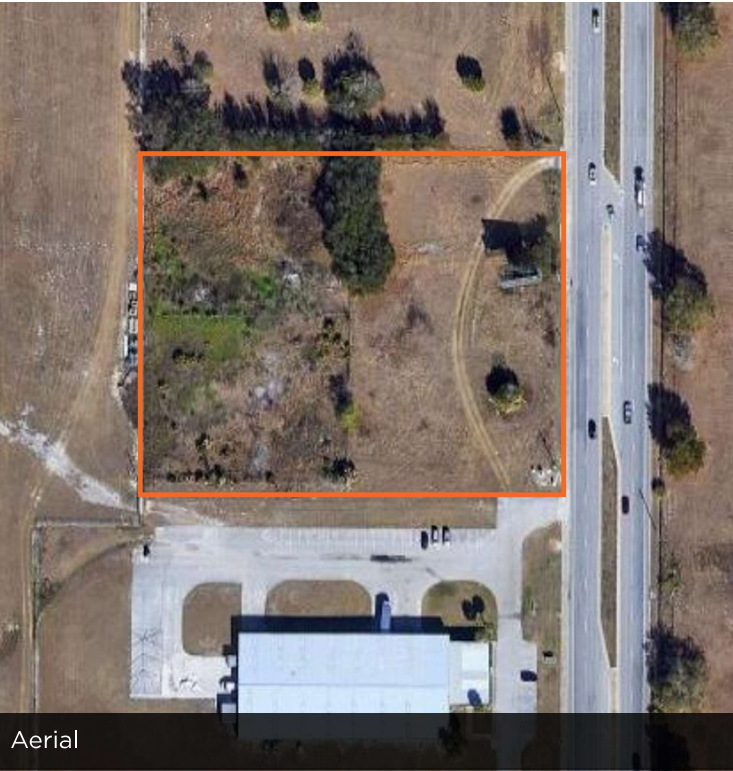
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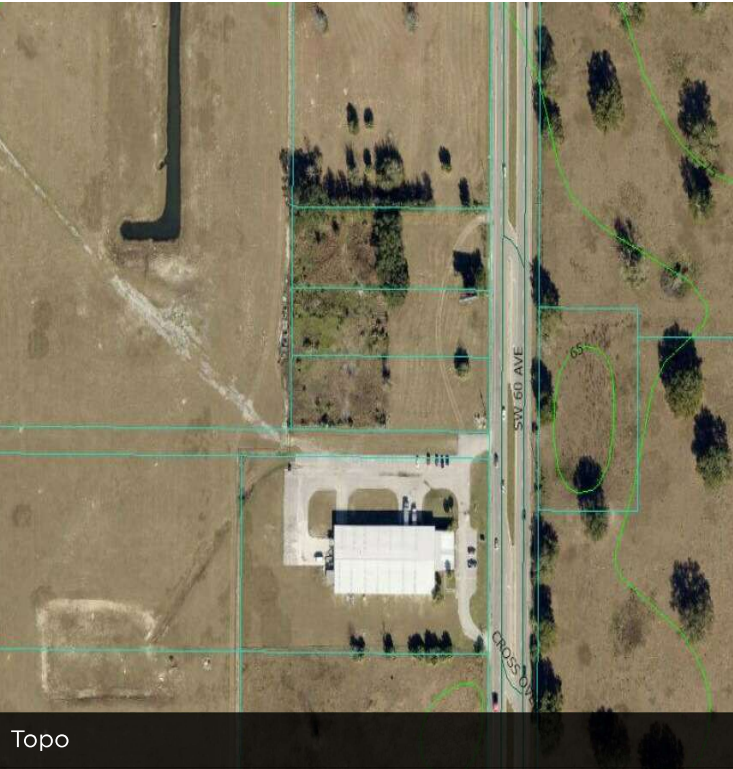
MAPS



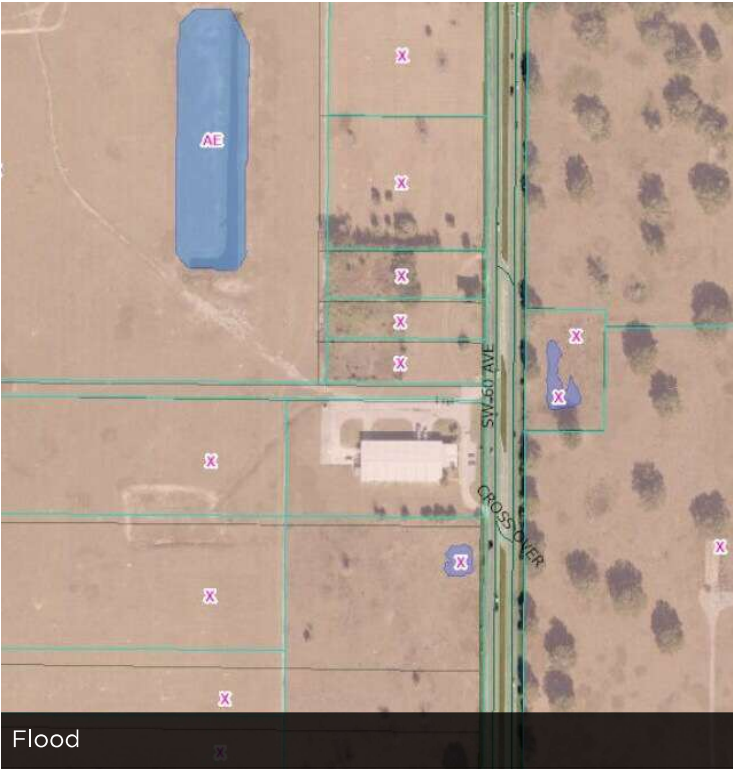
Aerial



Zoning



Topo

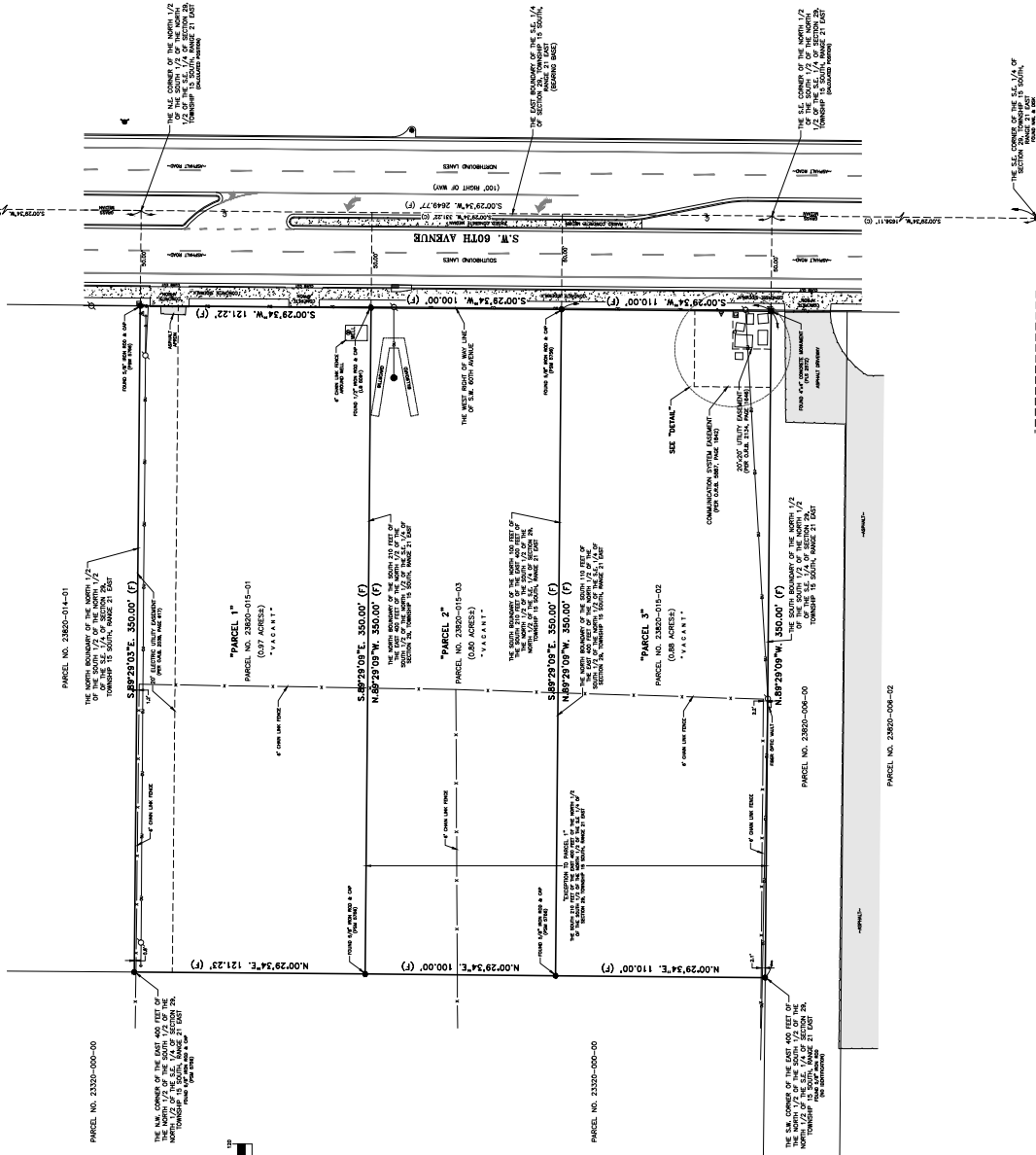


Flood

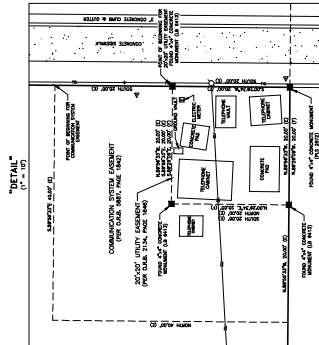
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**PARCEL 3:**  
THE SOUTH 110 FEET OF THE EAST 400 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; LESS THE

[illegible]

STATE CERTIFIED SOURCE

**BURIED CABLE MARKER**  
**SANITARY MANHOLE**  
**STORM DRAINAGE MANHOLE**  
**TELEPHONE MANHOLE**  
**STORM INLET**  
**CONCRETE FOUNDATION WELL**  
**LIGHT POLE**  
**SOIL POST**  
**SAINTLY CLEAN-OUT**

[illegible]

PHONE: (352) 351-0091  
FAX: (352) 351-0093 FAX

FOR:  
BAKER CONSTRUCTION & MANAGEMENT, LLC

STATE CERTIFIED SOURCE

**BURIED CABLE MARKER**  
**SANITARY MANHOLE**  
**STORM DRAINAGE MANHOLE**  
**TELEPHONE MANHOLE**  
**STORM INLET**  
**KITCHEN SINK**  
**CLOSET BELL**  
**LIGHT POLE**  
**SOIL POST**  
**WATER METER**  
**SANITARY CLEAN-OUT**  
**BROKEN LINES - NOT DRAWN TO SCALE**

[illegible]

DATE OF FIELD SURVEY: APRIL 24, 2024				
DRAWING	C.H.P.	REVISIONS	BY	DATE
	C.H.P.			
B.	PAGES			
4	72			
FILE NO.				
24-15-21				

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

DATE	GLEN H. PRETOS, JR. P.S.M. - L.S. 5427
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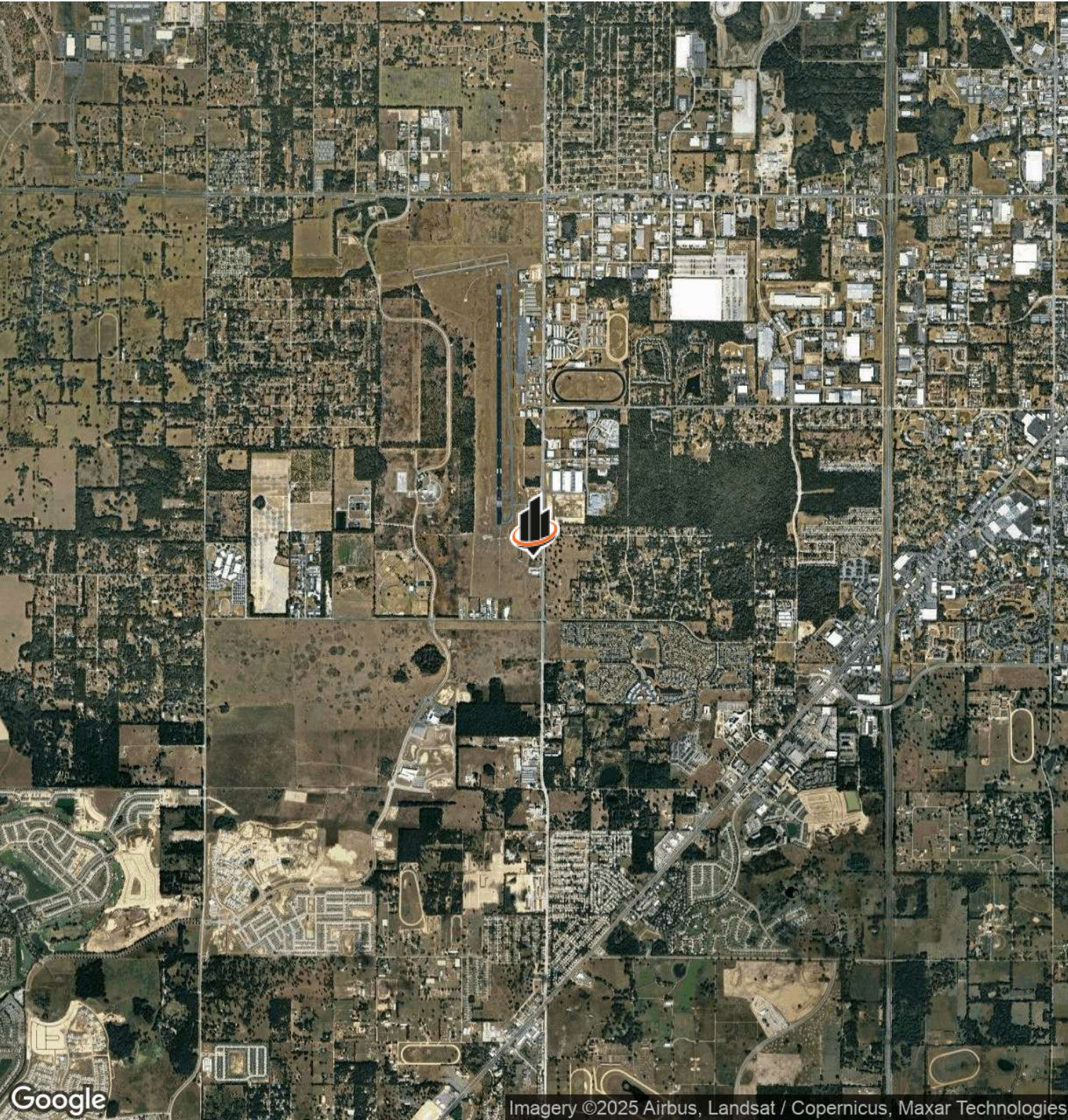
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LOCATION MAP



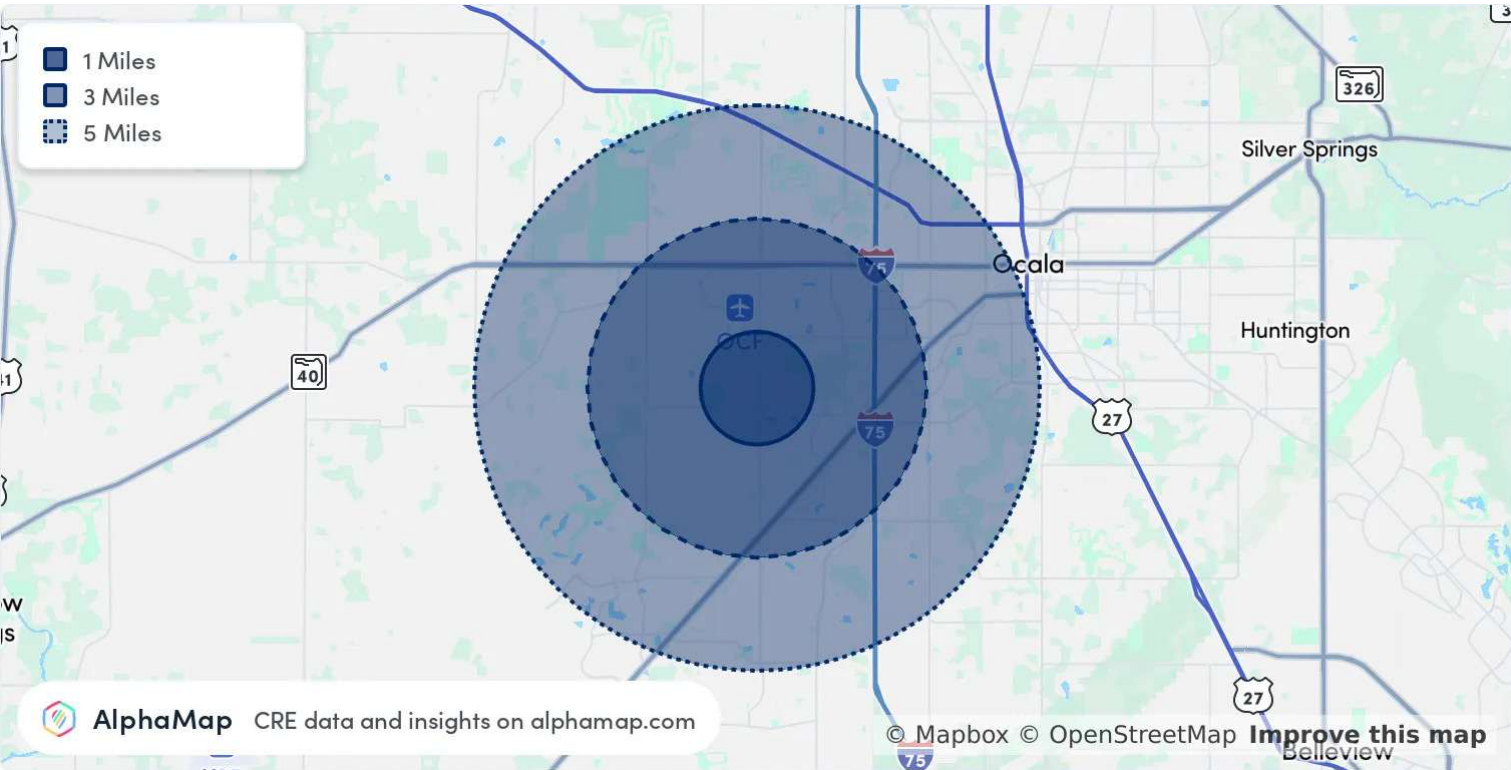
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,467	19,267	49,259
AVERAGE AGE	38	44	48
AVERAGE AGE (MALE)	37	42	47
AVERAGE AGE (FEMALE)	40	45	49

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	887	7,957	20,762
PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$97,948	\$91,910	\$88,869
AVERAGE HOUSE VALUE	\$302,949	\$313,416	\$294,483
PER CAPITA INCOME	\$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

bartow.mcdonald@svn.com  
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

stiles.mcdonald@svn.com

Direct: 352.288.4491 | Cell: 352.288.4491

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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ADVISOR BIO 3



MATTHEW GARFF

Associate Advisor

matthew.garff@svn.com  
Direct: 352.644.1552 | Cell: 352.644.1552

FL #SL3591852

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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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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