

**SALE**

# 222+/- Industrial Acres I- 75 Ocala

**2275 SW HIGHWAY 484**

Ocala, FL 34473

**PRESENTED BY:**

**BARTOW MCDONALD IV**

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**STILES MCDONALD**

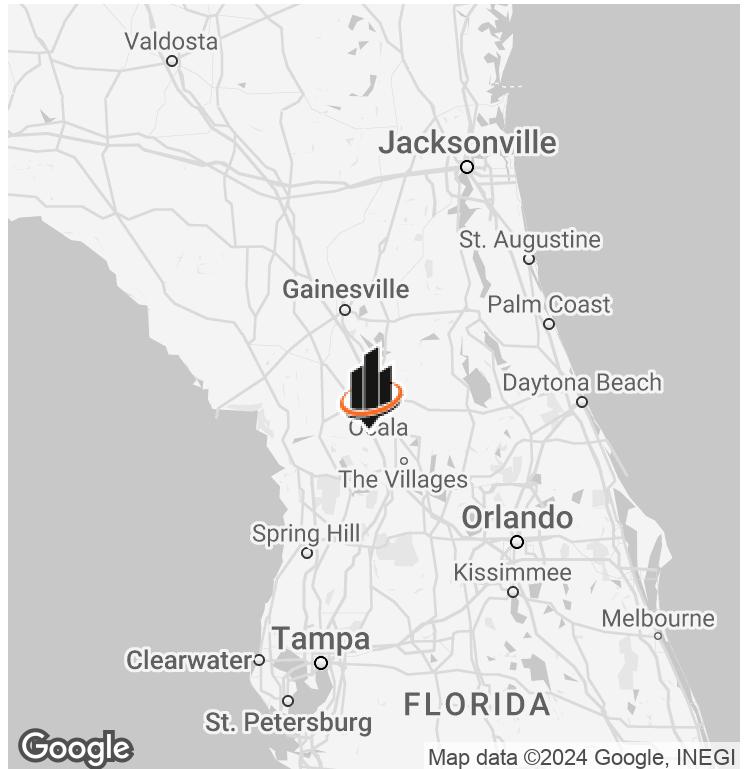
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FL #SL3561136



# PROPERTY SUMMARY



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## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	222 Acres
<b>ZONING:</b>	PUD
<b>MARKET:</b>	North Central Florida
<b>SUBMARKET:</b>	Ocala
<b>APN:</b>	41200-004-00

## PROPERTY OVERVIEW

222 acres of vacant industrial land entitled for up to 3,068,000sf of warehouse space with frontage along on I-75 in Ocala, FL. Property may be subdivided and offers build to suit opportunities as well. With the robust population growth throughout the state, these 240 acres provide a compelling alternative to the I-4 corridor for regional distribution and manufacturing facilities within Central Florida. Join Amazon, Chewy.com, Dollar Tree, Fed Ex, Costco, Associated Grocers, Cheney Bros, McClane and Autozone who operate large distribution centers in Ocala. Co-Listed with Jared Bonshire, David Perez and Taylor Zambito of Cushman & Wakefield.

## PROPERTY HIGHLIGHTS

- I-75 Frontage
- Robust Workforce
- Located Between Atlanta and Miami
- Signalized Access to I-75

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## INDUSTRIAL LAND



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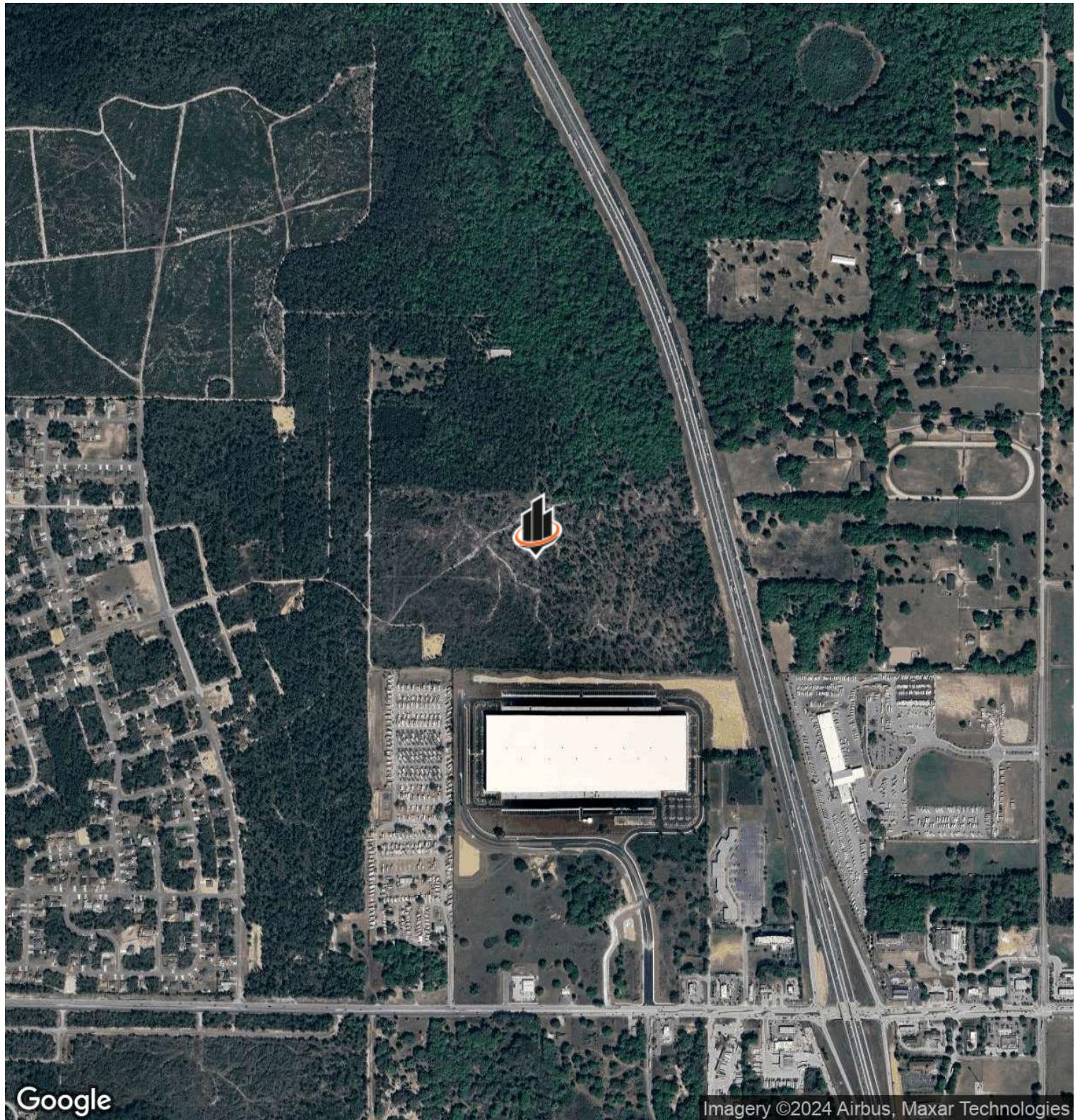
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## AERIAL MAP



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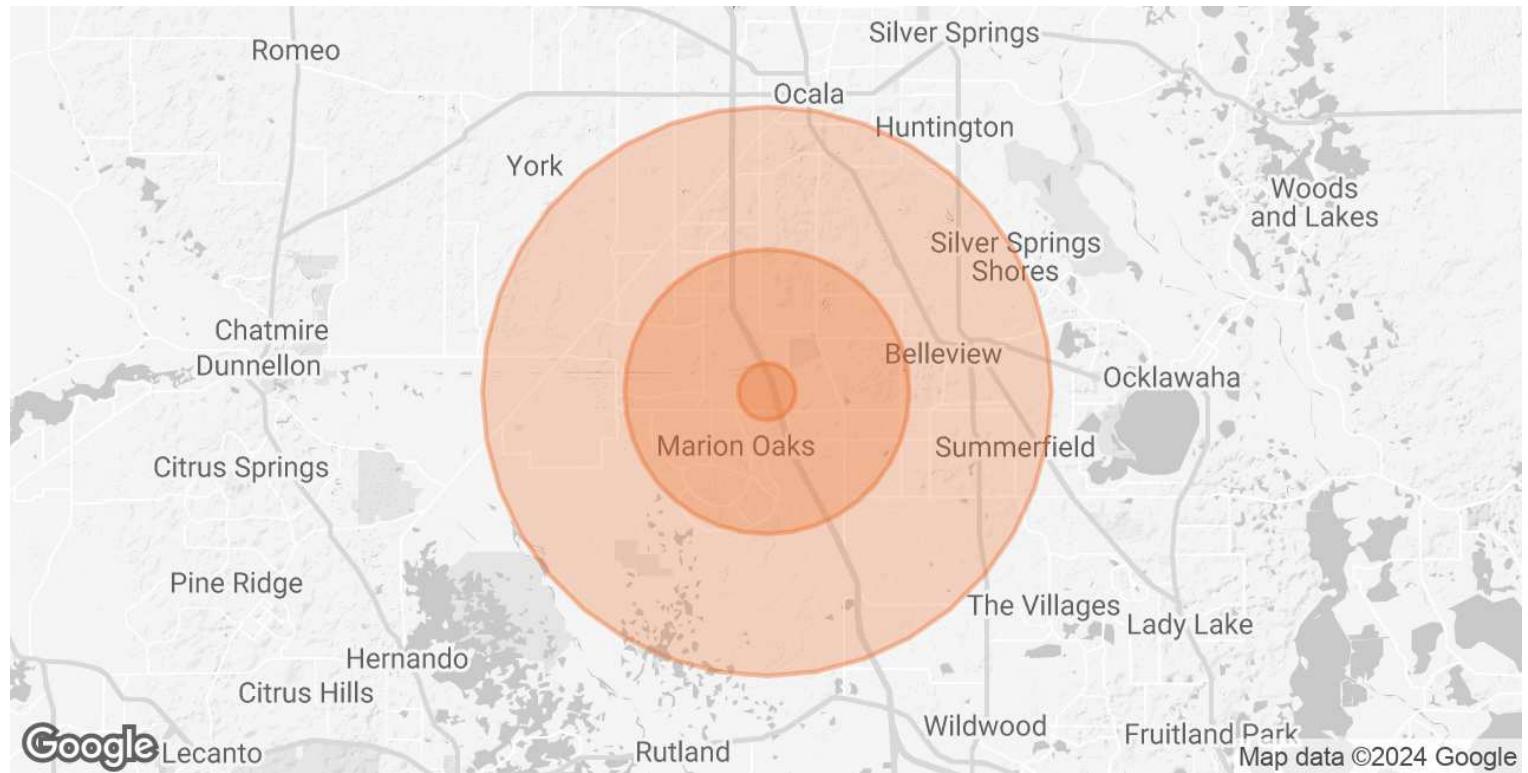
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	1,482	37,030	145,763
<b>AVERAGE AGE</b>	43.6	46.1	49.0
<b>AVERAGE AGE (MALE)</b>	48.6	47.5	48.1
<b>AVERAGE AGE (FEMALE)</b>	42.4	44.3	50.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	705	16,098	69,095
<b># OF PERSONS PER HH</b>	2.1	2.3	2.1
<b>AVERAGE HH INCOME</b>	\$58,809	\$61,500	\$61,439
<b>AVERAGE HOUSE VALUE</b>	\$176,674	\$195,964	\$179,821

2020 American Community Survey (ACS)

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## 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.

## EDUCATION

MBA - University of Florida

### SVN | McDonald & Company

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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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**MATTHEW GARFF**

Associate Advisor

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Direct: **352.644.1552** | 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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