

SALE

222+/- Industrial Acres I-75 Ocala

2275 SW HIGHWAY 484

Ocala, FL 34473

PRESENTED BY:

BARTOW MCDONALD IV

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MATTHEW GARFF

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STILES MCDONALD

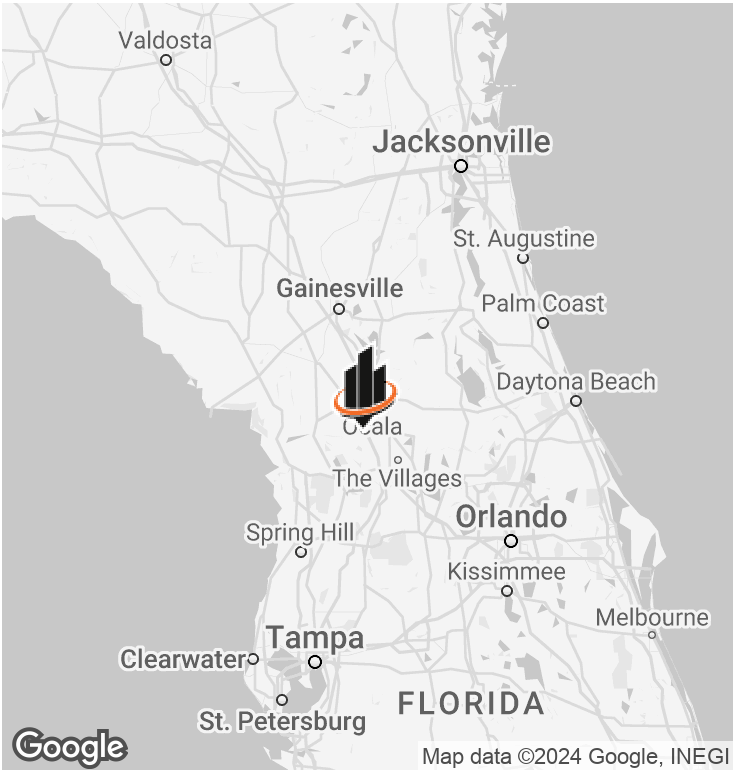
O: 352.288.4491

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FL #SL3561136



PROPERTY SUMMARY



OFFERING SUMMARY

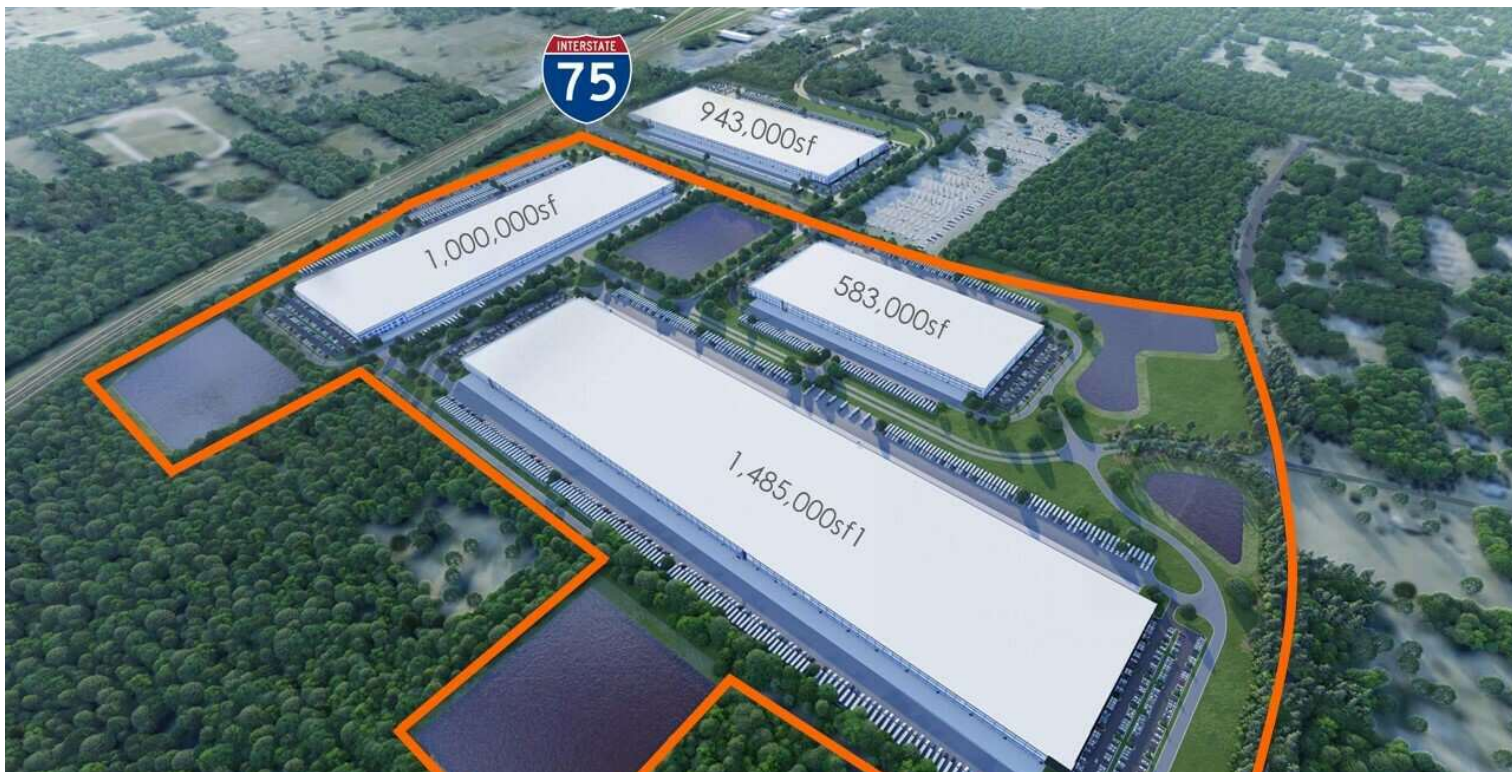
SALE PRICE:	Subject To Offer
LOT SIZE:	222 Acres
ZONING:	PUD
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	41200-004-00

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INDUSTRIAL LAND

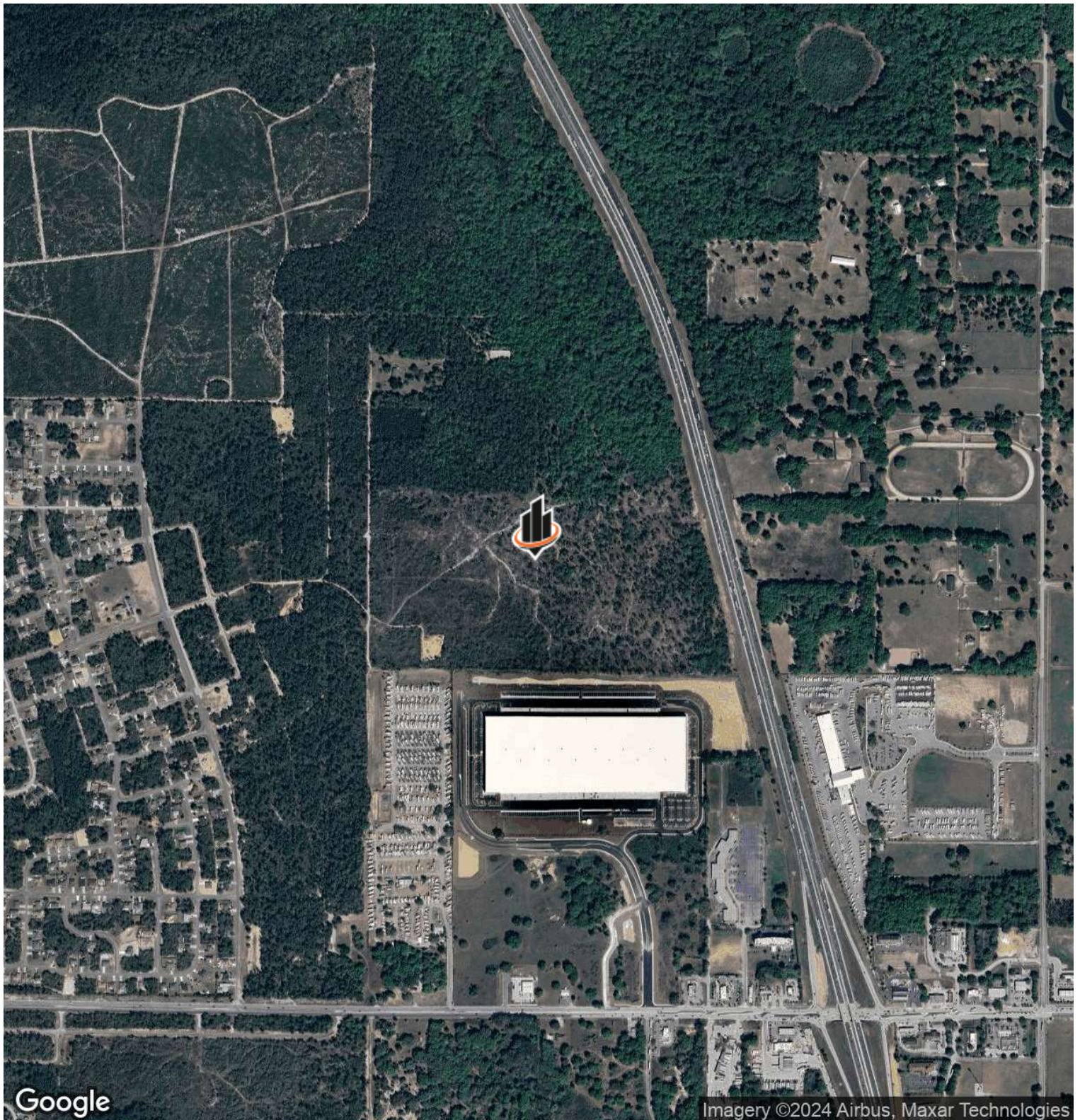


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AERIAL MAP



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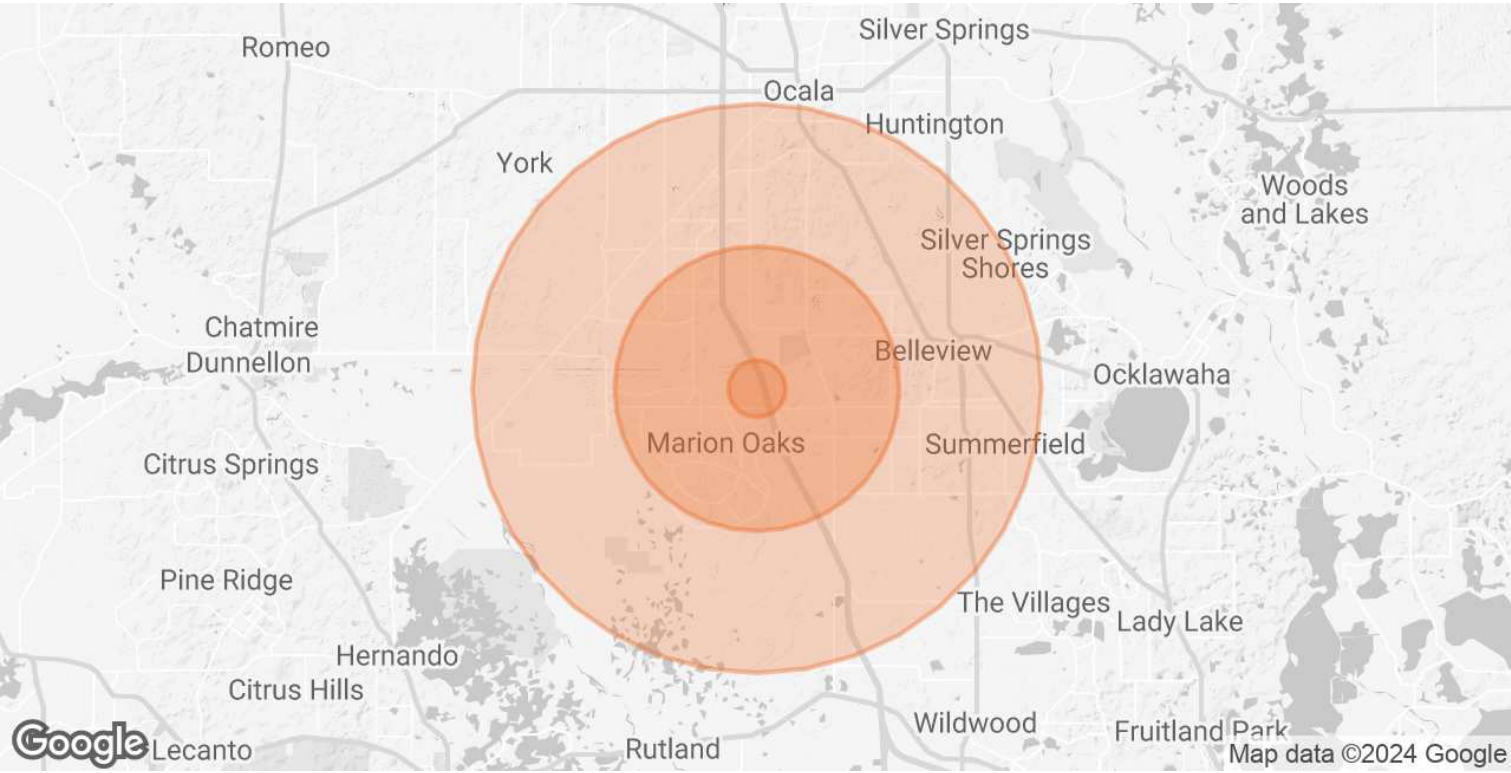
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,482	37,030	145,763
AVERAGE AGE	43.6	46.1	49.0
AVERAGE AGE (MALE)	48.6	47.5	48.1
AVERAGE AGE (FEMALE)	42.4	44.3	50.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	705	16,098	69,095
# OF PERSONS PER HH	2.1	2.3	2.1
AVERAGE HH INCOME	\$58,809	\$61,500	\$61,439
AVERAGE HOUSE VALUE	\$176,674	\$195,964	\$179,821

2020 American Community Survey (ACS)

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ADVISOR



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.

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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ADVISOR



MATTHEW GARFF

Associate Advisor

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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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