

CALL FOR OFFERS

Downtown Ocala 7.65 Acres

206 NORTHEAST 9TH STREET

Ocala, FL 34470

PRESENTED BY:

BARTOW MCDONALD IV

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MATTHEW GARFF

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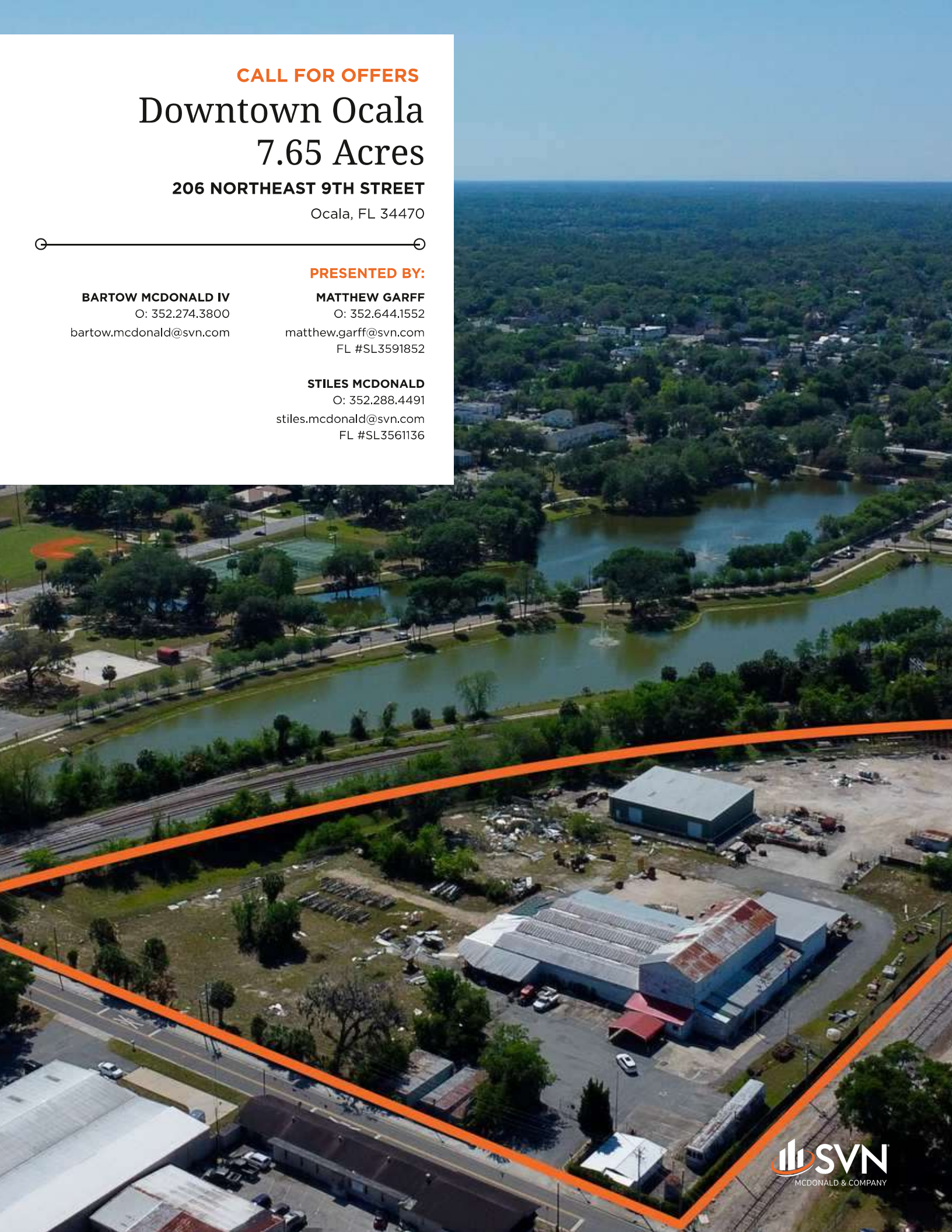
FL #SL3591852

STILES MCDONALD

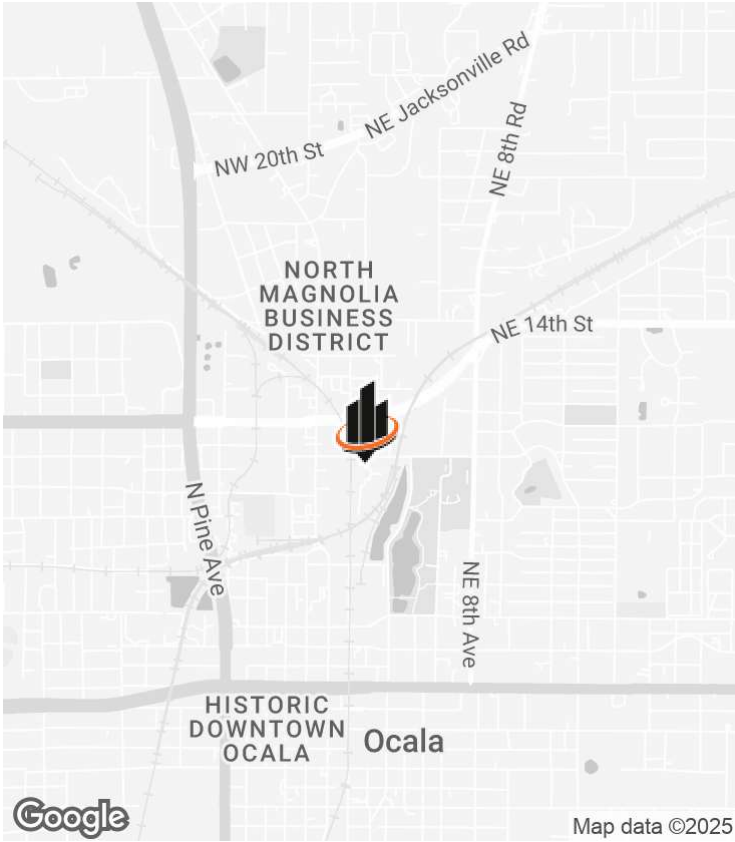
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FL #SL3561136



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call For Offers
BUILDINGS SIZE:	25,867 SF
LOT SIZE:	7.65 Acres
ZONING:	M-2
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	26101-000-00, 26104-000-00

PROPERTY OVERVIEW

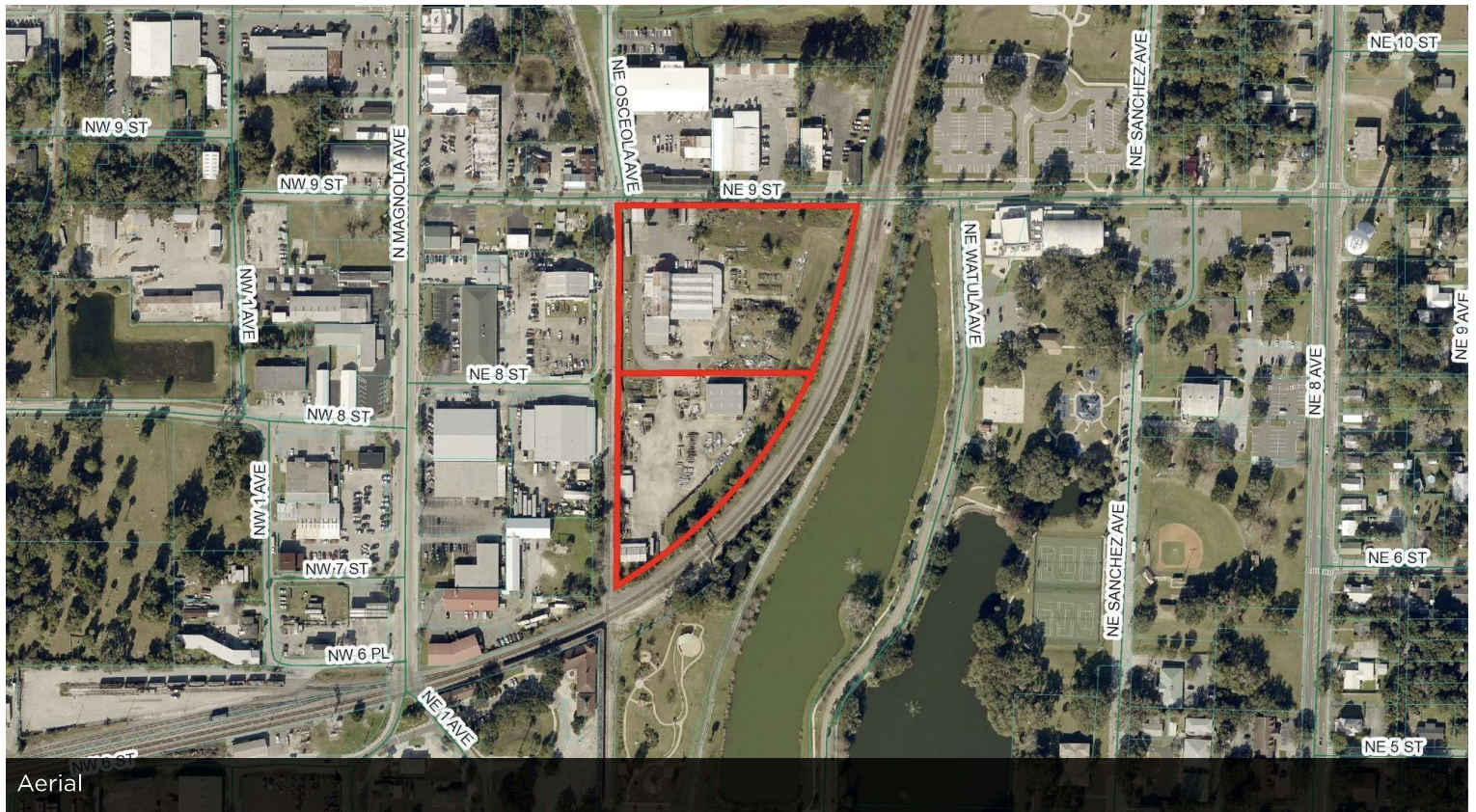
Call For Offers! (Due July 16th 5:00pm.) 7.65 acres in downtown Ocala. Excellent redevelopment opportunity next to beautiful Tuscawilla Park and the Performing Arts Theater. Seldom does a property of this size become available for purchase. The property features Low Intensity land use, which encourages mixed-use developments that include commercial, office, and residential uses. This classification allows for a density range of 3 to 18 residential units per acre and a floor ratio of 0.75 for commercial areas. The current zoning is M-2 (Heavy Industrial).

PROPERTY HIGHLIGHTS

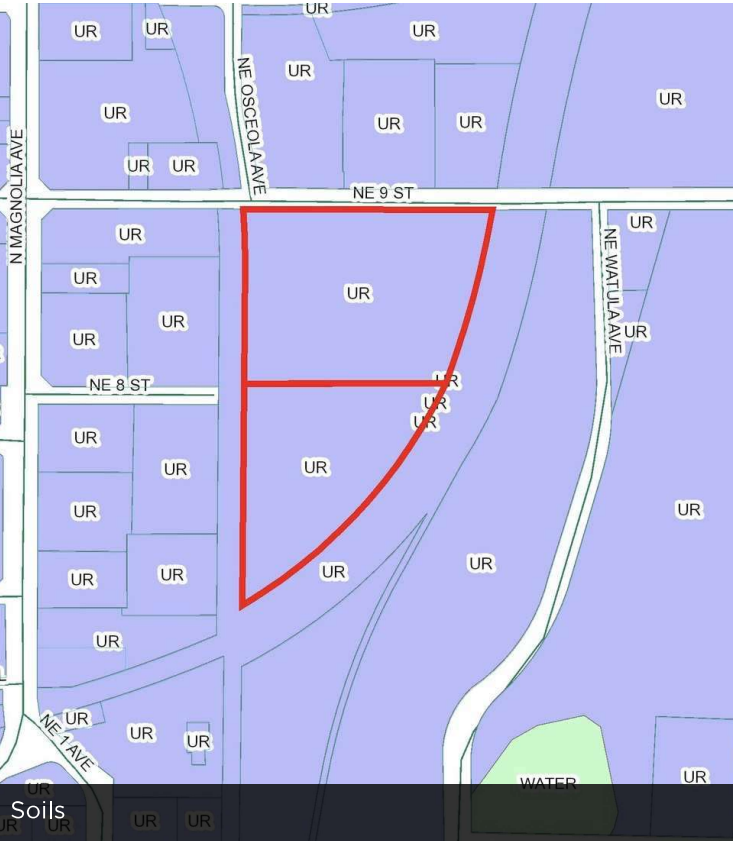
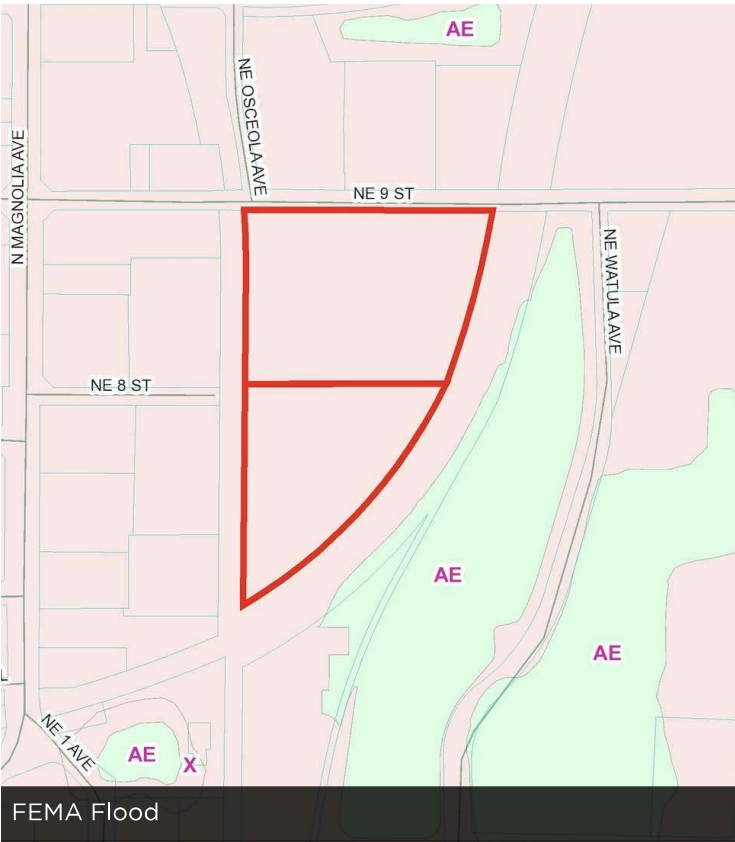
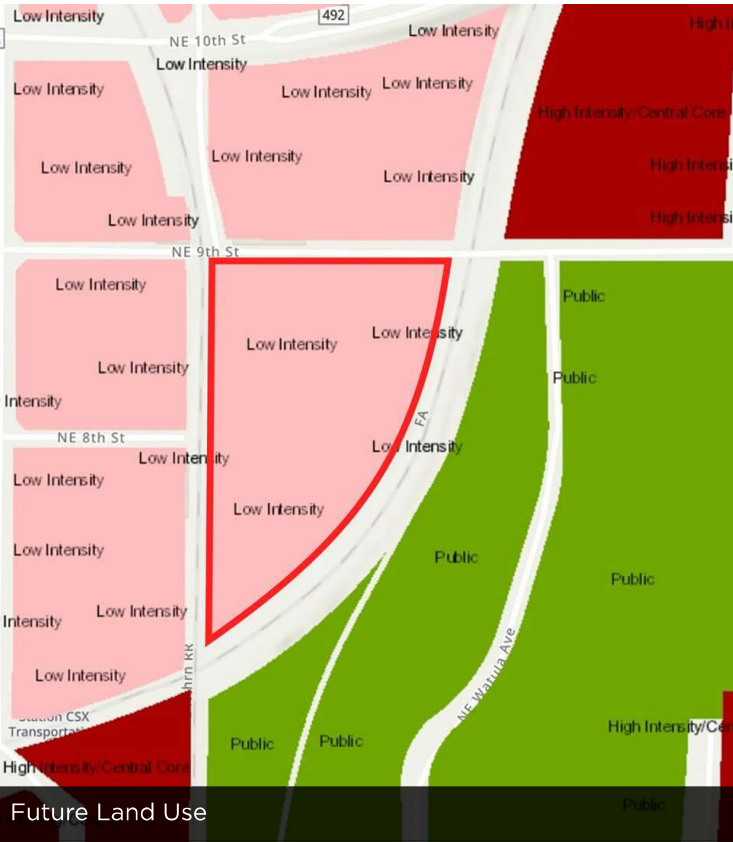
- Excellent Redevelopment Opportunity
- Overlooking Tuscawilla Park and Performing Arts Theater
- 7.6 Acres

THE PROPERTY

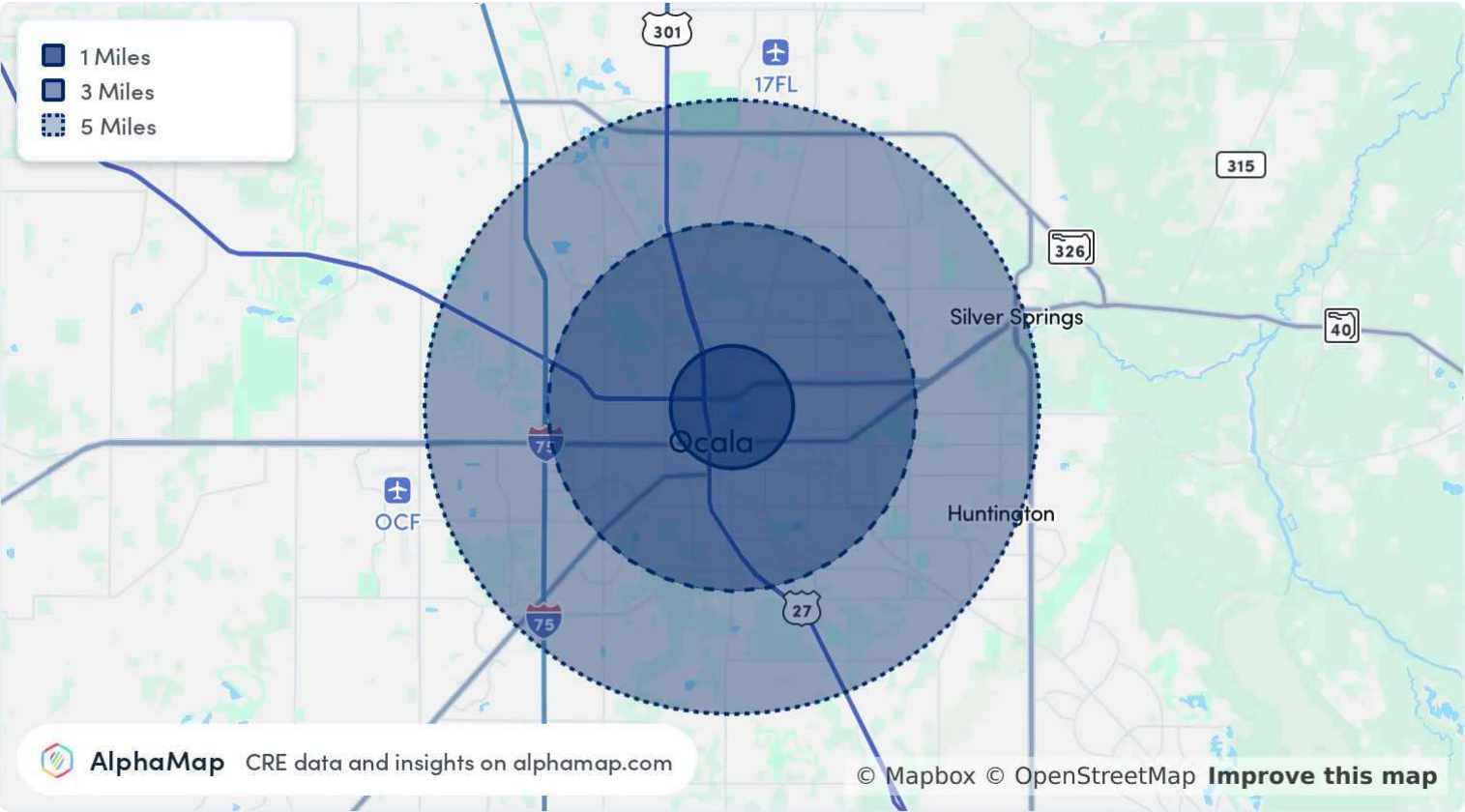


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MAPS



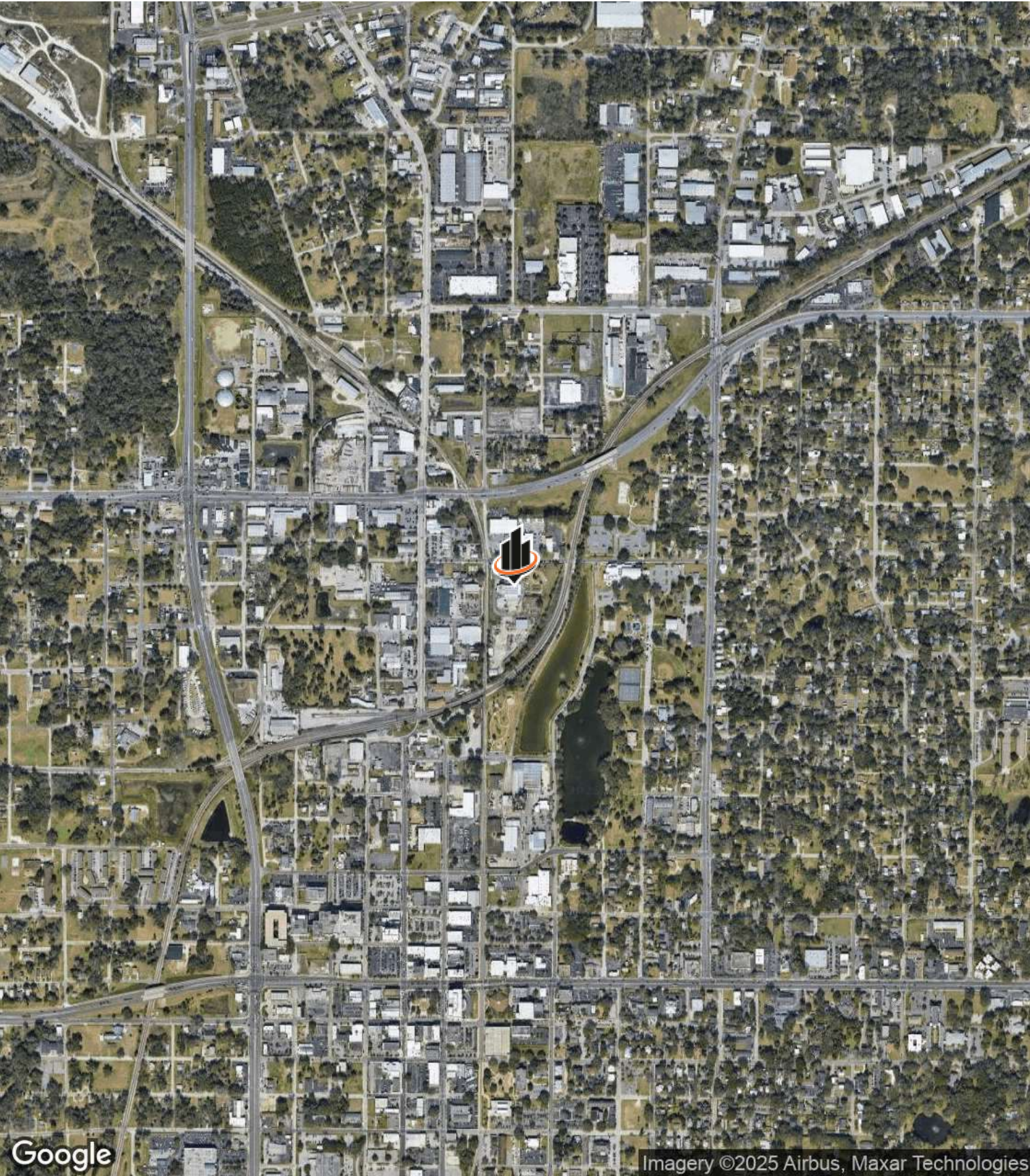
AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,229	47,579	96,947
AVERAGE AGE	39	41	43
AVERAGE AGE (MALE)	38	40	42
AVERAGE AGE (FEMALE)	41	43	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,153	19,147	39,577
PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$59,501	\$73,782	\$85,286
AVERAGE HOUSE VALUE	\$207,313	\$225,844	\$249,269
PER CAPITA INCOME	\$24,792	\$29,512	\$35,535

AERIAL MAP



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
Ocala, FL 34471

MEET THE TEAM



MATTHEW GARFF

Associate Advisor

matthew.garff@svn.com

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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ADVISOR



STILES MCDONALD

Associate Advisor

stiles.mcdonald@svn.com

Cell: 352.288.4491

FL #SL3561136

PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company. He is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside Ocala, FL. His earliest real estate experiences include cleaning real estate. Growing up with a 4th generation family ranch inspired a love of land from a young age, both agricultural and commercial.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.