

**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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**STILES MCDONALD**

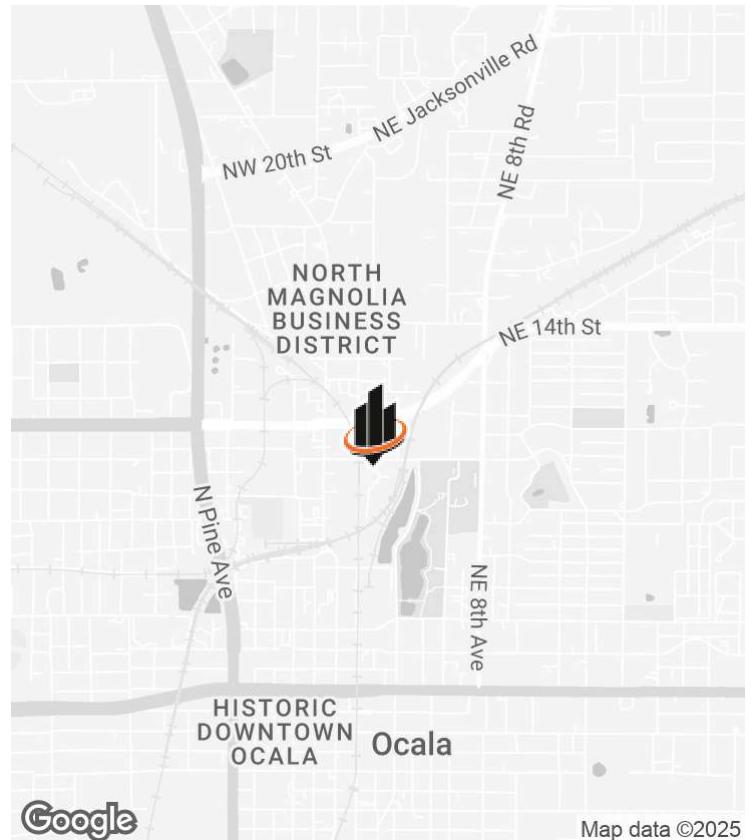
O: 352.288.4491

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Call For Offers
<b>BUILDINGS SIZE:</b>	25,867 SF
<b>LOT SIZE:</b>	7.65 Acres
<b>ZONING:</b>	M-2
<b>MARKET:</b>	North Central Florida
<b>SUBMARKET:</b>	Ocala
<b>APN:</b>	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).

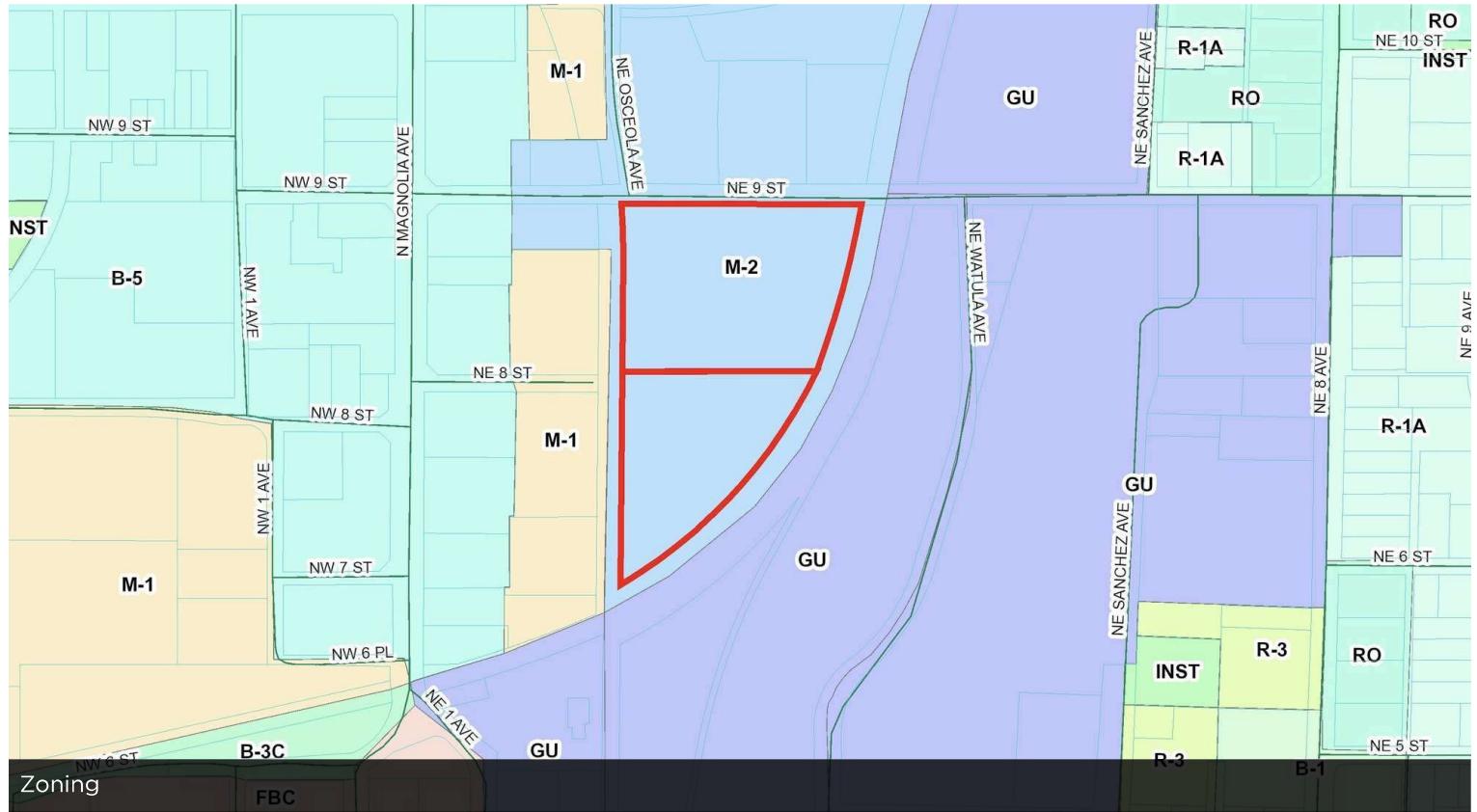
## PROPERTY HIGHLIGHTS

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

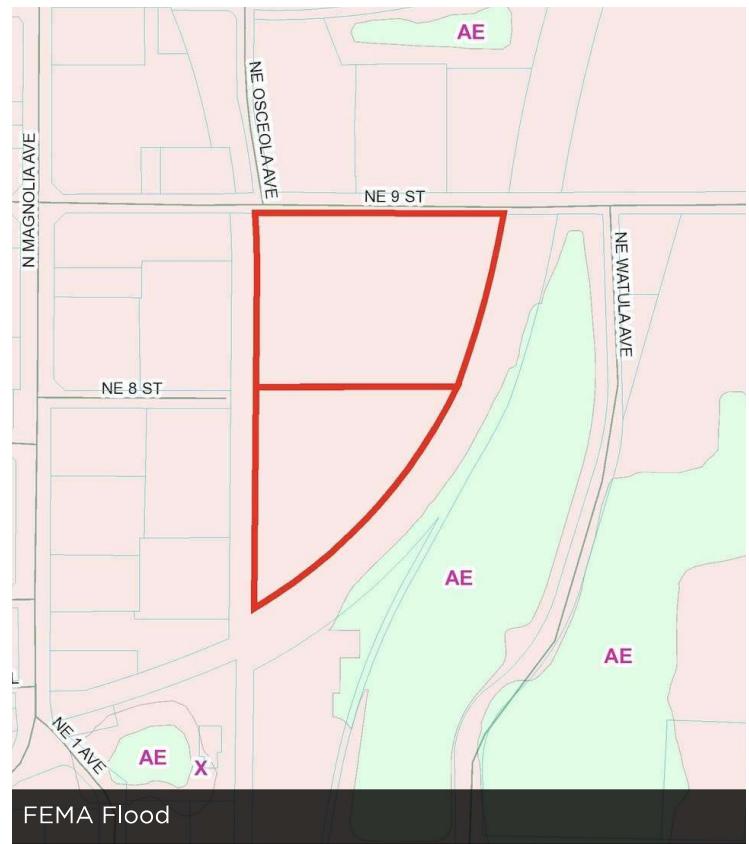
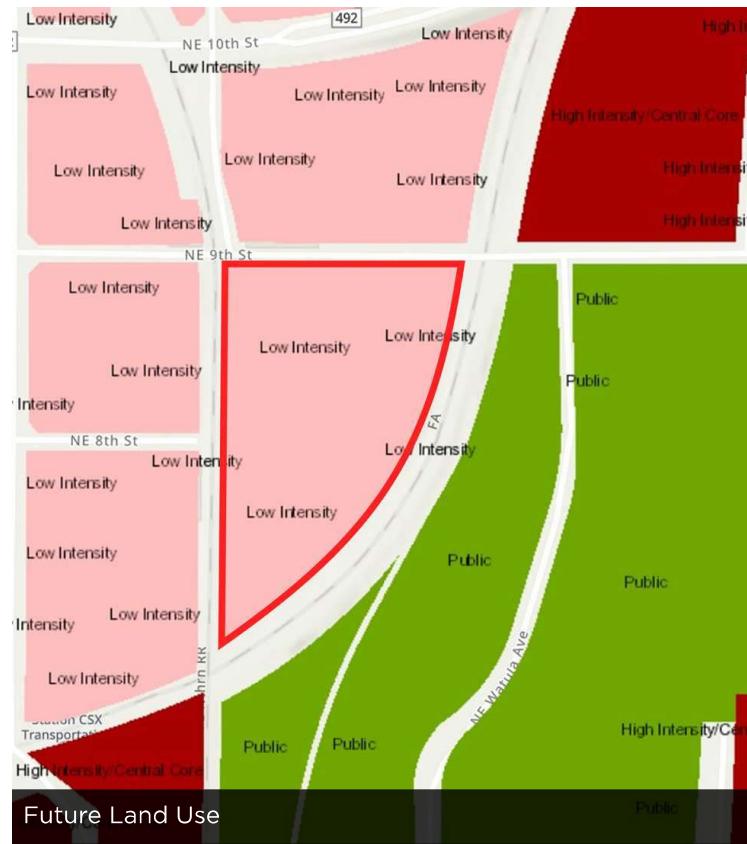
## THE PROPERTY



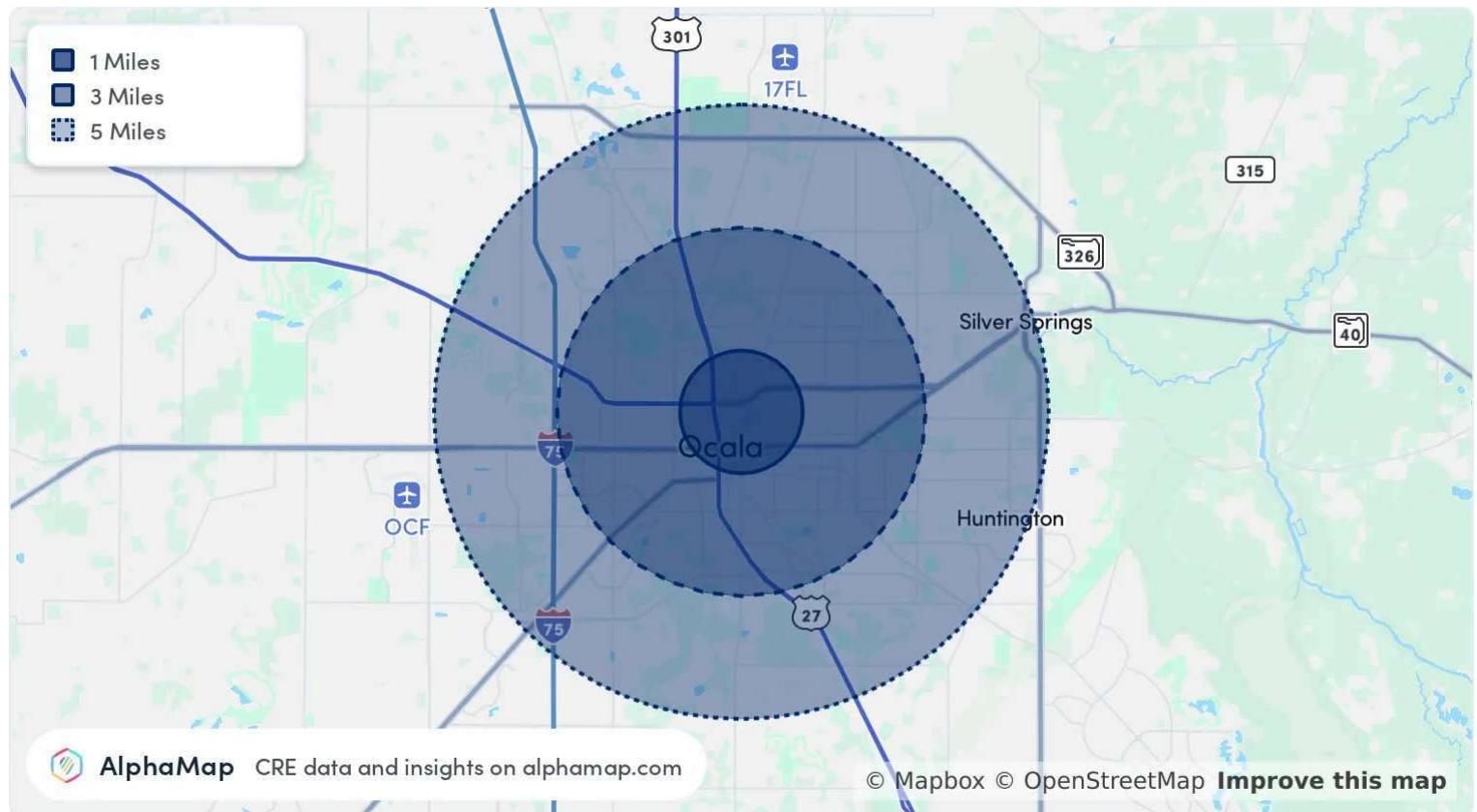
## MAPS



# MAPS



## AREA ANALYTICS



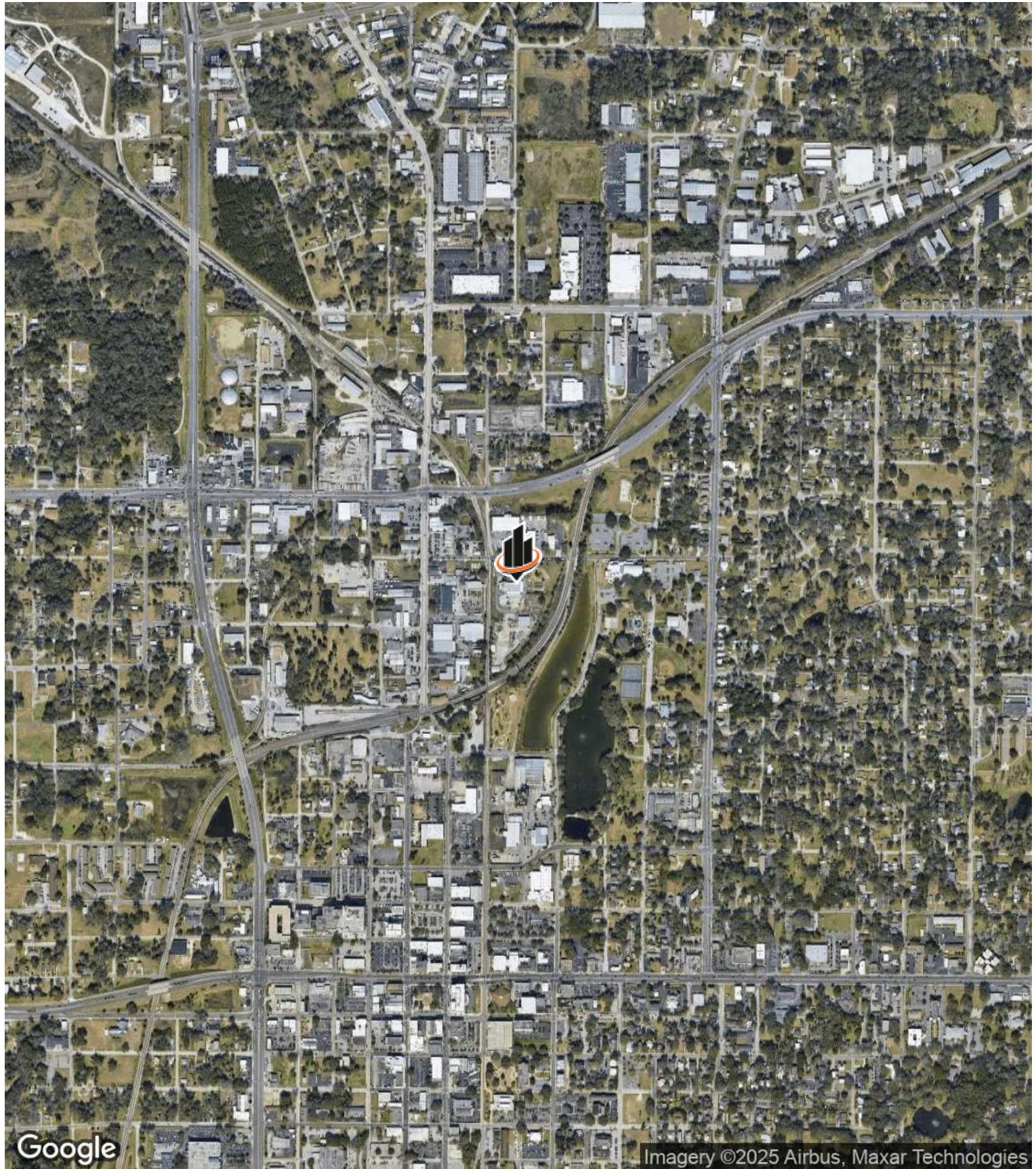
### POPULATION

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

### HOUSEHOLD & INCOME

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

## AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies

## MEET THE TEAM



### BARTOW MCDONALD IV

Managing Director

[bartow.mcdonald@svn.com](mailto: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](mailto: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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## 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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