



23.36 +/- Industrial Acres



SALE
23+/- Acres with I-75
Frontage

NORTHWEST 37TH STREET ROAD

Ocala, FL 34482

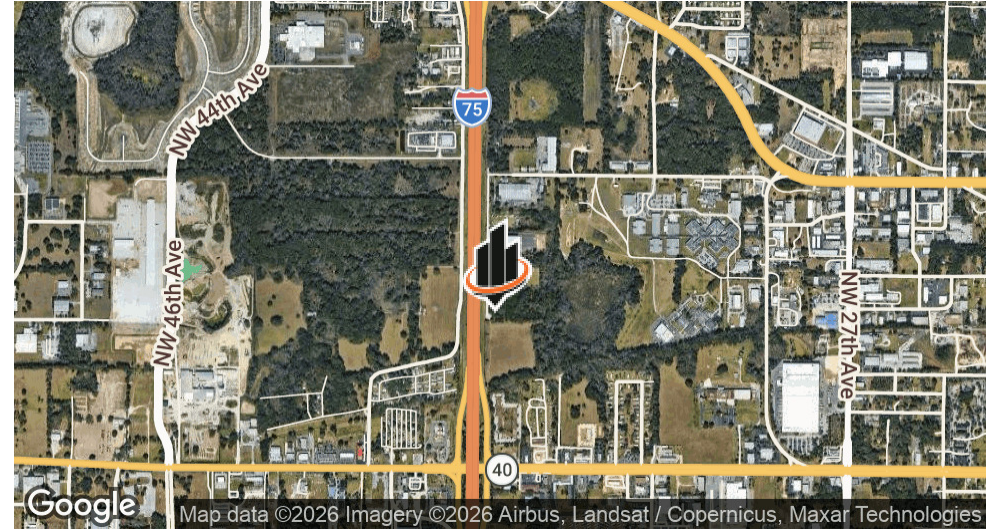
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,950,000
LOT SIZE:	23.36 Acres
PRICE/ACRE:	\$254,708
ZONING	M-2
FUTURE LAND USE:	Employment Center
APN:	22797-000-00 & 2183-007-000

PROPERTY DESCRIPTION

This 23 ±-acre site offers direct I-75 frontage with a fully approved site plan for 272,000 SF of industrial warehouse. M-2 industrial zoning provides flexibility for a broad range of uses beyond the approved plan. Nearby businesses include Cheney Brother Inc, Raney Truck Parts, and Outlaw Snax.

Ocala has emerged as one of Florida's premier industrial and logistics hubs, attracting major corporate occupiers including Amazon, AutoZone, Chewy, Costco, R&L Carriers, KMart, and FedEx. Its central location provides same-day access to Tampa, Orlando, and Jacksonville, and over 47 million residents within an 8-hour drive.

PROPERTY HIGHLIGHTS

- 23 +/- Acres of Industrial Land
- Approximately 850 Feet of Frontage on Interstate 75
- Full Site Approval for 270,000 sf of Warehouse space
- 112,000 AADT count along the Ocala I-75 corridor

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DEMOGRAPHICS MAP & REPORT

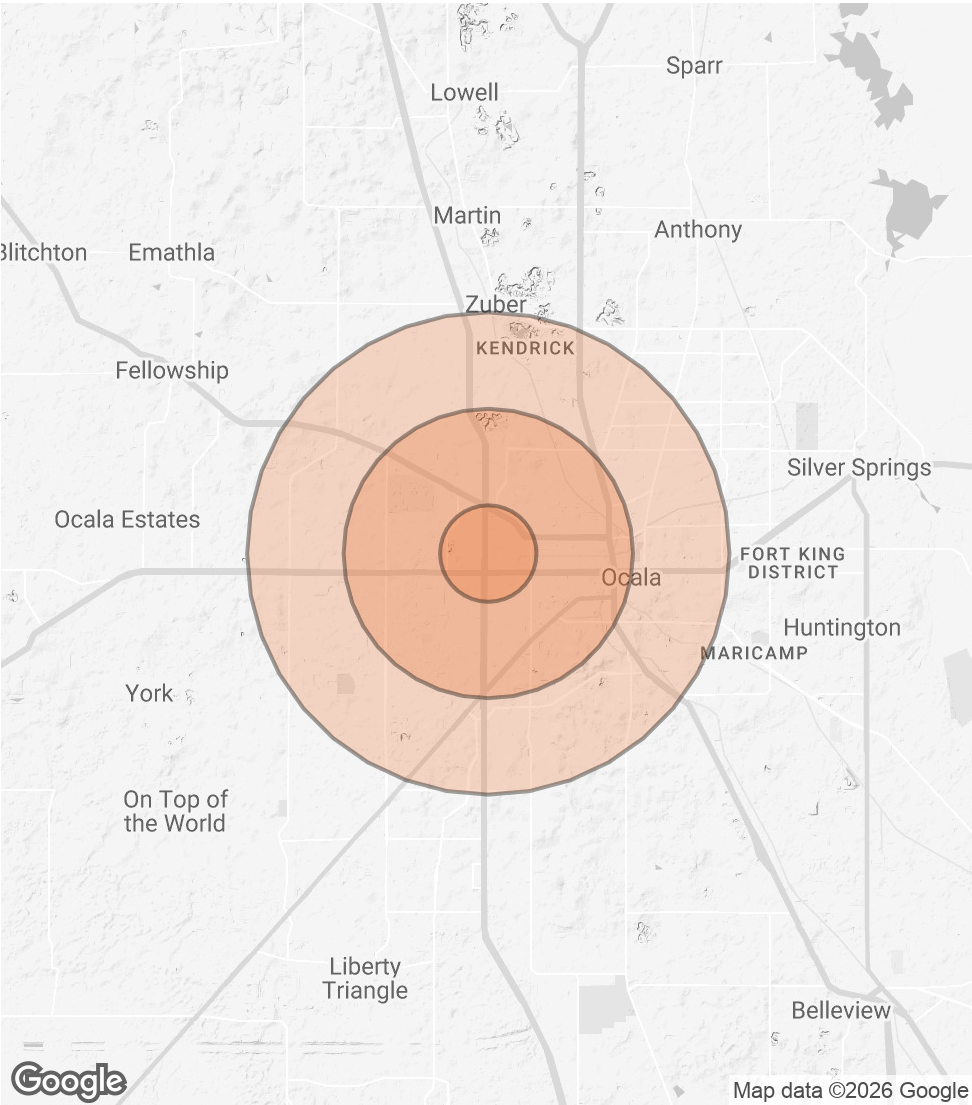
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,261	27,526	70,699
AVERAGE AGE	34.9	42.1	42.1
AVERAGE AGE (MALE)	34.0	41.0	40.8
AVERAGE AGE (FEMALE)	36.1	44.2	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	551	11,298	29,323
# OF PERSONS PER HH	4.1	2.4	2.4
AVERAGE HH INCOME	\$59,496	\$63,721	\$76,162
AVERAGE HOUSE VALUE	\$143,455	\$237,912	\$255,239

2023 American Community Survey (ACS)



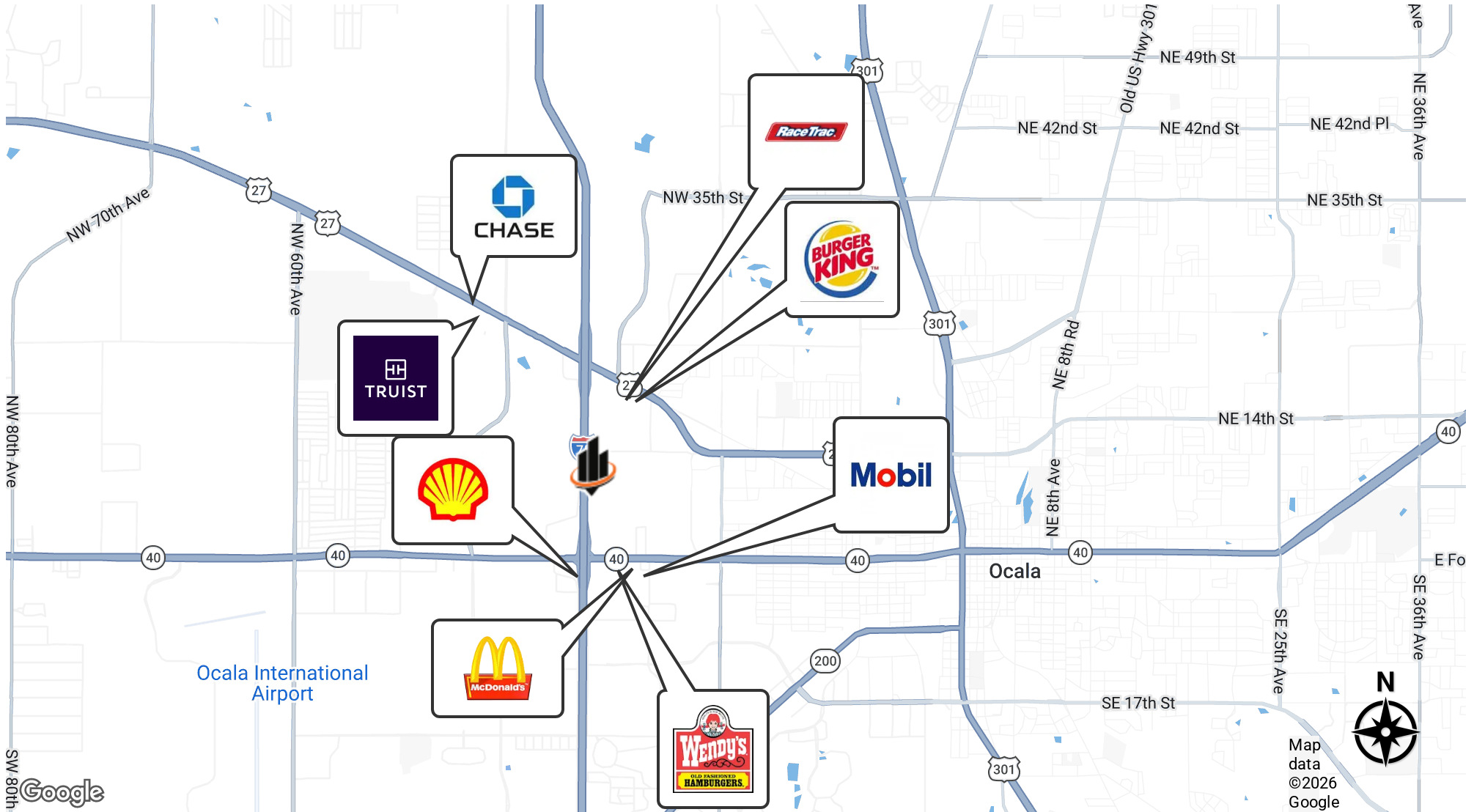
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RETAILER MAP



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THE PROPERTY



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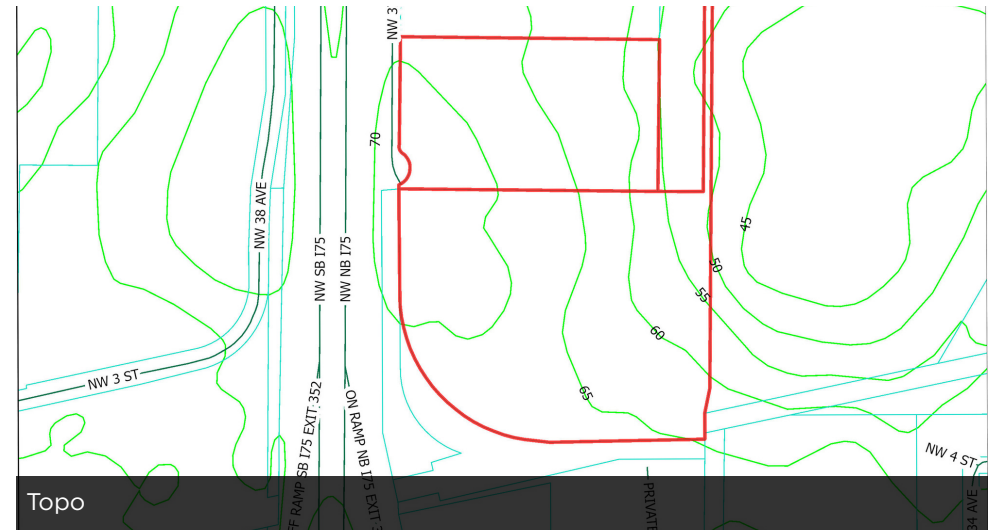
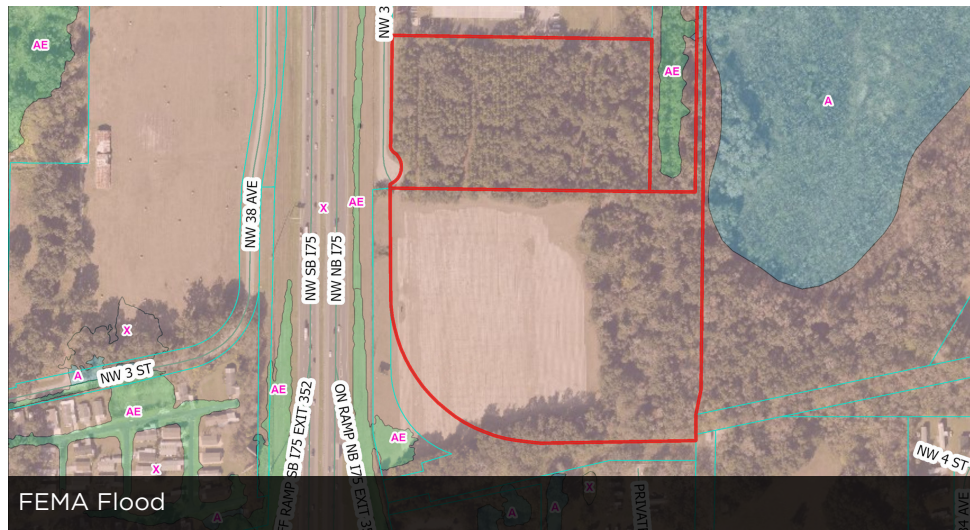
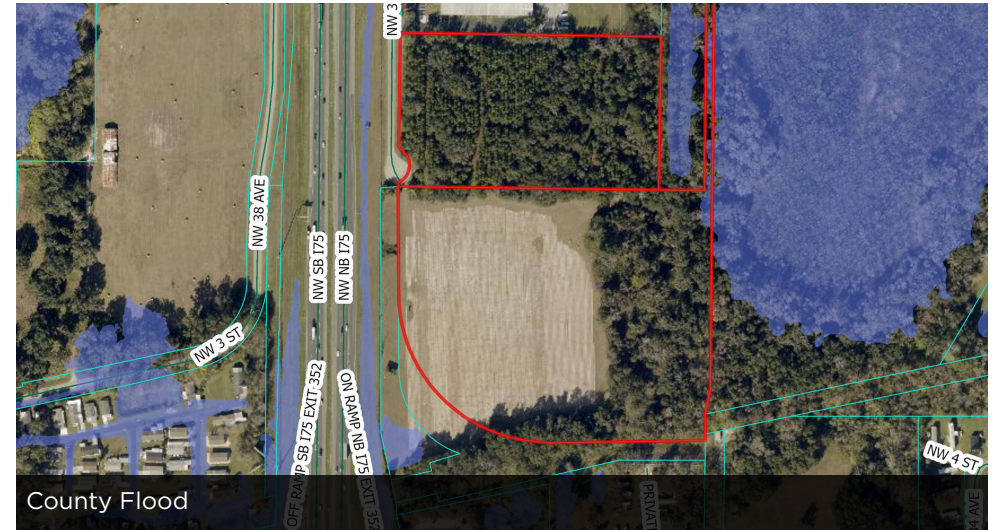
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MAPS



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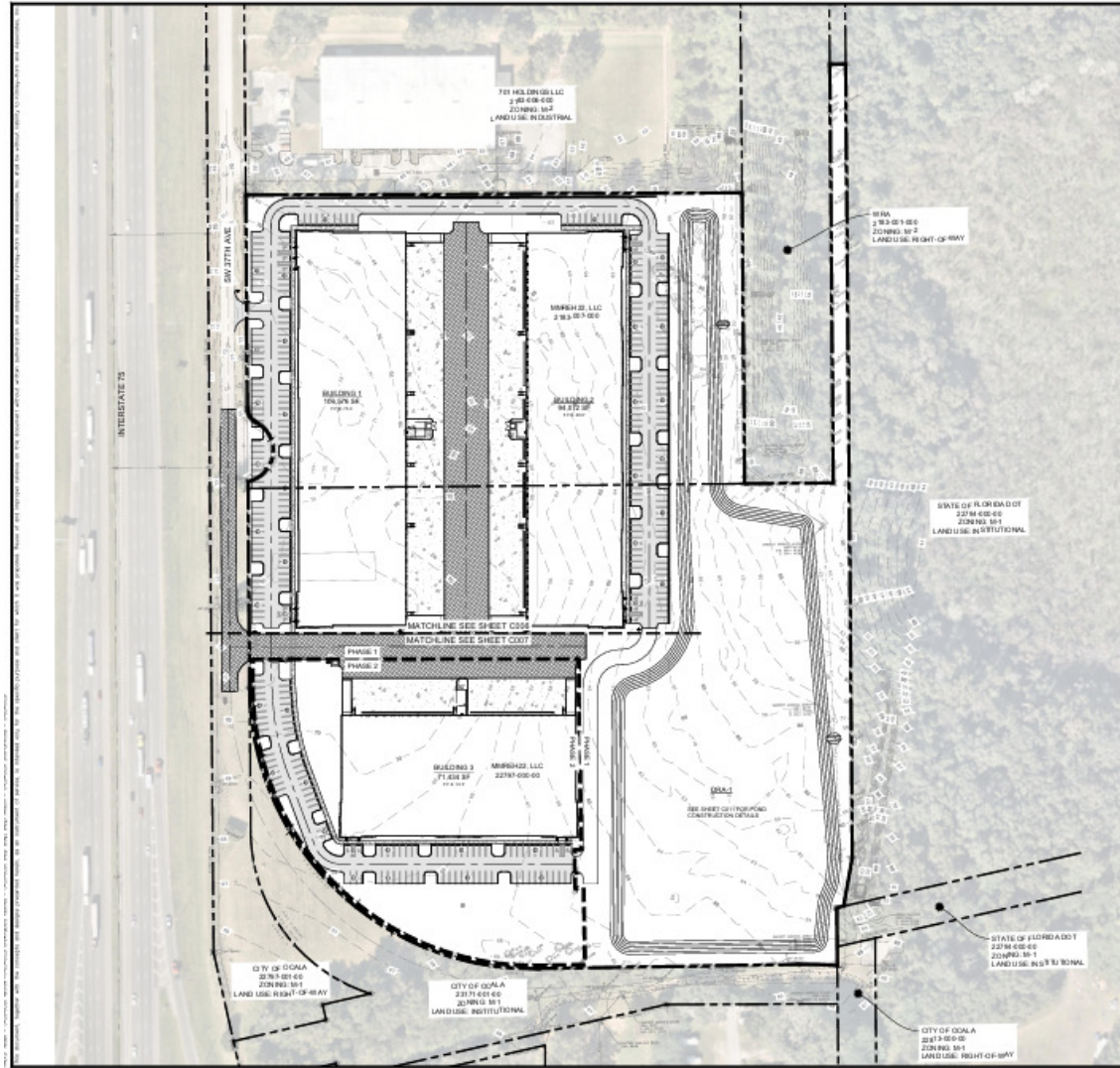
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PROPOSED SITE PLAN



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MEET THE TEAM



CHRISTOPHER FOJO, CCIM

Senior Advisor

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Direct: **407.949.8162** | Cell: **407.949.8162**

PROFESSIONAL BACKGROUND

Chris Fojo is proud to join the SVN Alliance Commercial Real Estate Advisors team, the well-established firm based in Ormond Beach, FL. Chris intends to focus on Seminole County and West Volusia County to broaden the reach of SVN Alliance.

Christopher Fojo has been involved in real estate consulting, brokerage and development for over thirty years. Originally based in Trinidad and Tobago, Chris established himself as a highly knowledgeable real estate resource in both Florida and the Caribbean. Working with SVN Alliance, Chris will focus on Office and Industrial properties in Volusia and Seminole Counties.

Chris relocated to Orlando, FL in 2006 and worked in brokerage for several years. To broaden his scope and knowledge base, Chris worked as a Development Manager with a regional development company, taking projects from Concept to Completion. Responsibilities included coordinating the full development team, Government Authorities, design consultants, general contractors, legal advisors etc., seeking to keep the project on budget and on time to bring a project to a successful completion.

Chris earned his CCIM Designation in 2008 has been very involved in the FL CCIM Chapter, Central Florida District, serving as Treasurer, Vice President and ultimately the Central Florida District President in 2017. Chris has also served on the Board of Directors for the Seminole County Regional Chamber of Commerce and also was the Chairman for the Economic Development Committee. He currently serves on the Executive Council for Leadership Seminole.

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MEET THE TEAM



BARTOW MCDONALD IV

Managing Director

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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, an 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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MEET THE TEAM



STILES MCDONALD

Associate Advisor

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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 skill sets in commercial real estate to provide expertise in the Central Florida market.

Stiles graduated from the University of Florida with a Bachelor of Science in Advertising.

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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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This Offering Memorandum 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 Offering Memorandum 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.

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