



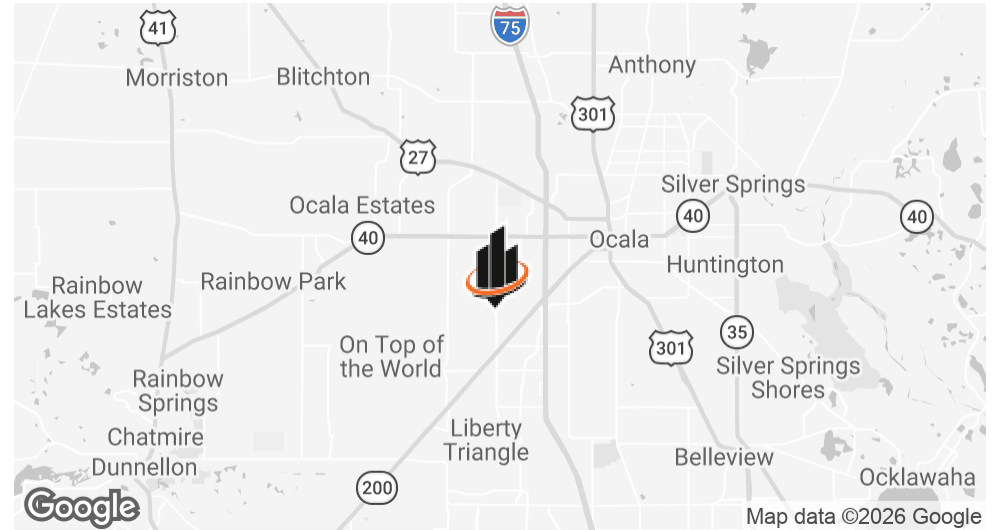
SALE

3+/- Commercial Acres
SW 60th Ave

SOUTHWEST 60TH AVENUE

Ocala, FL 34474

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	3.04 Acres
ZONING	PUD
PRICE/ACRE	\$222,039
FUTURE LAND USE	COM

PROPERTY DESCRIPTION

3.04+/- acres of fully entitled commercial land with excellent frontage (220') along SW 60th Ave in the city of Ocala, FL. The property is located in the heart of Ocala's residential growth boom. It's frontage and close proximity to major retail and employment corridors makes it easy to find for customers. While the property is zoned PUD (retail/residential), it's generous Employment Center (EC) land use provides for a wide variety of other commercial uses. This is an excellent location for a single business or mixed use project with water and sewer services available from the City of Ocala.

PROPERTY HIGHLIGHTS

- 220 +/- feet of frontage on SW 60th Ave
- Engineered and Approved PUD
- Utilities Along SW 60th Ave
- Utilities to Site

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PROPERTY MAPS



Aerial



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Zoning



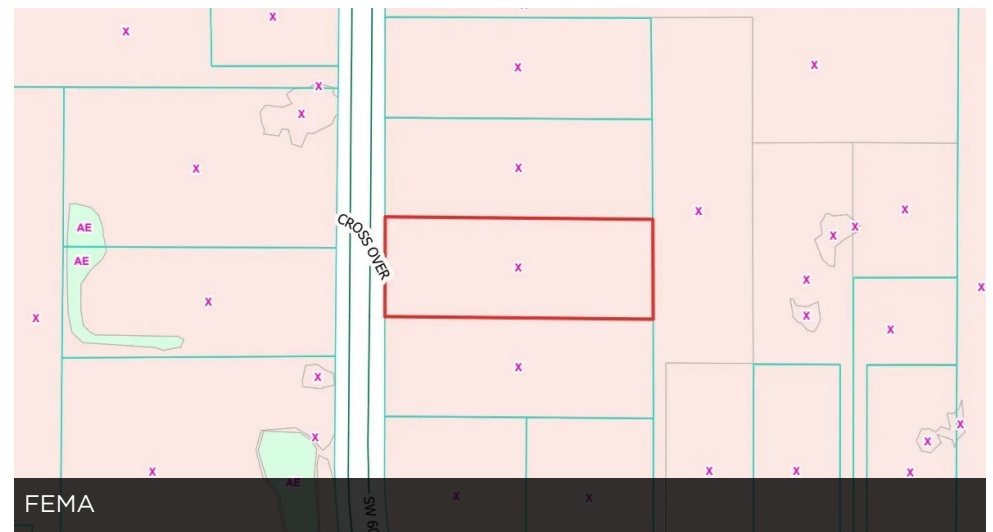
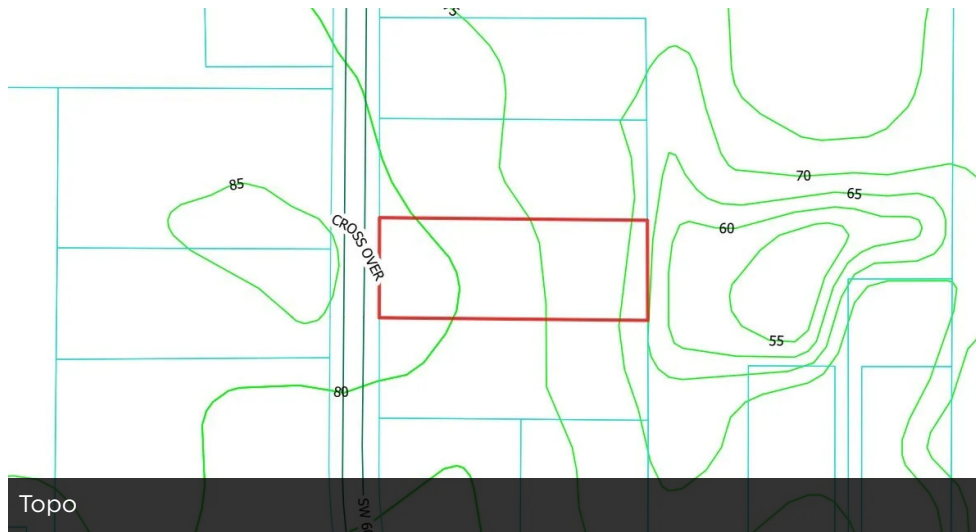
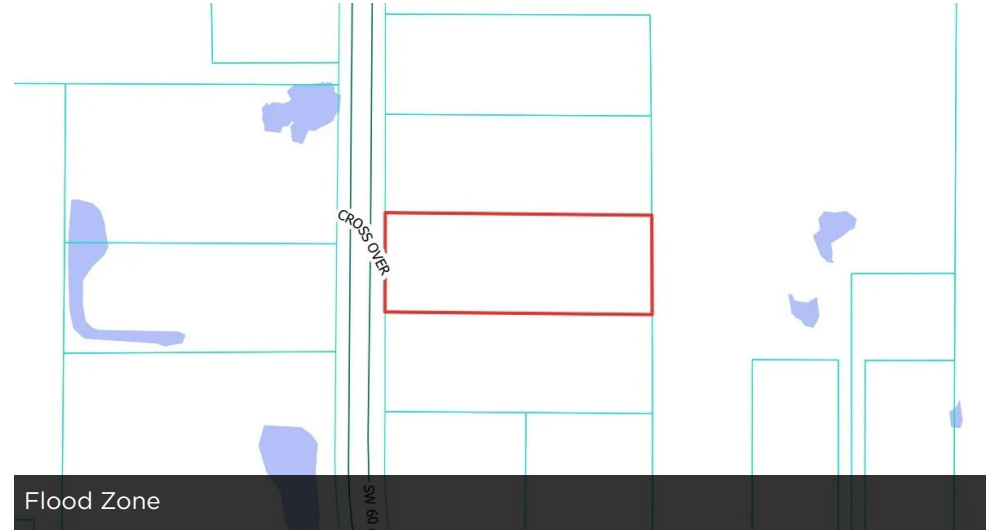
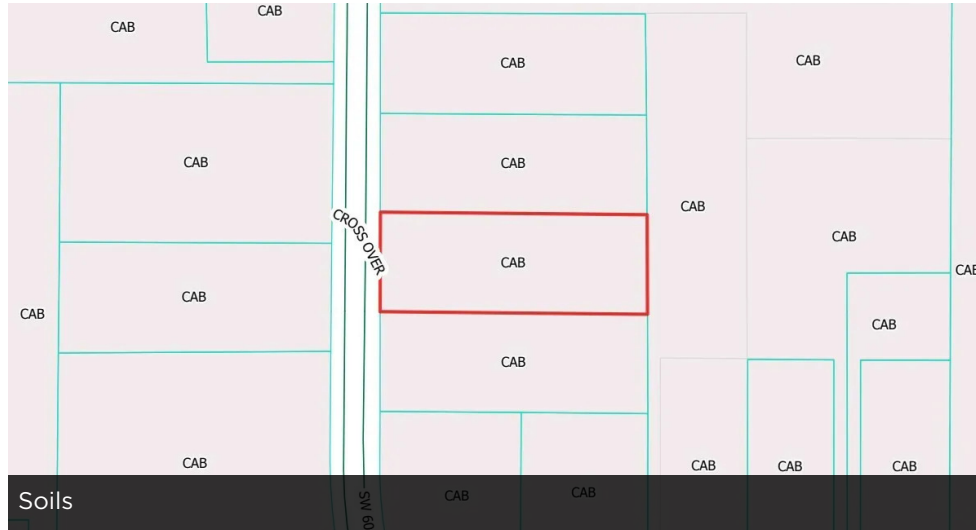
Future Land Use

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PROPERTY MAPS



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RETAILER MAP



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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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ADVISOR BIO 1



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.

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ADVISOR BIO 2



STILES MCDONALD

Associate Advisor

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Direct: 352.288.4491 | Cell: 352.288.4491

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

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ADVISOR BIO 3



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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