



HWY 441 COMMERCIAL

11655 US HIGHWAY 441
BELLEVIEW, FL 34420

Bartow McDonald IV
Managing Director
O: 352.274.3800
bartow.mcdonald@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	2.58 Acres
Building Size:	13,855 SF
Zoning:	B-5
Market:	North Central Florida
Submarket:	Bellevue
Price / SF:	\$64.96

PROPERTY OVERVIEW

Excellent location between The Villages and Ocala featuring 450' of frontage along Hwy 441. The property features multiple buildings including a showroom/retail area, private offices, warehouse space and storage sheds, along with an empty shipping container for additional secure storage. The main retail/office building is 8,855sf and was originally built in 1966 and remodeled in 2016. The warehouse building is 5,000sf and was built in 2004. The clear span warehouse features: 18-20' ceilings, two large ground high roll up doors 20'x14' and 12'x14', and a restroom. There are four additional storage sheds on the property, ranging from 1,520sf to 2,000sf, two of which include covered racking.

PROPERTY HIGHLIGHTS

- 450' Frontage on Hwy 441
- Close to The Villages and Ocala
- Fenced Yard
- Multiple Buildings

Advisor

BARTOW MCDONALD IV

Managing Director



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Ocala, FL 34470
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PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central 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 as chairman of the board for RMI [Reciprocal Ministries International], board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of 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 and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida
BS, University of Florida

Photos



Photos



Photos



Photos



Photos



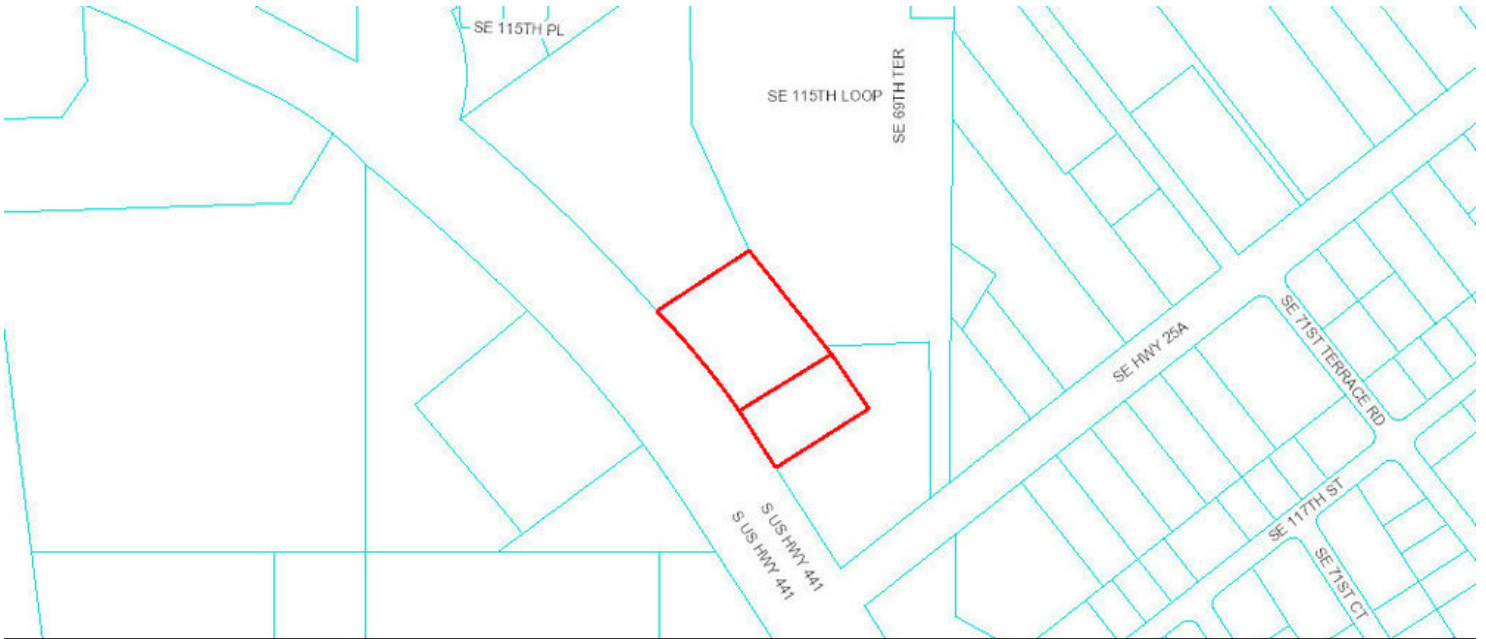
Photos



Maps

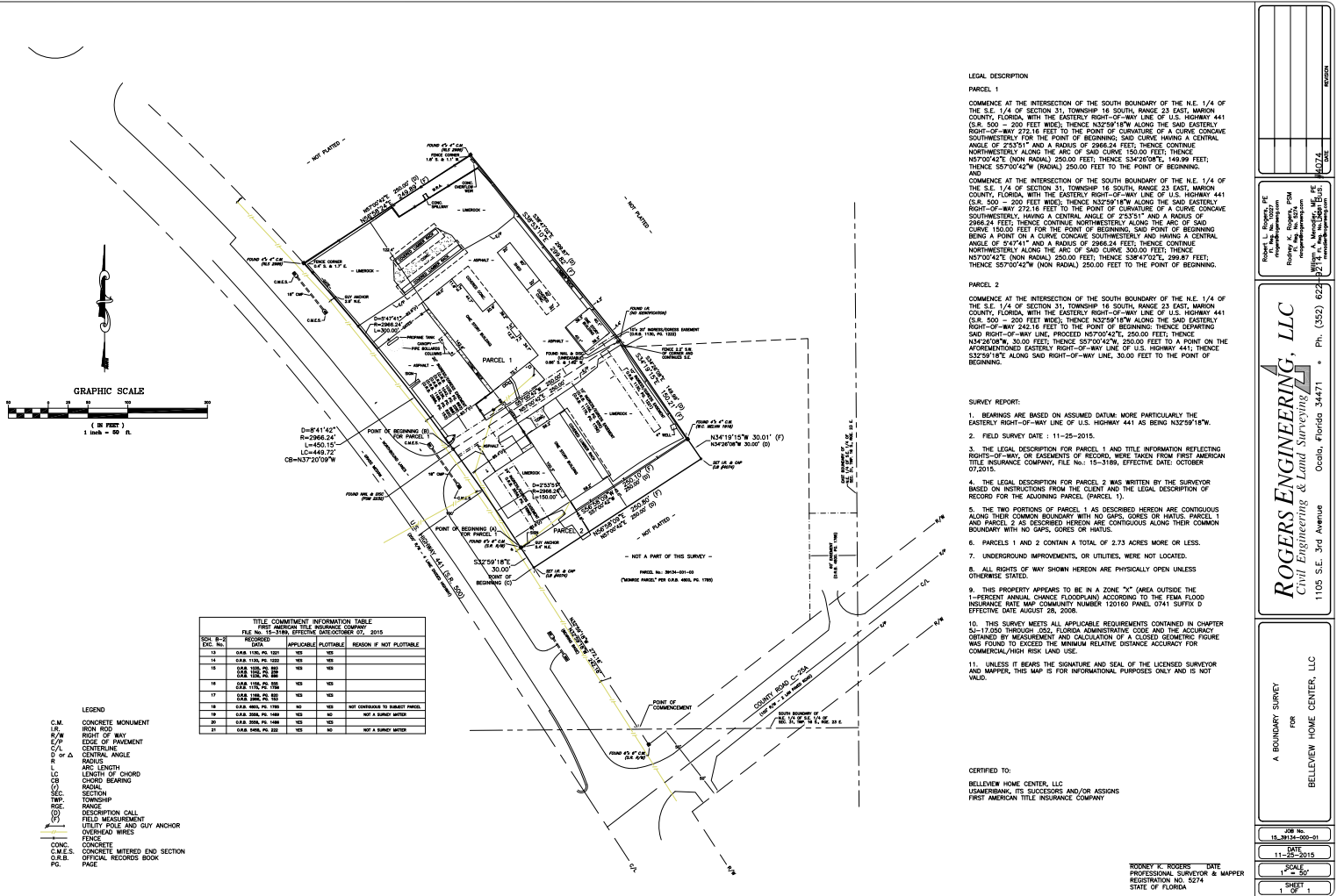


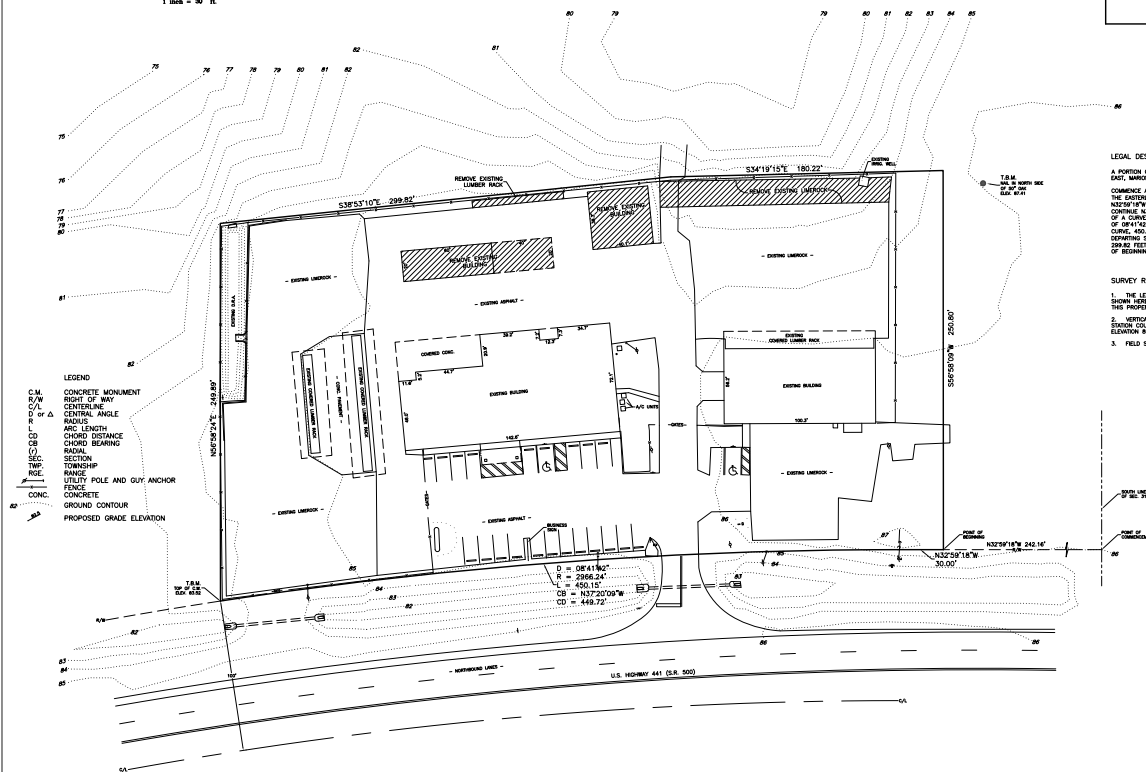
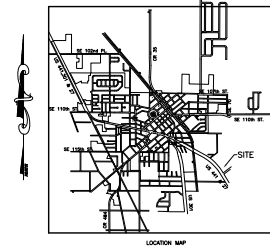
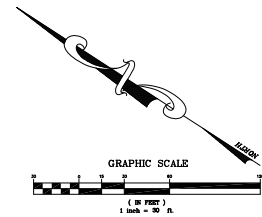
Aerial Map



Parcel Map

Survey





LEGAL DESCRIPTION:

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID N.E. 1/4 OF THE S.E. 1/4 WITH THE EASTERLY RIGHT-OF-WAY LINE, PROCEED NORTHEAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE N32°50'18" W. ALONG SAID RIGHT-OF-WAY LINE, 242.16 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N32°50'18" W. ALONG RIGHT-OF-WAY LINE, 30.00 FEET TO THE POINT OF CURVATURE, THENCE CURVE RIGHT 100.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N32°50'18" W. ALONG RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, 45.05 FEET (CHORD BEARING & DISTANCE OF N32°20'07" W., 649.72 FEET); THENCE S60°12'00" W. ALONG RIGHT-OF-WAY LINE, PROCEED NORTHEAST ALONG SAID RIGHT-OF-WAY LINE, 298.82 FEET, THENCE S34°15'11", 180.22 FEET; THENCE S48°05'00", 250.00 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. THE LEGAL DESCRIPTION AND BOUNDARY INFORMATION SHOWN HEREON IS BASED A PREVIOUS BOUNDARY SURVEY OF THIS PROPERTY PREPARED BY THIS FIRM ON 11-25-2015.
2. VERTICAL DATA SHOWN HEREON, IS BASED ON MARION COUNTY HORIZONTAL CONTROL STATION 1723-11, ELEVATION 80.264.
3. FIELD SURVEY DATE: 11-25-2015

[illegible]

Robert L. Rogers, PE
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Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2924 • Lic. Bos. 44074

A BASIC SITE PLAN
FOR
BELLEVIEW HOME CENTER
GEOGRAPHICAL SURVEY & DEMOLITION PLAN

JOB No.
18-39135-000-00

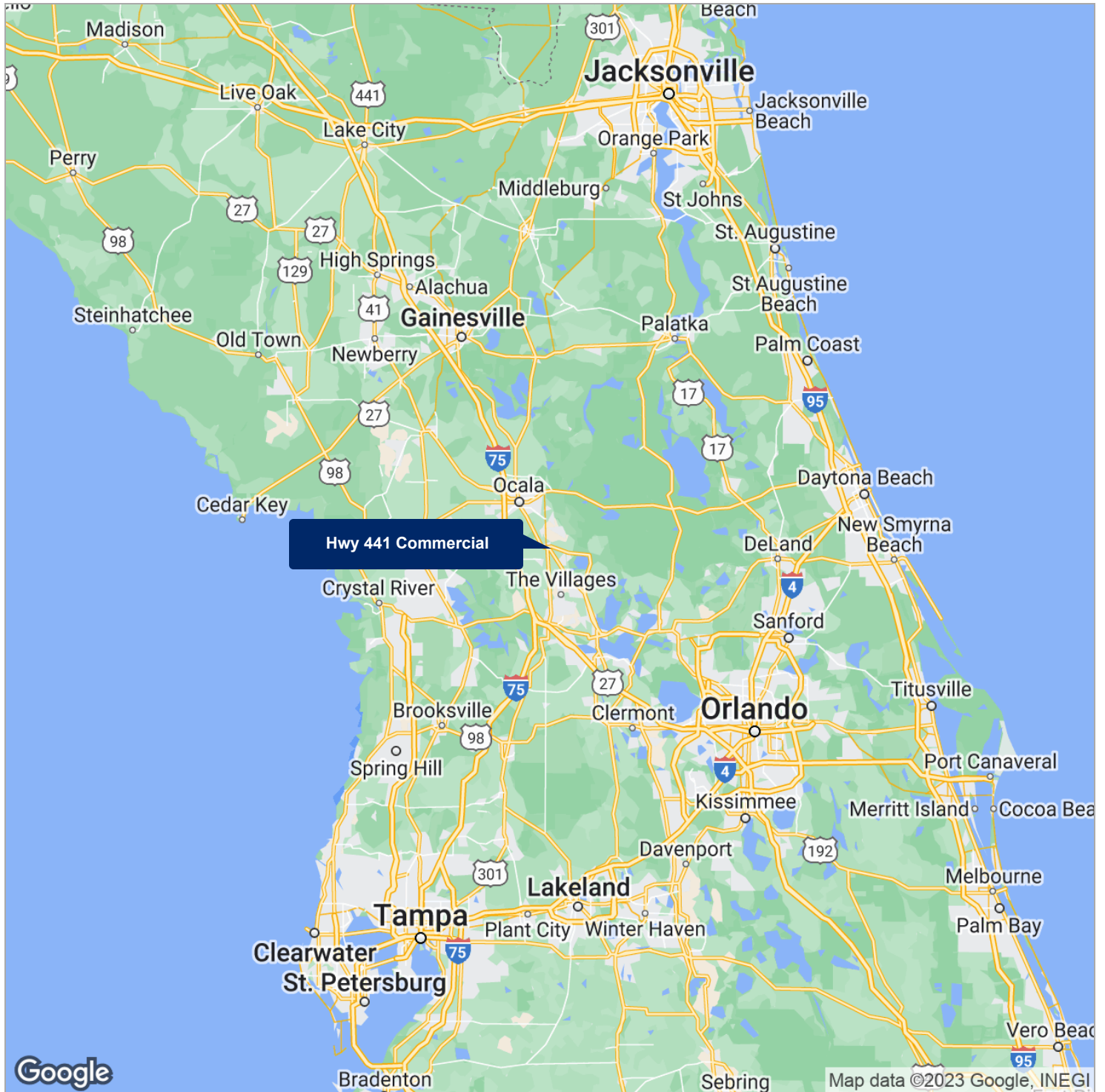
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3-22-2016

SCALE
1" = 30'

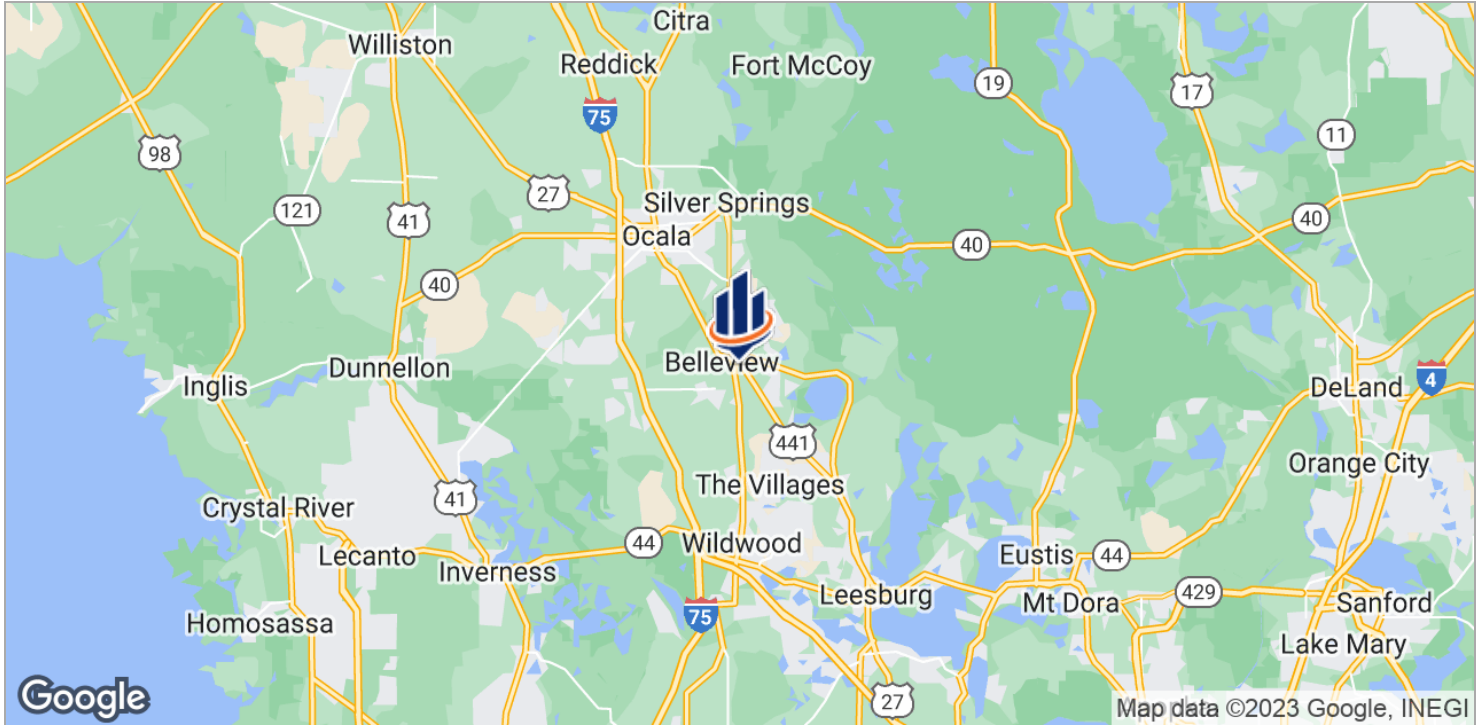
SHEET
10

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

Regional Map



Location Maps



Aerial Map

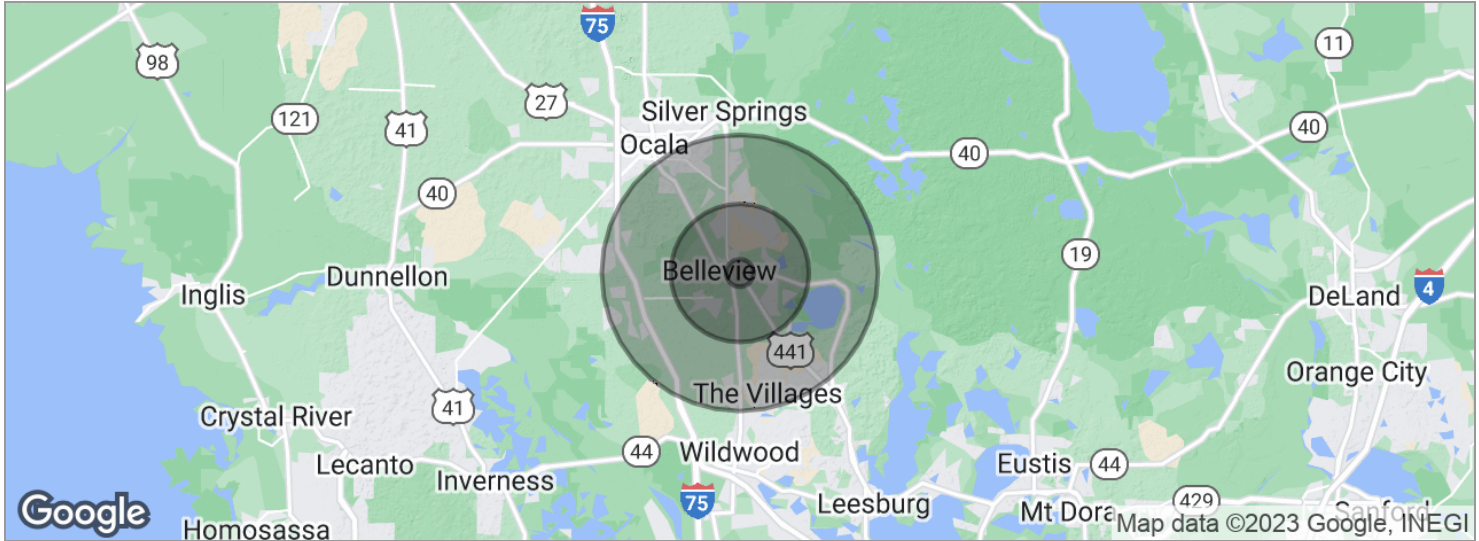


Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,497	52,321	173,111
Median age	49.1	47.8	50.2
Median age (male)	48.3	47.0	49.9
Median age (female)	49.8	48.4	50.6
	1 MILE	5 MILES	10 MILES
Total households	1,044	21,568	74,888
Total persons per HH	2.4	2.4	2.3
Average HH income	\$50,464	\$52,037	\$57,965
Average house value	\$171,880	\$180,158	\$247,333

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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