OFFERING MEMORANDUM

107+/- WATERFRONT ACRES

10825 W FORT ISLAND TRAIL

Crystal River, FL 34429

PRESENTED BY:

BARTOW MCDONALD IV

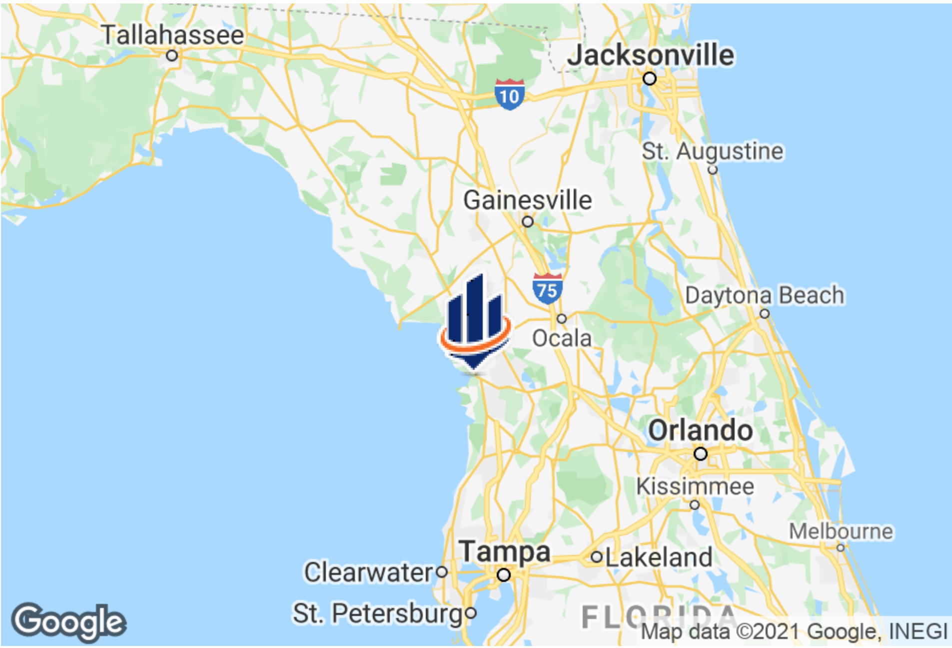
O: 352.274.3800

bartow.mcdonald@svn.com

FL #SL3143865

SVN

FLORIDA COMMERCIAL REAL ESTATE ADVISORS



OFFERING SUMMARY

SALE PRICE:	$3,800,000
AVAILABLE SF:	
LOT SIZE:	107 Acres
PRICE / ACRE:	$35,514
ZONING:	Zoning: CL (1 Unit/20 Acres), Landuse: Low Intensity Coastal
MARKET:	Florida Gulf Coast
SUBMARKET:	Crystal River
PARCELS:	17E18529-1300 17E18529-4100
VIDEO:	View Here

PROPERTY OVERVIEW

Experience Old Florida at it's finest. 107+/- acres of pristine land with three fresh water creeks providing deep water access to Crystal River's Kings Bay, the Gulf of Mexico and surrounding springs. Land use and zoning allow for up to four homes. An ideal location for a very private waterfront family compound and/or wildlife sanctuary. Whitetail deer, wild hogs, manatee, Osceola turkeys, otters, alligators, osprey, herons, egrets, ducks and many more species abound. Redfish, trout and snook are plentiful along the shorelines of the property, along with nursing manatees and their calves. A well maintained lime rock road provides access from Roy Thomas Road along the marsh and into the upland hammocks. There are four distinct upland zones which encompass 15 acres. Water, sewer, and power are provided to the property. Road frontage includes 2,230+/-' along Fort Island Trail and 1,870+/-' along Roy Thomas Road. The property is 3.7 miles from Crystal River Airport (CGC), which features a 4,557' paved and lighted runway with Jet-A fuel available.

PROPERTY HIGHLIGHTS

- Waterfront
- King's Bay View
- Sheltered Boat Access
- Water and Sewer to Property
- 15 Acres of Upland

PROPERTY DESCRIPTION

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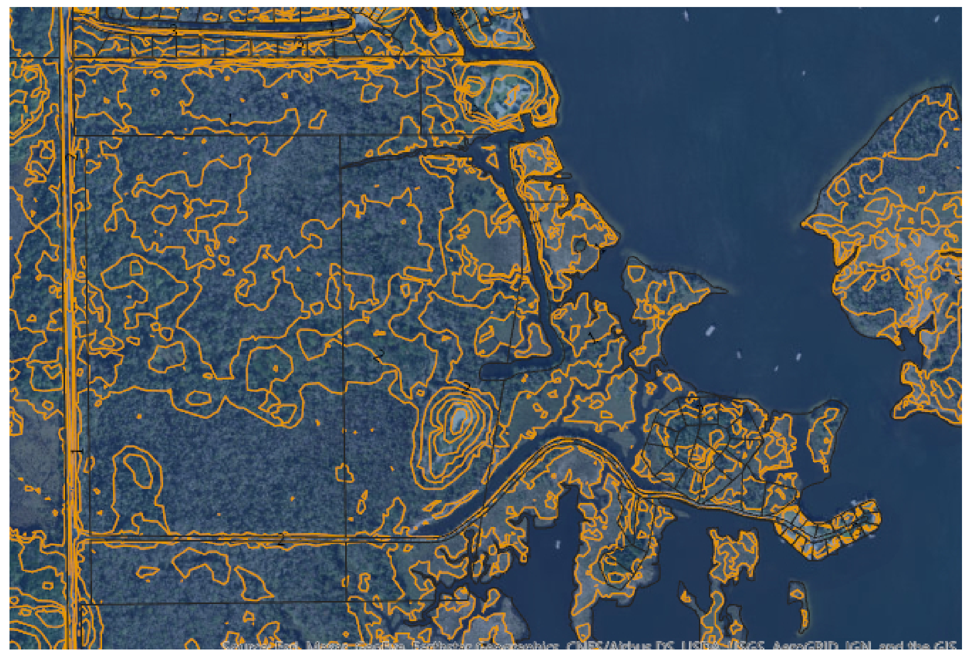
LOCATION DESCRIPTION

Located on the beautiful Florida Gulf coast, Crystal River is a natural treasure of beauty and wildlife known for it's large fresh water springs that flow into the Gulf of Mexico. The area provides sanctuary for one of Florida's most iconic and protected animals, the manatee. Every year, outdoor enthusiasts enjoy boating, inshore and offshore fishing, snorkeling, scuba diving, kayaking, and seasonal scalloping.


14400
14200
13000
41000
10000
UNNAMED
11100
N LANDS END PT
23000

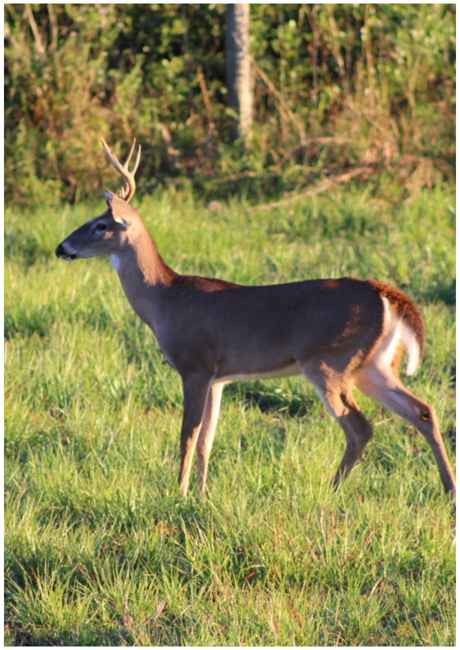




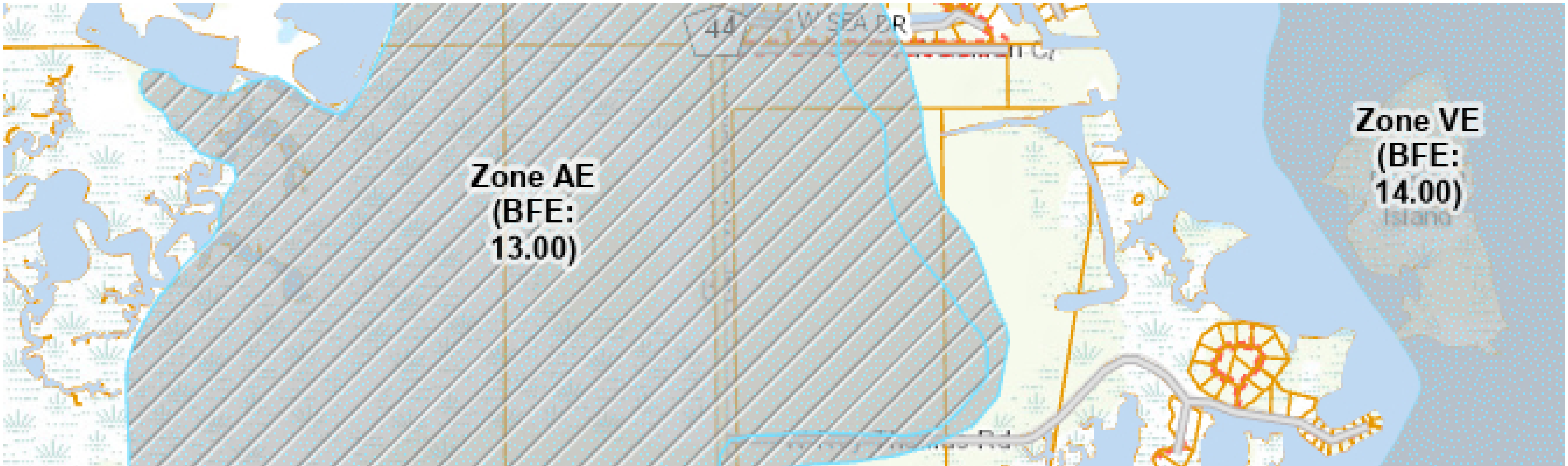






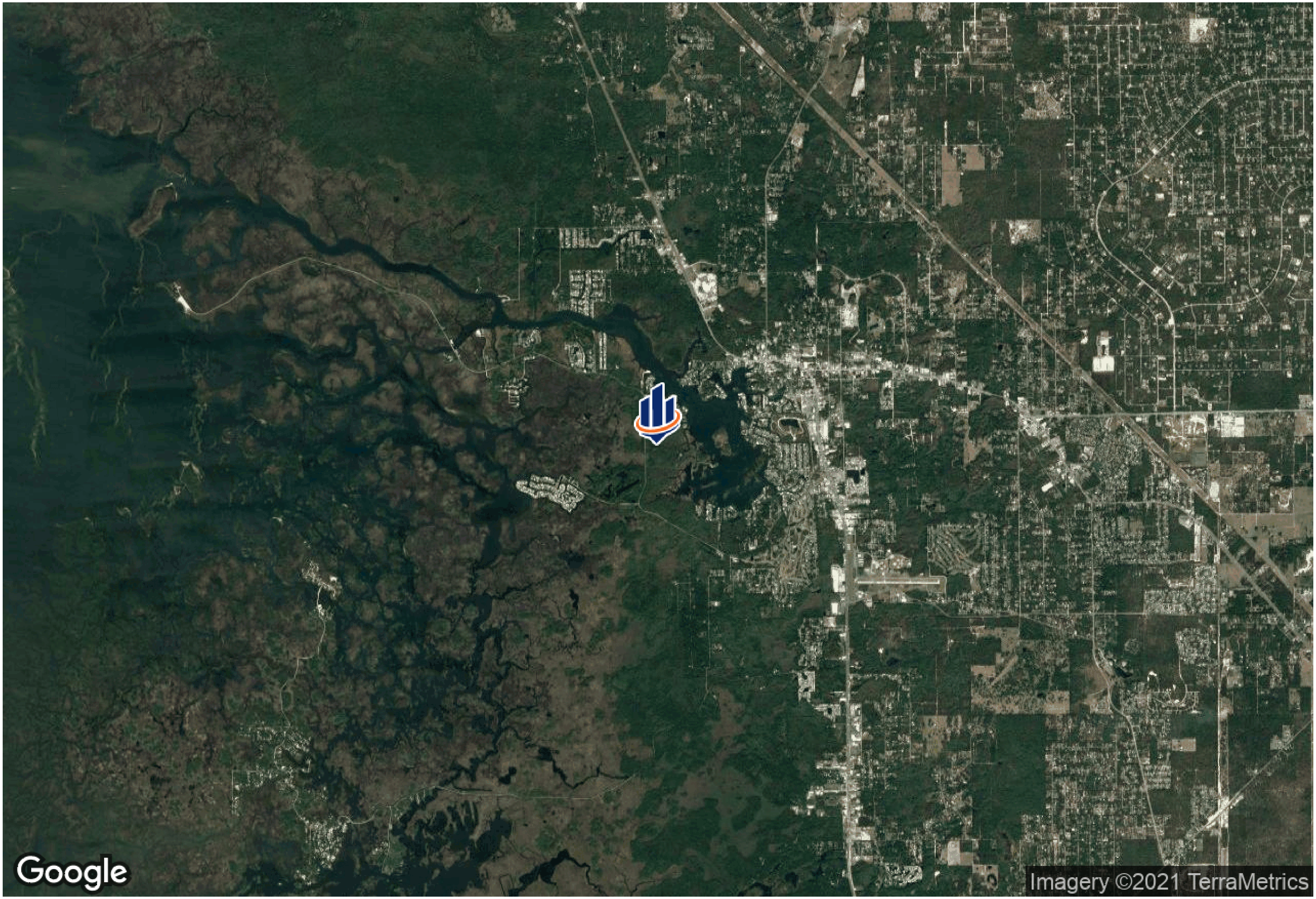



Zoning and Landuse Map



FEMA Map..

GAINESVILLE
113.7 Ch 84 OCF
EARLY BIRD (Pvt)
Martel
OCALA
OCALA INTL-JIM TAYLOR FLD (OCF)
CT - 119.25
ATIS 128.125
street pattern
MARION COUNTY (X35)
FLYING DUTCHMAN
SHADY INTL (Pvt)
Cedar Key
Waccasassa Bay
VR1006
Lighthouse (abnd)
Withlacoochee Bay
Inglis
Yankeetown
Dunnellon
JRS (Pvt)
SEVEN FEATHERS
MC GINLEY (Pvt)
MONROE (Pvt)
29°
83°
Red Level
Citrus Springs
Holder
TWELVE OAKS
Marion Oaks
Pedro
S & S AVION
Oxford
Crystal River
Beverly Hills
CRYSTAL RIVER NATIONAL WILDLIFE REFUGE
Crystal Bay
CRYSTAL RIVER-CAPT TOM DAVIS FLD (CGC)
AWOS-3 118.325
LAKE TSALA APOPKA
Arlington
Rutland
OMNI
Wildwood
Lake Panasoffkee
FREEFLIGHT (Pvt)
Coleman
POST OAK
Inverness
INVERNESS (INF)
AWOS-3 119.975
RP 1
LAKE PANASOFFKEE
MONTGOMERYS FLYING M
St Martins Keys
08
09
Homosassa
VPCKY
NITTS
Floral City
IR46
V35
FLYING W
Bushnell
Chassahowitzka Bay
CHASSAHOWITZKA NATIONAL WILDLIFE REFUGE
CONNELLS WAHOO
CHERYL-LANE LANDINGS (Pvt)
Nobleton
prison
plant
TAC
CHINSEGUT (Pvt)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BARTOW MCDONALD IV

Managing Director

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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 currently serves on the board of directors for RMI (Reciprocal Ministries International). He previously served as board member for 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

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