

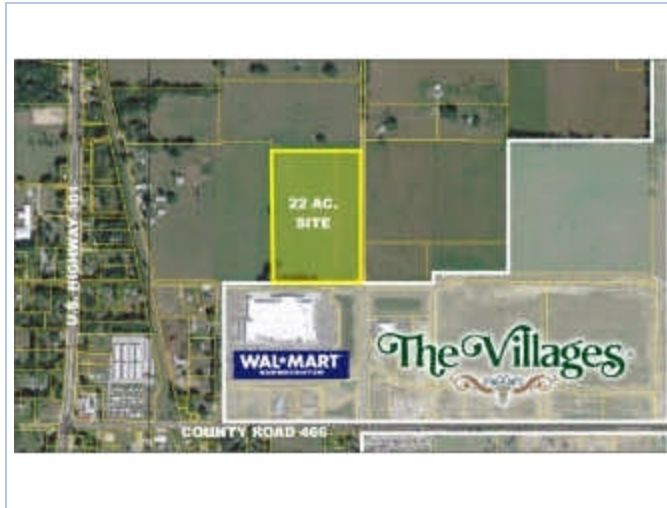
Smith & Smith Realty

Danny Smith, ALC,CCIM — (352) 461-1186

Land For Sale

## Oxford / The Villages - 22 Acres

000 CR 103, Oxford, FL 34484



Price: **\$3,300,000**  
 Lot Size: **22 AC**  
 Property Type: Land  
 Property Sub-type: Residential (land)  
 Tax ID / APN #: D08=033  
 Features:  
 Water

Last Verified 11/18/2011  
 Listing ID 15821502

### 1 Lot Available

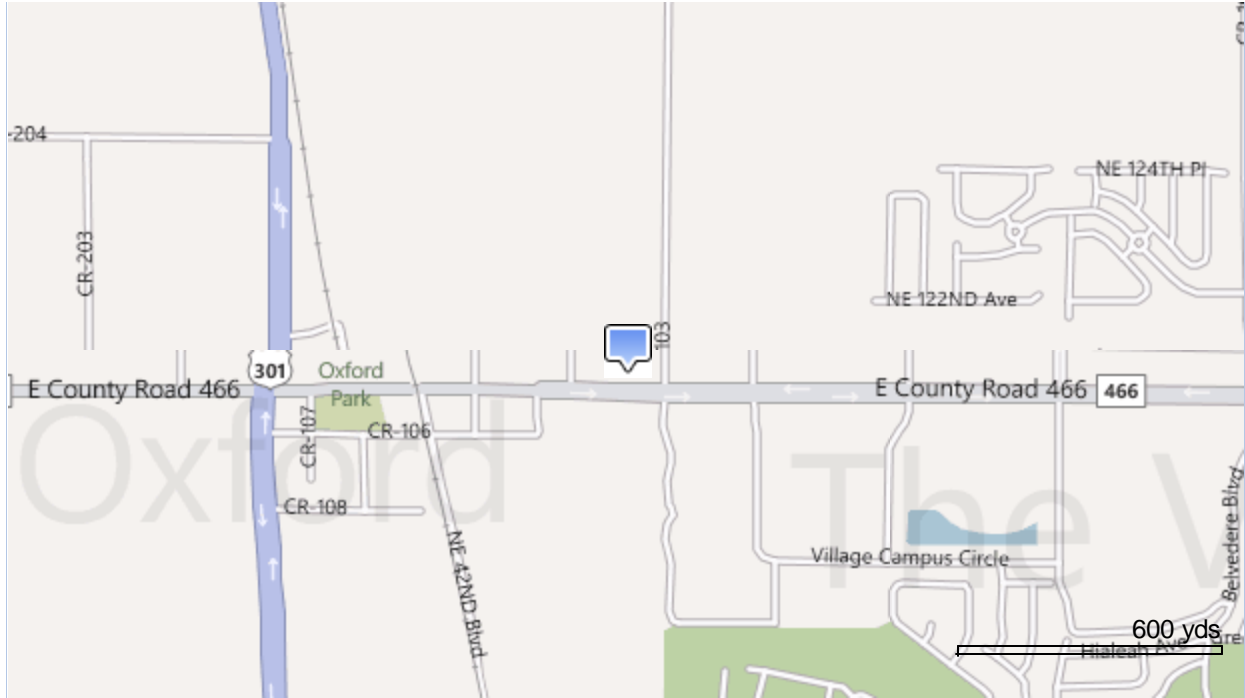
Lot 1	Price:	<b>\$3,300,000</b>
	Lot Size:	<b>22 AC</b>
	Price/AC:	\$150,000
	Lot Type:	Residential (land)

### Description

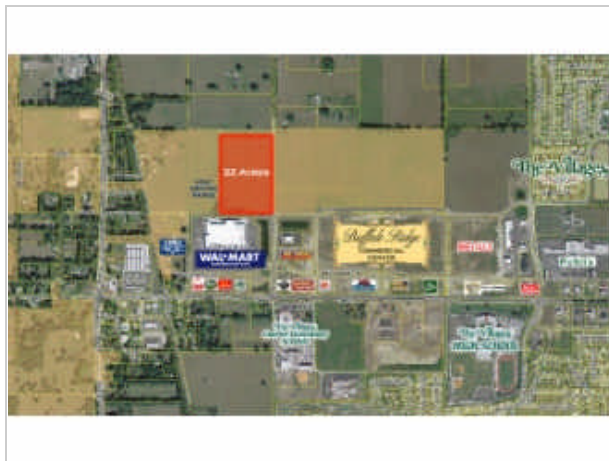
The site is located directly north of the Wal-Mart Super Center/ Buffalo Ridge Commercial Center. The site is on the corner of CR 103 & Woodridge Drive, one block north of CR 466.

22 Acre Residential/Mixed Use Site. LOCATION, LOCATION! Potential such as 5 residential units to the acre, Professional & Commercial Office & Commercial Retail, all within a major commercial district. Neighborhood is commercial & significant growth coming from The Villages (one of the fastest growing communities in the nation). Buffalo Ridge has 1.2 million sq. ft. of retail & restaurant space. Property will be served sewer & water from the City of Wildwood. 1170' frontage on CR103 & 870' frontage on Woodridge Dr. Zoning & Land Use change in process to change to R-M Residential Mix Use.

**Map** of 000 CR 103, Oxford, FL 34484 (Sumter County)



### Additional Photos



Oxford / The Villages - 22 Acres

Created 7/27/2008