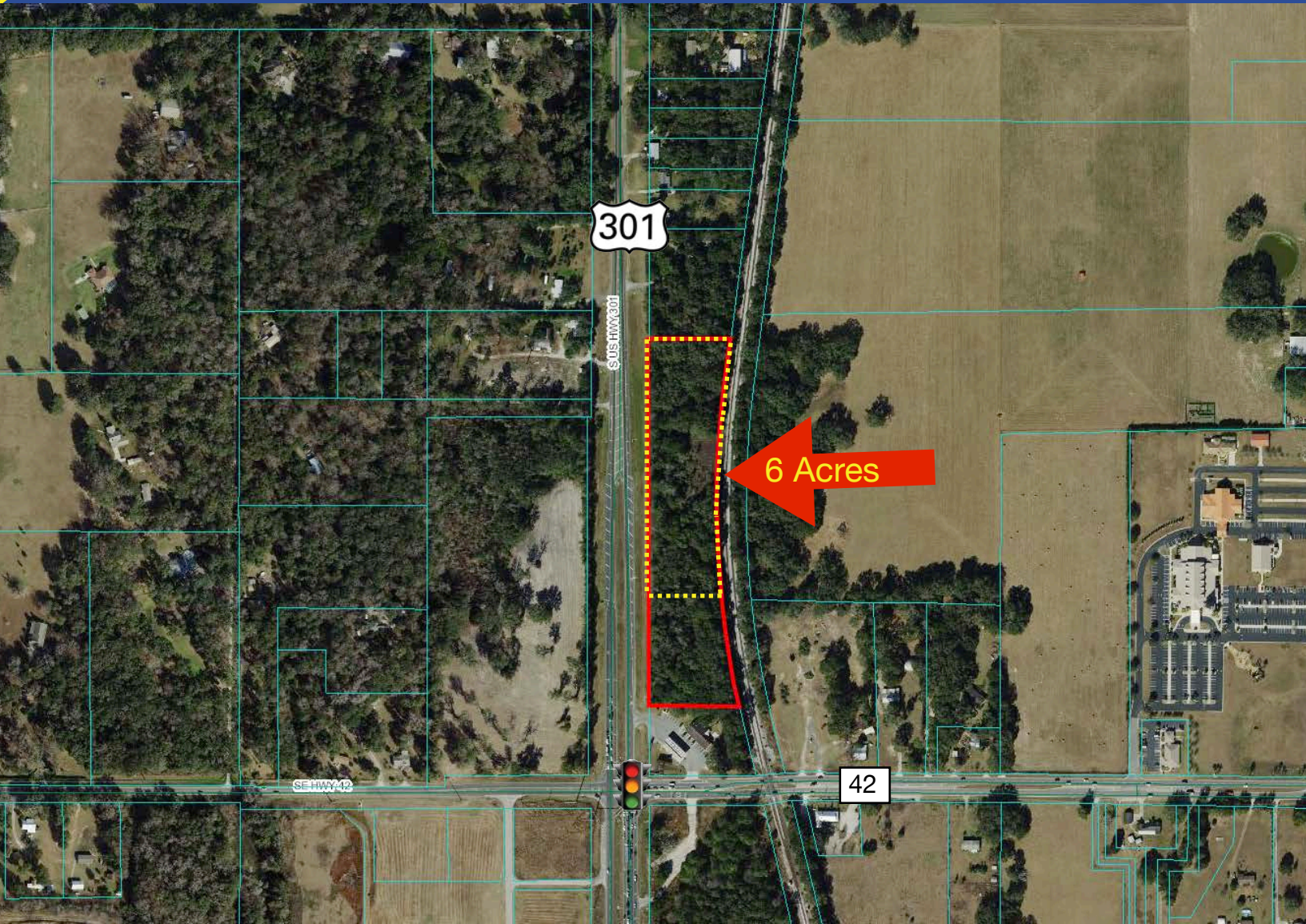




# Vacant Land 6 Acres

US Hwy 301, Summerfield, FL 34491

Offered at: \$1,600,000



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



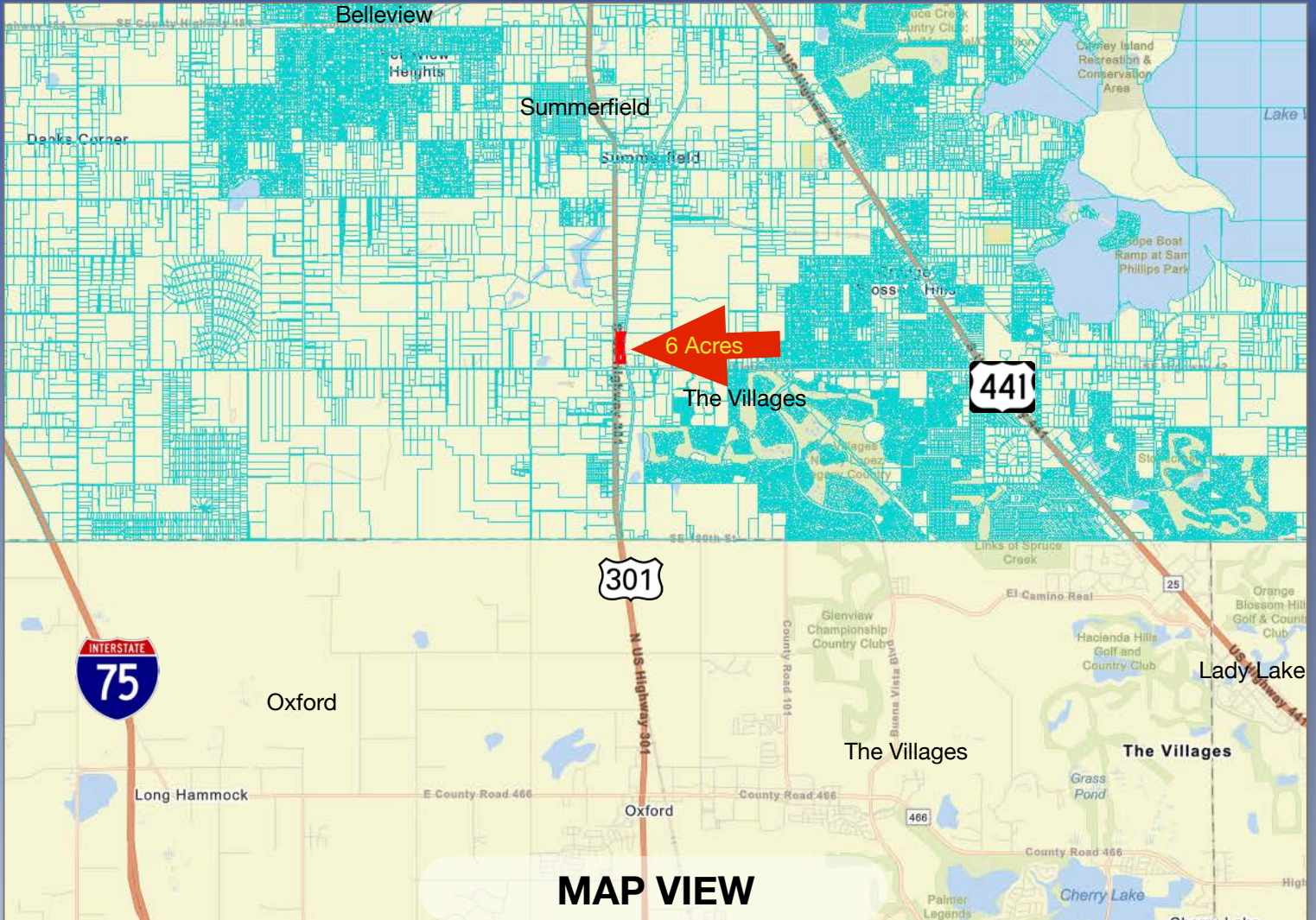
**SIOR**

# Executive Summary

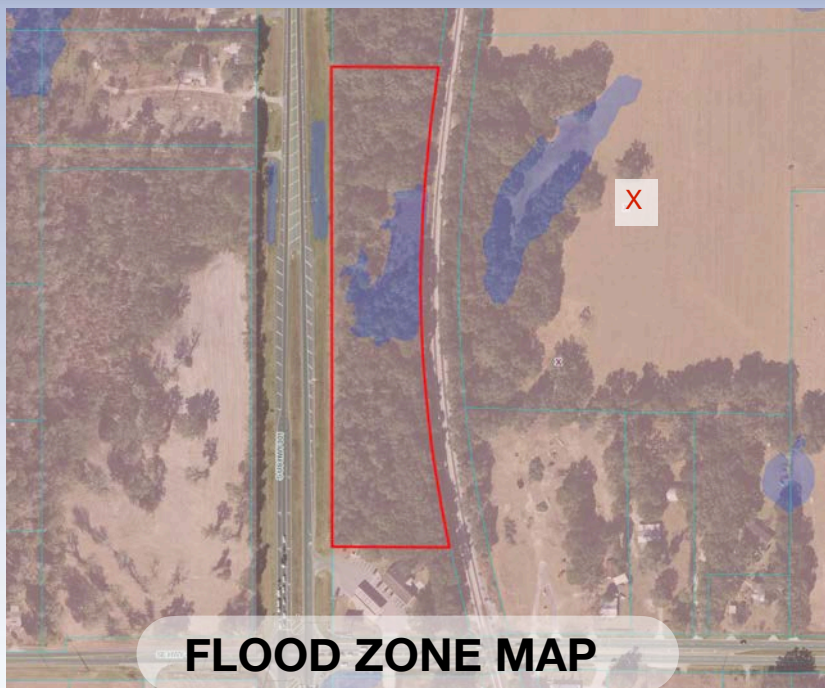
Offered at: \$1,600,000

Incredible development opportunity on 6 acres with 950' (+/-) of highway frontage! Property currently has 4 acres zoned M1 and 2 acres A1, however land use and zoning are in current cycle requesting modification to B4 Commercial. Located less than one mile from The Villages with possible access from busy signalized corner of Hwy 42. Convenient to I-75 and Florida Turnpike. Located in Marion County, Parcel ID 48378-000-00, the north 6 acres of subject ~8 acre parcel is available. AADT is 17,500 trips per day/US Hwy 301, 13,500 trips per day/SE Hwy 42 (FDOT-2024).



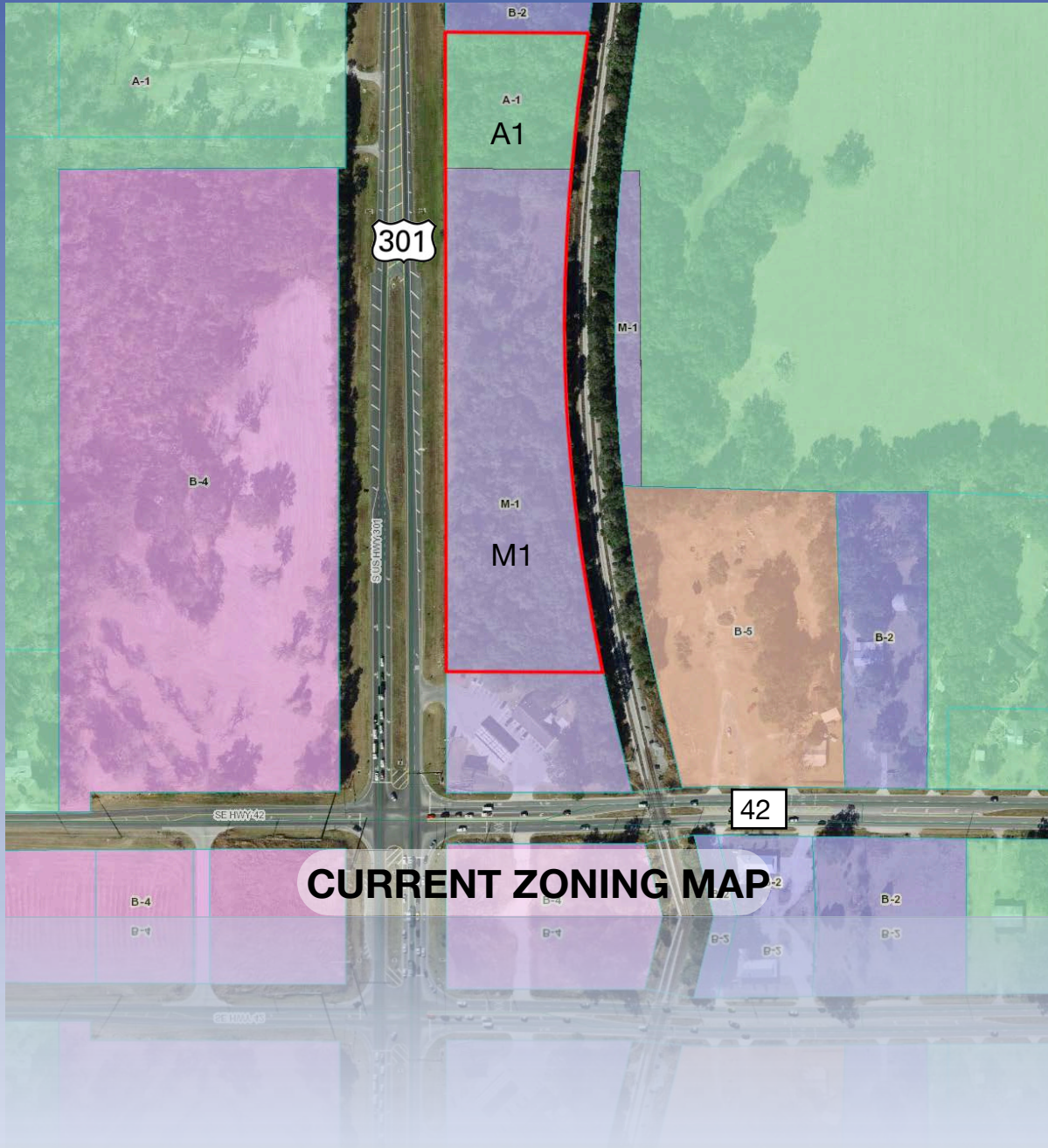


**MAP VIEW**



**FLOOD ZONE MAP**

# Current Zoning Map



**CURRENT ZONING MAP**

*Street View*





## Demographic and Income Profile

16481 S Us Hwy 301, Summerfield, Florida, 34491  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.98270  
 Longitude: -82.04044

Summary	Census 2010	Census 2020	2023	2028
Population	57,167	62,658	63,458	64,778
Households	27,528	30,721	31,307	32,307
Families	19,498	19,577	20,644	20,764
Average Household Size	2.08	2.03	2.02	2.00
Owner Occupied Housing Units	24,617	26,366	26,734	27,812
Renter Occupied Housing Units	2,912	4,355	4,573	4,495
Median Age	64.6	66.9	67.4	70.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.41%	0.63%	0.30%
Households	0.63%	0.77%	0.49%
Families	0.12%	0.74%	0.44%
Owner HHS	0.79%	0.93%	0.66%
Median Household Income	2.29%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,466	7.9%	2,217	6.9%
\$15,000 - \$24,999	2,733	8.7%	2,253	7.0%
\$25,000 - \$34,999	3,033	9.7%	2,603	8.1%
\$35,000 - \$49,999	4,390	14.0%	4,013	12.4%
\$50,000 - \$74,999	6,944	22.2%	7,188	22.2%
\$75,000 - \$99,999	5,402	17.3%	5,989	18.5%
\$100,000 - \$149,999	3,694	11.8%	4,455	13.8%
\$150,000 - \$199,999	1,649	5.3%	2,319	7.2%
\$200,000+	996	3.2%	1,271	3.9%

Median Household Income	\$58,353	\$65,337
Average Household Income	\$78,237	\$89,734
Per Capita Income	\$38,667	\$44,835

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,557	2.7%	1,725	2.8%	1,561	2.5%	1,563	2.4%
5 - 9	1,672	2.9%	1,903	3.0%	1,682	2.7%	1,643	2.5%
10 - 14	1,715	3.0%	2,026	3.2%	1,747	2.8%	1,753	2.7%
15 - 19	1,777	3.1%	1,943	3.1%	1,673	2.6%	1,643	2.5%
20 - 24	1,440	2.5%	1,557	2.5%	1,582	2.5%	1,483	2.3%
25 - 34	2,996	5.2%	3,747	6.0%	3,808	6.0%	3,428	5.3%
35 - 44	3,541	6.2%	3,729	6.0%	3,695	5.8%	3,850	5.9%
45 - 54	4,813	8.4%	4,738	7.6%	4,058	6.4%	3,894	6.0%
55 - 64	9,585	16.8%	7,663	12.2%	7,728	12.2%	6,589	10.2%
65 - 74	17,870	31.3%	14,963	23.9%	20,033	31.6%	16,516	25.5%
75 - 84	8,547	15.0%	14,968	23.9%	13,360	21.1%	18,554	28.6%
85+	1,653	2.9%	3,696	5.9%	2,533	4.0%	3,863	6.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	53,374	93.4%	53,967	86.1%	54,255	85.5%	54,855	84.7%
Black Alone	1,615	2.8%	1,835	2.9%	1,945	3.1%	2,053	3.2%
American Indian Alone	135	0.2%	178	0.3%	189	0.3%	207	0.3%
Asian Alone	487	0.9%	803	1.3%	833	1.3%	903	1.4%
Pacific Islander Alone	17	0.0%	33	0.1%	35	0.1%	38	0.1%
Some Other Race Alone	903	1.6%	1,710	2.7%	1,839	2.9%	2,071	3.2%
Two or More Races	637	1.1%	4,132	6.6%	4,362	6.9%	4,650	7.2%
Hispanic Origin (Any Race)	3,448	6.0%	5,546	8.9%	5,947	9.4%	6,442	9.9%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

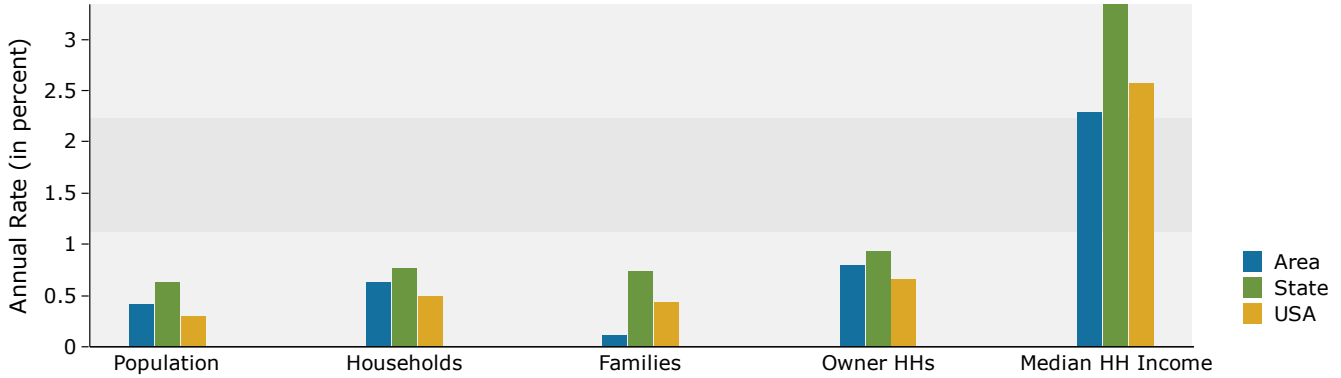


## Demographic and Income Profile

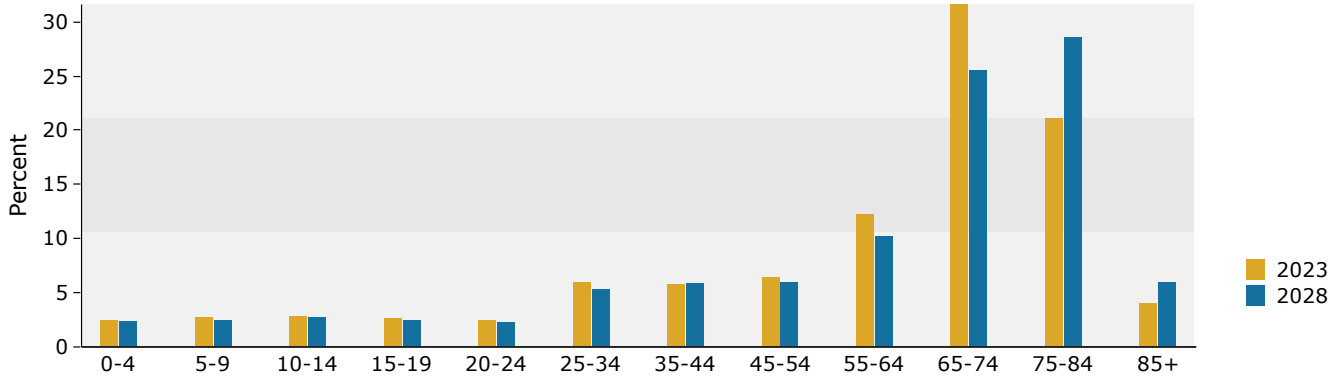
16481 S Us Hwy 301, Summerfield, Florida, 34491  
 Ring: 5 mile radius

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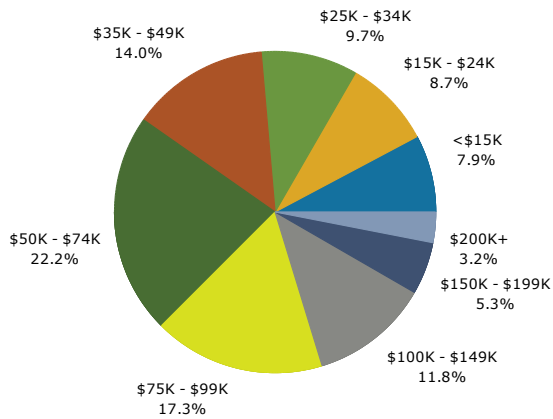
### Trends 2023-2028



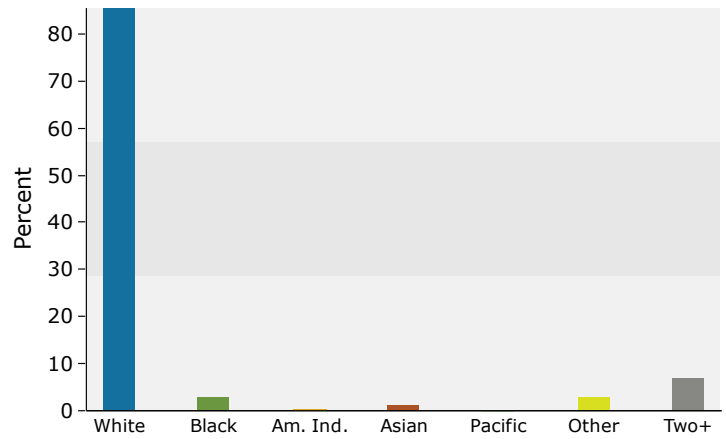
### Population by Age



### 2023 Household Income



### 2023 Population by Race



2023 Percent Hispanic Origin: 9.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

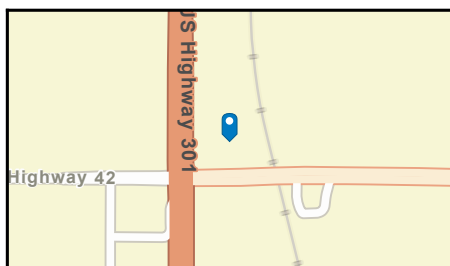
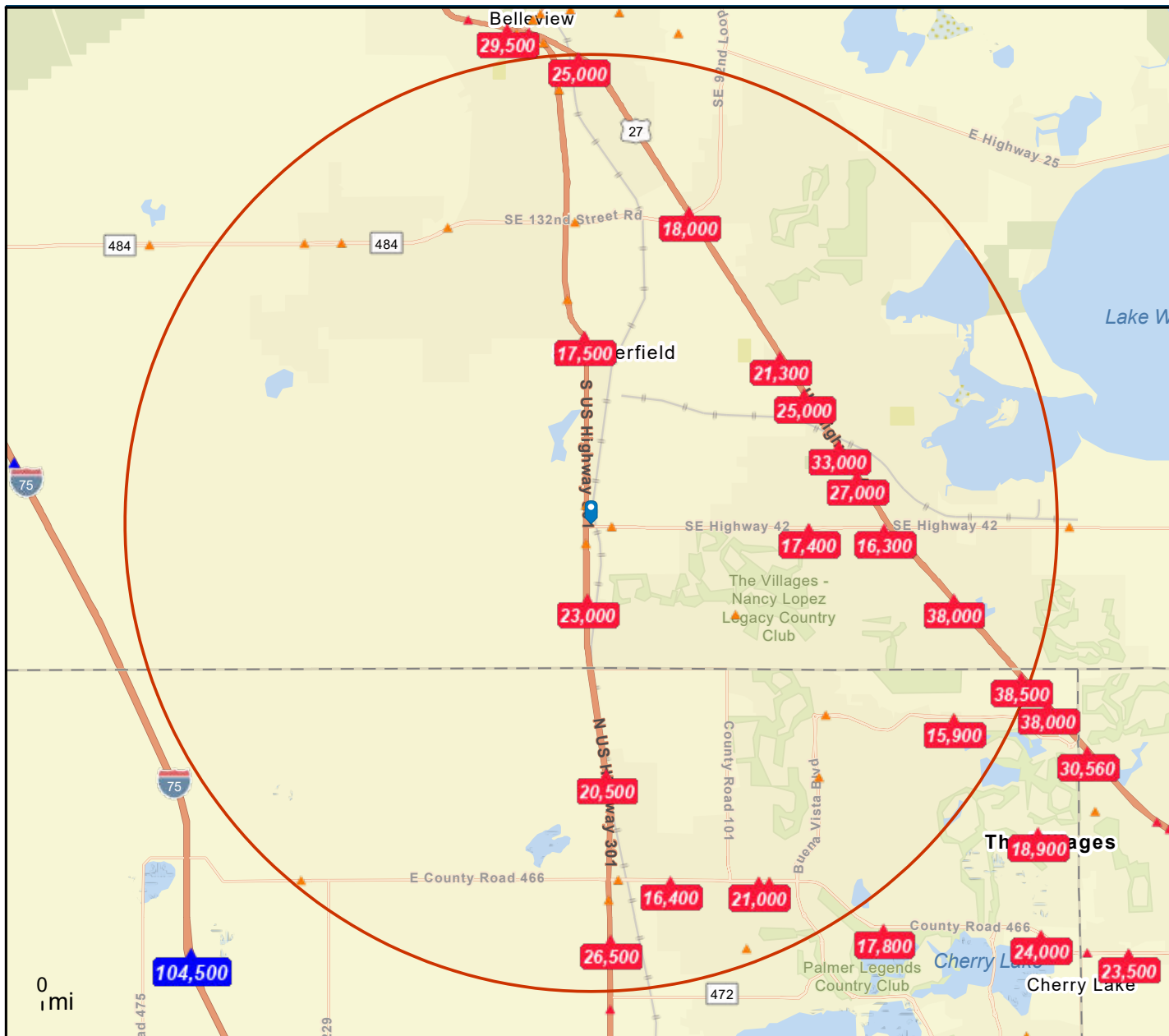
# Traffic Count Map



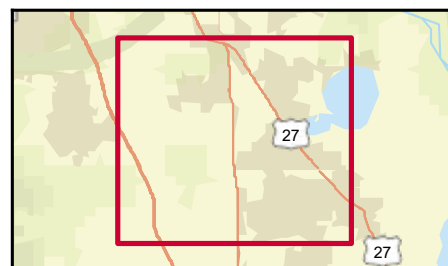
## Traffic Count Map

16481 S Us Hwy 301, Summerfield, Florida, 34491  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.98270  
Longitude: -82.04044



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 20, 2024



# *Disclaimer*

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