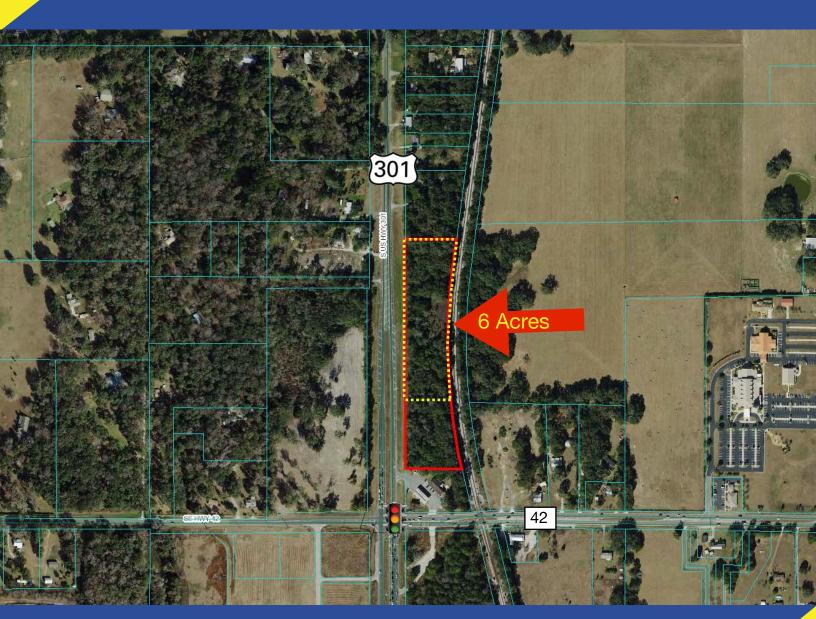


Vacant Land 6 Acres US Hwy 301, Summerfield, FL 34491 Offered at: \$1,600,000





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



Executive Summary

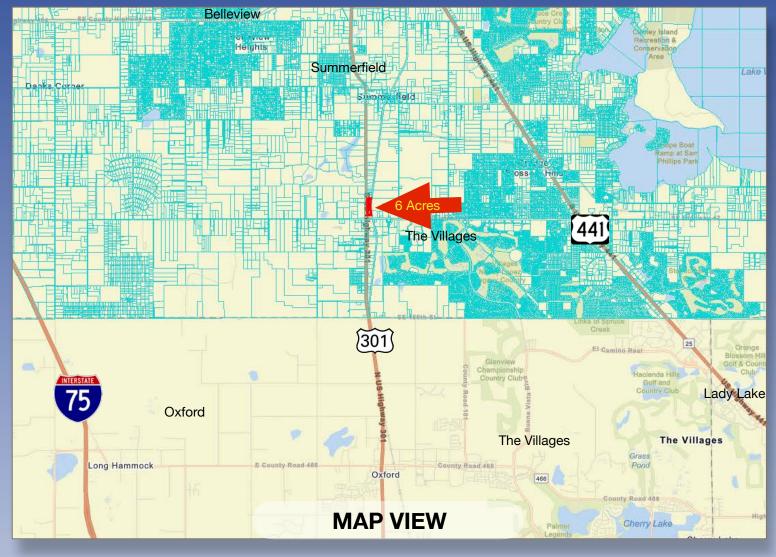
Offered at: \$1,600,000

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).



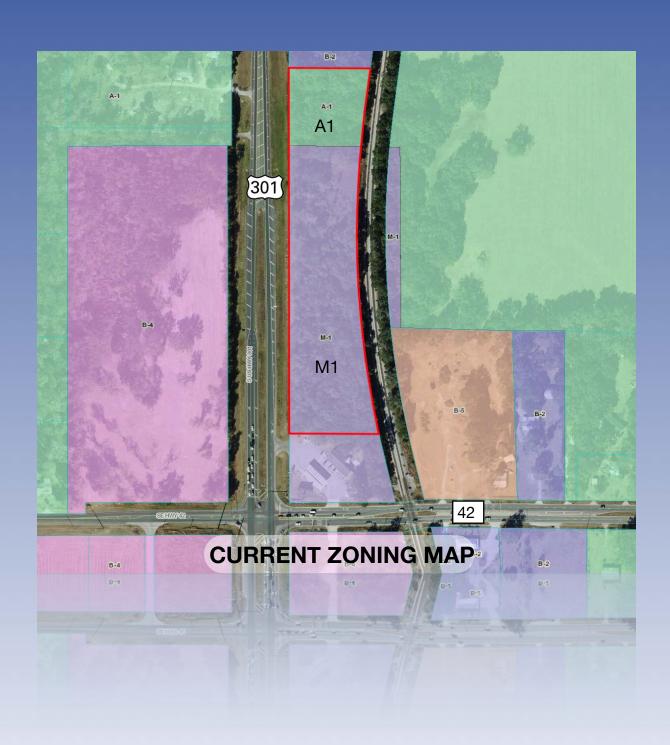








Current Zoning Map



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 20	010	Census 202	20	2023		20
Population			167	62,65		63,458		64,7
Households		27,	528	30,72	21	31,307		32,3
Families			498	19,57	77	20,644		20,7
Average Household Size		2	2.08	2.0	03	2.02		2
Owner Occupied Housing Units		24,	617	26,36	56	26,734		27,8
Renter Occupied Housing Units		2,	912	4,35	55	4,573		4,4
Median Age		ϵ	54.6	66	.9	67.4		7
Trends: 2023-2028 Annual Rate	e		Area			State		Natio
Population			0.41%			0.63%		0.3
Households			0.63%			0.77%		0.4
Families			0.12%			0.74%		0.4
Owner HHs			0.79%			0.93%		0.6
Median Household Income			2.29%			3.34%		2.5
						2023		20
Households by Income				Nu	mber	Percent	Number	Pero
<\$15,000				2	,466	7.9%	2,217	6.
\$15,000 - \$24,999					.,733	8.7%	2,253	7.
\$25,000 - \$34,999					,033	9.7%	2,603	8.
\$35,000 - \$49,999				4	,390	14.0%	4,013	12.
\$50,000 - \$74,999					,944	22.2%	7,188	22.
\$75,000 - \$99,999					,402	17.3%	5,989	18
\$100,000 - \$149,999					,694	11.8%	4,455	13
\$150,000 - \$199,999					,649	5.3%	2,319	7
\$200,000+					996	3.2%	1,271	3
,,							,	
Median Household Income				\$58	,353		\$65,337	
Average Household Income					,237		\$89,734	
Per Capita Income					,667		\$44,835	
. 5. 55	Cer	nsus 2010	Cer	sus 2020	,	2023	4 ,	20
Population by Age	Number	Percent	Number	Percent	Number		Number	Pero
0 - 4	1,557	2.7%	1,725	2.8%	1,561		1,563	2.
5 - 9	1,672	2.9%	1,903	3.0%	1,682		1,643	2.
10 - 14	1,715	3.0%	2,026	3.2%	1,747		1,753	2.
	1,777				•			2.
15 - 19		3.1%	1,943	3.1%	1.6/3	2.6%	1,643	
15 - 19 20 - 24	•	3.1% 2.5%	1,943 1,557	3.1% 2.5%	1,673 1,582		1,643 1,483	2.
20 - 24	1,440	2.5%	1,557	2.5%	1,582	2.5%	1,483	
20 - 24 25 - 34	1,440 2,996	2.5% 5.2%	1,557 3,747	2.5% 6.0%	1,582 3,808	2.5% 6.0%	1,483 3,428	5
20 - 24 25 - 34 35 - 44	1,440 2,996 3,541	2.5% 5.2% 6.2%	1,557 3,747 3,729	2.5% 6.0% 6.0%	1,582 3,808 3,695	2.5% 6.0% 5.8%	1,483 3,428 3,850	5 5
20 - 24 25 - 34 35 - 44 45 - 54	1,440 2,996 3,541 4,813	2.5% 5.2% 6.2% 8.4%	1,557 3,747 3,729 4,738	2.5% 6.0% 6.0% 7.6%	1,582 3,808 3,695 4,058	2.5% 6.0% 5.8% 6.4%	1,483 3,428 3,850 3,894	5. 5. 6.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	1,440 2,996 3,541 4,813 9,585	2.5% 5.2% 6.2% 8.4% 16.8%	1,557 3,747 3,729 4,738 7,663	2.5% 6.0% 6.0% 7.6% 12.2%	1,582 3,808 3,695 4,058 7,728	2.5% 6.0% 5.8% 6.4% 12.2%	1,483 3,428 3,850 3,894 6,589	5 5 6 10
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	1,440 2,996 3,541 4,813 9,585 17,870	2.5% 5.2% 6.2% 8.4% 16.8% 31.3%	1,557 3,747 3,729 4,738 7,663 14,963	2.5% 6.0% 6.0% 7.6% 12.2% 23.9%	1,582 3,808 3,695 4,058 7,728 20,033	2.5% 6.0% 5.8% 6.4% 12.2% 31.6%	1,483 3,428 3,850 3,894 6,589 16,516	5. 5. 6. 10. 25.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	1,440 2,996 3,541 4,813 9,585 17,870 8,547	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0%	1,557 3,747 3,729 4,738 7,663 14,963 14,968	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9%	1,582 3,808 3,695 4,058 7,728 20,033 13,360	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1%	1,483 3,428 3,850 3,894 6,589 16,516 18,554	5. 5. 6. 10. 25. 28.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9%	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9%	1,582 3,808 3,695 4,058 7,728 20,033	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0%	1,483 3,428 3,850 3,894 6,589 16,516	5. 5. 6. 10. 25. 28.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9%	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863	5. 5. 6. 10. 25. 28. 6.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cei Number	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% nsus 2010 Percent	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696 Cer Number	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9% hsus 2020 Percent	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863	5. 5. 6. 10. 25. 28. 6. Perc
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cei Number 53,374	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% Percent 93.4%	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696 Cer Number 53,967	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9% 5.9% Percent 86.1%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855	5. 5. 6. 10. 25. 28. 6. 20 Perc 84.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cei Number 53,374 1,615	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% Percent 93.4% 2.8%	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696 Cer Number 53,967 1,835	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9% Percent 86.1% 2.9%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255 1,945	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5% 3.1%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855 2,053	5. 5. 6. 10. 25. 28. 6. 20. Perc. 84.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cei Number 53,374 1,615 135	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% Percent 93.4% 2.8% 0.2%	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696 Cer Number 53,967 1,835 178	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9% Percent 86.1% 2.9% 0.3%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255 1,945	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5% 3.1% 0.3%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855 2,053 207	5. 5. 6. 10. 25. 28. 6. 20 Perro 844. 3.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cer Number 53,374 1,615 135 487	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% 1sus 2010 Percent 93.4% 2.8% 0.2% 0.9%	1,557 3,747 3,729 4,738 7,663 14,963 14,968 3,696 Cer Number 53,967 1,835 178 803	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 5.9% 5.9% Percent 86.1% 2.9% 0.3% 1.3%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255 1,945 189 833	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5% 3.1% 0.3% 1.3%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855 2,053 207 903	5. 5. 6. 10. 25. 28. 6. 20 Perce 844 3. 0.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cei Number 53,374 1,615 135 487	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% nsus 2010 Percent 93.4% 2.8% 0.2% 0.9% 0.0%	1,557 3,747 3,729 4,738 7,663 14,968 3,696 Cer Number 53,967 1,835 178 803 33	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 5.9% 5.9% Percent 86.1% 2.9% 0.3% 1.3% 0.1%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255 1,945 189 833 35	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5% 3.1% 0.3% 1.3% 0.1%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855 2,053 207 903 38	5. 5. 6. 10. 25. 28. 6. 20 Perc 844. 3. 0.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cer Number 53,374 1,615 135 487 17 903	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% 1sus 2010 Percent 93.4% 2.8% 0.2% 0.9% 0.0% 1.6%	1,557 3,747 3,729 4,738 7,663 14,968 3,696 Cer Number 53,967 1,835 178 803 33 1,710	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 23.9% 5.9% Percent 86.1% 2.9% 0.3% 1.3% 0.1% 2.7%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255 1,945 189 833 35 1,839	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5% 3.1% 0.3% 1.3% 0.1% 2.9%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855 2,053 207 903 38 2,071	2. 5. 6. 10. 25. 28. 6. 20. Perc. 84. 3. 0. 1. 0.
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,440 2,996 3,541 4,813 9,585 17,870 8,547 1,653 Cei Number 53,374 1,615 135 487	2.5% 5.2% 6.2% 8.4% 16.8% 31.3% 15.0% 2.9% nsus 2010 Percent 93.4% 2.8% 0.2% 0.9% 0.0%	1,557 3,747 3,729 4,738 7,663 14,968 3,696 Cer Number 53,967 1,835 178 803 33	2.5% 6.0% 6.0% 7.6% 12.2% 23.9% 5.9% 5.9% Percent 86.1% 2.9% 0.3% 1.3% 0.1%	1,582 3,808 3,695 4,058 7,728 20,033 13,360 2,533 Number 54,255 1,945 189 833 35	2.5% 6.0% 5.8% 6.4% 12.2% 31.6% 21.1% 4.0% 2023 Percent 85.5% 3.1% 0.3% 1.3% 0.1% 2.9%	1,483 3,428 3,850 3,894 6,589 16,516 18,554 3,863 Number 54,855 2,053 207 903 38	5 6 10 25 28 6 21 Perr 84 3 0 1

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.

Demographics

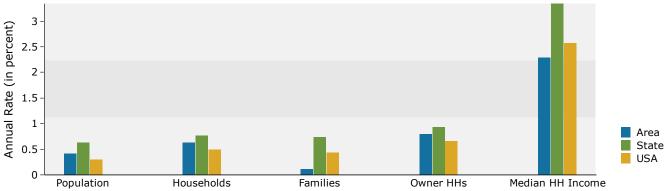


Demographic and Income Profile

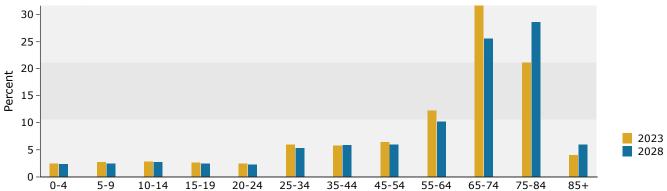
16481 S Us Hwy 301, Summerfield, Florida, 34491 Ring: 5 mile radius

Prepared by Esri Latitude: 28.98270 Longitude: -82.04044

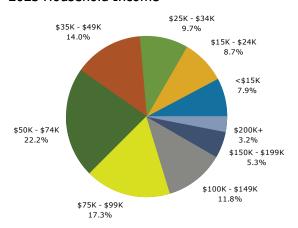
Trends 2023-2028



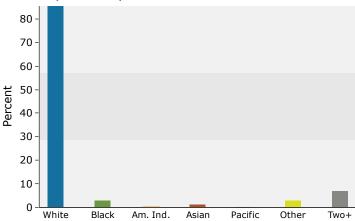
Population by Age



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.

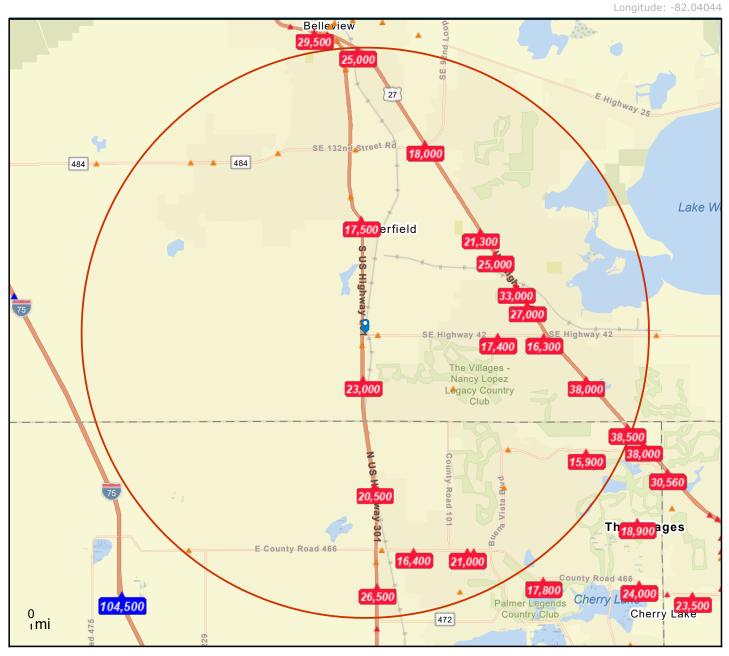
Traffic Count Map Count Traffic Count



Traffic Count Map

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

Prepared by Esri Latitude: 28.98270





Source: ©2023 Kalibrate Technologies (Q3 2023).

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



February 20, 2024

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