

3.17 Acres Commercial Land

00 Hwy 441, Summerfield, FL 34491

Property is adjacent to 15405 US Hwy 441, Summerfield, FL 34491

Offered at: \$500,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



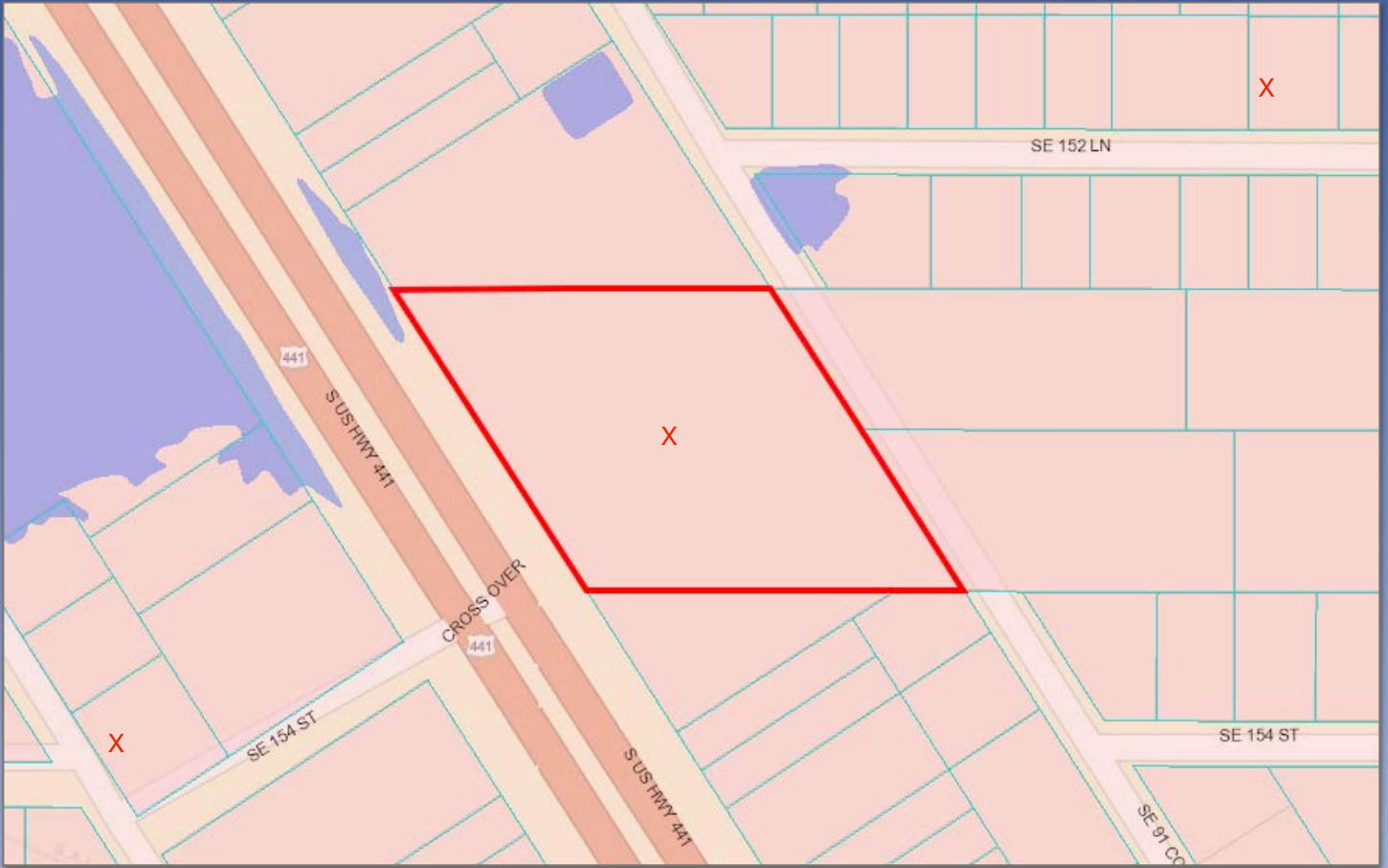
Executive Summary

- List Price: \$500,000
- Lot Size: 3.17 Acres
- Zoning: B-2
- Frontage: 395 FT
- AADT: 33,000 (FDOT)
- Parcel ID: 47690-004-00

Prime location vacant land for sale in Summerfield, just north of The Villages. Located on busy Highway 441 with an average daily traffic count of approximately 33,000 per day (FDOT). This property is zoned B-2, which allows retail, shopping center, restaurant, warehouse, office, or hotel. The driveway features a full cut through and direct access from North or Southbound traffic.



Flood Zone and Elevation Maps





Demographic and Income Profile

15405 S Us Hwy 441, Summerfield, Florida, 34491
 Ring band: 0 - 10 mile radius

Prepared by Esri
 Latitude: 28.99824
 Longitude: -81.99856

Summary	Census 2010	Census 2020	2023	2028
Population	160,440	191,480	198,210	206,398
Households	75,092	92,191	95,812	101,103
Families	52,454	59,460	63,115	65,597
Average Household Size	2.13	2.07	2.06	2.03
Owner Occupied Housing Units	64,521	77,459	79,297	84,072
Renter Occupied Housing Units	10,574	14,732	16,515	17,031
Median Age	61.6	65.4	64.9	66.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.81%	0.63%	0.30%
Households	1.08%	0.77%	0.49%
Families	0.77%	0.74%	0.44%
Owner HHs	1.18%	0.93%	0.66%
Median Household Income	2.52%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	7,085	7.4%	6,400	6.3%
\$15,000 - \$24,999	7,711	8.0%	6,363	6.3%
\$25,000 - \$34,999	8,429	8.8%	7,404	7.3%
\$35,000 - \$49,999	13,021	13.6%	11,890	11.8%
\$50,000 - \$74,999	21,413	22.3%	22,384	22.1%
\$75,000 - \$99,999	15,523	16.2%	17,388	17.2%
\$100,000 - \$149,999	13,788	14.4%	17,157	17.0%
\$150,000 - \$199,999	5,251	5.5%	7,514	7.4%
\$200,000+	3,593	3.8%	4,604	4.6%

Median Household Income	\$60,966	\$69,038
Average Household Income	\$82,349	\$94,511
Per Capita Income	\$39,772	\$46,241

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,568	3.5%	5,517	2.9%	6,263	3.2%	6,442	3.1%
5 - 9	5,764	3.6%	6,419	3.4%	6,689	3.4%	6,689	3.2%
10 - 14	5,970	3.7%	7,005	3.7%	6,826	3.4%	7,070	3.4%
15 - 19	6,010	3.7%	6,434	3.4%	6,375	3.2%	6,462	3.1%
20 - 24	4,715	2.9%	5,267	2.8%	5,938	3.0%	5,607	2.7%
25 - 34	10,135	6.3%	12,197	6.4%	14,186	7.2%	13,544	6.6%
35 - 44	11,260	7.0%	12,206	6.4%	13,600	6.9%	14,487	7.0%
45 - 54	14,932	9.3%	14,767	7.7%	14,048	7.1%	13,744	6.7%
55 - 64	28,393	17.7%	24,223	12.7%	25,396	12.8%	21,444	10.4%
65 - 74	42,106	26.2%	48,869	25.5%	56,055	28.3%	50,578	24.5%
75 - 84	20,757	12.9%	39,218	20.5%	34,325	17.3%	48,693	23.6%
85+	4,830	3.0%	9,358	4.9%	8,509	4.3%	11,638	5.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	141,868	88.4%	156,889	81.9%	160,958	81.2%	166,136	80.5%
Black Alone	11,265	7.0%	12,394	6.5%	13,288	6.7%	14,106	6.8%
American Indian Alone	487	0.3%	554	0.3%	600	0.3%	654	0.3%
Asian Alone	1,548	1.0%	2,344	1.2%	2,450	1.2%	2,564	1.2%
Pacific Islander Alone	67	0.0%	92	0.0%	98	0.0%	107	0.1%
Some Other Race Alone	2,898	1.8%	5,823	3.0%	6,396	3.2%	7,246	3.5%
Two or More Races	2,307	1.4%	13,384	7.0%	14,420	7.3%	15,584	7.6%
Hispanic Origin (Any Race)	11,525	7.2%	18,460	9.6%	20,229	10.2%	22,177	10.7%

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.

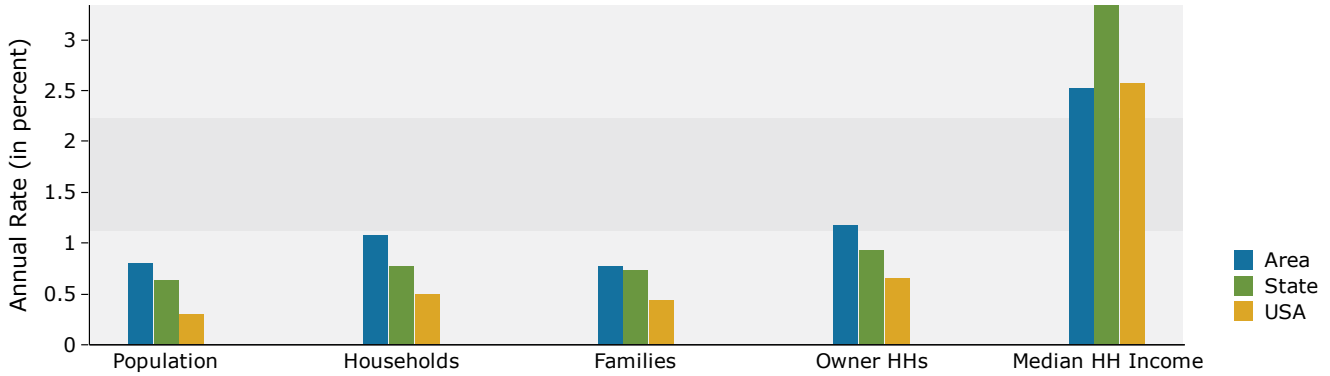


Demographic and Income Profile

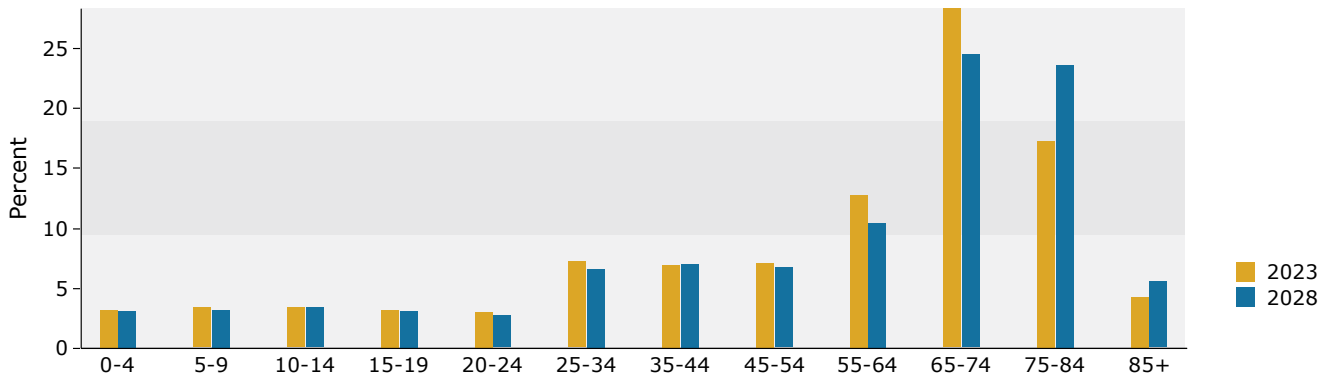
15405 S Us Hwy 441, Summerfield, Florida, 34491
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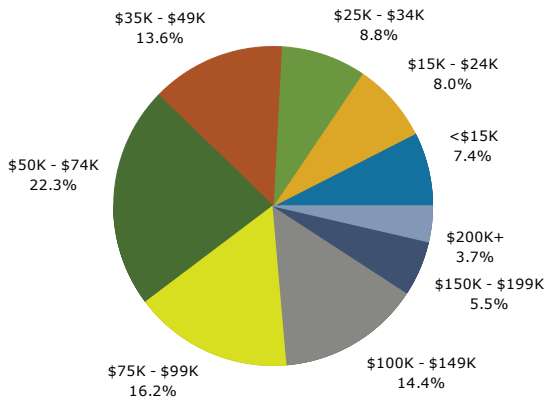
Trends 2023-2028



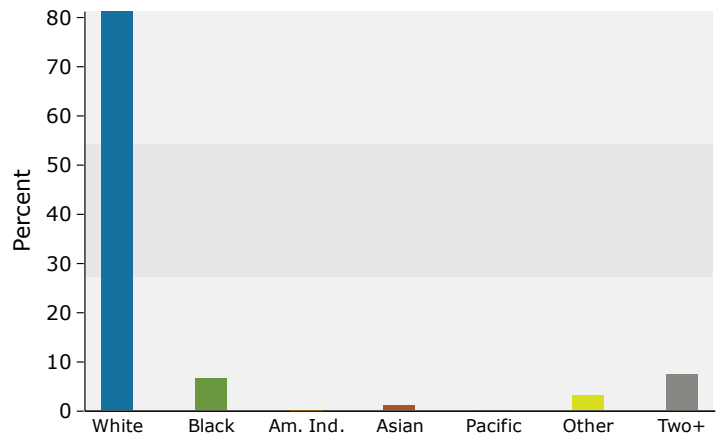
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 10.2%

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

Medical Expenditures



Medical Expenditures

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Demographic Summary		2023	2028
Population		198,210	206,398
Households		95,812	101,103
Families		63,115	65,597
Median Household Income		\$60,966	\$69,038
Males per 100 Females		91.4	89.7
Population by Age			
Population <5 Years		3.2%	3.1%
Population 65+ Years		49.9%	53.7%
Median Age		64.9	66.9
	Spending Potential Index	Average Amount Spent	Total
Health Care	88	\$6,493.46	\$622,151,520
Medical Care	89	\$2,154.62	\$206,438,609
Physician Services	82	\$226.52	\$21,703,727
Dental Services	89	\$403.94	\$38,701,867
Eyecare Services	92	\$80.64	\$7,725,944
Lab Tests, X-rays	80	\$61.93	\$5,933,241
Hospital Room and Hospital Services	77	\$195.02	\$18,684,802
Convalescent or Nursing Home Care	123	\$39.79	\$3,812,744
Other Medical Services (1)	77	\$136.02	\$13,032,310
Nonprescription Drugs	90	\$153.43	\$14,700,080
Prescription Drugs	93	\$343.63	\$32,923,628
Nonprescription Vitamins	96	\$132.59	\$12,703,677
Medicare Prescription Drug Premium	118	\$159.34	\$15,267,121
Eyeglasses and Contact Lenses	79	\$87.81	\$8,413,099
Hearing Aids	112	\$44.95	\$4,306,703
Medical Equipment for General Use	87	\$8.44	\$809,086
Other Medical Supplies/Equipment (2)	93	\$80.58	\$7,720,581
Health Insurance	88	\$4,338.84	\$415,712,911
Blue Cross/Blue Shield	75	\$1,001.38	\$95,944,333
Fee for Service Health Plan	76	\$748.38	\$71,703,876
HMO	68	\$544.32	\$52,152,197
Medicare Payments	117	\$1,218.83	\$116,778,642
Long Term Care Insurance	111	\$71.76	\$6,875,420
Dental Care Insurance	77	\$138.26	\$13,246,832
Vision Care Insurance	75	\$32.84	\$3,146,609
Prescription Drug Insurance	87	\$5.97	\$571,979
Other Single Service Insurance (3)	92	\$15.71	\$1,505,541
Medicaid Premiums	65	\$7.42	\$710,761
Tricare/Military Premiums	85	\$10.32	\$989,065
Children's Health Ins Program Premiums	59	\$1.27	\$122,156

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

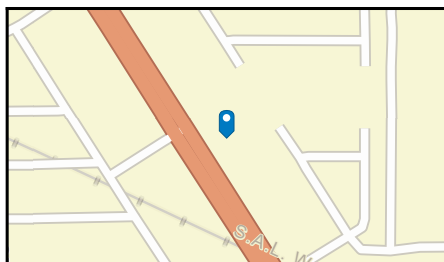
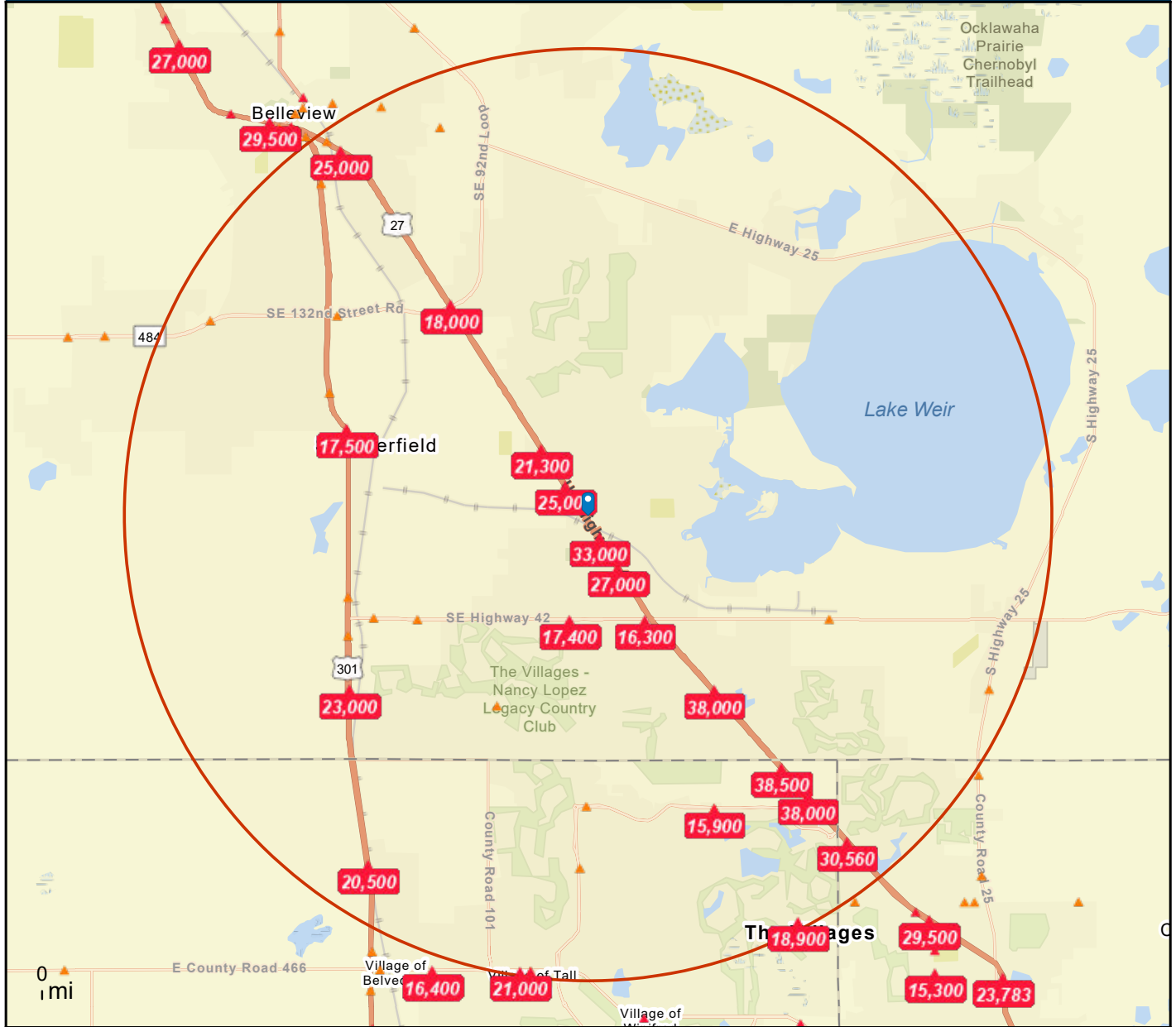
May 07, 2024



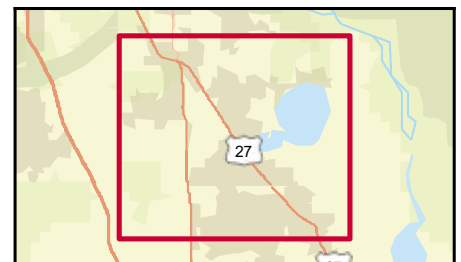
Traffic Count Map

15405 S Us Hwy 441, Summerfield, Florida, 34491 3
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 Rings: 5 mile radii

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- 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 (Q4 2023).

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