12 Acres Commercial - C2 4040 CR 104, Oxford, FL 34484 Offered at: \$850,000





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

12 ACRES COMMERCIAL/C-2 ZONING

- 12 Acres
- · In City Limits of Wildwood
- · Corner of US Hwy 301 and CR104
- C-2 Zoning
- Parcel ID's D05-022 and D06-044
- MLS #G5056389

Only 1.2 miles north from intersection of CR 466 & Hwy 301, home to Aldi, 7 Eleven, Wendy's, new apartments under construction and new surgery center coming soon. Only 1.6 miles to "The Villages Buffalo Ridge" Power Center approved for more than 1.2 million SF of retail. Oxford has tremendous growth in retail, single family & multifamily with a lot more to come. Average Daily Traffic count along US Hwy 301 is 20,500.

Parcels: D05-022 (9.6 acres) & D06-044 (2.4 acres) Property is accessible from CR 104 with full cut-thru from Hwy 301. One Golf, Inc. across the street at 3977 CR 104, Oxford.



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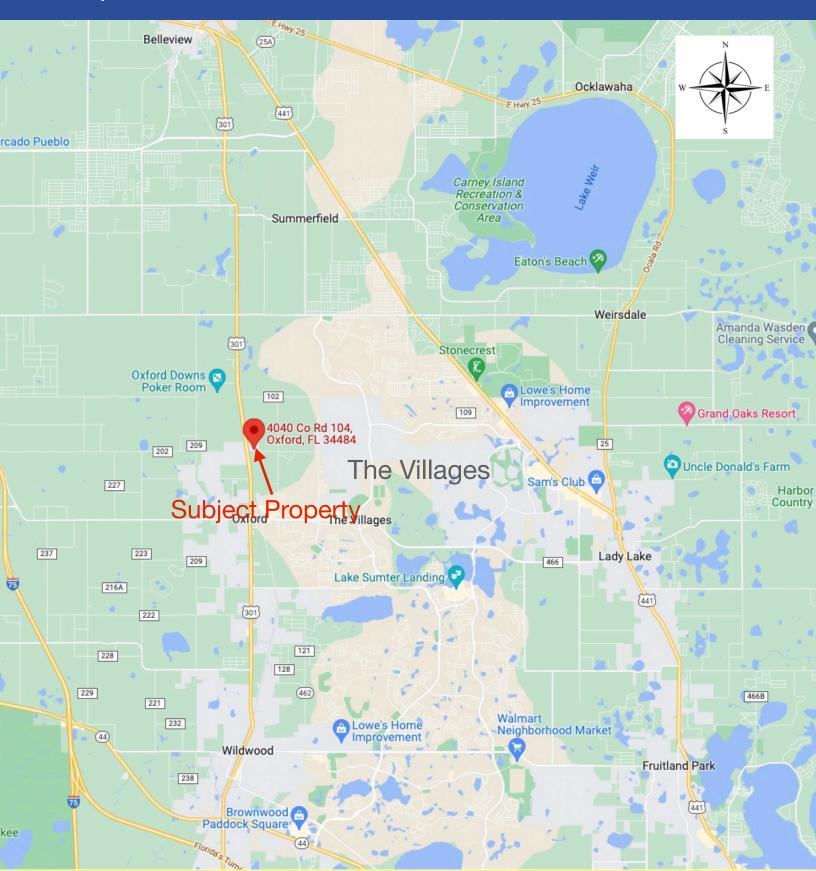


Boundary Dimensions





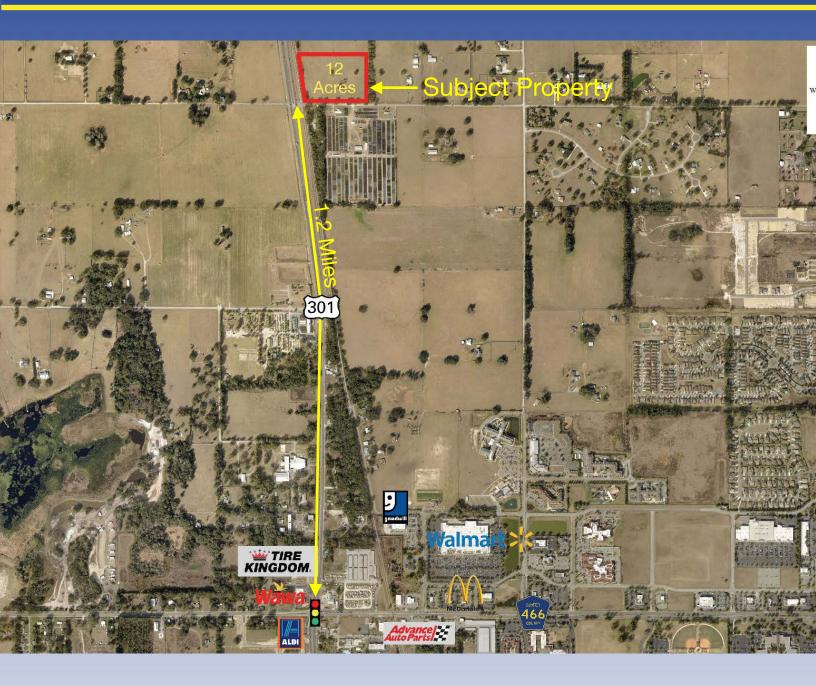
Map View



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Map with Amenities







Demographic and Income Profile

4040 County Road 104, Oxford, Florida, 34484 3 4040 County Road 104, Oxford, Florida, 34484 Ring: 5 mile radius Prepared by Esri Latitude: 28.94655 Longitude: -82.03604

Summary		Census 20		Census 2020		2023		202
Population		56,8	306	65,71	9	67,064		70,84
Households		29,	182	34,66	1	35,500		37,88
Families		20,0	587	21,84	1	22,714		23,90
Average Household Size		1	.95	1.89	9	1.88		1.8
Owner Occupied Housing Units		27,	104	30,85	5	31,412		33,44
Renter Occupied Housing Units		2,0	076	3,809	9	4,088		4,44
Median Age		6	7.2	71.	1	70.4		72.
Trends: 2023-2028 Annual Rate	•		Area			State		Nation
Population			1.10%			0.63%		0.30
Households			1.31%			0.77%		0.49
Families			1.03%			0.74%		0.44
Owner HHs			1.26%			0.93%		0.66
Median Household Income			2.62%			3.34%		2.57
						2023		202
Households by Income				Num	iber P	ercent	Number	Perce
<\$15,000				2,	400	6.8%	2,181	5.8
\$15,000 - \$24,999				2,	878	8.1%	2,417	6.4
\$25,000 - \$34,999				3,	017	8.5%	2,681	7.1
\$35,000 - \$49,999				4,	691	13.2%	4,379	11.6
\$50,000 - \$74,999				8,	069	22.7%	8,301	21.9
\$75,000 - \$99,999				5,	958	16.8%	6,794	17.9
\$100,000 - \$149,999						14.5%	6,464	17.1
\$150,000 - \$199,999				2,	017	5.7%	2,905	7.7
\$200,000+				1,	335	3.8%	1,762	4.7
Median Household Income				\$62,	128		\$70,717	
Average Household Income				\$83,	821		\$96,421	
Per Capita Income				\$44,	294		\$51,460	
	Ce	nsus 2010	Cei	nsus 2020		2023		202
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Perce
0 - 4	913	1.6%	1,108	1.7%	980	1.5%	1,013	1.4
5 - 9	1,011	1.8%	1,323	2.0%	1,062	1.6%	1,053	1.5
10 - 14	1,069	1.9%	1,396	2.1%	1,128	1.7%	1,129	1.6
15 - 19	1,066	1.9%	1,349	2.1%	1,087	1.6%	1,079	1.5
20 - 24	817	1.4%	1,039	1.6%	1,070	1.6%	987	1.4
25 - 34	1,836	3.2%	2,404	3.7%	2,374	3.5%	2,284	3.2
35 - 44	2,265	4.0%	2,767	4.2%	2,429	3.6%	2,493	3.5
45 - 54	3,432	6.0%	3,812	5.8%	2,873	4.3%	2,798	3.9
55 - 64	11,054	19.5%	7,475	11.4%	7,921	11.8%	6,203	8.8
65 - 74	21,298	37.5%	19,608	29.8%	25,851	38.5%	22,126	31.2
75 - 84	10,164	17.9%	18,975	28.9%	16,797	25.0%	24,360	34.4
85+	1,879	3.3%	4,463	6.8%	3,492	5.2%	5,322	7.5
031		nsus 2010	•	nsus 2020	3,132	2023	3,322	20:
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Perce
White Alone	53,889	94.9%	58,676	89.3%	59,555	88.8%	62,521	88.2
Black Alone	1,384	2.4%	1,548	2.4%	1,658	2.5%	1,797	2.5
	1,364	0.2%	1,546	0.2%	1,038	0.2%	1,797	0.2
American Indian Alone	00			1.3%	898	1.3%	989	1.4
American Indian Alone	460	0 80%			070	1.370	909	1.4
Asian Alone	460	0.8%	883			0.00%	21	0.0
Asian Alone Pacific Islander Alone	14	0.0%	25	0.0%	28	0.0%	31	
Asian Alone Pacific Islander Alone Some Other Race Alone	14 587	0.0% 1.0%	25 1,170	0.0% 1.8%	28 1,275	1.9%	1,472	2.1
Asian Alone Pacific Islander Alone	14	0.0%	25	0.0%	28			0.0 2.1 5.5
Asian Alone Pacific Islander Alone Some Other Race Alone	14 587	0.0% 1.0%	25 1,170	0.0% 1.8%	28 1,275	1.9%	1,472	2.1

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.

May 13, 2024

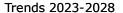
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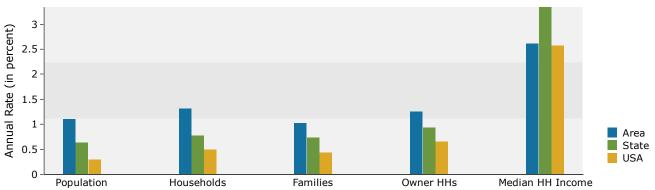




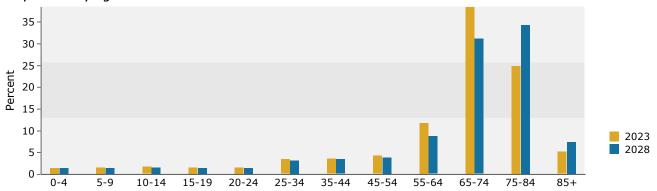
Demographic and Income Profile

4040 County Road 104, Oxford, Florida, 34484 3 4040 County Road 104, Oxford, Florida, 34484 Ring: 5 mile radius Prepared by Esri Latitude: 28.94655 Longitude: -82.03604

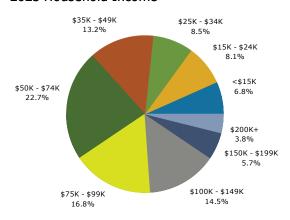




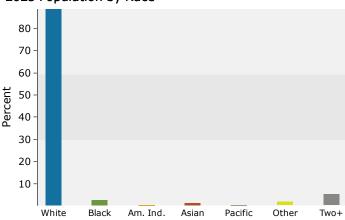
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.5%

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

May 13, 2024

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Retail Goods and Services Expenditures

4040 County Road 104, Oxford, Florida, 34484 3 4040 County Road 104, Oxford, Florida, 34484 Ring: 5 mile radius

Latitude: 28.94655 Longitude: -82.03604

Prepared by Esri

Top Tapestry Segments Percent **Demographic Summary** 2023 2028 The Elders (9C) 83.8% **Population** 67,064 70,848 Down the Road (10D) 5.6% Households 35,500 37,885 Heartland Communities (6F) 4.6% **Families** 22,714 23,907 Southern Satellites (10A) 3.4% Median Age 70.4 72.9 The Great Outdoors (6C) 1.3% Median Household Income \$62,128 \$70,717 **Spending Potential Average Amount Total** Index **Spent Apparel and Services** \$55,840,713 \$1,572.98 72 Men's 83 \$339.32 \$12,045,727 77 Women's \$573.90 \$20,373,609 Children's 55 \$6,484,528 \$182.66 66 \$11,642,749 Footwear \$327.96 \$3,960,682 Watches & Jewelry 66 \$111.57 Apparel Products and Services (1) 84 \$37.56 \$1,333,419 Computer Computers and Hardware for Home Use 75 \$192.85 \$6,846,264 \$3.31 72 Portable Memory \$117,635 Computer Software 77 \$11.14 \$395,449 89 Computer Accessories \$22.21 \$788,604 **Entertainment & Recreation** 82 \$3,089.78 \$109,687,135 79 \$19,903,744 Fees and Admissions \$560.67 Membership Fees for Clubs (2) 80 \$223.03 \$7,917,585 106 \$127.21 Fees for Participant Sports, excl. Trips \$4,515,799 Tickets to Theatre/Operas/Concerts 85 \$46.22 \$1,640,758 77 Tickets to Movies \$21.18 \$751,929 Tickets to Parks or Museums 71 \$19.79 \$702,385 63 \$36.72 Admission to Sporting Events, excl. Trips \$1,303,641 \$85.86 \$3,048,031 Fees for Recreational Lessons 59 63 **Dating Services** \$23,615 \$0.67 TV/Video/Audio 85 \$1,151.83 \$40,889,813 Cable and Satellite Television Services 92 \$791.98 \$28,115,299 Televisions 79 \$114.76 \$4,073,826 62 \$1.06 \$37,609 Satellite Dishes VCRs, Video Cameras, and DVD Players 73 \$124,278 \$3.50 Miscellaneous Video Equipment 76 \$9.56 \$339,216 Video Cassettes and DVDs 84 \$195,220 \$5.50 59 \$836,998 Video Game Hardware/Accessories \$23.58 Video Game Software 63 \$12.19 \$432,710 Rental/Streaming/Downloaded Video 70 \$86.19 \$3,059,835 Installation of Televisions 89 \$51,287 \$1.44 74 Audio (3) \$99.94 \$3,547,799 Rental and Repair of TV/Radio/Sound Equipment 77 \$2.13 \$75,735 85 \$781.22 \$27,733,317 Toys/Games/Crafts/Hobbies (4) 74 \$116.72 \$4,143,597 \$3,578,350 67 Recreational Vehicles and Fees (5) \$100.80 Sports/Recreation/Exercise Equipment (6) 75 \$209.41 \$7,434,159 Photo Equipment and Supplies (7) 72 \$33.56 \$1,191,513 Reading (8) 95 \$120.54 \$4,278,998 49 Catered Affairs (9) \$15.03 \$533,644 Food 79 \$8,276.05 \$293,799,647 80 Food at Home \$5,459.97 \$193,828,826 Bakery and Cereal Products 80 \$701.14 \$24,890,307 Meats, Poultry, Fish, and Eggs 80 \$1,179.03 \$41,855,731 Dairy Products 82 \$539.47 \$19,151,223 81 \$1,088.86 \$38,654,678 Fruits and Vegetables

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

80

76

84

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 13, 2024

\$69,276,887

\$99,970,821

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\$1,951.46

\$2,816.08

\$569.64

Food Away from Home

Snacks and Other Food at Home (10)



Retail Goods and Services Expenditures

4040 County Road 104, Oxford, Florida, 34484 3 4040 County Road 104, Oxford, Florida, 34484 Ring: 5 mile radius Prepared by Esri Latitude: 28.94655 Longitude: -82.03604

Top Tapestry Segments	Percent	Demographic Summary	2023	2
The Elders (9C)	83.8%	Population	67,064	70
Down the Road (10D)	5.6%	Households	35,500	37
Heartland Communities (6F)	4.6%	Families	22,714	23
Southern Satellites (10A)	3.4%	Median Age	70.4	
The Great Outdoors (6C)	1.3%	Median Household Income	\$62,128	\$70
		Spending Potential	Average Amount	_
		Index	Spent	T
Apparel and Services		72	\$1,572.98	\$55,840
Men's		83	\$339.32	\$12,045
Women's		77	\$573.90	\$20,373
Children's		55	\$182.66	\$6,484
Footwear		66	\$327.96	\$11,642
Watches & Jewelry		66	\$111.57	\$3,960
Apparel Products and Services (1)		84	\$37.56	\$1,333
Computer				
Computers and Hardware for Home I	Jse	75	\$192.85	\$6,846
Portable Memory		72	\$3.31	\$117
Computer Software		77	\$11.14	\$395
Computer Accessories		89	\$22.21	\$788
Entertainment & Recreation		82	\$3,089.78	\$109,687
Fees and Admissions		79	\$560.67	\$19,903
Membership Fees for Clubs (2)		80	\$223.03	\$7,917
Fees for Participant Sports, excl. T	rips	106	\$127.21	\$4,515
Tickets to Theatre/Operas/Concert	S	85	\$46.22	\$1,640
Tickets to Movies		77	\$21.18	\$751
Tickets to Parks or Museums		71	\$19.79	\$702
Admission to Sporting Events, exc	I. Trips	63	\$36.72	\$1,303
Fees for Recreational Lessons		59	\$85.86	\$3,048
Dating Services		63	\$0.67	\$23
TV/Video/Audio		85	\$1,151.83	\$40,889
Cable and Satellite Television Serv	rices	92	\$791.98	\$28,115
Televisions		79	\$114.76	\$4,073
Satellite Dishes		62	\$1.06	\$37
VCRs, Video Cameras, and DVD PI	avers	73	\$3.50	\$124
Miscellaneous Video Equipment	, -	76	\$9.56	\$339
Video Cassettes and DVDs		84	\$5.50	\$195
Video Game Hardware/Accessories	3	59	\$23.58	\$836
Video Game Software		63	\$12.19	\$432
Rental/Streaming/Downloaded Vid	leo	70	\$86.19	\$3,059
Installation of Televisions		89	\$1.44	\$5:
Audio (3)		74	\$99.94	\$3,547
Rental and Repair of TV/Radio/Sou	und Equipment	77	\$2.13	\$7!
Pets		85	\$781.22	\$27,733
Toys/Games/Crafts/Hobbies (4)		74	\$116.72	\$4,143
Recreational Vehicles and Fees (5)		67	\$100.80	\$3,578
Sports/Recreation/Exercise Equipment	nt (6)	75	\$209.41	\$7,434
Photo Equipment and Supplies (7)	110 (0)	72	\$33.56	\$1,191
Reading (8)		95	\$120.54	\$4,278
Catered Affairs (9)		49	\$15.03	\$533
Food		79	\$8,276.05	\$293,799
Food at Home		80	\$5,459.97	\$193,828
Bakery and Cereal Products		80	\$701.14	\$24,890
Meats, Poultry, Fish, and Eggs		80	\$1,179.03	\$41,855
Dairy Products		82	\$1,179.03 \$539.47	\$41,635 \$19,151
Fruits and Vegetables		81	\$1,088.86	\$38,654
Snacks and Other Food at Home (10)	80	\$1,951.46	\$38,632 \$69,276
Food Away from Home	10)	76	\$1,951.46	\$99,270 \$99,970
		/0	\$2,010.00	477,77 0

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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Retail Goods and Services Expenditures

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Heartland Communities (6F)	4.6%	Families	22,714	
Southern Satellites (10A)	3.4%	Median Age	, 70.4	
The Great Outdoors (6C)	1.3%	Median Household Income	\$62,128	9
		Spending Potential	Average Amount	
		Index	Spent	
Apparel and Services		72	\$1,572.98	\$55,8
Men's		83	\$339.32	\$12,0
Women's		77	\$573.90	\$20,3
Children's		55	\$182.66	\$6,4
Footwear		66	\$327.96	\$11,6
Watches & Jewelry		66	\$111.57	\$3,9
Apparel Products and Services (1)	1	84	\$37.56	\$1,3
Computer	'	01	ψ37.30	Ψ±/-
-	a lla	75	¢102.05	+ C (
Computers and Hardware for Hom	ie use	75	\$192.85	\$6,8
Portable Memory		72	\$3.31	\$1
Computer Software		77	\$11.14	\$3
Computer Accessories		89	\$22.21	\$7
Entertainment & Recreation		82	\$3,089.78	\$109,6
Fees and Admissions		79	\$560.67	\$19,9
Membership Fees for Clubs (2)		80	\$223.03	\$7,9
Fees for Participant Sports, exc	l. Trips	106	\$127.21	\$4,5
Tickets to Theatre/Operas/Cond	certs	85	\$46.22	\$1,6
Tickets to Movies		77	\$21.18	\$7
Tickets to Parks or Museums		71	\$19.79	\$7
Admission to Sporting Events, e	excl. Trips	63	\$36.72	\$1,3
Fees for Recreational Lessons		59	\$85.86	\$3,0
Dating Services		63	\$0.67	9
TV/Video/Audio		85	\$1,151.83	\$40,8
Cable and Satellite Television S	ervices	92	\$791.98	\$28,1
Televisions		79	\$114.76	\$4,0
Satellite Dishes		62	\$1.06	
VCRs, Video Cameras, and DVD	Players	73	\$3.50	\$1
Miscellaneous Video Equipment		76	\$9.56	\$3
Video Cassettes and DVDs		84	\$5.50	\$1
Video Game Hardware/Accesso	ries	59	\$23.58	\$8
Video Game Software		63	\$12.19	\$4
Rental/Streaming/Downloaded	Video	70	\$86.19	\$3,0
Installation of Televisions	Viaco	89	\$1.44	43,0
Audio (3)		74	\$99.94	\$3,5
Rental and Repair of TV/Radio/S	Sound Equipment	77	\$2.13	43,5
Pets	Journa Equipment	85	\$781.22	\$27,7
Toys/Games/Crafts/Hobbies (4)		74	\$116.72	\$4,1
Recreational Vehicles and Fees (5	١	67	\$110.72	\$4,1 \$3,5
•	•		'	
Sports/Recreation/Exercise Equip		75 72	\$209.41	\$7,4
Photo Equipment and Supplies (7))		\$33.56	\$1,1
Reading (8)		95	\$120.54	\$4,2
Catered Affairs (9)		49	\$15.03	\$5
Food		79	\$8,276.05	\$293,7
Food at Home		80	\$5,459.97	\$193,8
Bakery and Cereal Products		80	\$701.14	\$24,8
Meats, Poultry, Fish, and Eggs		80	\$1,179.03	\$41,8
		82	\$539.47	\$19,1
Dairy Products				
Fruits and Vegetables		81	\$1,088.86	
•	e (10)		\$1,088.86 \$1,951.46 \$2,816.08	\$38,6 \$69,2 \$99,9

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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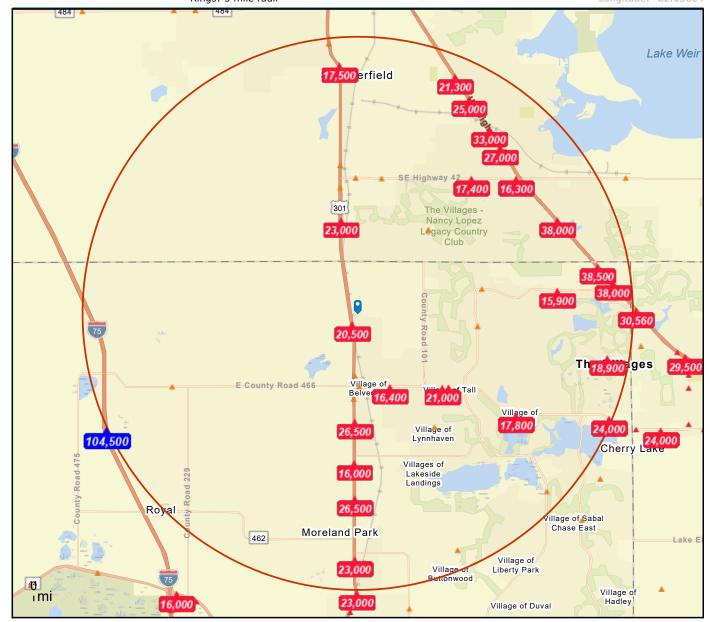


Traffic Count Map

4040 County Road 104, Oxford, Florida, 34484 3 4040 County Road 104, Oxford, Florida, 34484 Rings: 5 mile radii

Latitude: 28.94655 Longitude: -82.03604

Prepared by Esri





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



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