

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.



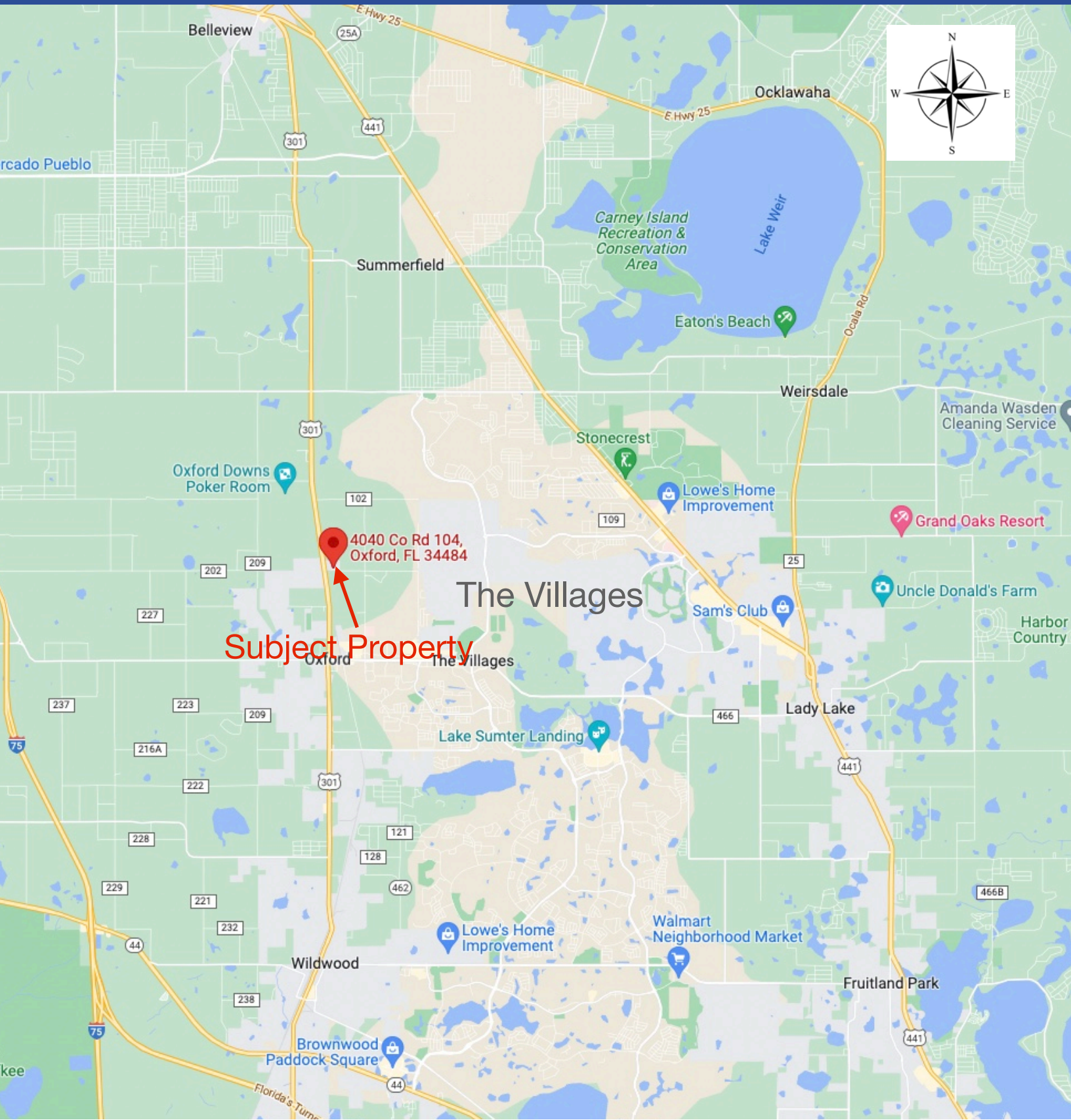
Boundary Dimensions



FRAN DANN-AKIN, SIOR
(352) 266-7795



Map View



FRAN DANN-AKIN, SIOR
(352) 266-7795



Map with Amenities



FRAN DANN-AKIN, SIOR
(352) 266-7795





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 2010	Census 2020	2023	2028				
Population	56,806	65,719	67,064	70,848				
Households	29,182	34,664	35,500	37,885				
Families	20,687	21,841	22,714	23,907				
Average Household Size	1.95	1.89	1.88	1.86				
Owner Occupied Housing Units	27,104	30,855	31,412	33,444				
Renter Occupied Housing Units	2,076	3,809	4,088	4,441				
Median Age	67.2	71.1	70.4	72.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
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%					
Households by Income	Census 2020		2023	2028				
	Number	Percent	Number	Percent				
<\$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	5,133	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					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
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%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
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%
American Indian Alone	88	0.2%	134	0.2%	138	0.2%	148	0.2%
Asian Alone	460	0.8%	883	1.3%	898	1.3%	989	1.4%
Pacific Islander Alone	14	0.0%	25	0.0%	28	0.0%	31	0.0%
Some Other Race Alone	587	1.0%	1,170	1.8%	1,275	1.9%	1,472	2.1%
Two or More Races	384	0.7%	3,283	5.0%	3,512	5.2%	3,889	5.5%
Hispanic Origin (Any Race)	2,329	4.1%	3,977	6.1%	4,379	6.5%	5,008	7.1%

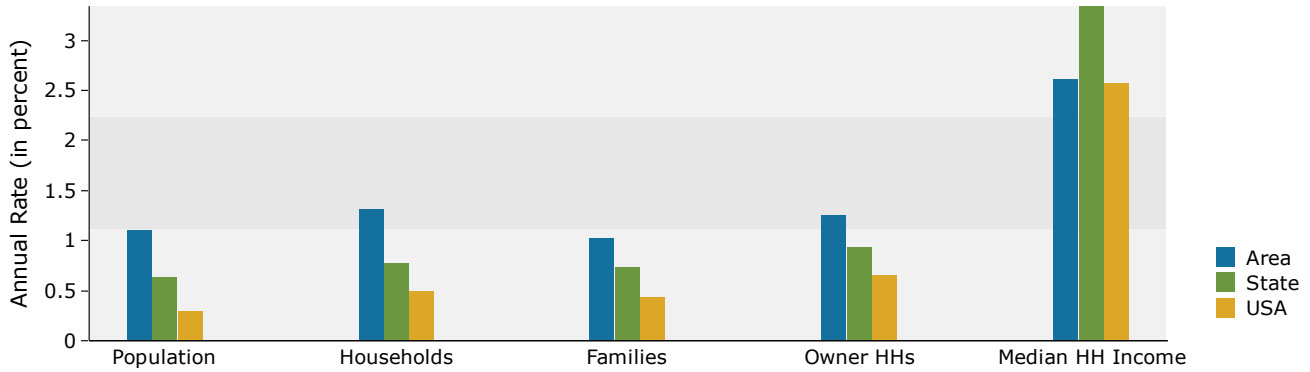
Data Note: Income is expressed in current dollars.

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

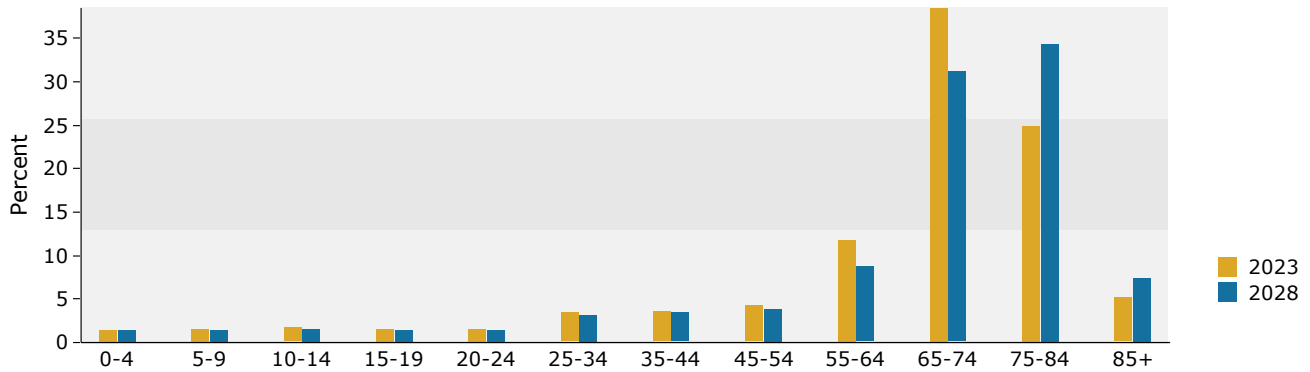
May 13, 2024



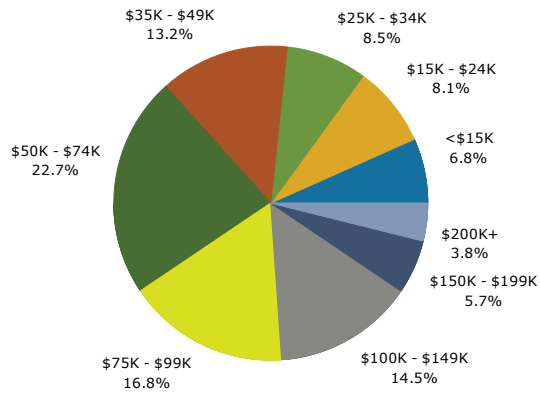
Trends 2023-2028



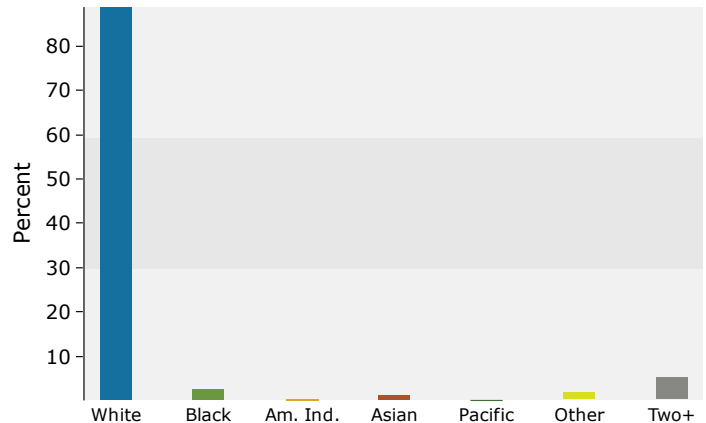
Population by Age



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.



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	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 Index	Average Amount Spent	Total
Apparel and Services		72	\$1,572.98	\$55,840,713
Men's		83	\$339.32	\$12,045,727
Women's		77	\$573.90	\$20,373,609
Children's		55	\$182.66	\$6,484,528
Footwear		66	\$327.96	\$11,642,749
Watches & Jewelry		66	\$111.57	\$3,960,682
Apparel Products and Services (1)		84	\$37.56	\$1,333,419
Computer				
Computers and Hardware for Home Use		75	\$192.85	\$6,846,264
Portable Memory		72	\$3.31	\$117,635
Computer Software		77	\$11.14	\$395,449
Computer Accessories		89	\$22.21	\$788,604
Entertainment & Recreation		82	\$3,089.78	\$109,687,135
Fees and Admissions		79	\$560.67	\$19,903,744
Membership Fees for Clubs (2)		80	\$223.03	\$7,917,585
Fees for Participant Sports, excl. Trips		106	\$127.21	\$4,515,799
Tickets to Theatre/Operas/Concerts		85	\$46.22	\$1,640,758
Tickets to Movies		77	\$21.18	\$751,929
Tickets to Parks or Museums		71	\$19.79	\$702,385
Admission to Sporting Events, excl. Trips		63	\$36.72	\$1,303,641
Fees for Recreational Lessons		59	\$85.86	\$3,048,031
Dating Services		63	\$0.67	\$23,615
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
Satellite Dishes		62	\$1.06	\$37,609
VCRs, Video Cameras, and DVD Players		73	\$3.50	\$124,278
Miscellaneous Video Equipment		76	\$9.56	\$339,216
Video Cassettes and DVDs		84	\$5.50	\$195,220
Video Game Hardware/Accessories		59	\$23.58	\$836,998
Video Game Software		63	\$12.19	\$432,710
Rental/Streaming/Downloaded Video		70	\$86.19	\$3,059,835
Installation of Televisions		89	\$1.44	\$51,287
Audio (3)		74	\$99.94	\$3,547,799
Rental and Repair of TV/Radio/Sound Equipment		77	\$2.13	\$75,735
Pets		85	\$781.22	\$27,733,317
Toys/Games/Crafts/Hobbies (4)		74	\$116.72	\$4,143,597
Recreational Vehicles and Fees (5)		67	\$100.80	\$3,578,350
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
Catered Affairs (9)		49	\$15.03	\$533,644
Food		79	\$8,276.05	\$293,799,647
Food at Home		80	\$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
Fruits and Vegetables		81	\$1,088.86	\$38,654,678
Snacks and Other Food at Home (10)		80	\$1,951.46	\$69,276,887
Food Away from Home		76	\$2,816.08	\$99,970,821
Alcoholic Beverages		84	\$569.64	\$20,222,361

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.

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





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	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 Index	Average Amount Spent	Total
Apparel and Services		72	\$1,572.98	\$55,840,713
Men's		83	\$339.32	\$12,045,727
Women's		77	\$573.90	\$20,373,609
Children's		55	\$182.66	\$6,484,528
Footwear		66	\$327.96	\$11,642,749
Watches & Jewelry		66	\$111.57	\$3,960,682
Apparel Products and Services (1)		84	\$37.56	\$1,333,419
Computer				
Computers and Hardware for Home Use		75	\$192.85	\$6,846,264
Portable Memory		72	\$3.31	\$117,635
Computer Software		77	\$11.14	\$395,449
Computer Accessories		89	\$22.21	\$788,604
Entertainment & Recreation		82	\$3,089.78	\$109,687,135
Fees and Admissions		79	\$560.67	\$19,903,744
Membership Fees for Clubs (2)		80	\$223.03	\$7,917,585
Fees for Participant Sports, excl. Trips		106	\$127.21	\$4,515,799
Tickets to Theatre/Operas/Concerts		85	\$46.22	\$1,640,758
Tickets to Movies		77	\$21.18	\$751,929
Tickets to Parks or Museums		71	\$19.79	\$702,385
Admission to Sporting Events, excl. Trips		63	\$36.72	\$1,303,641
Fees for Recreational Lessons		59	\$85.86	\$3,048,031
Dating Services		63	\$0.67	\$23,615
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
Satellite Dishes		62	\$1.06	\$37,609
VCRs, Video Cameras, and DVD Players		73	\$3.50	\$124,278
Miscellaneous Video Equipment		76	\$9.56	\$339,216
Video Cassettes and DVDs		84	\$5.50	\$195,220
Video Game Hardware/Accessories		59	\$23.58	\$836,998
Video Game Software		63	\$12.19	\$432,710
Rental/Streaming/Downloaded Video		70	\$86.19	\$3,059,835
Installation of Televisions		89	\$1.44	\$51,287
Audio (3)		74	\$99.94	\$3,547,799
Rental and Repair of TV/Radio/Sound Equipment		77	\$2.13	\$75,735
Pets		85	\$781.22	\$27,733,317
Toys/Games/Crafts/Hobbies (4)		74	\$116.72	\$4,143,597
Recreational Vehicles and Fees (5)		67	\$100.80	\$3,578,350
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
Catered Affairs (9)		49	\$15.03	\$533,644
Food		79	\$8,276.05	\$293,799,647
Food at Home		80	\$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
Fruits and Vegetables		81	\$1,088.86	\$38,654,678
Snacks and Other Food at Home (10)		80	\$1,951.46	\$69,276,887
Food Away from Home		76	\$2,816.08	\$99,970,821
Alcoholic Beverages		84	\$569.64	\$20,222,361

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.

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





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	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 Index	Average Amount Spent	Total
Apparel and Services		72	\$1,572.98	\$55,840,713
Men's		83	\$339.32	\$12,045,727
Women's		77	\$573.90	\$20,373,609
Children's		55	\$182.66	\$6,484,528
Footwear		66	\$327.96	\$11,642,749
Watches & Jewelry		66	\$111.57	\$3,960,682
Apparel Products and Services (1)		84	\$37.56	\$1,333,419
Computer				
Computers and Hardware for Home Use		75	\$192.85	\$6,846,264
Portable Memory		72	\$3.31	\$117,635
Computer Software		77	\$11.14	\$395,449
Computer Accessories		89	\$22.21	\$788,604
Entertainment & Recreation		82	\$3,089.78	\$109,687,135
Fees and Admissions		79	\$560.67	\$19,903,744
Membership Fees for Clubs (2)		80	\$223.03	\$7,917,585
Fees for Participant Sports, excl. Trips		106	\$127.21	\$4,515,799
Tickets to Theatre/Operas/Concerts		85	\$46.22	\$1,640,758
Tickets to Movies		77	\$21.18	\$751,929
Tickets to Parks or Museums		71	\$19.79	\$702,385
Admission to Sporting Events, excl. Trips		63	\$36.72	\$1,303,641
Fees for Recreational Lessons		59	\$85.86	\$3,048,031
Dating Services		63	\$0.67	\$23,615
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
Satellite Dishes		62	\$1.06	\$37,609
VCRs, Video Cameras, and DVD Players		73	\$3.50	\$124,278
Miscellaneous Video Equipment		76	\$9.56	\$339,216
Video Cassettes and DVDs		84	\$5.50	\$195,220
Video Game Hardware/Accessories		59	\$23.58	\$836,998
Video Game Software		63	\$12.19	\$432,710
Rental/Streaming/Downloaded Video		70	\$86.19	\$3,059,835
Installation of Televisions		89	\$1.44	\$51,287
Audio (3)		74	\$99.94	\$3,547,799
Rental and Repair of TV/Radio/Sound Equipment		77	\$2.13	\$75,735
Pets		85	\$781.22	\$27,733,317
Toys/Games/Crafts/Hobbies (4)		74	\$116.72	\$4,143,597
Recreational Vehicles and Fees (5)		67	\$100.80	\$3,578,350
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
Catered Affairs (9)		49	\$15.03	\$533,644
Food		79	\$8,276.05	\$293,799,647
Food at Home		80	\$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
Fruits and Vegetables		81	\$1,088.86	\$38,654,678
Snacks and Other Food at Home (10)		80	\$1,951.46	\$69,276,887
Food Away from Home		76	\$2,816.08	\$99,970,821
Alcoholic Beverages		84	\$569.64	\$20,222,361

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.

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



DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information.