

# Available 15.43 Acres

0 SE 102nd Place Road  
Bellevue, FL 34420

Offered at: \$2,000,000



*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



## MULTIFAMILY DEVELOPMENT OPPORTUNITY

- 15.43 Acres
- Zoned B2, In City Limits of Belleview strategically positioned as one of the limited options to help fill the workforce rental supply void of the immediate area.
- Offering represents prior 166 Unit Townhouse development with underground & lift station completed in 2005.
- 15.43 Acres located in City Limits of Belleview between The Villages and Ocala, convenient to new Publix, Schools, Retail & Restaurants.
- Although City addition of "Business District" in 2013 changed density to 124 units, P&Z is supportive of change to increase density back to 166 unit development as permitted in 2007-2010 for this development. Seller will allow time for needed modifications.
- Prior Site Plan & Architectural Plans Available Include:
  - 8 Apartment Buildings
  - Clubhouse & more

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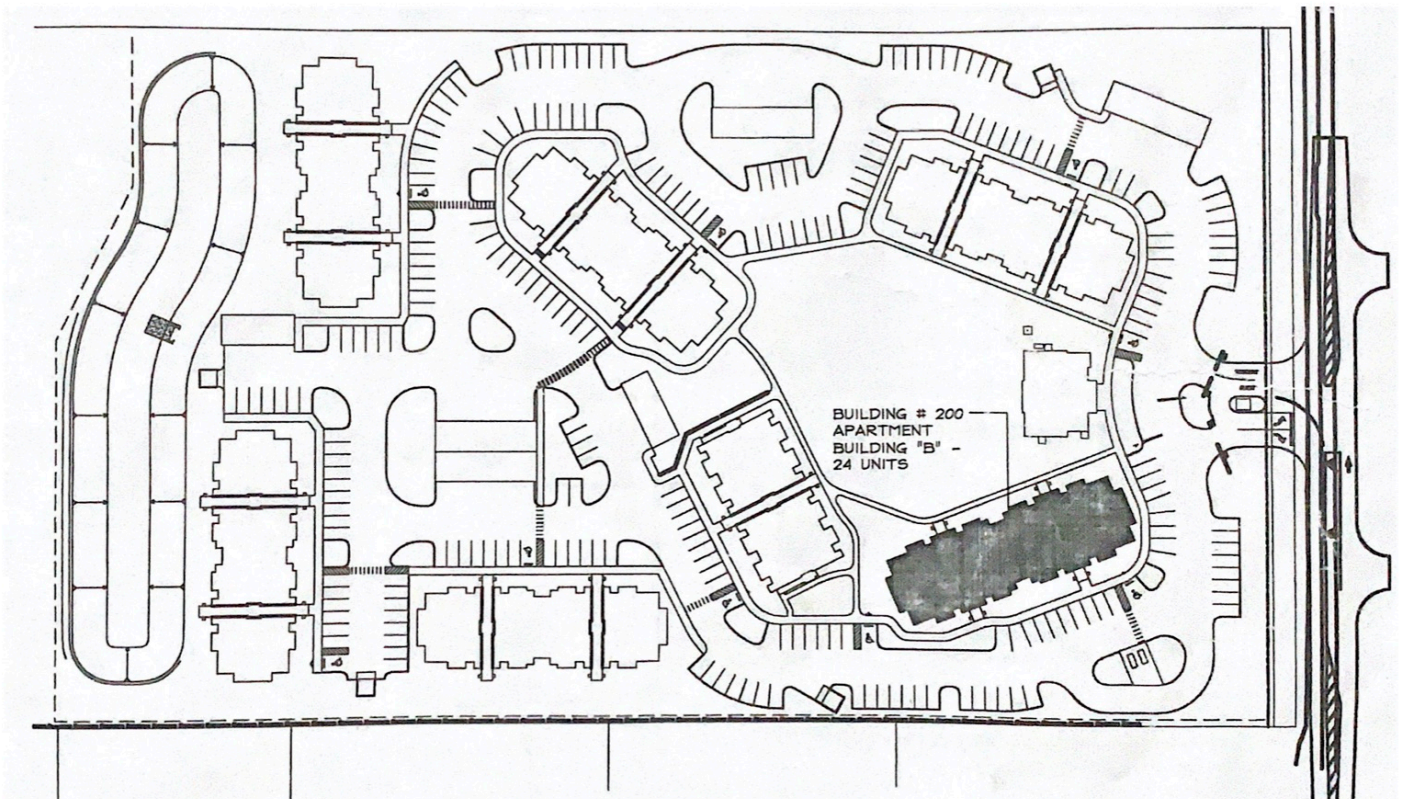
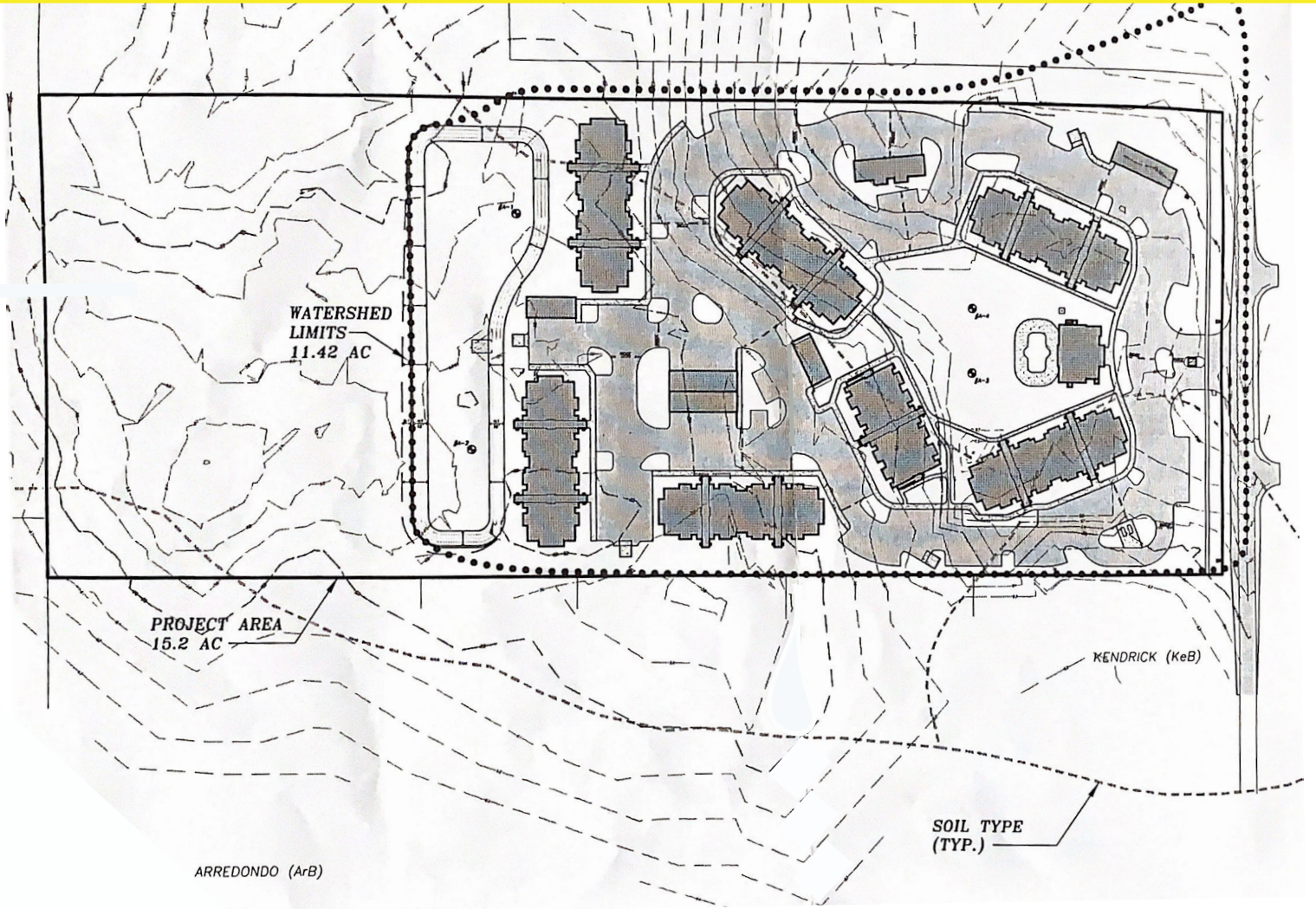
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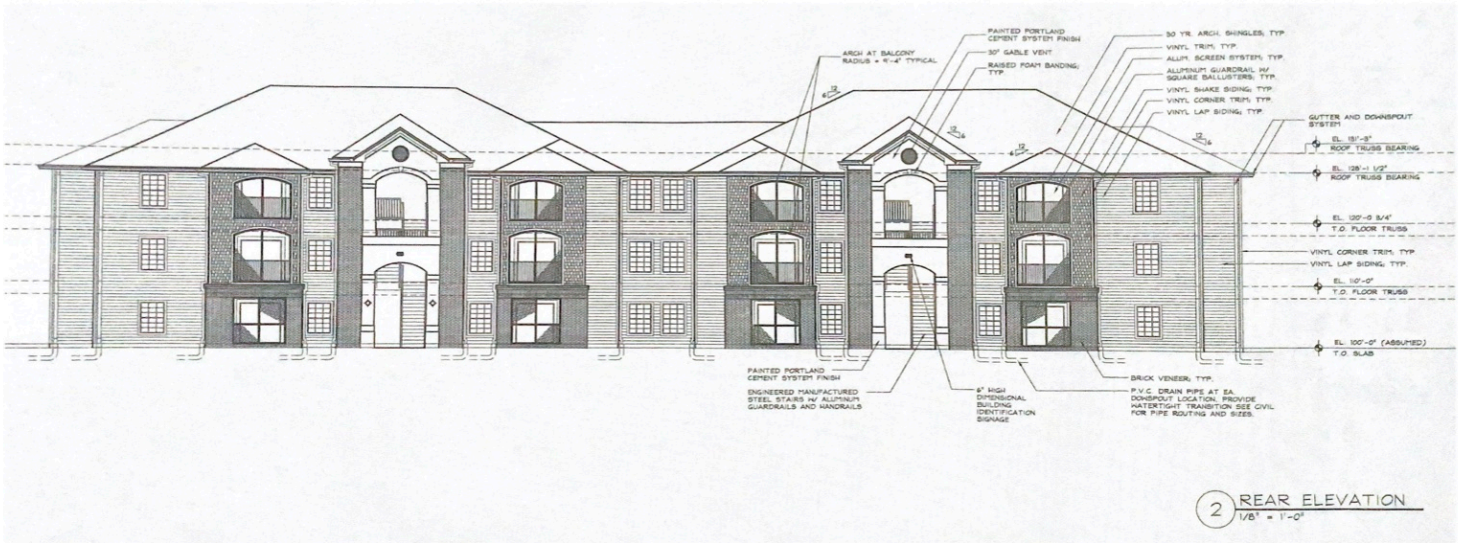
# Aerial Map with Amenities



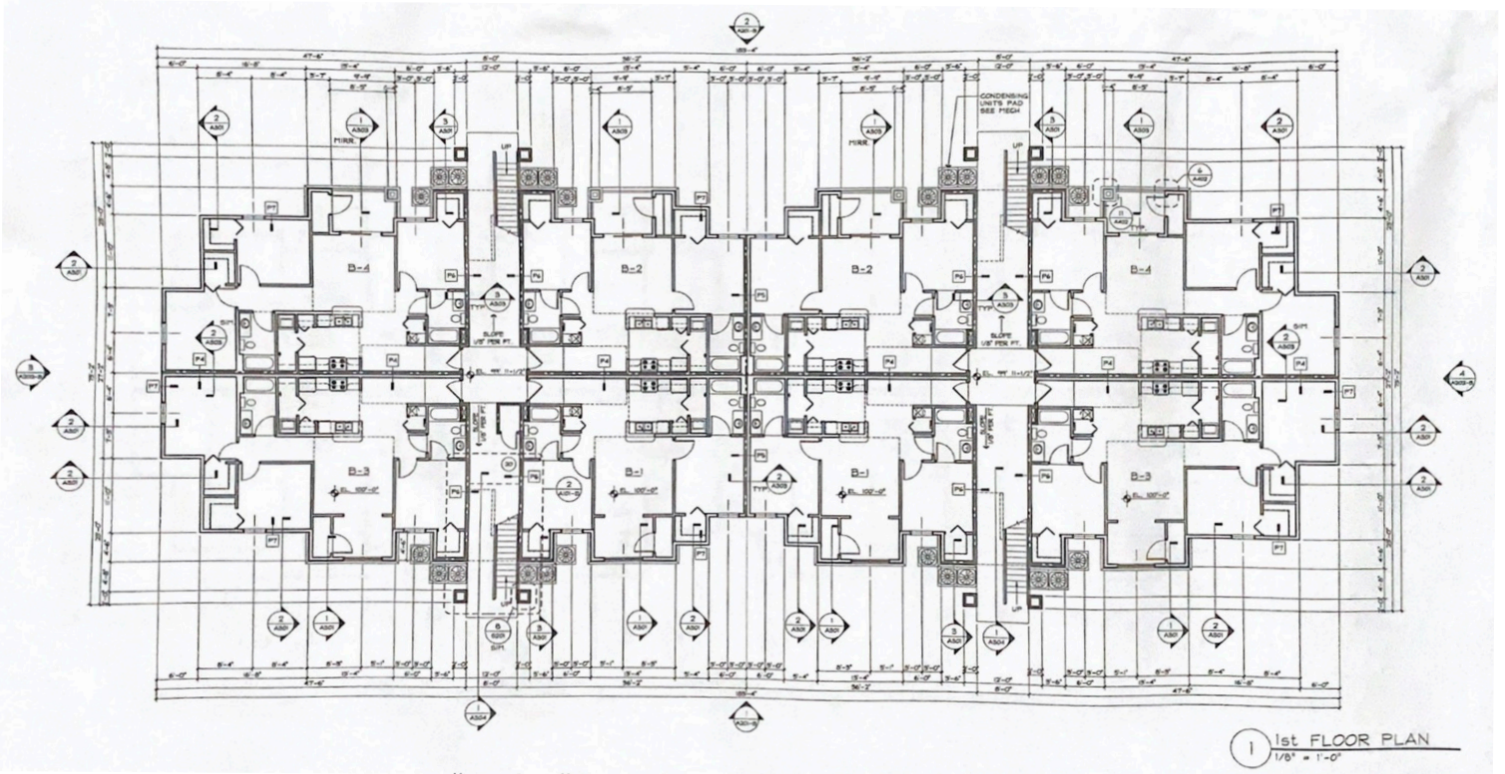
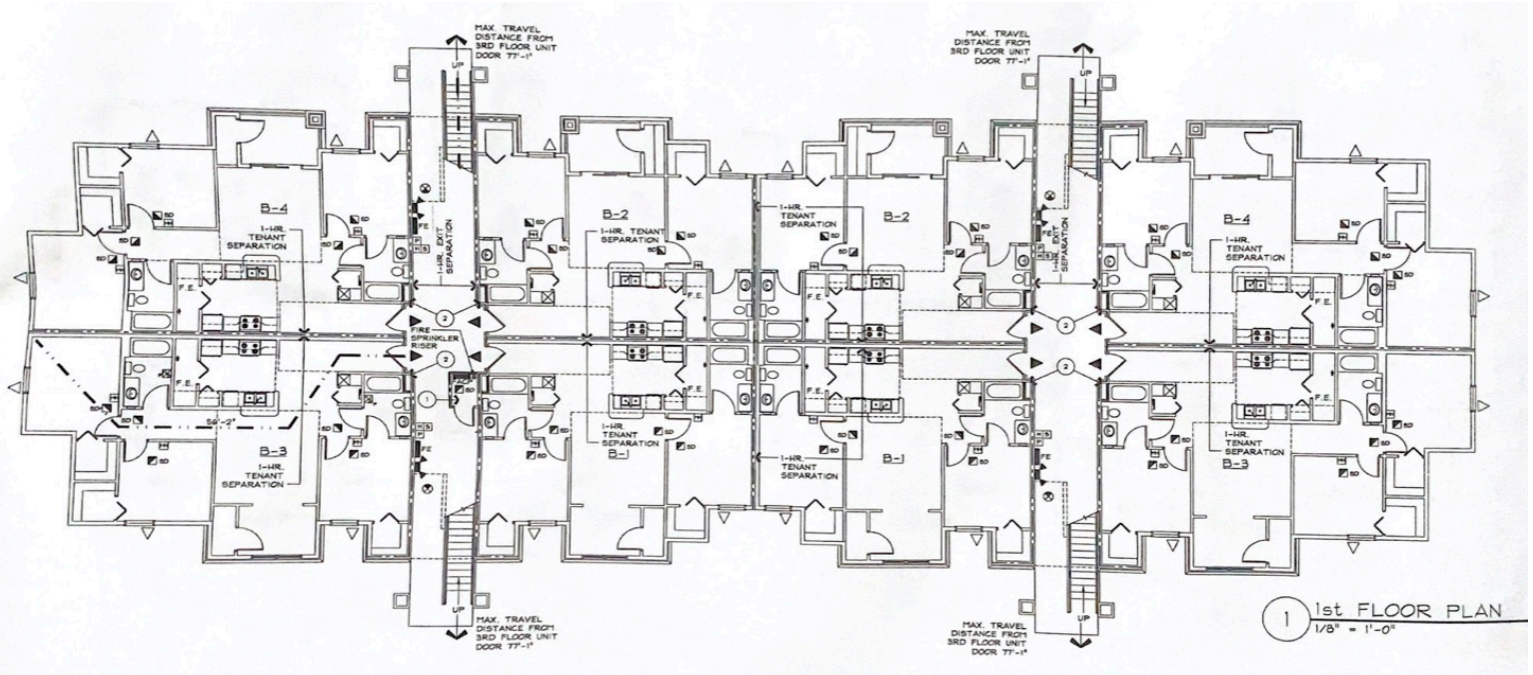
# Site Plan



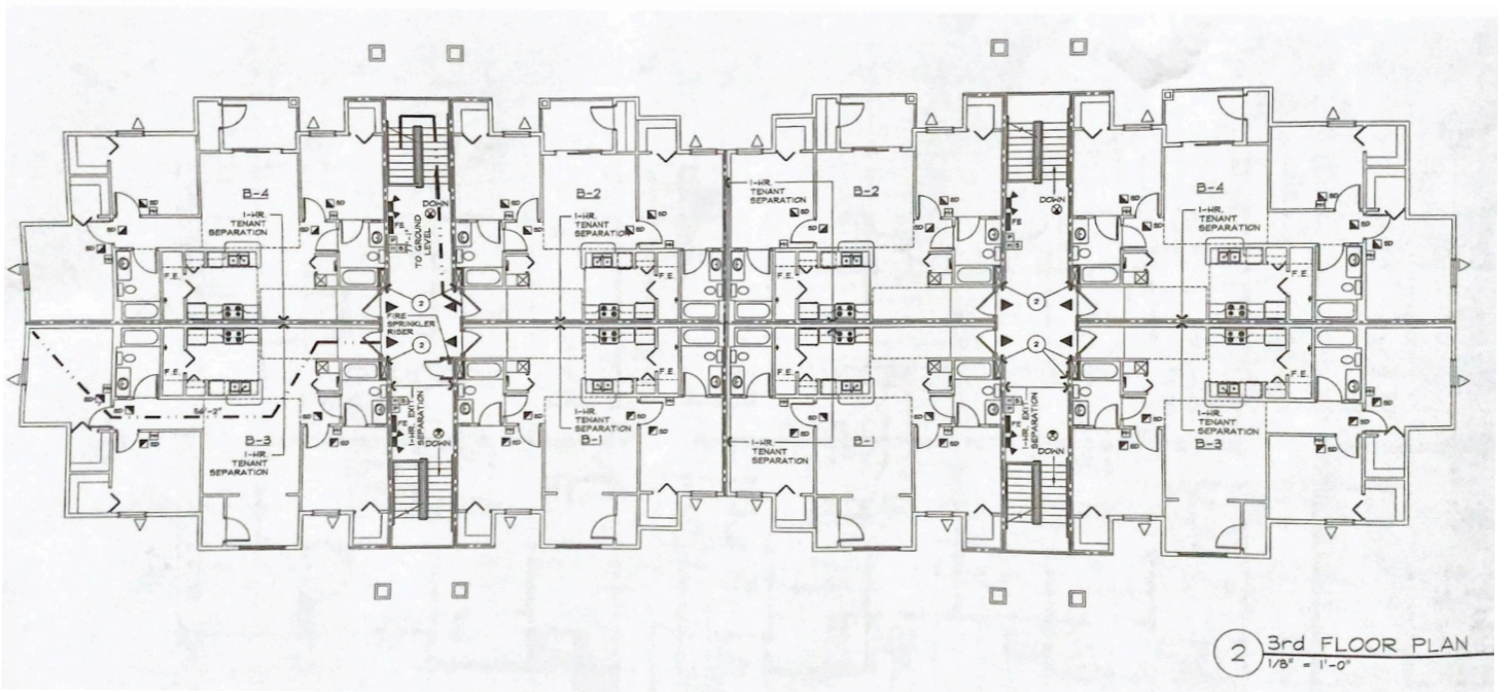
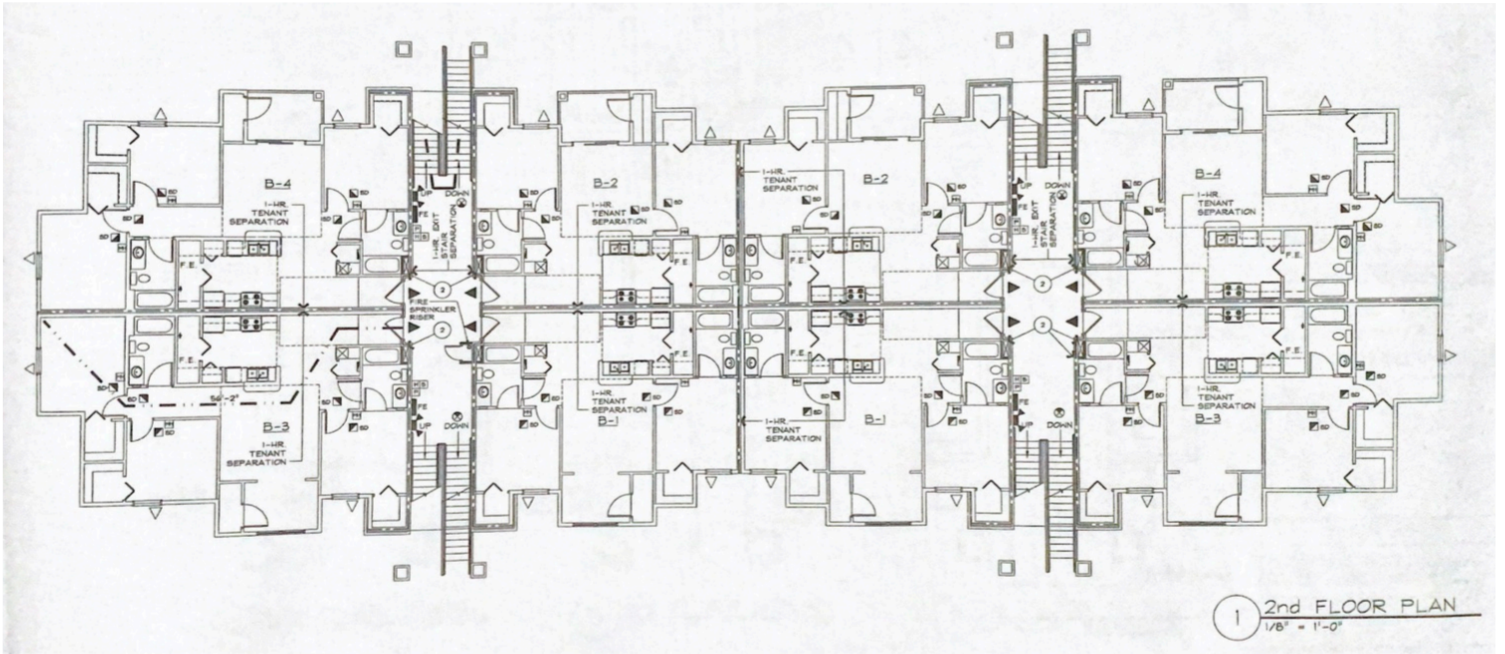
# Front and Rear Elevations



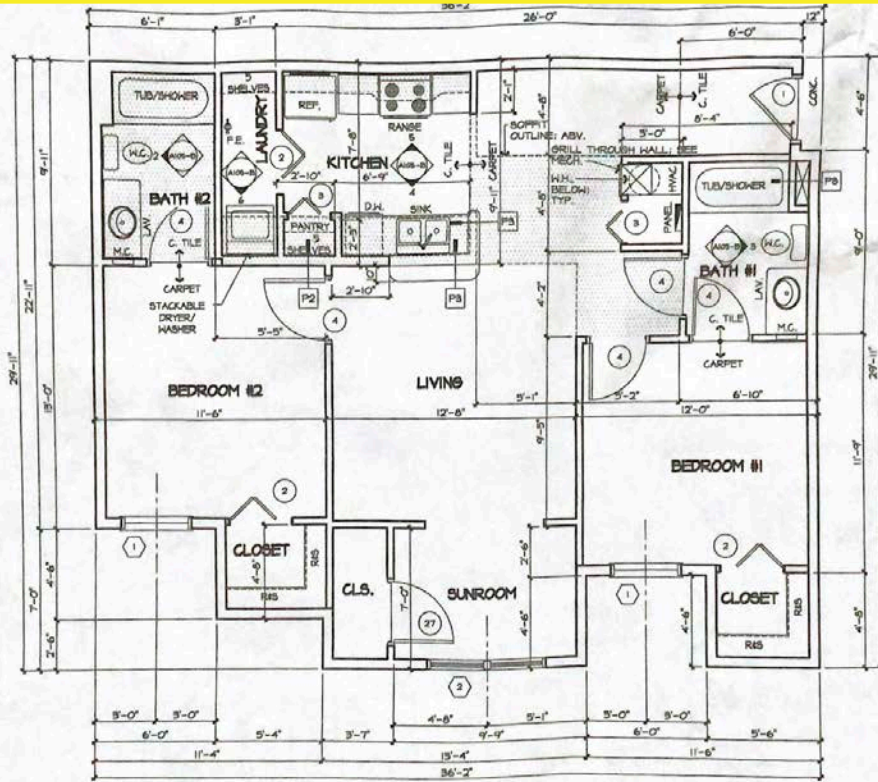
# First Floor Plans



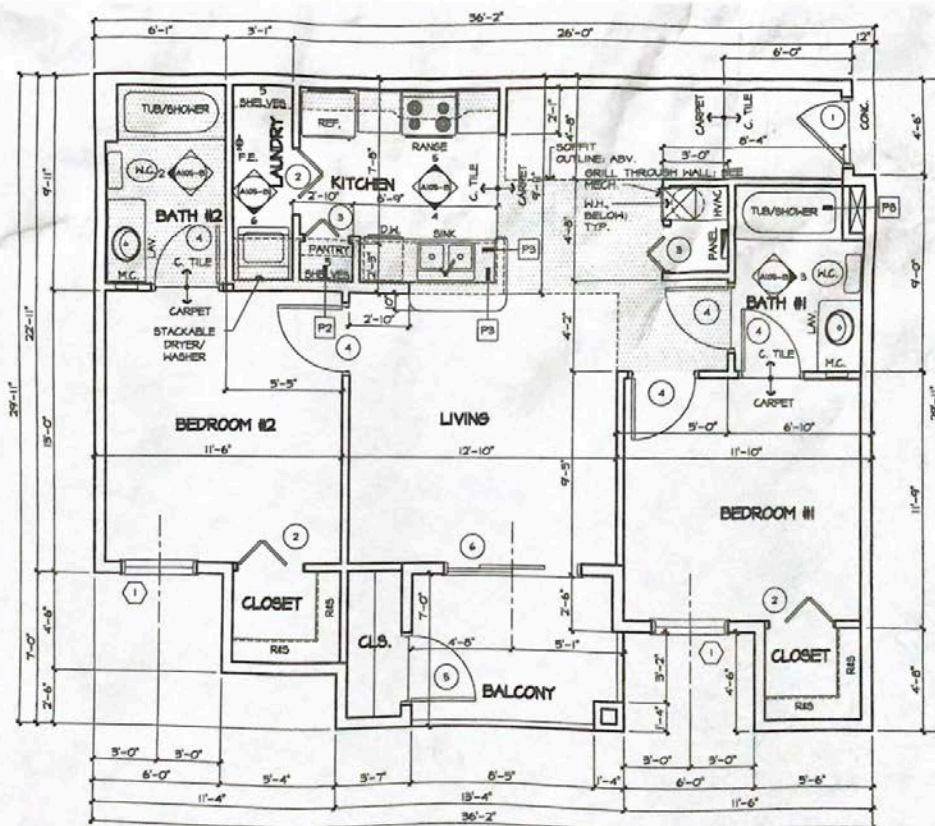
# Second and Third Floor Plans



# Type B Floor Plans, B-1 and B-2



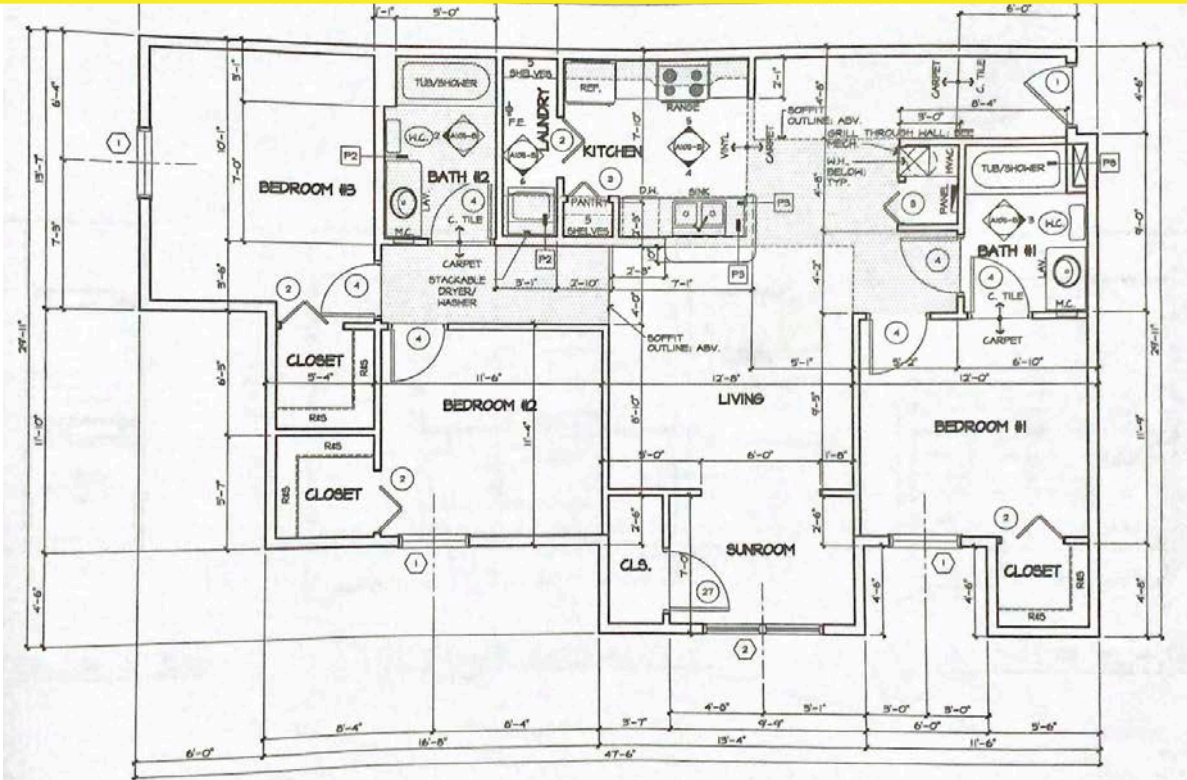
1 TYPE-B - APARTMENT FLOOR PLAN 'B-1'  
 1/4" = 1'-0" UNIT SF. = 995 SQ. FT.



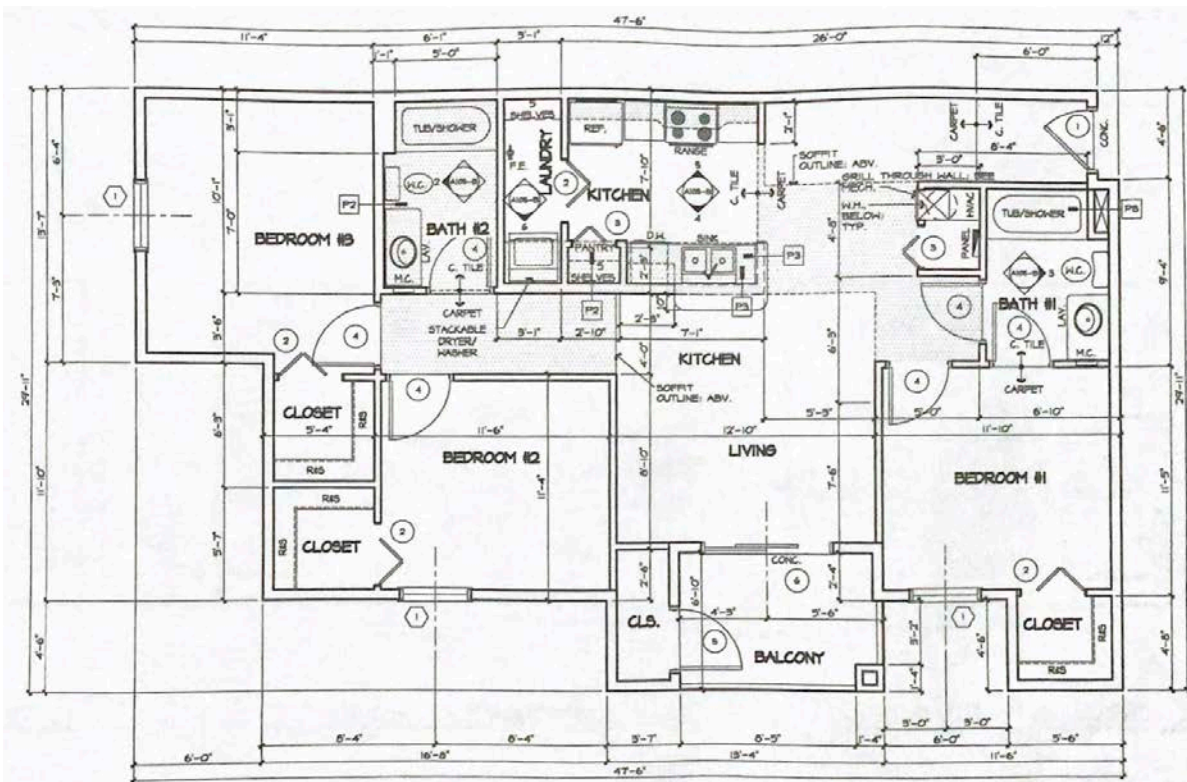
2 TYPE-B - APARTMENT FLOOR PLAN 'B-2'  
 1/4" = 1'-0" UNIT SF. = 995 SQ. FT.



# Type B Floor Plans, B-3 and B-4



3 TYPE-B - APARTMENT FLOOR PLAN 'B-3'  
 1/4" = 1'-0" UNIT SF. = 1,217 SQ. FT.



4 TYPE-B - APARTMENT FLOOR PLAN 'B-4'  
 1/4" = 1'-0" UNIT SF. = 1,217 SQ. FT.



## Demographic and Income Profile

5051-5099 SE 102nd Pl, Belleview, Florida, 34420  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 29.07346  
 Longitude: -82.06512

Summary	Census 2010		Census 2020		2024		2029	
Population	50,356		58,275		63,332		64,801	
Households	19,815		22,947		25,115		26,012	
Families	14,071		15,679		16,769		17,308	
Average Household Size	2.54		2.53		2.51		2.48	
Owner Occupied Housing Units	14,917		17,173		19,333		20,867	
Renter Occupied Housing Units	4,899		5,774		5,782		5,144	
Median Age	42.1		43.6		43.3		44.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.46%		0.93%		0.38%			
Households	0.70%		1.15%		0.64%			
Families	0.63%		1.12%		0.56%			
Owner HHs	1.54%		1.66%		0.97%			
Median Household Income	4.16%		3.25%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,605	10.4%	2,250	8.6%		
\$15,000 - \$24,999			1,916	7.6%	1,437	5.5%		
\$25,000 - \$34,999			2,702	10.8%	2,316	8.9%		
\$35,000 - \$49,999			2,814	11.2%	2,332	9.0%		
\$50,000 - \$74,999			4,766	19.0%	4,737	18.2%		
\$75,000 - \$99,999			3,459	13.8%	3,914	15.0%		
\$100,000 - \$149,999			4,670	18.6%	5,961	22.9%		
\$150,000 - \$199,999			1,378	5.5%	2,014	7.7%		
\$200,000+			805	3.2%	1,051	4.0%		
Median Household Income			\$60,779		\$74,506			
Average Household Income			\$77,899		\$91,753			
Per Capita Income			\$30,788		\$36,701			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,066	6.1%	3,158	5.4%	3,472	5.5%	3,524	5.4%
5 - 9	3,230	6.4%	3,443	5.9%	3,648	5.8%	3,512	5.4%
10 - 14	3,401	6.8%	3,926	6.7%	3,852	6.1%	3,711	5.7%
15 - 19	3,430	6.8%	3,605	6.2%	3,933	6.2%	3,572	5.5%
20 - 24	2,585	5.1%	2,875	4.9%	3,487	5.5%	3,519	5.4%
25 - 34	5,374	10.7%	6,704	11.5%	7,067	11.2%	7,557	11.7%
35 - 44	5,893	11.7%	6,265	10.8%	7,469	11.8%	7,817	12.1%
45 - 54	6,844	13.6%	6,818	11.7%	6,943	11.0%	6,998	10.8%
55 - 64	6,233	12.4%	7,889	13.5%	8,087	12.8%	7,661	11.8%
65 - 74	5,925	11.8%	7,582	13.0%	8,255	13.0%	8,651	13.4%
75 - 84	3,340	6.6%	4,684	8.0%	5,609	8.9%	6,473	10.0%
85+	1,034	2.1%	1,325	2.3%	1,509	2.4%	1,805	2.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	40,023	79.5%	39,850	68.4%	41,904	66.2%	41,504	64.0%
Black Alone	6,412	12.7%	7,404	12.7%	8,215	13.0%	8,742	13.5%
American Indian Alone	240	0.5%	268	0.5%	313	0.5%	335	0.5%
Asian Alone	644	1.3%	780	1.3%	893	1.4%	910	1.4%
Pacific Islander Alone	33	0.1%	42	0.1%	51	0.1%	56	0.1%
Some Other Race Alone	1,718	3.4%	3,273	5.6%	3,982	6.3%	4,423	6.8%
Two or More Races	1,286	2.6%	6,657	11.4%	7,973	12.6%	8,832	13.6%
Hispanic Origin (Any Race)	6,494	12.9%	10,260	17.6%	12,738	20.1%	14,262	22.0%

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

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

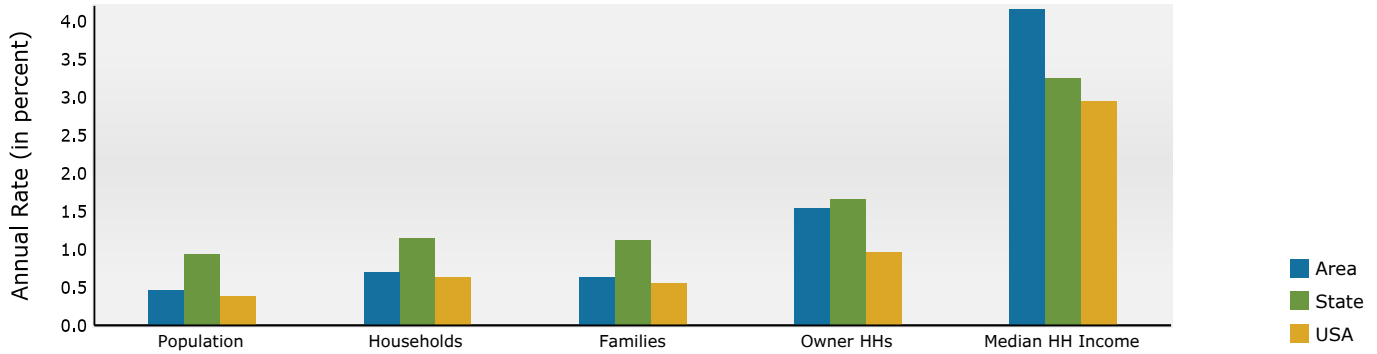


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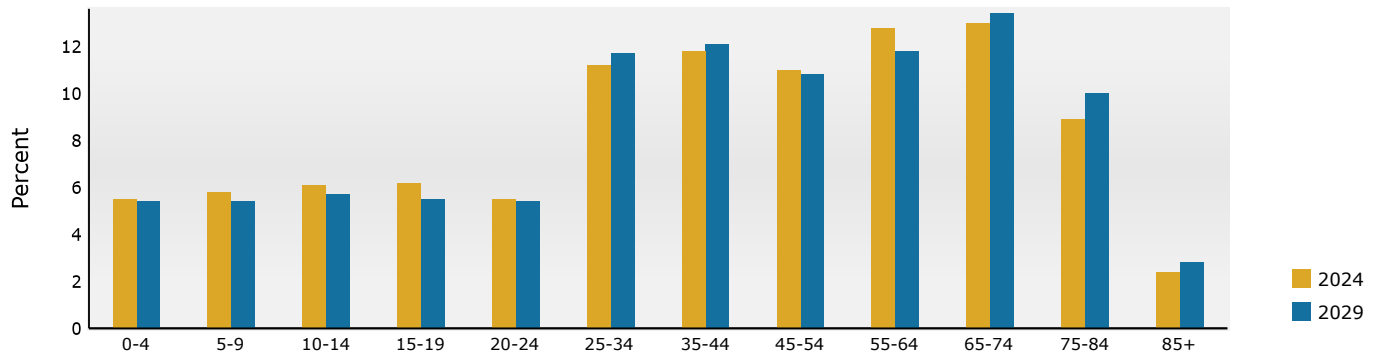
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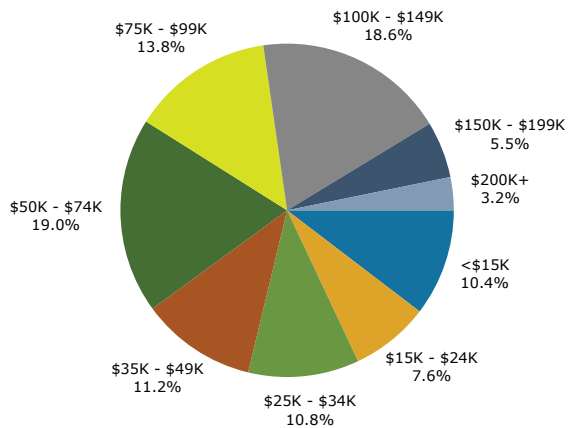
### Trends 2024-2029



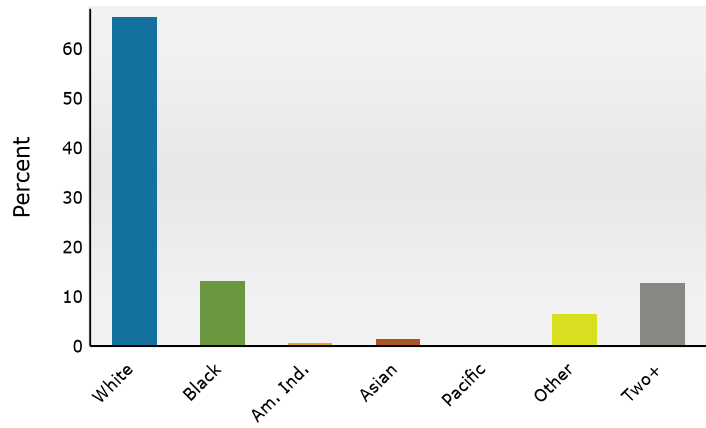
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

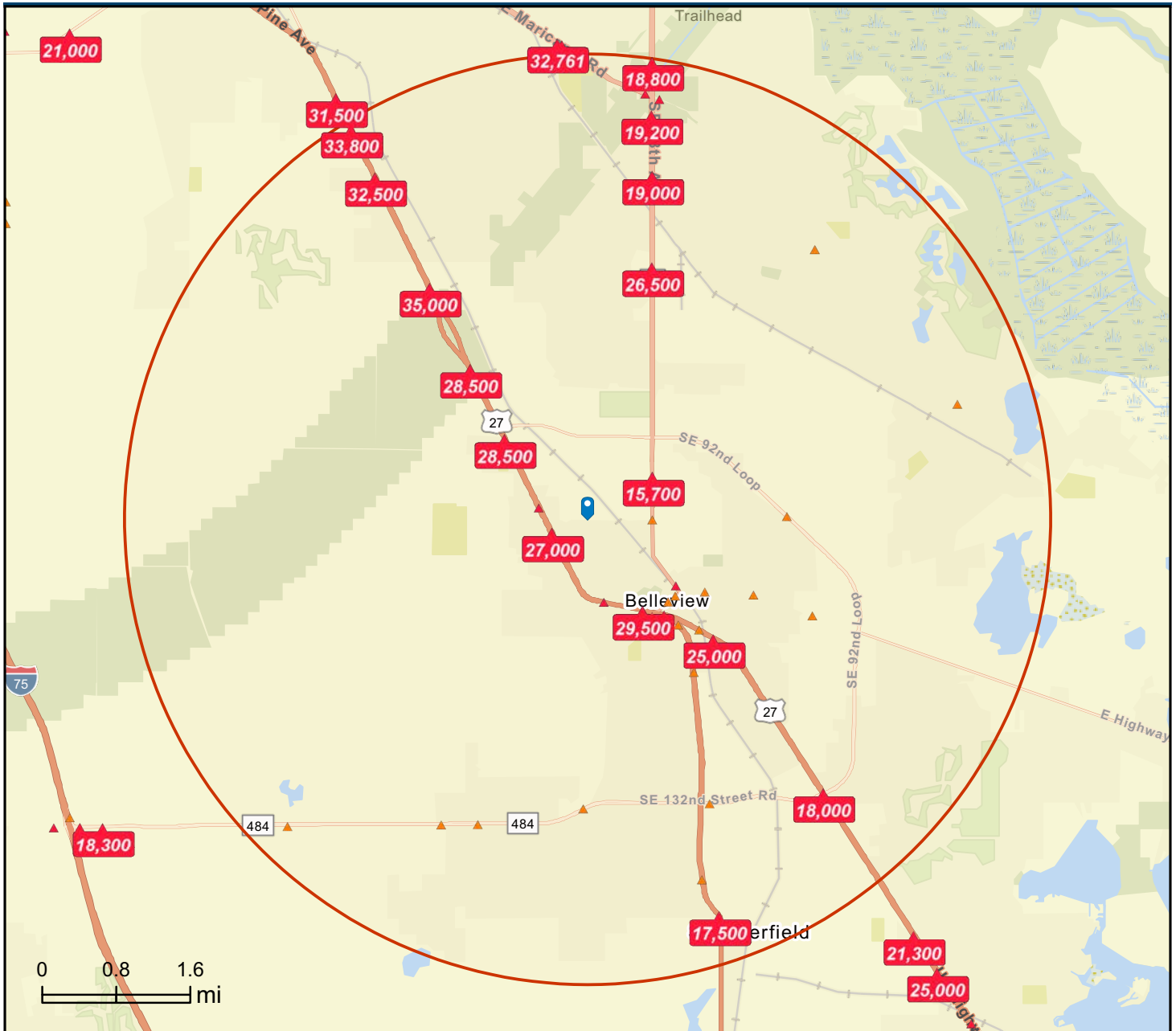
# Traffic Count



## Traffic Count Map

5051-5099 SE 102nd Pl, Belleview, Florida, 34420  
Rings: 5 mile radii

Prepared by Esri  
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