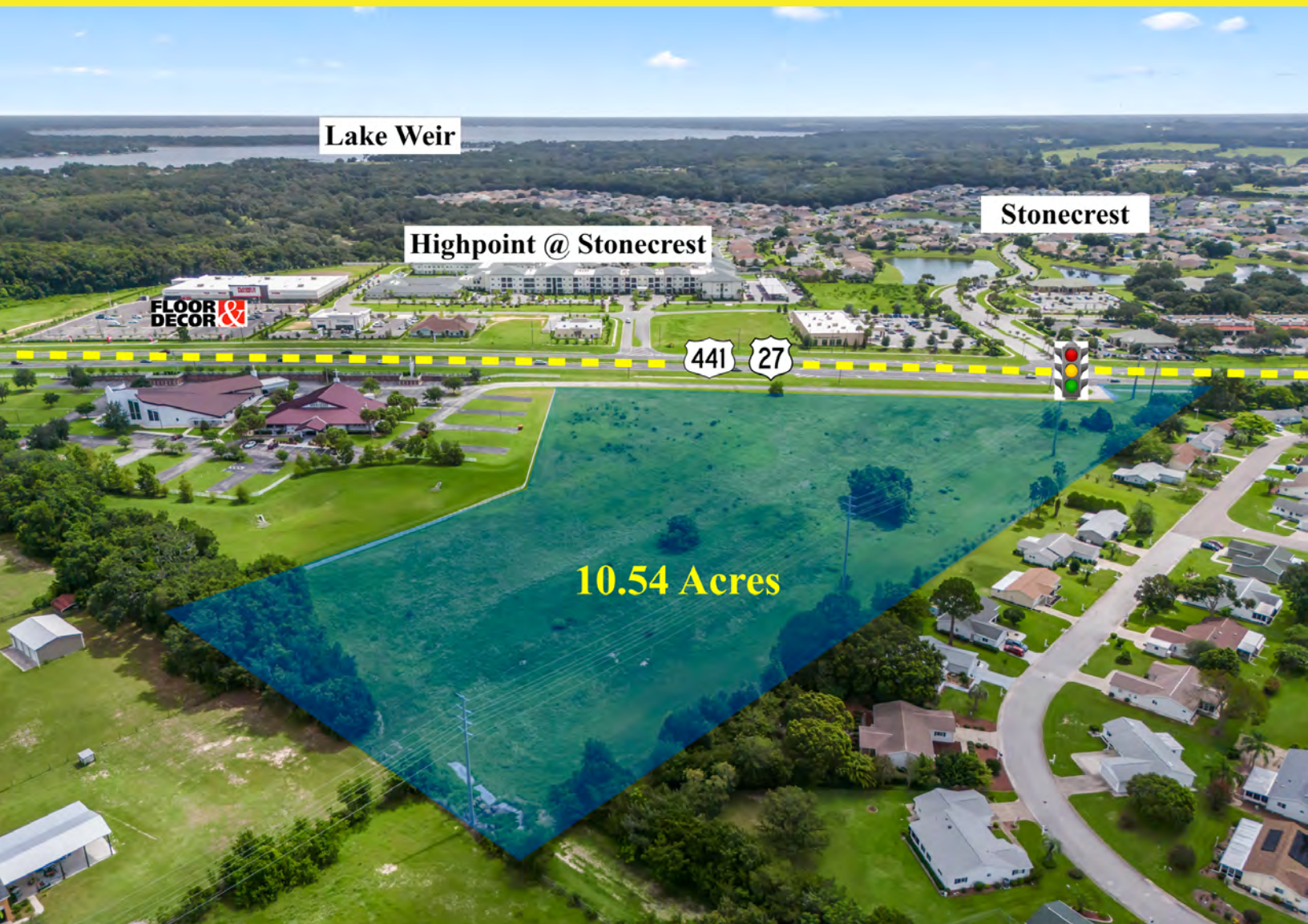


10.54 Acres - Vacant Land

Hwy 441, Summerfield, FL 34491

(Adjacent to: 17310 US Hwy 441, Summerfield)

Offered at: \$4,900,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795





Attention Developers!

10.54 acres with potential golf car accessibility to Spruce Creek South, Stonecrest and The Villages. Approximately 910 feet of frontage on Hwy 441 in Summerfield, FL. Property is adjacent to 17310 US Hwy 441, (Trinity Lutheran Church). Seller requesting development reinstatement for PUD zoning with FQD land use.

Situated in Marion County, highly visible location, traffic count of 38,000 cars per day. Property adjoins Spruce Creek South offers an outstanding opportunity for retail, medical, professional, multi-family, and other commercial use.

Marion County Parcel ID is 6000-001-003, exceptional opportunity to invest in this rapidly growing area.

Call/email Fran Akin, 352-266-7795, Fran@FranAkin.com



Executive Summary

- 10.54 Acres 910 feet of frontage on US Hwy 441
- Retail/Medical/Professional/ Multi-family, All Public Utilities available
- Seller requesting development reinstatement for PUD zoning with FQD Land Use
- Potential golf car accessible to Spruce Creek South, Stonecrest & The Villages

This well located 10.54 acres is part of Spruce Creek South and south of Trinity Lutheran Church at 17330 South US Hwy 441/27, Summerfield



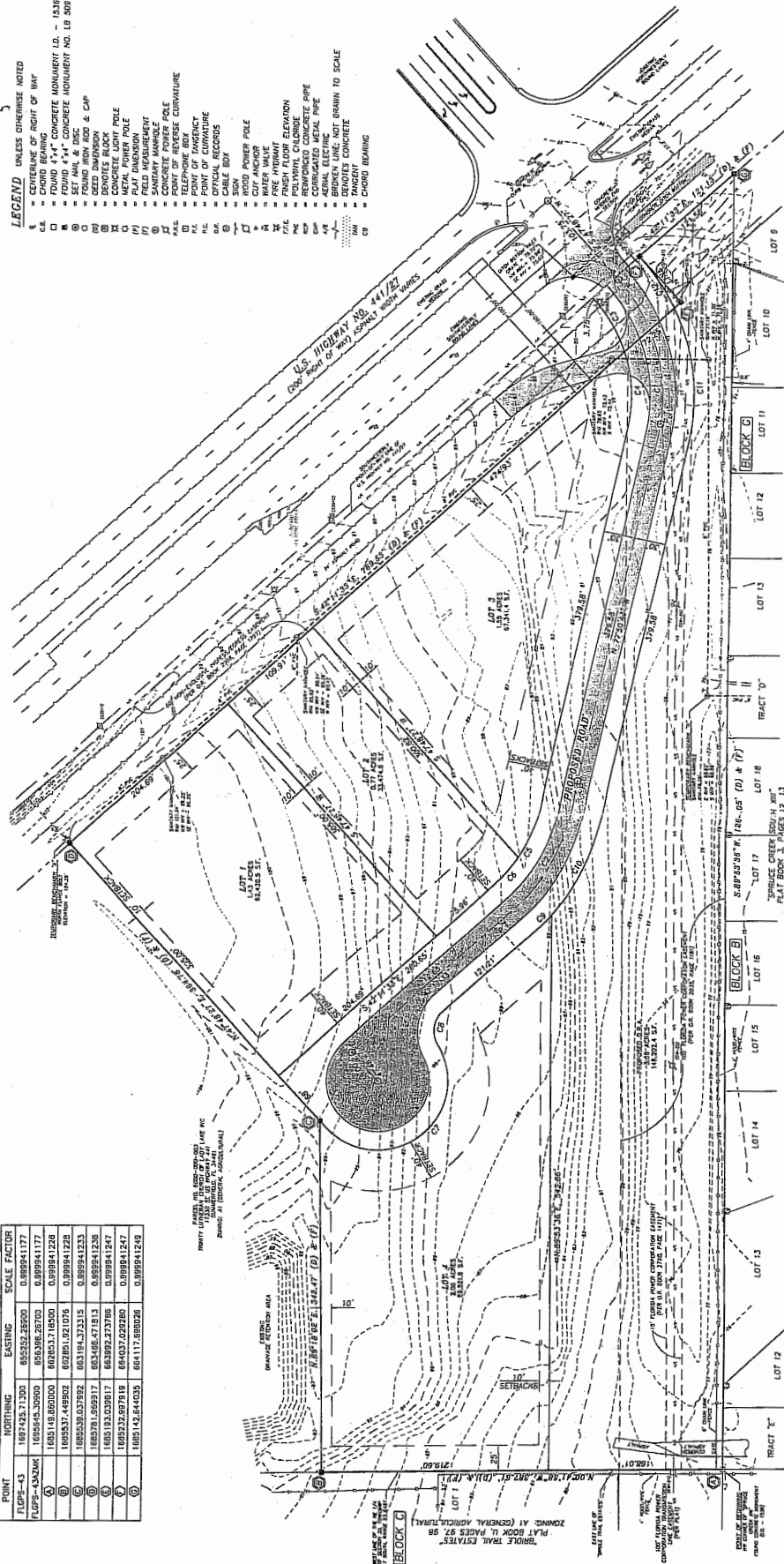
PRELIMINARY PLAT OF:
VILLAGE BLUFF
SECTION 35, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

STATE PLANE COORDINATES:

[illegible]

LEGEND UNLESS OTHERWISE NOTED

- [illegible]



CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN	CB
C1	170.00'	54°20'50"	181.25'	81.27'	153.27'
C2	170.00'	35°39'10"	105.78'	54.67'	104.05'
C3	140.00'	23°41'18"	57.86'	29.36'	51.47'
C4	140.00'	30°19'42"	74.91'	38.38'	74.02'
C5	140.00'	21°37'08"	52.82'	26.73'	52.51'
C6	140.00'	12°54'00"	34.80'	16.33'	34.80'

LINE DATA

NO.	BEARING	DISTANCE
1	N. 47° 48' 10" E.	2.08 miles
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Demographic and Income Profile

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

Summary	Census 2010		Census 2020		2024		2029			
Population	70,808		77,120		79,929		84,184			
Households	37,378		41,876		43,506		46,290			
Families	25,452		25,262		25,730		27,153			
Average Household Size	1.89		1.83		1.83		1.81			
Owner Occupied Housing Units	34,297		36,782		38,296		41,545			
Renter Occupied Housing Units	3,081		5,094		5,210		4,745			
Median Age	68.2		71.6		72.8		73.8			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			1.04%		0.93%		0.38%			
Households			1.25%		1.15%		0.64%			
Families			1.08%		1.12%		0.56%			
Owner HHs			1.64%		1.66%		0.97%			
Median Household Income			2.71%		3.25%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					2,645	6.1%	2,342	5.1%		
\$15,000 - \$24,999					2,761	6.3%	2,200	4.8%		
\$25,000 - \$34,999					5,258	12.1%	4,549	9.8%		
\$35,000 - \$49,999					4,696	10.8%	4,381	9.5%		
\$50,000 - \$74,999					8,010	18.4%	8,154	17.6%		
\$75,000 - \$99,999					8,079	18.6%	9,051	19.6%		
\$100,000 - \$149,999					7,526	17.3%	9,437	20.4%		
\$150,000 - \$199,999					2,680	6.2%	3,785	8.2%		
\$200,000+					1,850	4.3%	2,390	5.2%		
Median Household Income					\$68,302		\$78,059			
Average Household Income					\$86,113		\$99,050			
Per Capita Income					\$46,936		\$54,556			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			1,020	1.4%	1,099	1.4%	1,131	1.4%	1,198	1.4%
5 - 9			1,105	1.6%	1,367	1.8%	1,272	1.6%	1,271	1.5%
10 - 14			1,148	1.6%	1,293	1.7%	1,253	1.6%	1,214	1.4%
15 - 19			1,099	1.6%	1,318	1.7%	1,298	1.6%	1,244	1.5%
20 - 24			986	1.4%	1,160	1.5%	1,214	1.5%	1,244	1.5%
25 - 34			2,120	3.0%	2,680	3.5%	2,683	3.4%	2,932	3.5%
35 - 44			2,639	3.7%	2,778	3.6%	2,961	3.7%	3,169	3.8%
45 - 54			4,112	5.8%	4,283	5.6%	3,821	4.8%	3,653	4.3%
55 - 64			12,667	17.9%	9,043	11.7%	8,903	11.1%	8,526	10.1%
65 - 74			26,235	37.1%	22,826	29.6%	21,164	26.5%	20,633	24.5%
75 - 84			14,614	20.6%	23,116	30.0%	26,756	33.5%	28,211	33.5%
85+			3,064	4.3%	6,157	8.0%	7,476	9.4%	10,891	12.9%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			67,797	95.7%	70,016	90.8%	71,777	89.8%	74,845	88.9%
Black Alone			1,360	1.9%	1,579	2.0%	1,756	2.2%	1,979	2.4%
American Indian Alone			123	0.2%	138	0.2%	145	0.2%	154	0.2%
Asian Alone			571	0.8%	940	1.2%	1,138	1.4%	1,362	1.6%
Pacific Islander Alone			13	0.0%	31	0.0%	36	0.0%	44	0.1%
Some Other Race Alone			433	0.6%	1,124	1.5%	1,302	1.6%	1,476	1.8%
Two or More Races			510	0.7%	3,293	4.3%	3,775	4.7%	4,324	5.1%
Hispanic Origin (Any Race)			2,136	3.0%	3,693	4.8%	4,404	5.5%	5,096	6.1%

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.

May 22, 2025

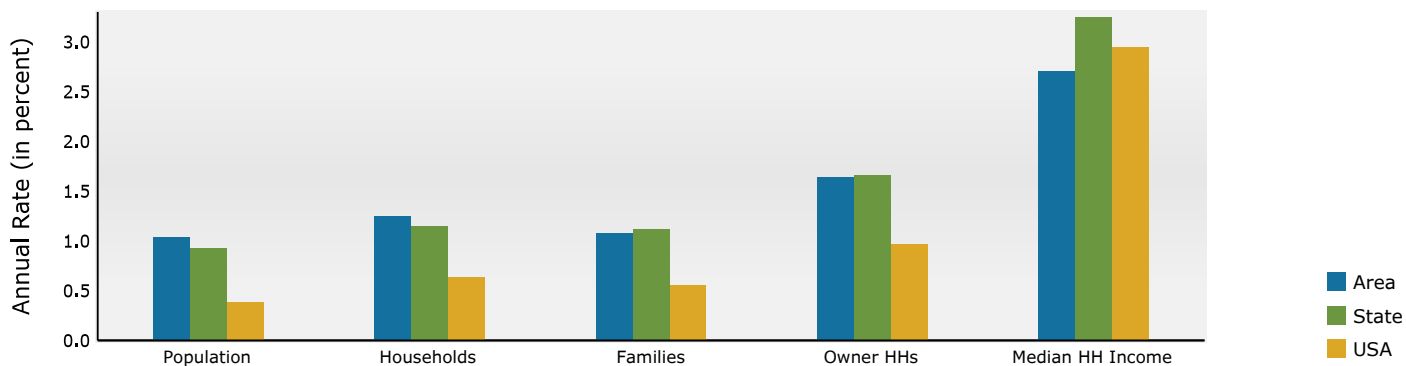


Demographic and Income Profile

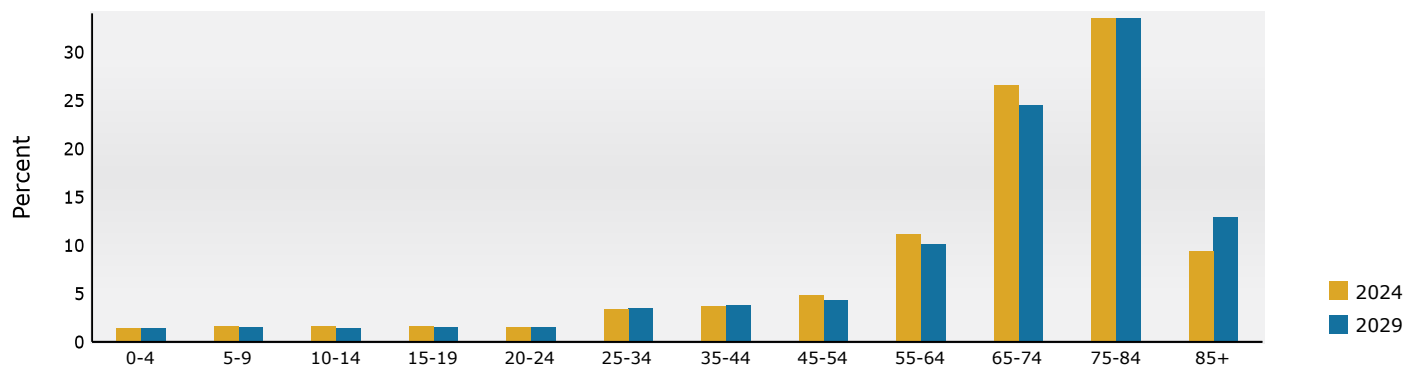
17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

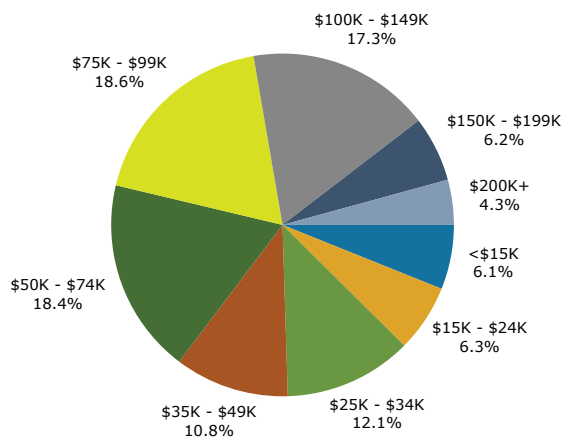
Trends 2024-2029



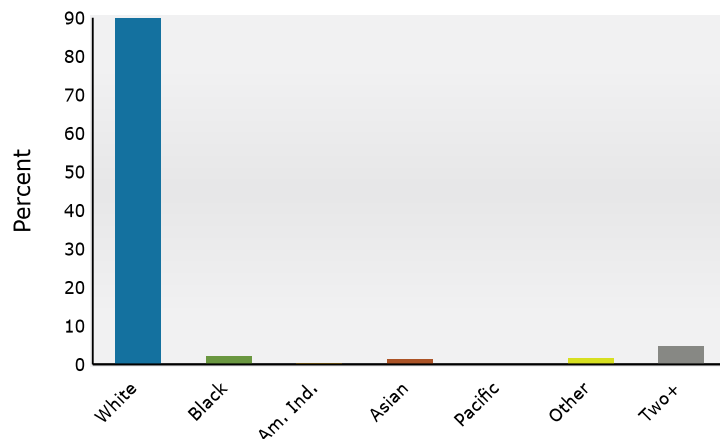
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.5%

Medical Expenditures



Medical Expenditures

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

Demographic Summary		2024	2029
Population		79,929	84,184
Households		43,506	46,290
Families		25,730	27,153
Median Household Income		\$68,302	\$78,059
Males per 100 Females		85.3	85.2
Population by Age			
Population <5 Years		1.4%	1.4%
Population 65+ Years		69.3%	71.0%
Median Age		72.8	73.8
	Spending Potential Index	Average Amount Spent	Total
Health Care	87	\$6,678.05	\$290,535,325
Medical Care	87	\$2,347.05	\$102,110,814
Physician Services	83	\$272.33	\$11,847,923
Dental Services	87	\$435.10	\$18,929,364
Eyecare Services	100	\$93.87	\$4,084,010
Lab Tests, X-rays	71	\$61.80	\$2,688,631
Hospital Room and Hospital Services	74	\$207.17	\$9,013,274
Convalescent or Nursing Home Care	117	\$52.08	\$2,265,946
Other Medical Services (1)	76	\$156.94	\$6,827,873
Nonprescription Drugs	93	\$165.43	\$7,197,388
Prescription Drugs	85	\$351.57	\$15,295,376
Nonprescription Vitamins	95	\$153.72	\$6,687,860
Medicare Prescription Drug Premium	124	\$163.15	\$7,098,206
Eyeglasses and Contact Lenses	76	\$96.11	\$4,181,239
Hearing Aids	111	\$39.24	\$1,707,264
Medical Equipment for General Use	94	\$9.32	\$405,687
Other Medical Supplies/Equipment (2)	96	\$89.20	\$3,880,773
Health Insurance	87	\$4,331.00	\$188,424,511
Blue Cross/Blue Shield	70	\$943.18	\$41,033,943
Fee for Service Health Plan	74	\$731.02	\$31,803,923
HMO	65	\$493.24	\$21,459,043
Medicare Payments	118	\$1,344.25	\$58,482,886
Long Term Care Insurance	118	\$79.90	\$3,476,250
Dental Care Insurance	77	\$137.94	\$6,001,265
Vision Care Insurance	72	\$31.94	\$1,389,567
Prescription Drug Insurance	98	\$7.44	\$323,674
Other Single Service Insurance (3)	94	\$14.56	\$633,341
Medicaid Premiums	55	\$6.26	\$272,188
Tricare/Military Premiums	86	\$10.01	\$435,541
Children's Health Ins Program Premiums	55	\$0.56	\$24,560

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 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

May 22, 2025

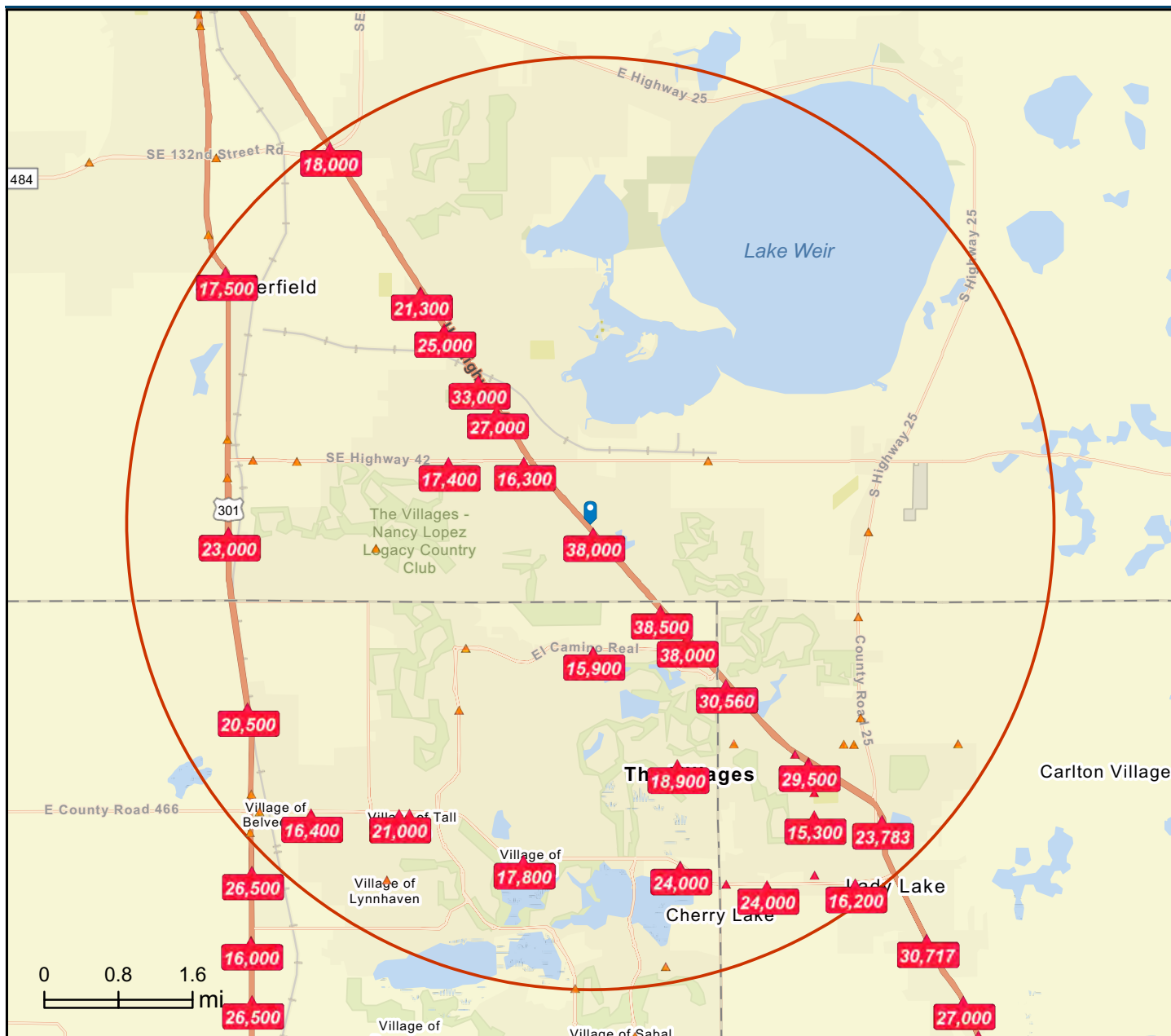
Traffic Count



Traffic Count Map

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Rings: 5 mile radii

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