

12 Acres Commercial - C2

4040 CR 104, Oxford, FL 34484

Offered at: \$1,200,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

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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

Only 1.2 miles north from intersection of CR 466 & Hwy 301, home to Aldi, 7 Eleven, Wendy's, new apartments "Mark at Wildwood Apartments", 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 28,000 (FDOT).

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.



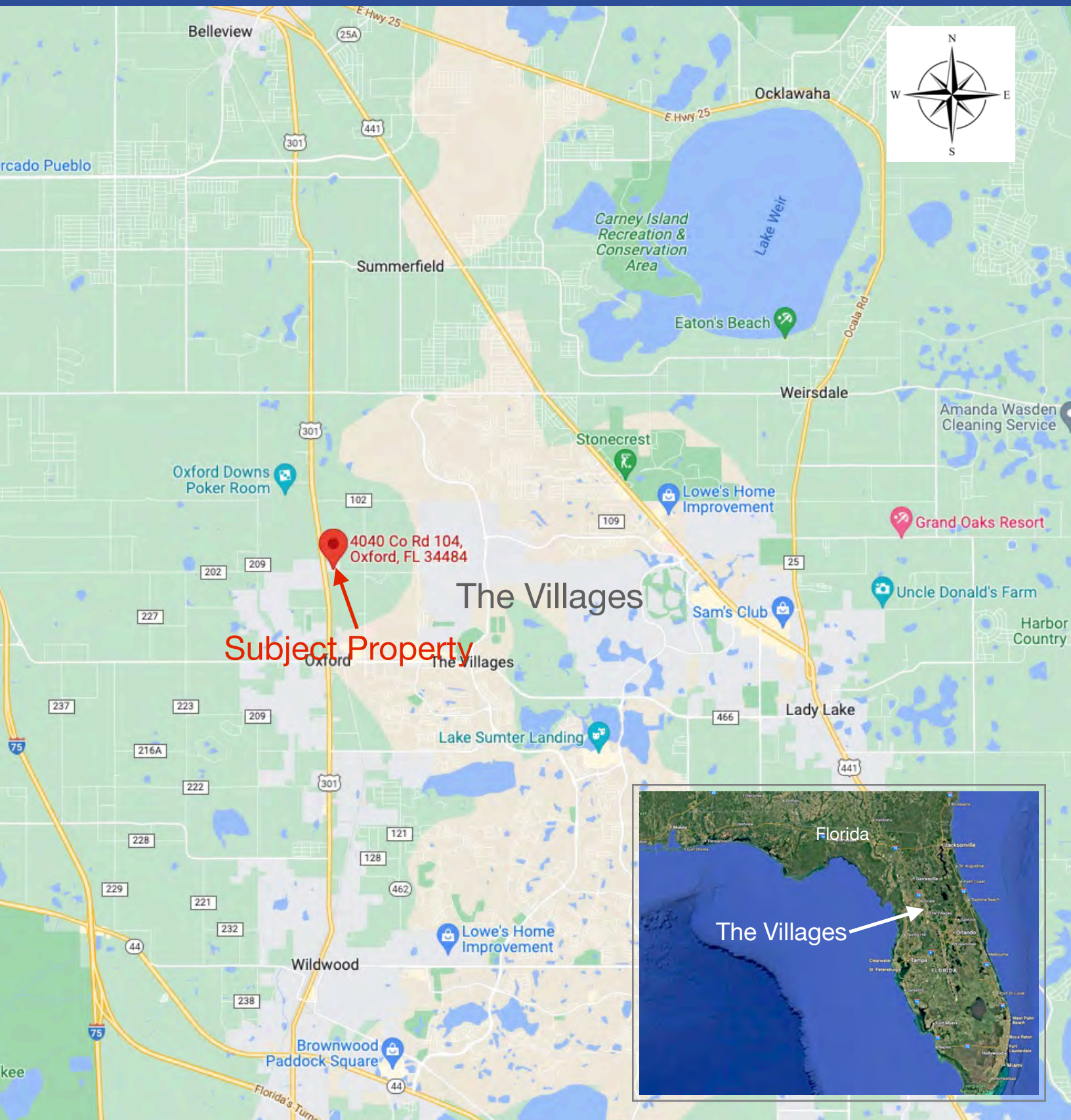
Boundary Dimensions



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



Map View



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Map with Amenities



DATE	REVISION



Demographic and Income Profile

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

Prepared by Esri
Latitude: 28.94655
Longitude: -82.03604

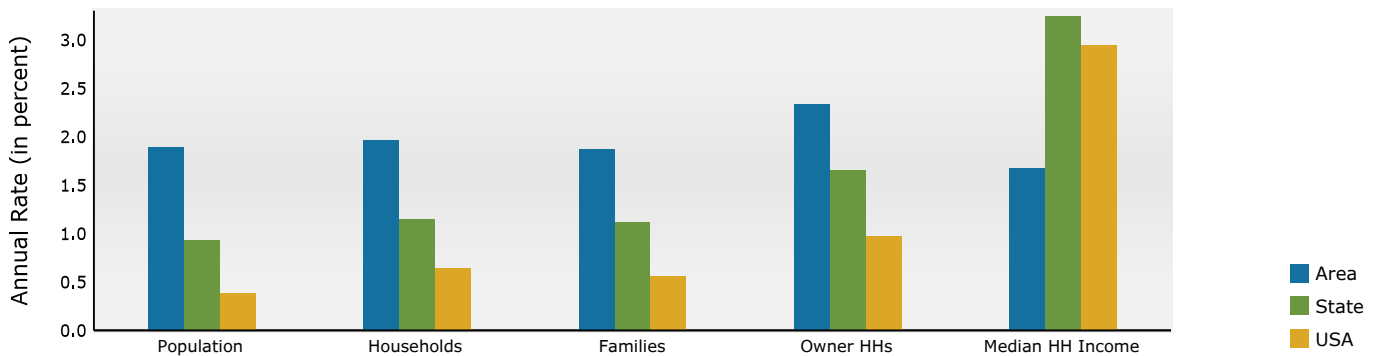
Summary	Census 2010		Census 2020		2024		2029	
Population	57,752		65,661		70,032		76,888	
Households	29,734		34,661		36,556		40,275	
Families	21,074		21,795		22,703		24,907	
Average Household Size	1.94		1.89		1.91		1.90	
Owner Occupied Housing Units	27,630		30,843		32,081		36,014	
Renter Occupied Housing Units	2,104		3,818		4,475		4,261	
Median Age	67.3		71.2		71.8		72.5	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	1.89%		0.93%		0.93%		0.38%	
Households	1.96%		1.15%		1.15%		0.64%	
Families	1.87%		1.12%		1.12%		0.56%	
Owner HHs	2.34%		1.66%		1.66%		0.97%	
Median Household Income	1.68%		3.25%		3.25%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			2,317	6.3%	2,084	5.2%	2,084	5.2%
\$15,000 - \$24,999			2,207	6.0%	1,772	4.4%	1,772	4.4%
\$25,000 - \$34,999			2,907	8.0%	2,477	6.2%	2,477	6.2%
\$35,000 - \$49,999			3,290	9.0%	2,999	7.4%	2,999	7.4%
\$50,000 - \$74,999			7,135	19.5%	7,468	18.5%	7,468	18.5%
\$75,000 - \$99,999			7,536	20.6%	8,657	21.5%	8,657	21.5%
\$100,000 - \$149,999			6,955	19.0%	8,880	22.0%	8,880	22.0%
\$150,000 - \$199,999			2,233	6.1%	3,265	8.1%	3,265	8.1%
\$200,000+			1,976	5.4%	2,673	6.6%	2,673	6.6%
Median Household Income			\$75,961		\$82,548		\$82,548	
Average Household Income			\$92,830		\$106,922		\$106,922	
Per Capita Income			\$48,325		\$55,959		\$55,959	
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	910	1.6%	1,099	1.7%	1,254	1.8%	1,383	1.8%
5 - 9	1,003	1.7%	1,322	2.0%	1,386	2.0%	1,446	1.9%
10 - 14	1,060	1.8%	1,387	2.1%	1,374	2.0%	1,402	1.8%
15 - 19	1,054	1.8%	1,341	2.0%	1,512	2.2%	1,459	1.9%
20 - 24	811	1.4%	1,038	1.6%	1,359	1.9%	1,542	2.0%
25 - 34	1,833	3.2%	2,397	3.7%	2,656	3.8%	3,193	4.2%
35 - 44	2,251	3.9%	2,755	4.2%	3,205	4.6%	3,495	4.5%
45 - 54	3,453	6.0%	3,807	5.8%	3,820	5.5%	3,969	5.2%
55 - 64	11,310	19.6%	7,437	11.3%	7,449	10.6%	7,377	9.6%
65 - 74	21,787	37.7%	19,428	29.6%	18,252	26.1%	18,921	24.6%
75 - 84	10,363	17.9%	19,126	29.1%	22,047	31.5%	24,091	31.3%
85+	1,918	3.3%	4,525	6.9%	5,719	8.2%	8,607	11.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	54,773	94.8%	58,569	89.2%	61,266	87.5%	66,303	86.2%
Black Alone	1,442	2.5%	1,601	2.4%	2,097	3.0%	2,641	3.4%
American Indian Alone	88	0.2%	135	0.2%	152	0.2%	168	0.2%
Asian Alone	469	0.8%	883	1.3%	1,141	1.6%	1,431	1.9%
Pacific Islander Alone	13	0.0%	26	0.0%	30	0.0%	38	0.0%
Some Other Race Alone	583	1.0%	1,166	1.8%	1,424	2.0%	1,663	2.2%
Two or More Races	383	0.7%	3,281	5.0%	3,922	5.6%	4,644	6.0%
Hispanic Origin (Any Race)	2,332	4.0%	3,959	6.0%	4,947	7.1%	5,909	7.7%

Data Note: Income is expressed in current dollars.

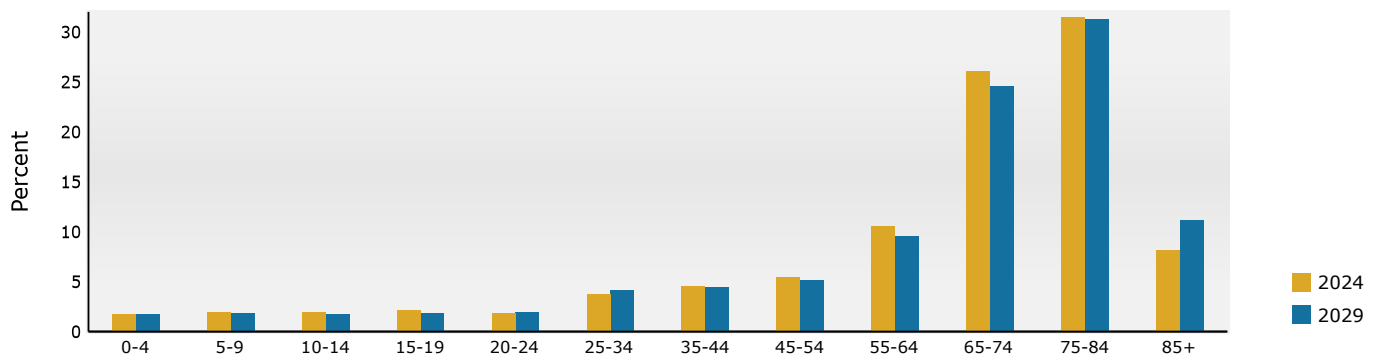
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 19, 2025

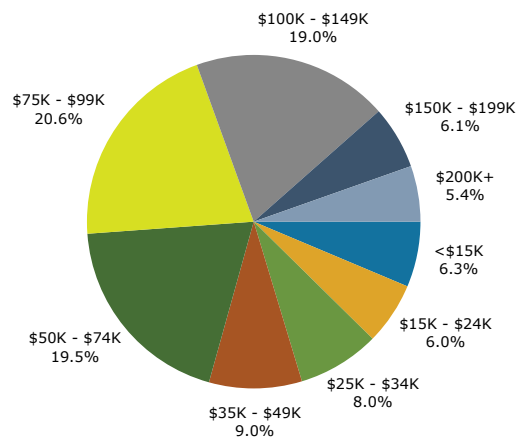
Trends 2024-2029



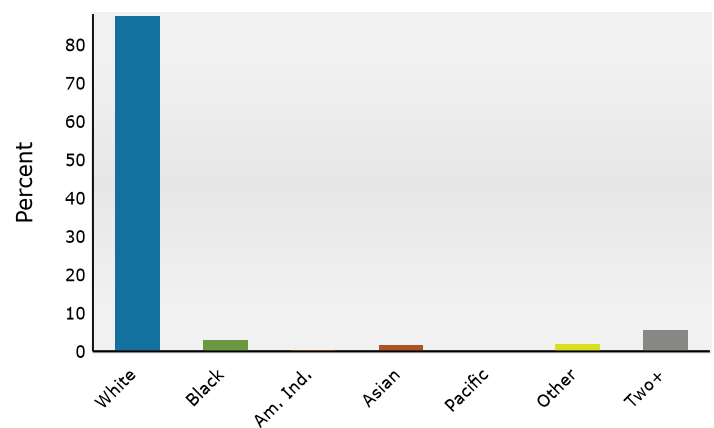
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 7.1%

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

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Retail Goods and Services Expenditures

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

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 Latitude: 28.94655
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Top Tapestry Segments	Percent	Demographic Summary	2024	2029
The Elders (9C)	82.8%	Population	70,032	76,888
Down the Road (10D)	5.8%	Households	36,556	40,275
Heartland Communities (6F)	4.5%	Families	22,703	24,907
Southern Satellites (10A)	3.9%	Median Age	71.8	72.5
The Great Outdoors (6C)	1.3%	Median Household Income	\$75,961	\$82,548
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Men's		74	\$1,757.85	\$64,259,786
Women's		76	\$334.00	\$12,209,687
Children's		81	\$649.82	\$23,754,968
Footwear		58	\$211.09	\$7,716,534
Watches & Jewelry		74	\$369.17	\$13,495,208
Apparel Products and Services (1)		69	\$156.00	\$5,702,786
		78	\$37.77	\$1,380,604
Computer				
Computers and Hardware for Home Use		79	\$213.48	\$7,804,076
Portable Memory		86	\$3.48	\$127,116
Computer Software		78	\$12.13	\$443,270
Computer Accessories		88	\$21.03	\$768,670
Entertainment & Recreation				
Fees and Admissions		85	\$3,470.12	\$126,853,589
Membership Fees for Clubs (2)		83	\$684.54	\$25,024,164
Fees for Participant Sports, excl. Trips		85	\$256.26	\$9,367,852
Tickets to Theatre/Operas/Concerts		98	\$130.71	\$4,778,186
Tickets to Movies		92	\$70.30	\$2,569,752
Tickets to Parks or Museums		84	\$20.84	\$762,007
Admission to Sporting Events, excl. Trips		77	\$28.93	\$1,057,406
Fees for Recreational Lessons		66	\$52.57	\$1,921,717
Dating Services		72	\$124.29	\$4,543,437
TV/Video/Audio		82	\$0.65	\$23,806
Cable and Satellite Television Services		86	\$1,147.10	\$41,933,421
Televisions		94	\$711.58	\$26,012,447
Satellite Dishes		83	\$126.53	\$4,625,566
VCRs, Video Cameras, and DVD Players		63	\$0.79	\$29,004
Miscellaneous Video Equipment		83	\$4.14	\$151,238
Video Cassettes and DVDs		53	\$12.06	\$440,805
Video Game Hardware/Accessories		87	\$5.04	\$184,415
Video Game Software		63	\$29.34	\$1,072,466
Rental/Streaming/Downloaded Video		61	\$12.45	\$454,970
Installation of Televisions		75	\$129.04	\$4,717,267
Audio (3)		95	\$1.62	\$59,367
Rental and Repair of TV/Radio/Sound Equipment		79	\$112.91	\$4,127,374
Pets		101	\$1.60	\$58,503
Toys/Games/Crafts/Hobbies (4)		86	\$865.79	\$31,649,970
Recreational Vehicles and Fees (5)		75	\$135.81	\$4,964,812
Sports/Recreation/Exercise Equipment (6)		84	\$165.16	\$6,037,420
Photo Equipment and Supplies (7)		88	\$267.90	\$9,793,238
Reading (8)		71	\$43.68	\$1,596,629
Catered Affairs (9)		96	\$134.00	\$4,898,417
		66	\$26.14	\$955,519
Food				
Food at Home		81	\$9,026.05	\$329,956,108
Bakery and Cereal Products		81	\$5,937.42	\$217,048,268
Meats, Poultry, Fish, and Eggs		81	\$760.32	\$27,794,229
Dairy Products		81	\$1,280.98	\$46,827,420
Fruits and Vegetables		84	\$581.09	\$21,242,214
Snacks and Other Food at Home (10)		81	\$1,167.87	\$42,692,554
Food Away from Home		81	\$2,147.17	\$78,491,852
Alcoholic Beverages		79	\$3,088.63	\$112,907,839
		85	\$554.14	\$20,257,175

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

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Retail Goods and Services Expenditures

4040 County Road 104, Oxford, Florida, 34484
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	96	\$44,284.66	\$1,618,870,024
Value of Retirement Plans	92	\$148,766.40	\$5,438,304,575
Value of Other Financial Assets	106	\$9,595.42	\$350,770,182
Vehicle Loan Amount excluding Interest	76	\$2,684.20	\$98,123,500
Value of Credit Card Debt	78	\$2,268.96	\$82,944,189
Health			
Nonprescription Drugs	98	\$174.42	\$6,376,171
Prescription Drugs	89	\$370.17	\$13,531,886
Eyeglasses and Contact Lenses	81	\$102.29	\$3,739,307
Home			
Mortgage Payment and Basics (11)	86	\$11,647.82	\$425,797,751
Maintenance and Remodeling Services	95	\$4,442.95	\$162,416,527
Maintenance and Remodeling Materials (12)	83	\$716.41	\$26,189,083
Utilities, Fuel, and Public Services	82	\$4,869.46	\$178,008,058
Household Furnishings and Equipment			
Household Textiles (13)	77	\$101.74	\$3,719,087
Furniture	82	\$806.87	\$29,495,832
Rugs	82	\$37.20	\$1,360,001
Major Appliances (14)	84	\$493.09	\$18,025,443
Housewares (15)	88	\$94.26	\$3,445,838
Small Appliances	76	\$61.15	\$2,235,514
Luggage	82	\$16.93	\$618,937
Telephones and Accessories	95	\$96.74	\$3,536,566
Household Operations			
Child Care	61	\$340.26	\$12,438,726
Lawn and Garden (16)	91	\$639.26	\$23,368,857
Moving/Storage/Freight Express	79	\$96.32	\$3,521,067
Housekeeping Supplies (17)	89	\$808.02	\$29,538,069
Insurance			
Owners and Renters Insurance	89	\$735.30	\$26,879,798
Vehicle Insurance	82	\$1,748.26	\$63,909,272
Life/Other Insurance	88	\$596.75	\$21,814,724
Health Insurance	92	\$4,578.36	\$167,366,554
Personal Care Products (18)	83	\$463.16	\$16,931,459
School Books (19)	70	\$29.78	\$1,088,807
Smoking Products	72	\$335.83	\$12,276,486
Transportation			
Payments on Vehicles excluding Leases	74	\$2,264.53	\$82,782,039
Gasoline and Motor Oil	77	\$2,558.35	\$93,522,928
Vehicle Maintenance and Repairs	85	\$1,253.02	\$45,805,280
Travel			
Airline Fares	88	\$555.29	\$20,299,216
Lodging on Trips	85	\$834.34	\$30,500,018
Auto/Truck Rental on Trips	80	\$92.92	\$3,396,907
Food and Drink on Trips	84	\$627.96	\$22,955,712

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- (1) **Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) **Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) **School Books** includes school books for college, elementary school, high school, vocational/technical school, preschool and other schools.

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