

DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY

Adjacent to The Villages
Densan Park

NE 125th Loop
Oxford, FL 34484



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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The Villages, FL 32159

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Amenities

Basketball Court
Pickleball Court
Playground

Picnic Area
Dog Run
Tennis Courts



Amenities / Aerials



Aerials



Phase 2

Executive Summary - Phase 2

DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Builder Ready, 15 Homesites, \$106,000 per lot (\$1,590,000)
- Walk to The Villages Charter Schools, Publix, national restaurants, shopping, medical and conveniences, 1.2 million +/- Sq Ft of retail and office in walking distance at Buffalo Ridge in The Villages.

<https://densanpartnersllc.com/densanpark/>

Lot #	Size	Lot #	Size
69	75.00' x 135.10'	121	75.00' x 135.18'
70	60.00' x 135.12'	123	65.00' x 135.22'
71	65.16' x 135.13'	124	60.00' x 135.20'
72	59.84' x 135.14'	125	75.00' x 135.09'
73	75.00' x 135.15'	126	75.00' x 135.14'
76	75.00' x 135.16'	127	60.00' x 135.12'
		128	65.00' x 135.10'
		129	60.00' x 135.08'
		131	60.00' x 135.03'



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The map is a detailed plat of a residential subdivision. It features a grid of lots, with lot numbers 1 through 121. The lots are arranged in a roughly rectangular pattern, with some lots being larger than others. The map includes various easements, such as 15-foot and 20-foot easements, and tracts of land labeled 'TRACT A' through 'TRACT W'. The map also shows the locations of 'RECREATION AREA TRACT O' and 'TRACT N' WRA'. The map is oriented with North at the top. The map is a technical drawing with precise measurements and labels.

Phase 2 Aerial Map



Phase 3

Executive Summary - Phase 3

DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY **January 2026 Final Plat Recording**

- Fully Approved 7 Homesites, \$100,000 per lot & 55 Homesites, \$40,000 per lot
- Total: \$2,900,000
- Seller will deliver the site fully engineered, fully approved recorded plat, with water & sewer capacity available through the City of Wildwood

<https://densanpartnersllc.com/densanpark/>

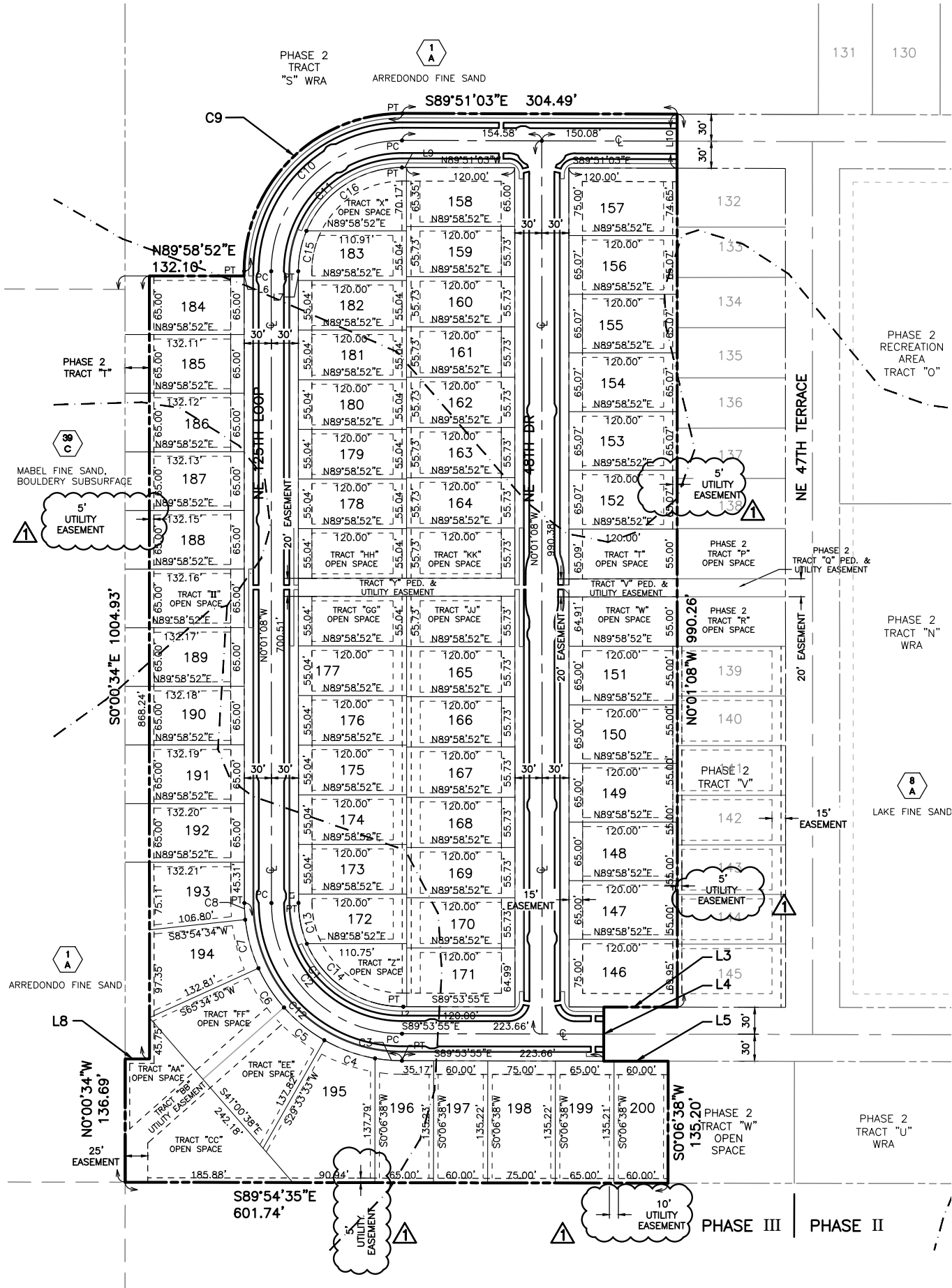


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Phase 3 Site Plan - 62 Lots Available



Aerial Phase 3



Aerial Phase 3



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Phase 4

Executive Summary - Phase 4

DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY Fall of 2026 Final Plat Recording

- Build Ready, 65 Lots, \$40,000 per lot \$2,600,000
- Seller will deliver the site fully engineered fully approved recorded plat, with water & sewer capacity available through the City of Wildwood

<https://densanpartnersllc.com/densanpark/>

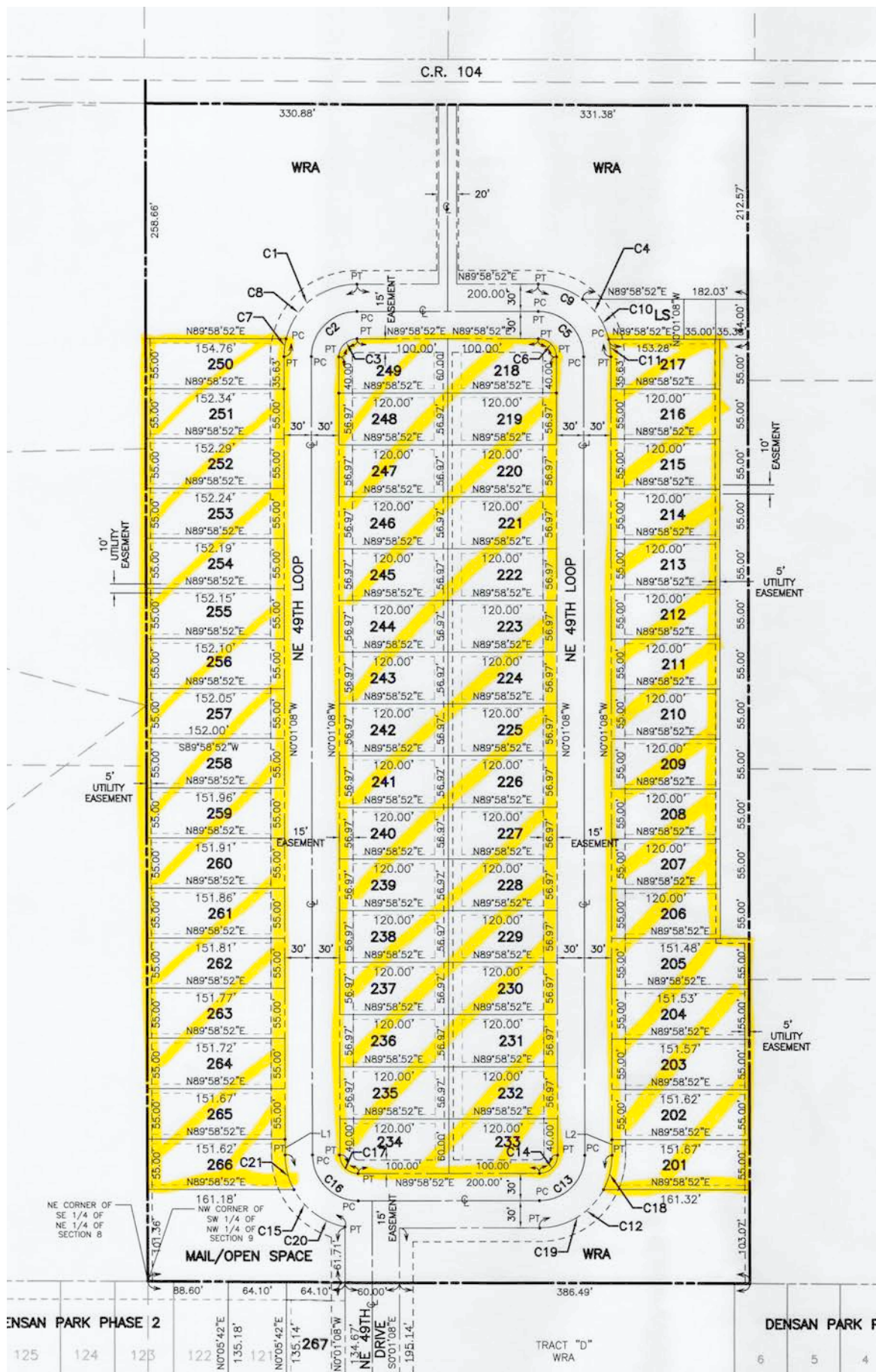


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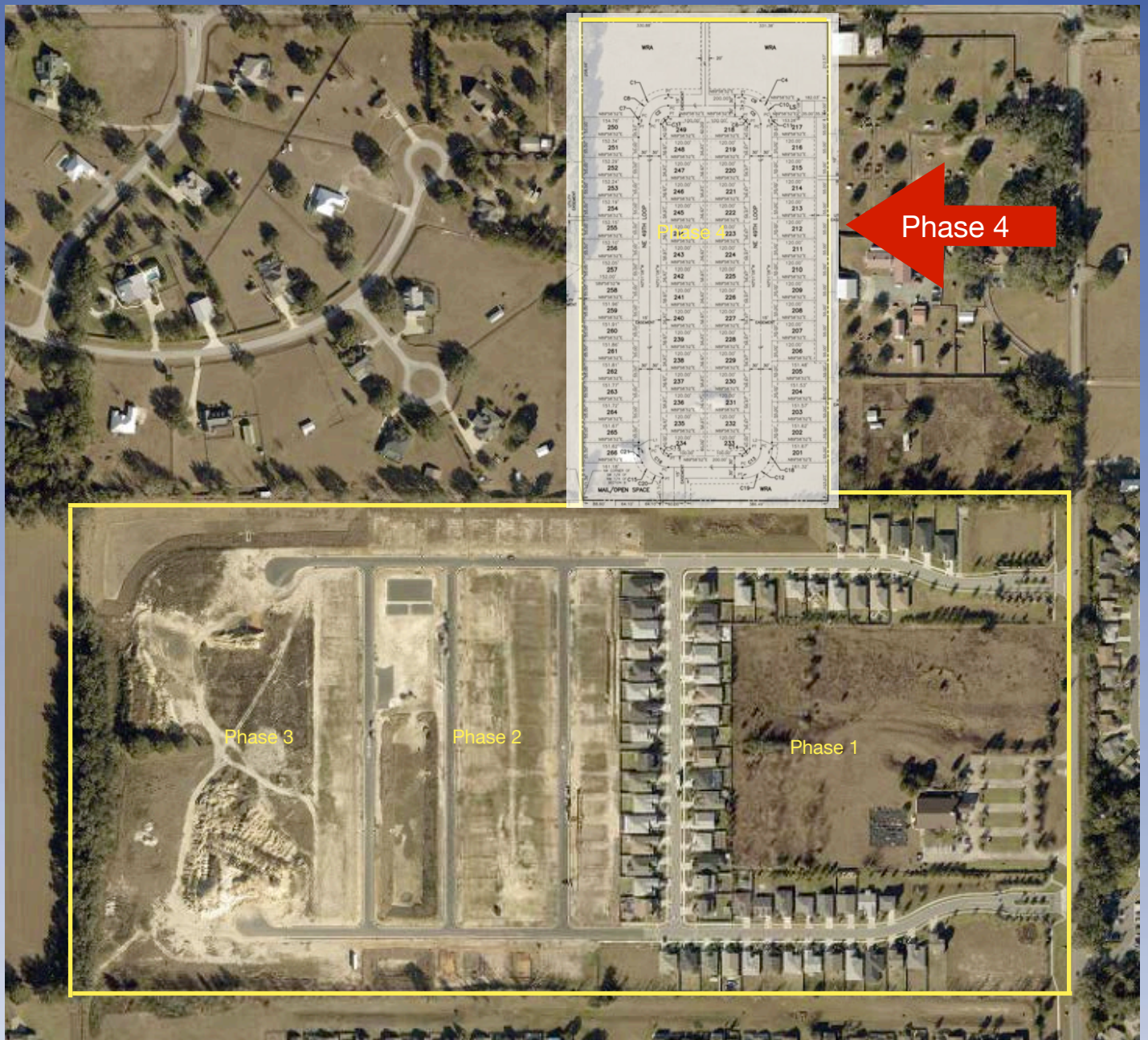
Phase 4 Site Plan - 65 Lots Available



Aerial Phase 4



Aerial Phase 4

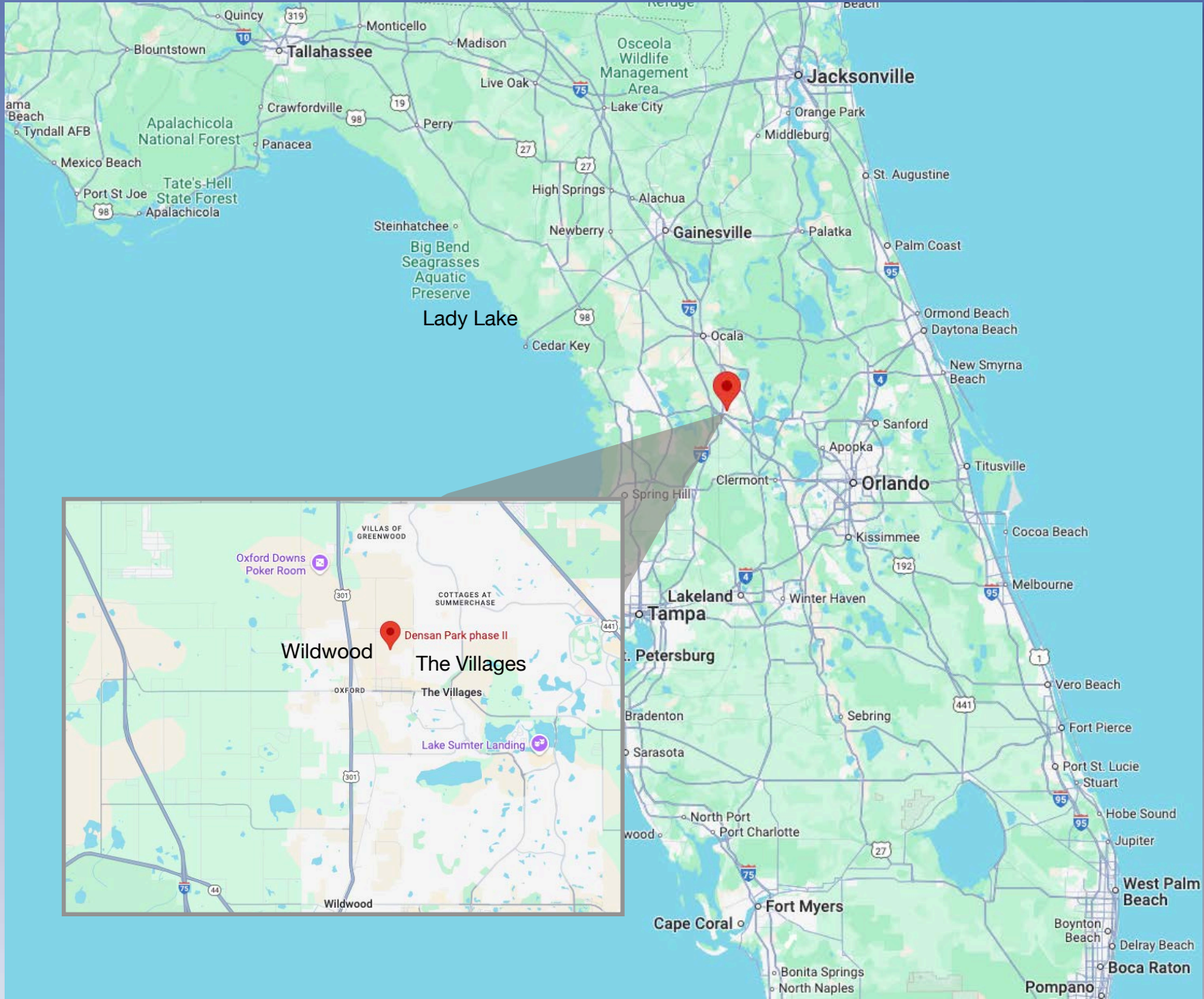


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Location Map



Demographic and Income Profile

NE 126th Pl, Oxford, Florida, 34484

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	81,745	87,697	100,553
Total Households	44,662	48,150	55,415
Family Households	27,811	29,883	34,239
Average Household Size	1.82	1.81	1.81
Owner Occupied Housing Units	40,282	42,708	48,546
Renter Occupied Housing Units	4,380	5,442	6,869
Median Age	72.2	72.8	73.3

Trends 2025 - 2030	Area	State	National
Population	2.8%	1.1%	0.4%
Households	2.9%	1.3%	0.6%
Family Population	2.8%	1.3%	0.5%
Owner Occupied Housing Units	2.6%	1.8%	0.0%
Median Household Income	1.7%	2.9%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	2,514	5.2%	2,553	4.6%
\$15,000-\$24,999	2,477	5.1%	2,202	4.0%
\$25,000-\$34,999	4,190	8.7%	4,000	7.2%
\$35,000-\$49,999	5,248	10.9%	5,267	9.5%
\$50,000-\$74,999	9,691	20.1%	10,629	19.2%
\$75,000-\$99,999	8,061	16.7%	9,346	16.9%
\$100,000-\$149,999	10,297	21.4%	13,252	23.9%
\$150,000-\$199,999	3,071	6.4%	4,289	7.7%
\$200,000 or greater	2,601	5.4%	3,876	7.0%
Median Household Income	\$74,855	-	\$81,500	-
Average Household Income	\$93,239	-	\$102,257	-
Per Capita Income	\$51,256	-	\$56,472	-

Demographic and Income Profile | NE 126th Pl, Oxford, Florida, 34484 | Ring: 5 mile radius

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	935	1.1%	1,111	1.3%	1,305	1.3%
5-9	1,167	1.4%	1,154	1.3%	1,324	1.3%
10-14	1,189	1.4%	1,362	1.6%	1,379	1.4%
15-19	1,197	1.5%	1,346	1.5%	1,504	1.5%
20-24	952	1.2%	1,307	1.5%	1,511	1.5%
25-29	986	1.2%	1,214	1.4%	1,670	1.7%
30-34	1,181	1.4%	1,314	1.5%	1,537	1.5%
35-39	1,317	1.6%	1,494	1.7%	1,668	1.7%
40-44	1,305	1.6%	1,670	1.9%	1,900	1.9%
45-49	1,714	2.1%	1,631	1.9%	2,108	2.1%
50-54	2,190	2.7%	2,222	2.5%	2,160	2.1%
55-59	3,449	4.2%	3,245	3.7%	3,347	3.3%
60-64	5,651	6.9%	5,754	6.6%	5,850	5.8%
65-69	10,412	12.7%	10,060	11.5%	11,263	11.2%
70-74	16,724	20.5%	16,080	18.3%	17,956	17.9%
75-79	15,748	19.3%	17,694	20.2%	19,388	19.3%
80-84	9,710	11.9%	11,571	13.2%	14,189	14.1%
Age 85+	5,918	7.2%	7,467	8.5%	10,496	10.4%

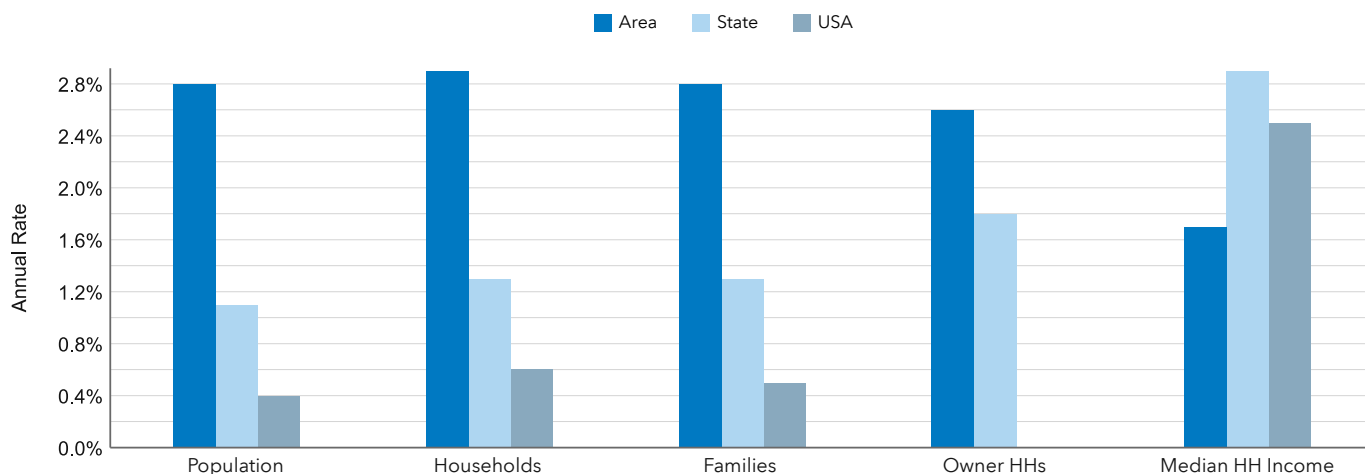
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,628	91.3%	78,678	89.7%	88,923	88.4%
Black Alone	1,688	2.1%	2,200	2.5%	2,951	2.9%
American Indian	135	0.2%	152	0.2%	182	0.2%
Asian Alone	1,023	1.3%	1,397	1.6%	1,839	1.8%
Pacific Islander	32	0.0%	38	0.0%	44	0.0%
Some Other Race	979	1.2%	1,231	1.4%	1,552	1.5%
Two or More Races	3,260	4.0%	4,000	4.6%	5,062	5.0%
Hispanic (Any Race)	3,510	4.3%	4,583	5.2%	5,930	5.9%

Demographic and Income Profile | NE 126th Pl, Oxford, Florida, 34484 | Ring: 5 mile radius

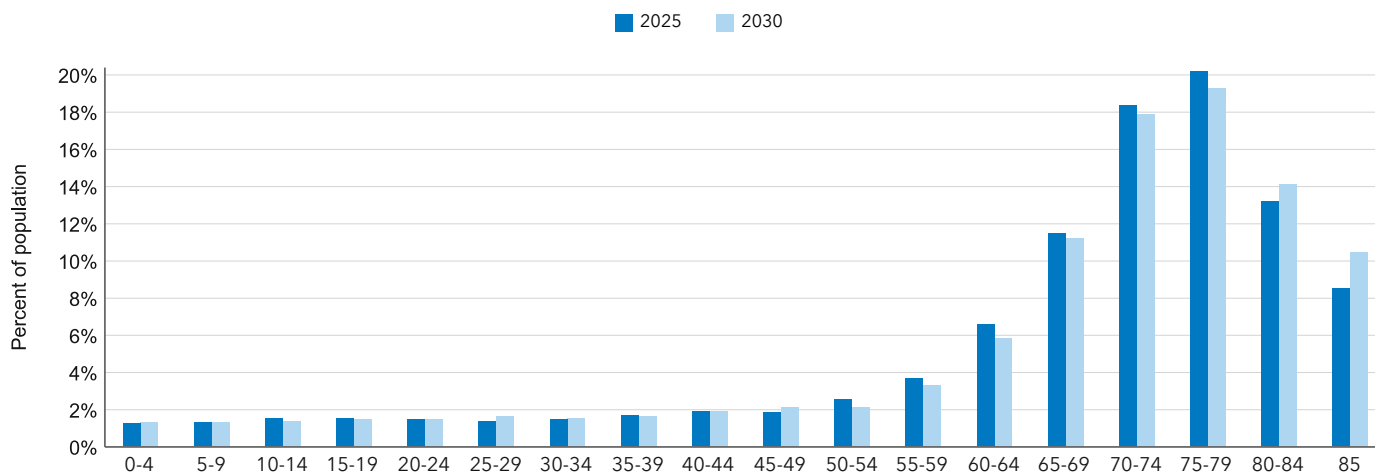
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate

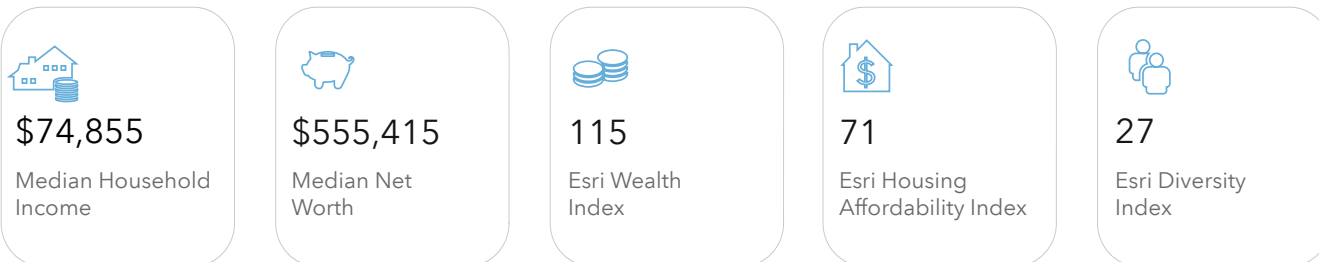


Population by Age

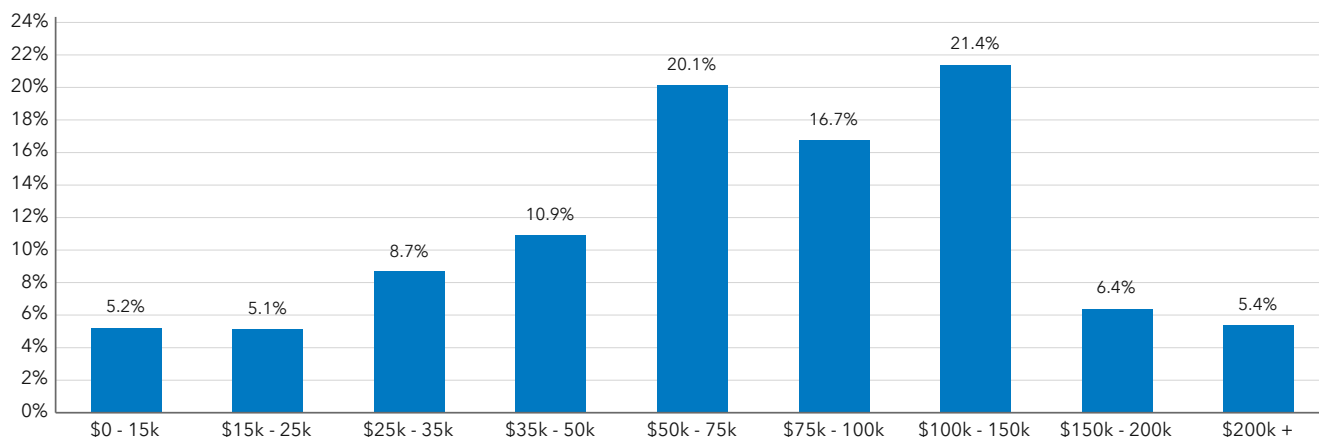


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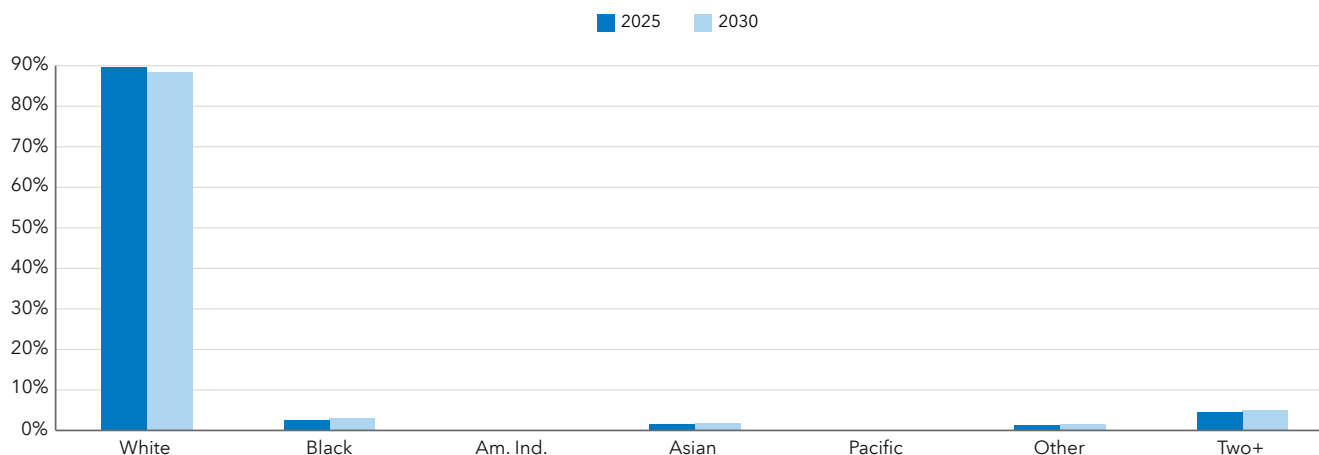
Key Indicators for 2025



Households by Income for 2025



Population by Race



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