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

8550 NE 138th Lane, Suite 2000 The Villages, FL 32159 fran@franakin.com















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'





FRAN DANN-AKIN, SIOR



Phase 2 Site Plan - 15 Lots Available

N	89'52'17"W 60.00' 75.00'	1335.25' 60.00' 65.00'	60.00' 75.00'	75.00' 60.00' 36	PI N86'52'17"W 163,60'
IRACI "S" WRA	N0705;42°E	135.08 N0'05'42"E 135.10' N0'05'42"E	135.12' N005'42'E 135.42'E N005'42'E	NG05,42°E 135,20° 135,22°	NOOS'42'E 135.13' 135.13' EASEMENT
	722.08'	S89°51'03"E	60.00 75.00 T		75.00 75.00 75.00 PI S89'54'18"E 164.27' W
03"E S89'51'03"E	£ 580,81,03	S89'51'03"E 1722.10' √	NE 125TH L	1/10	164.29'
00,	S89'51'03		120.00'		
132 15 N89'58'52"E 1 30'	30'	100	120 69 5	92 120.00° - 7.00° - 20.00° -	91 8
120.00'		EASEMENT 30, 30, 15, 20, 20, 15, 20, 20, 20, 20, 20, 20, 20, 20, 20, 20	120.00' S8	39'51'03"E 30' 30'	S89°54'18"E
® N89*58*52"E 188	1	9	S89'51'03"E	93 %	80 8
120.00' L	1 1	25. 17. 17. 17. 17. 17. 17. 17. 17. 17. 17	118 28.5	120.00' L	10589°53'22"E 9
120.00'	RECREAT AREA TRACT	101.	289 51 03 E	94 10 1951'03"E 1	89 89 8 89 89 8
130 N80.28,23,E [12]	1 1	081 189	117 % 589°51°03°E 58	120.08'	1 120.00' 50
120.00' 17		Z-Z-Z-	120.00'	95 igg 39'51'03"E	88 % \$2 \$88°53'22'E
8 130 00, 1		ER ER	\$89'51'03"E 10	96 18 T	8 87 8 8
137 137 156 4		48TH	115 68 88	39'51'03"E	S89*53'22'E 8
120.00° L	N90,00,00	E 28	120.00' . '8	97 18 4	0 86 6 13
N89'58'52"E 101	160.00	1 1 18	S89'51'03"E S8	39°51′03″E ≥	S89*53'22*E
120.00' R T TRACT 'P' L OPEN SPACE 15' D NB9'58'52"E 15' D	36.686	NO'01'08"W 989.95"	32 88 52	120.00' 98 97.00 88 98 97.00 88 98 97.00 89.00 89.0	85 85 14
TRACT "Q" PED. & UTILITY EASEMENT 1 "GO	15'		120.00'	120.00	TRACT "K" PED. & TRACT "F" PED. & UTILITY EASEMENT UTILITY EASEMENT
NB9"58"52"E 100 00 TRACT "R" 100 00 00 00 00 00 00 00 00 00 00 00 00	EASEMENT,	TYP.	112 % S89°53'55"E	99 (8)	84 S 15 N89'59'44"E 120.00'
N89'58'52"E 120.00' ≥	EASEMENT,	TYP.	120.00' TRACT "L" PED. 8	^{&} 120.00'	1 120.00'
20' EA		100.55	111 8 8		ရွိ လ ရှိ
, J		.700	120.00' ·_	120.00' L SY	
	N TRACT	1.0	S89'53'55"E 16	101 181 2 1	82 82 589°53'22"E
TRACT "V"	TRACT WRA	558.87 558.87	120.00	120.00'	1 120.00' 18
SPACE SPACE		11 1	120.00'	102 100 89'53'55"E	S80*53'22*F
666		25.00	4.00	120.00' 10	8 120.00'
NGC01'08"W		.00	107 8 88	9'53'55"E IEASEMENT	S89°53'22 E ® 20
2	i i i	4 S	S89'53'55"E 120.00'	120.00' [8 4	8 79 S
	l i	EASEMENT 15.	100 10 88	89'53'55"E EASEME	NT 0 21
1	1 1	SS: I	120.00'	105	120.00'
S89"53"51"E S89"53"51"E	S89°53'55		S89'53'55"E S8	105 18 1 105	\$89.53.22.E
81.58' 120.00'	160.00		120.00° 3'55"E	120.00'	288,29,357,E M 8 8
S89*53'51"E 71.52'140.Q0'	NE 125TH LO		901.58'	00'75.00'59.8	PI 55.44' 589'53'22"E 8 9 104.83'
[
135.20 13	TRACT "U"	135.17' 22. 100'06'38'E	135.16" 135.15" 135.15"	4 735.15° 135.15° 135.14°	135.00 63 8 E 135.12 1 135.00 68 8 E 135.00 69 8 E 135.00
SPACE 2	200.00'		5.00* 60.00* 65.0		
140.00	200.00	60.00	00.00 05.0	00' 75.00' 59.8	65,16' 60,00' 75,00'

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

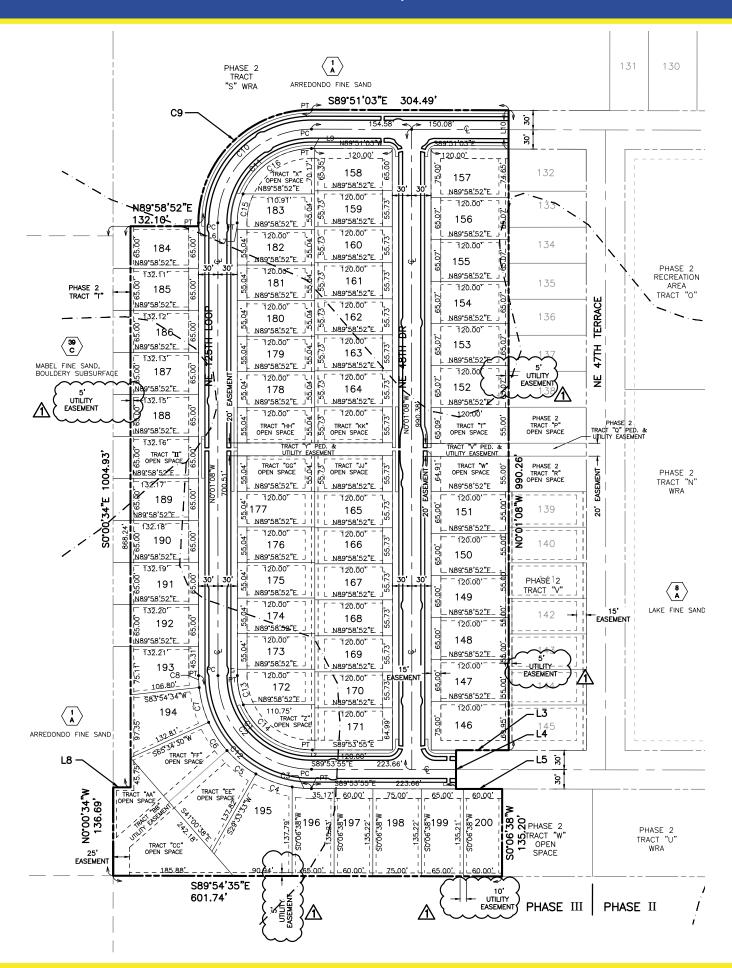
https://densanpartnersllc.com/densanpark/



FRAN DANN-AKIN, SIOR



Phase 3 Site Plan - 62 Lots Available



Aerial Phase 3





Aerial Phase 3



FRAN DANN-AKIN, SIOR



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

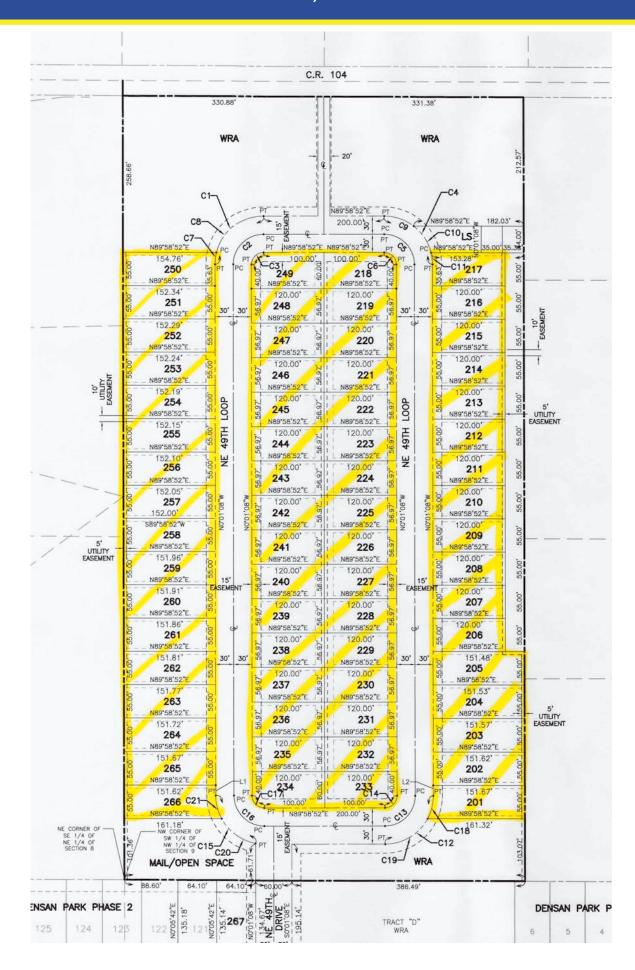
https://densanpartnersllc.com/densanpark/



FRAN DANN-AKIN, SIOR



Phase 4 Site Plan - 65 Lots Available



Aerial Phase 4





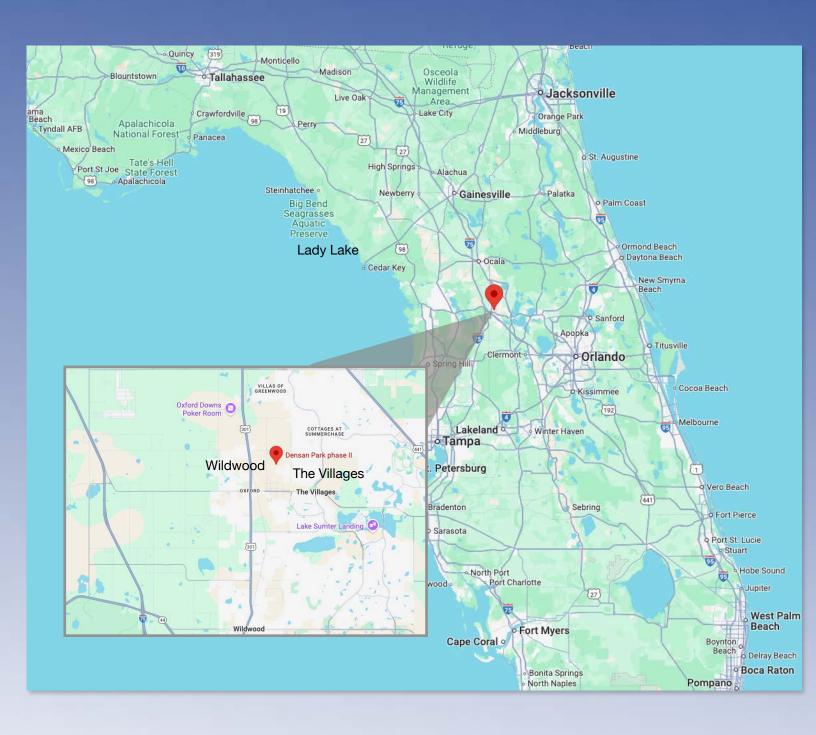
Aerial Phase 4



FRAN DANN-AKIN, SIOR



Location Map



Demographics

Demographic and Income Profile NE 126th Pl, Oxford, Florida, 34484

Median Household Income

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%

	20	2030		
Households by Income	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	-

1.7%

2.9%

2.5%

Demographics

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

B 16 1 A	Cens	us 2020	20	25	20:	30
Population by Age	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%

Dana and Fabricia.	Census 2020		2025		2030	
Race and Ethnicity	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%

Demographics

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

Key Indicators for 2025



87,697

Total Population



48,150

Total Households



1.81

Average Household Size



728

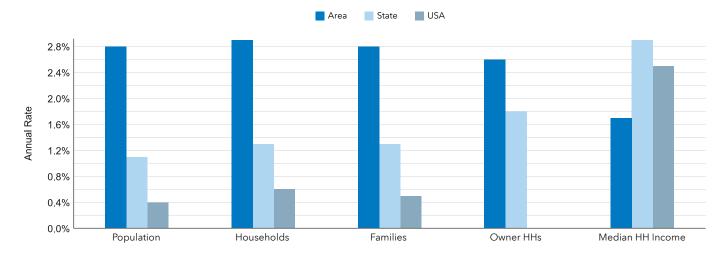
Median Age



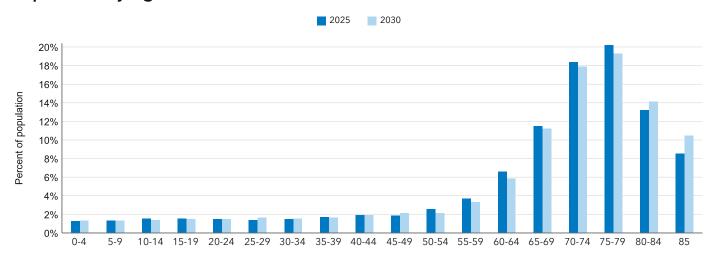
100,895

Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age





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

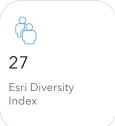
Key Indicators for 2025



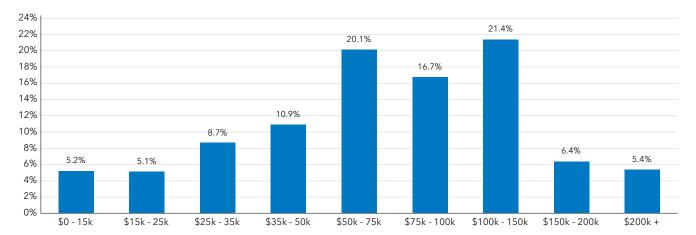




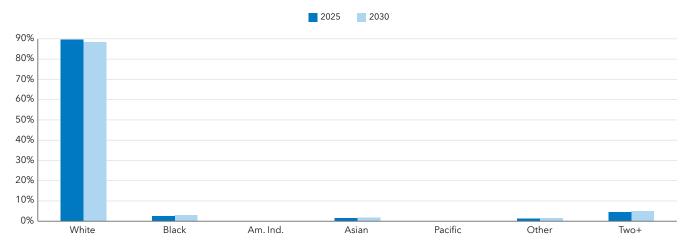




Households by Income for 2025



Population by Race



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.