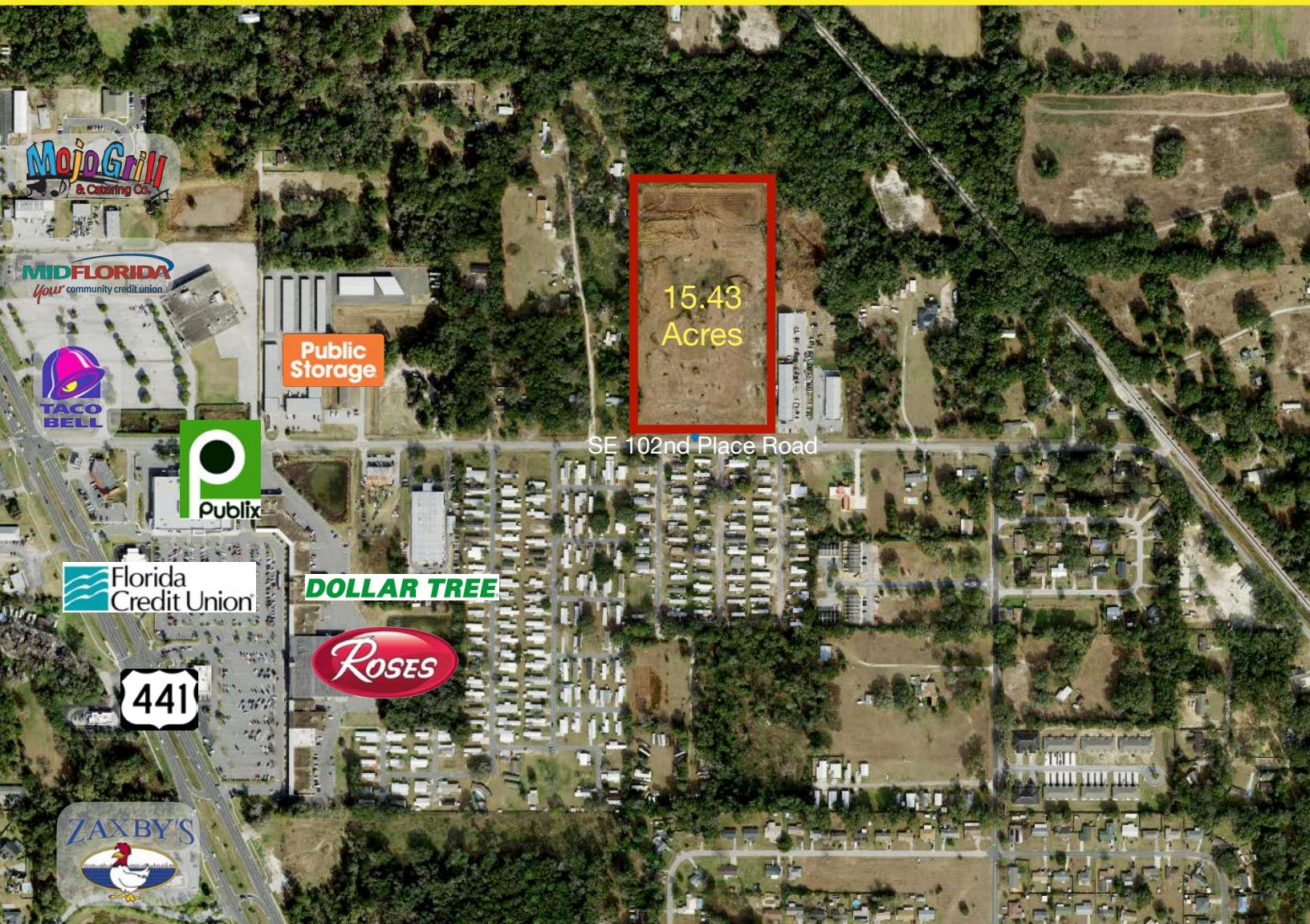


Available 15.43 Acres

0 SE 102nd Place Road
Bellevue, FL 34420

Offered at: \$1,500,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000
The Villages, FL 32159
fran@franakin.com
Direct: (352) 266-7795



Executive Summary

MULTIFAMILY DEVELOPMENT OPPORTUNITY

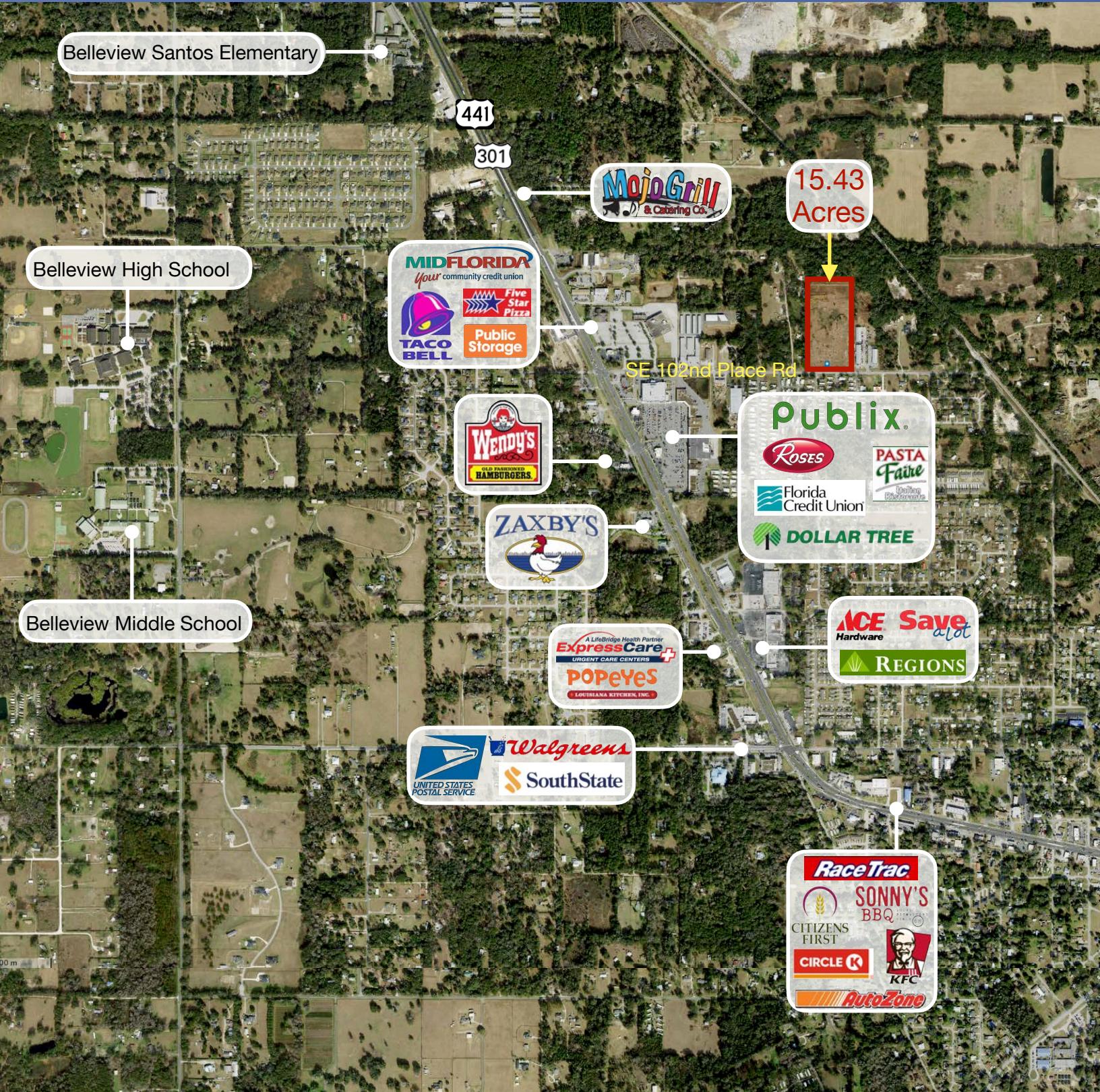
- 15.43 Acres
- Zoned R3, In City Limits of Belleview strategically positioned as one of the limited options to help fill the workforce rental supply void of the immediate area.
- Offering represents prior 166 Unit Townhouse development with underground & lift station completed in 2005.
- 15.43 Acres 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

FRAN DANN-AKIN, SIOR

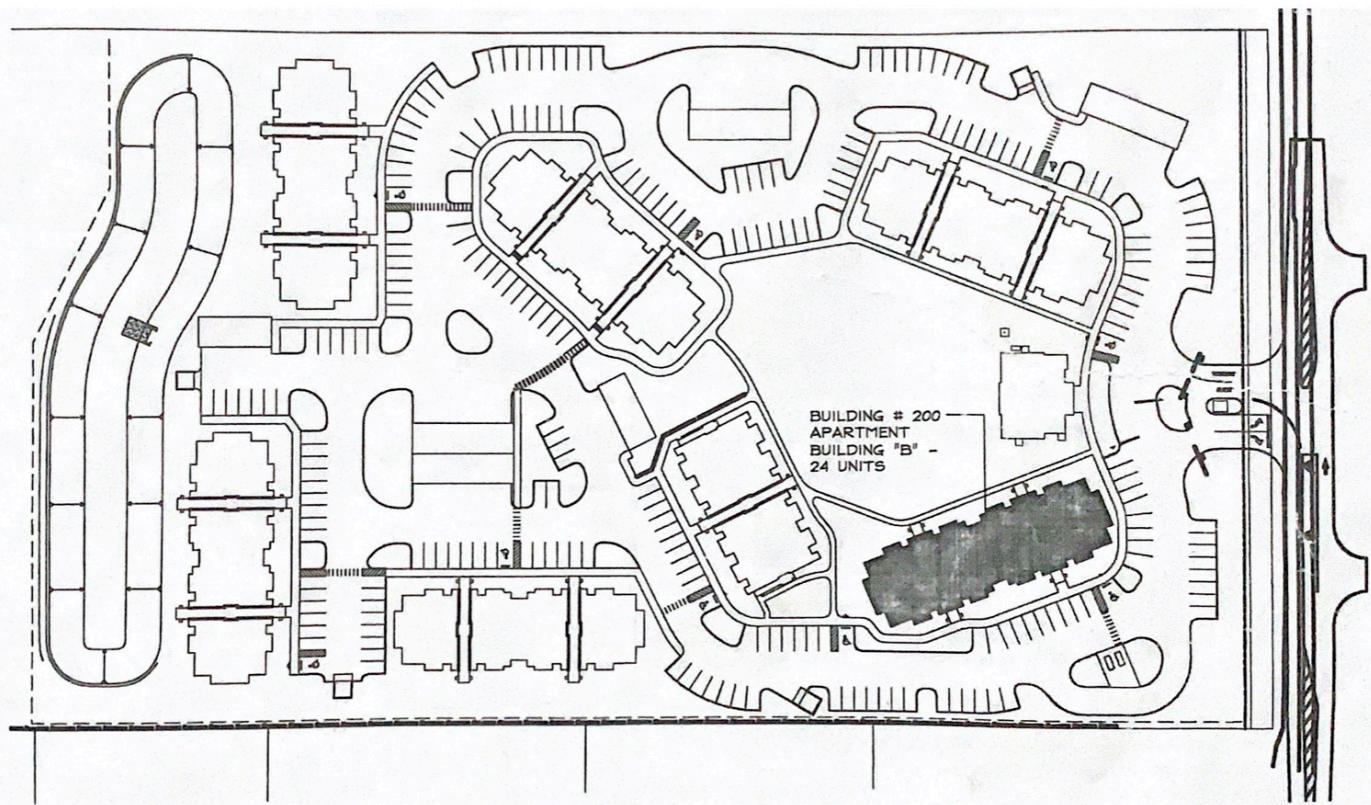
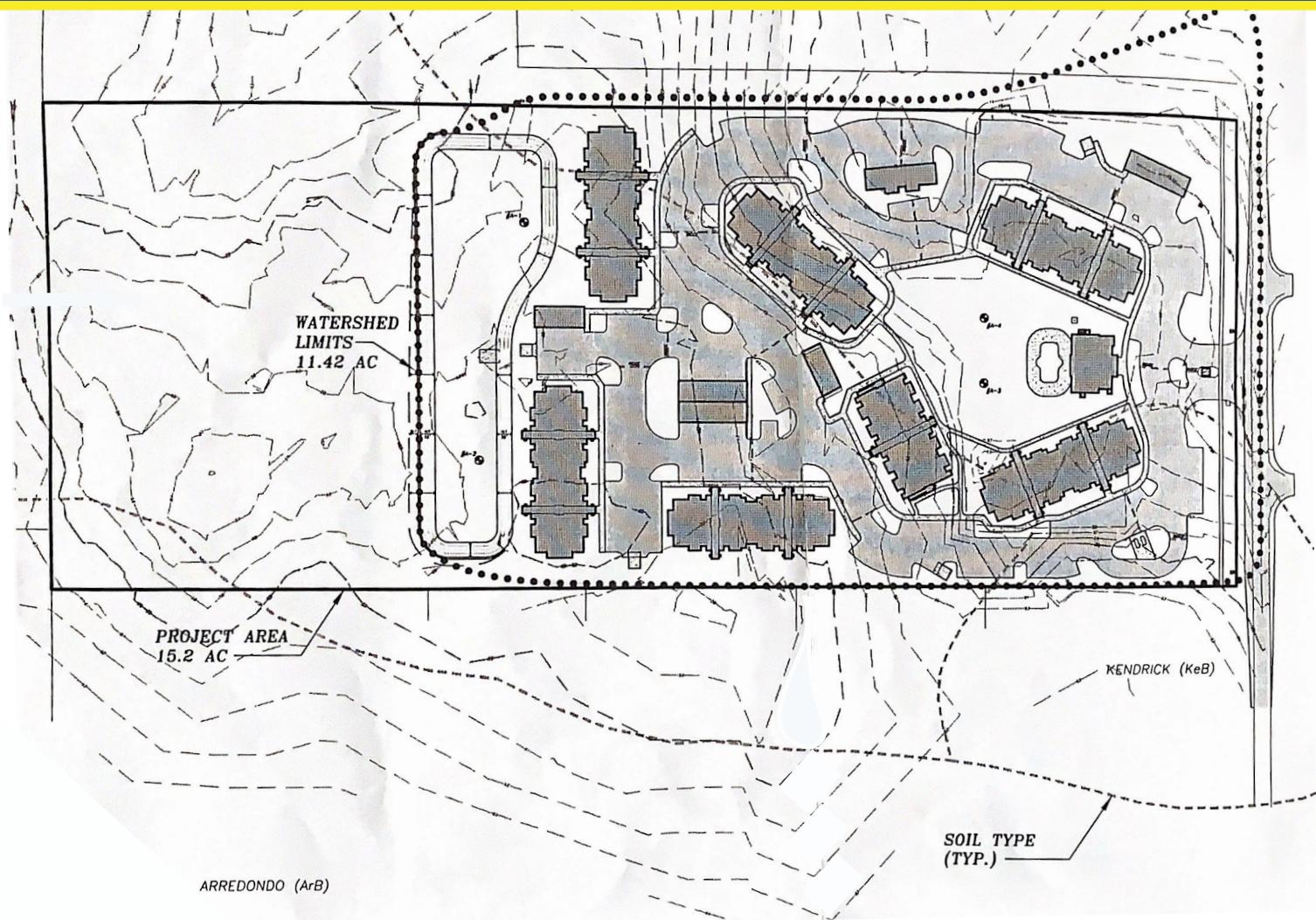
Direct: (352) 266-7795



Aerial Map with Amenities



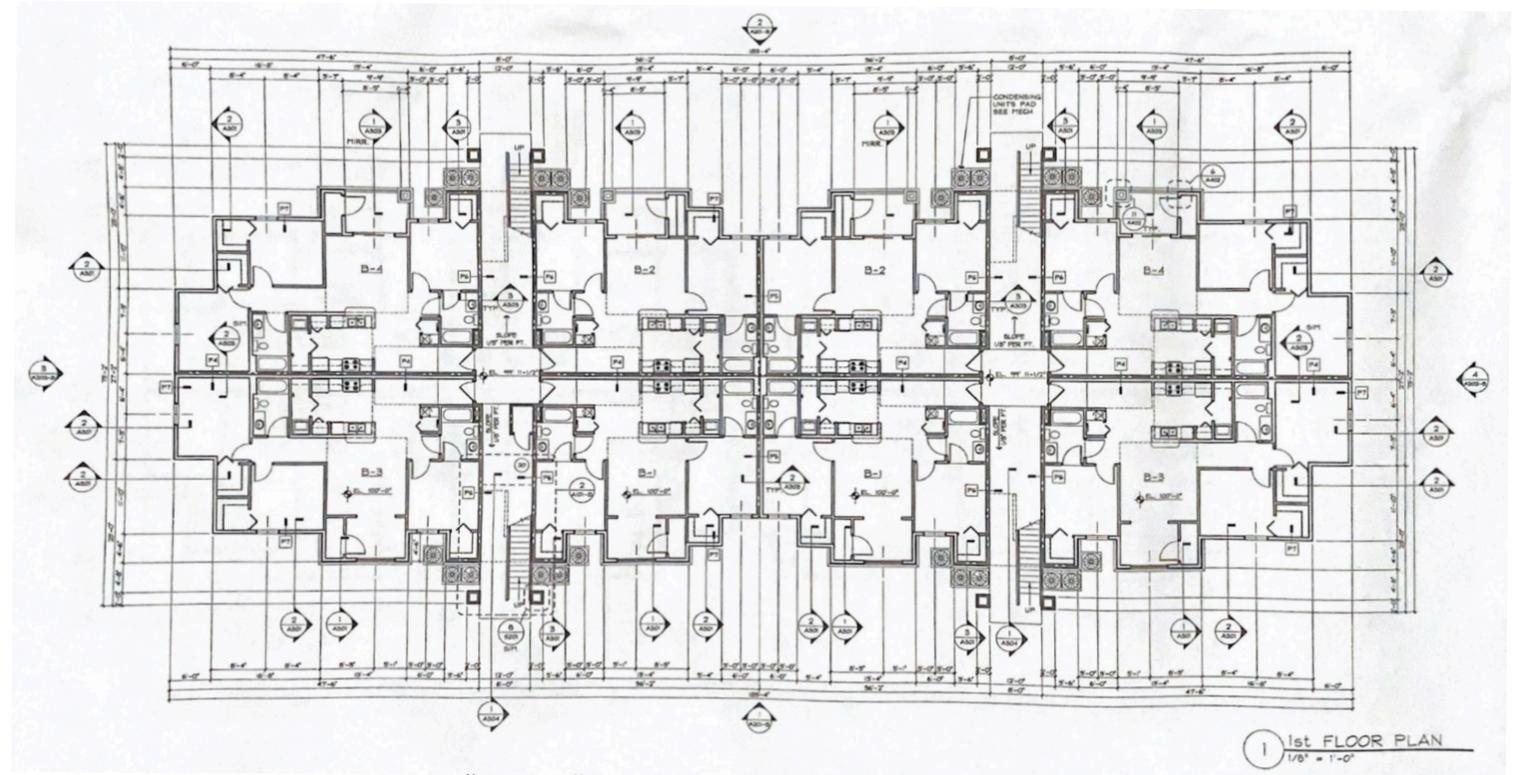
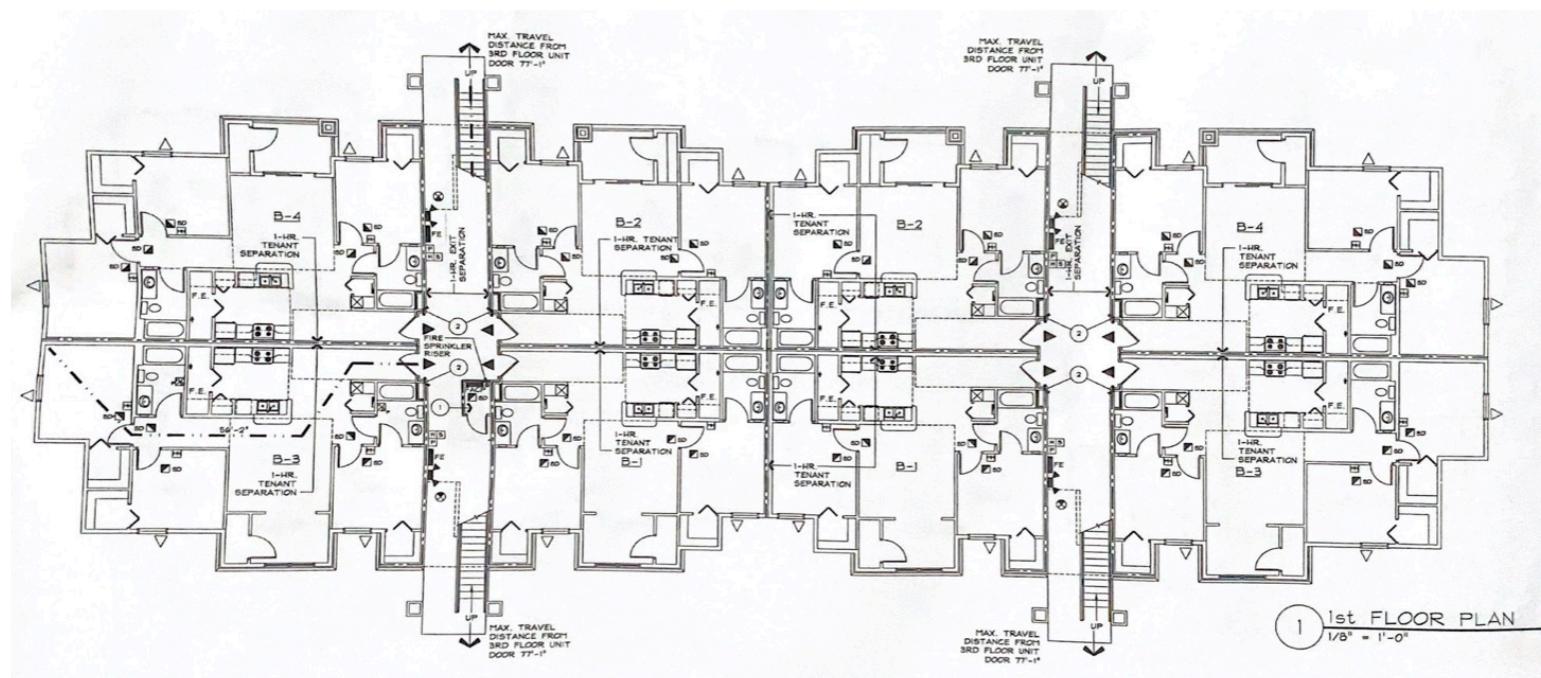
Site Plan



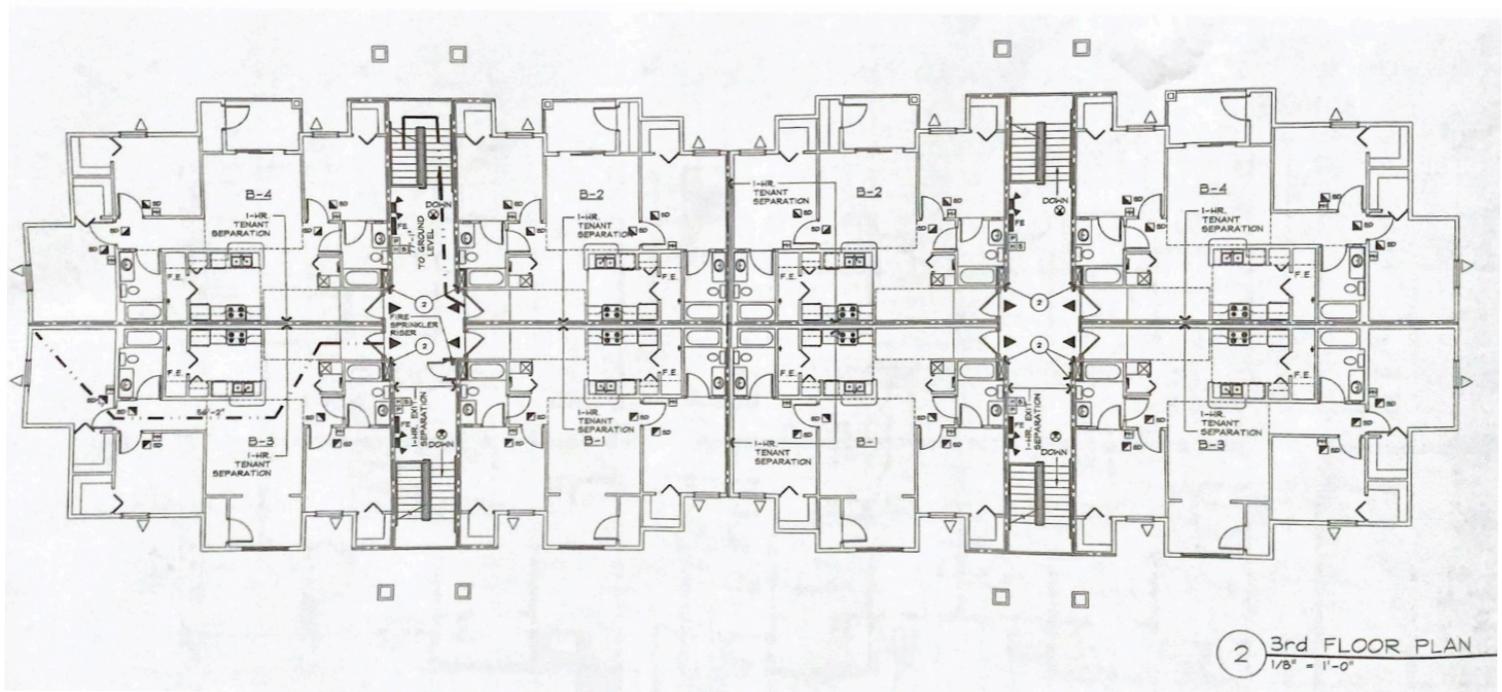
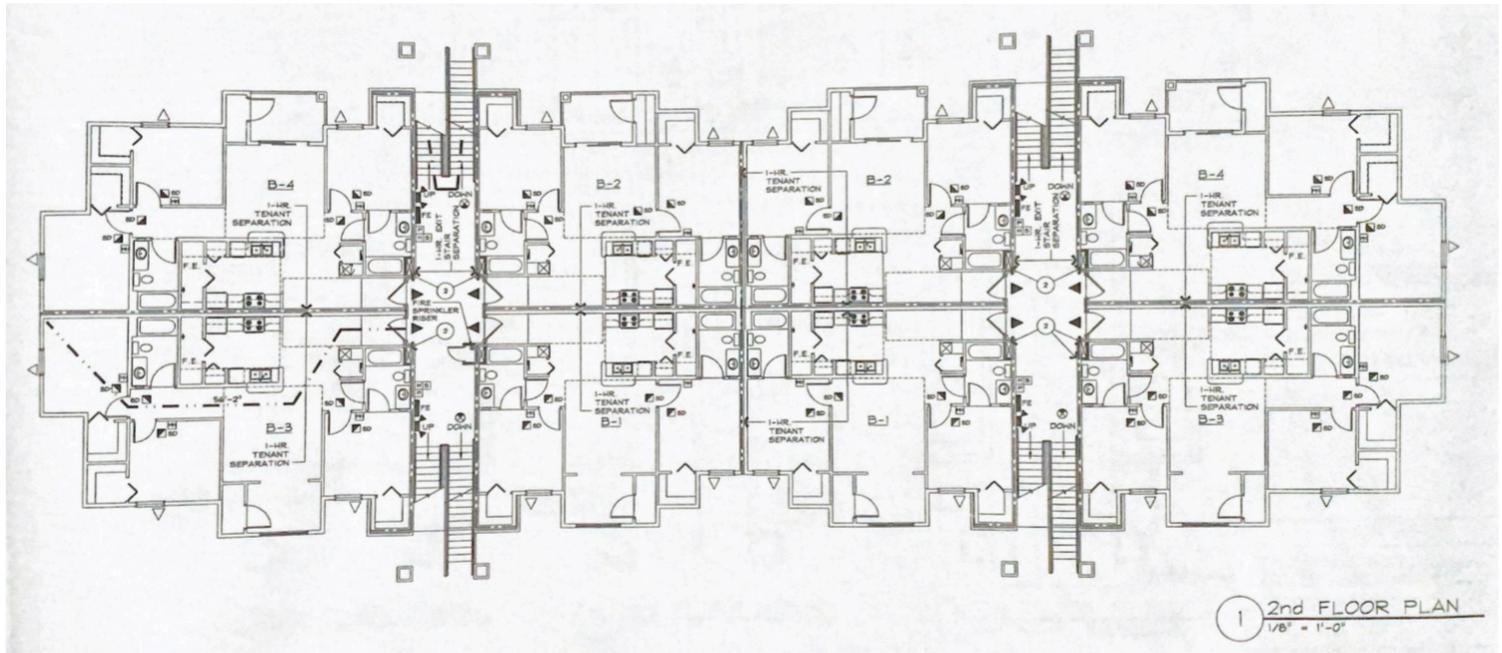
Front and Rear Elevations



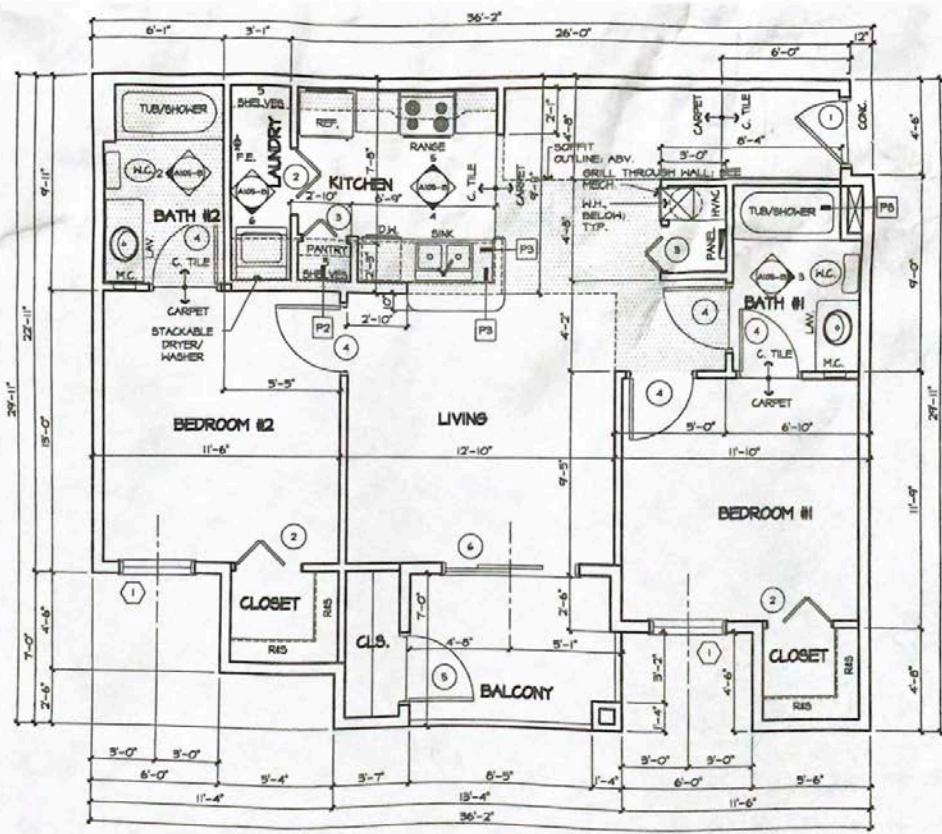
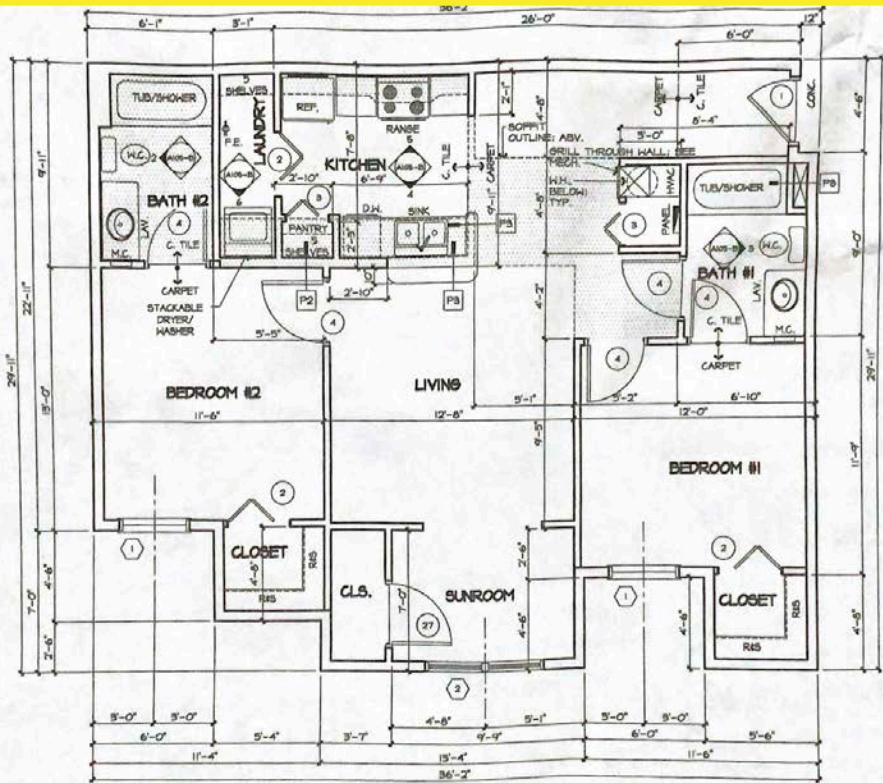
First Floor Plans



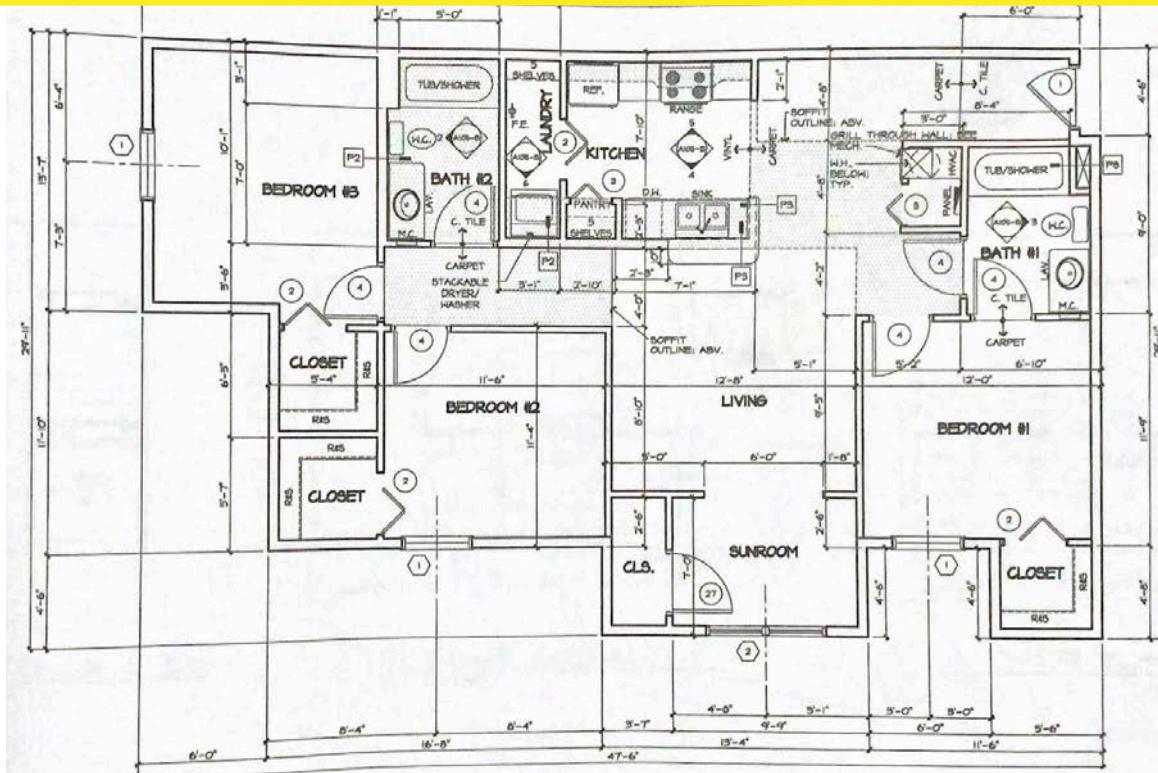
Second and Third Floor Plans



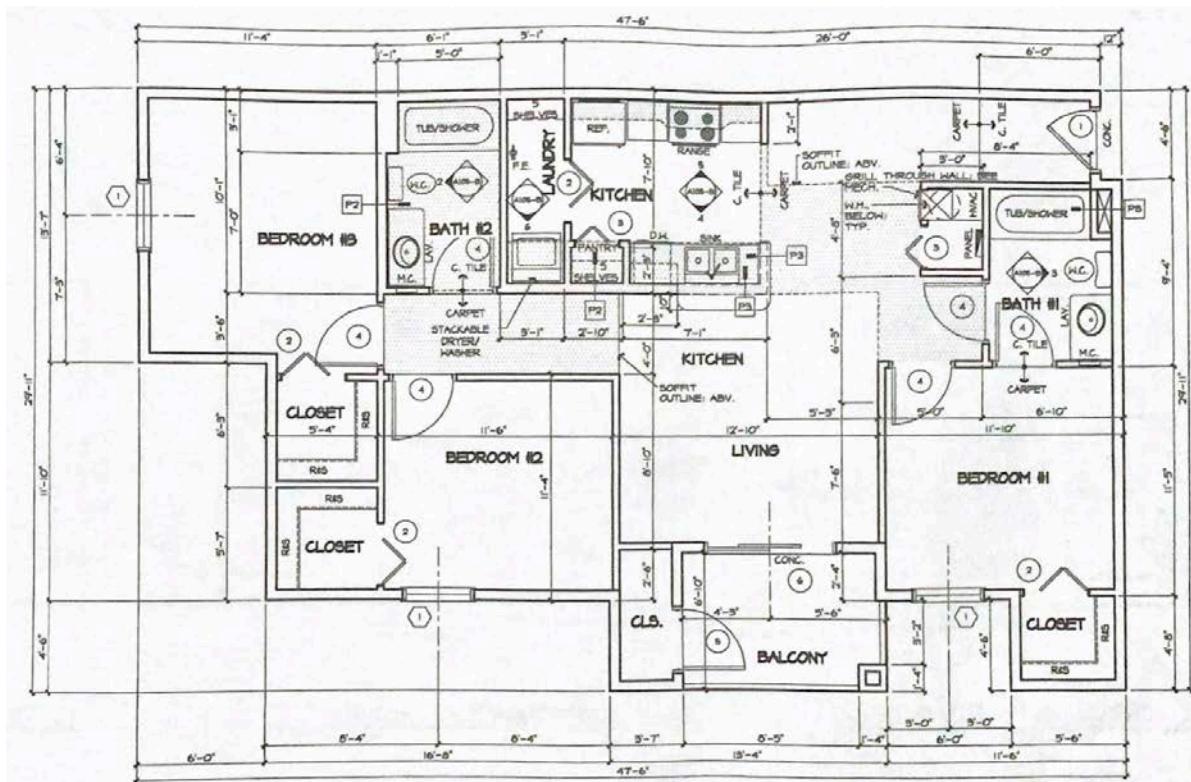
Type B Floor Plans, B-1 and B-2



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.

Demographics



Demographic and Income Profile

5051-5099 SE 102nd Pl, Bellevue, 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
0 - 4	3,066	6.1%	3,158	5.4%
5 - 9	3,230	6.4%	3,443	5.9%
10 - 14	3,401	6.8%	3,926	6.7%
15 - 19	3,430	6.8%	3,605	6.2%
20 - 24	2,585	5.1%	2,875	4.9%
25 - 34	5,374	10.7%	6,704	11.5%
35 - 44	5,893	11.7%	6,265	10.8%
45 - 54	6,844	13.6%	6,818	11.7%
55 - 64	6,233	12.4%	7,889	13.5%
65 - 74	5,925	11.8%	7,582	13.0%
75 - 84	3,340	6.6%	4,684	8.0%
85+	1,034	2.1%	1,325	2.3%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	40,023	79.5%	39,850	68.4%
Black Alone	6,412	12.7%	7,404	12.7%
American Indian Alone	240	0.5%	268	0.5%
Asian Alone	644	1.3%	780	1.3%
Pacific Islander Alone	33	0.1%	42	0.1%
Some Other Race Alone	1,718	3.4%	3,273	5.6%
Two or More Races	1,286	2.6%	6,657	11.4%
Hispanic Origin (Any Race)	6,494	12.9%	10,260	17.6%

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.

October 24, 2024

Demographics

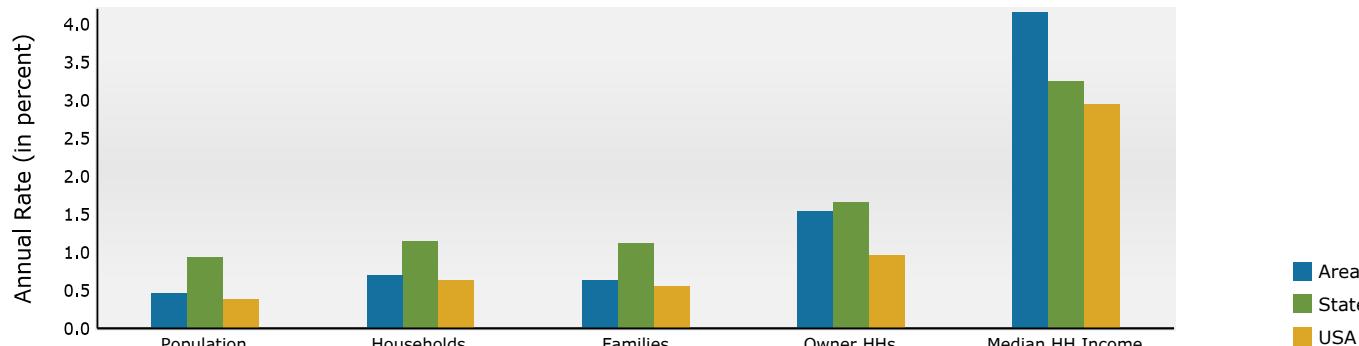


Demographic and Income Profile

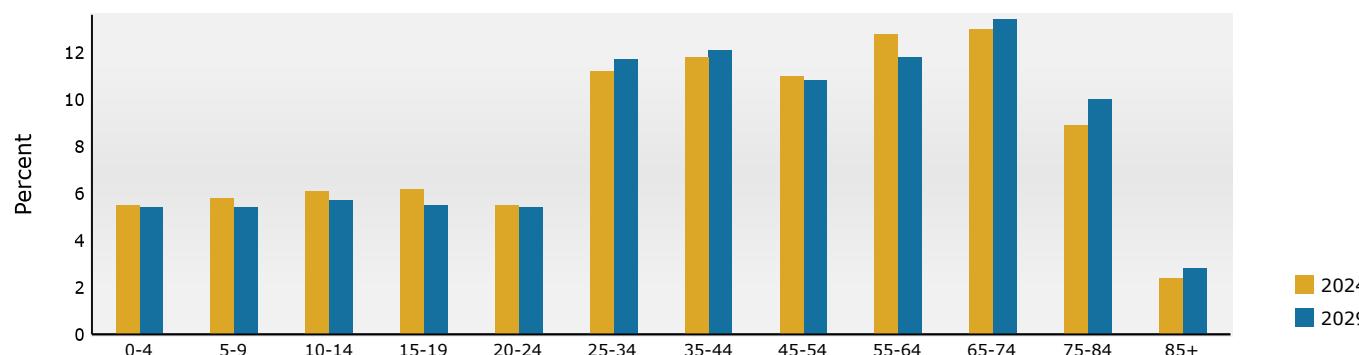
5051-5099 SE 102nd Pl, Bellevue, Florida, 34420
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Latitude: 29.07346
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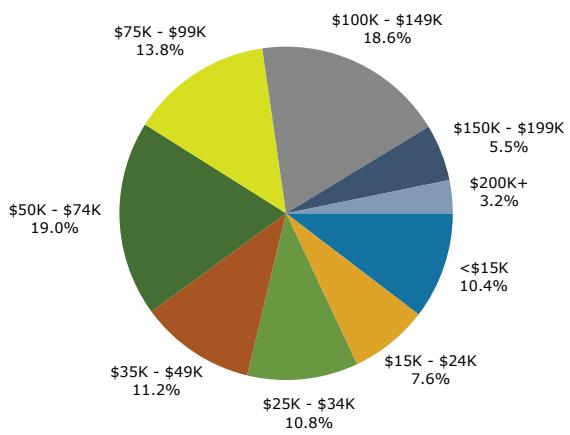
Trends 2024-2029



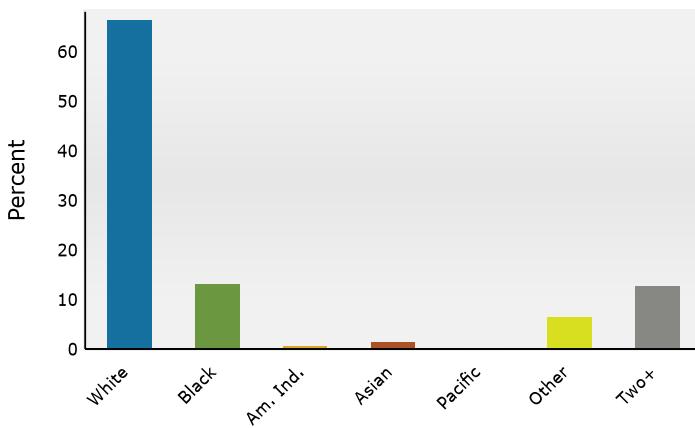
Population by Age



2024 Household Income



2024 Population by Race



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

October 24, 2024

Traffic Count



THE SCIENCE OF WHERE®

Traffic Count Map

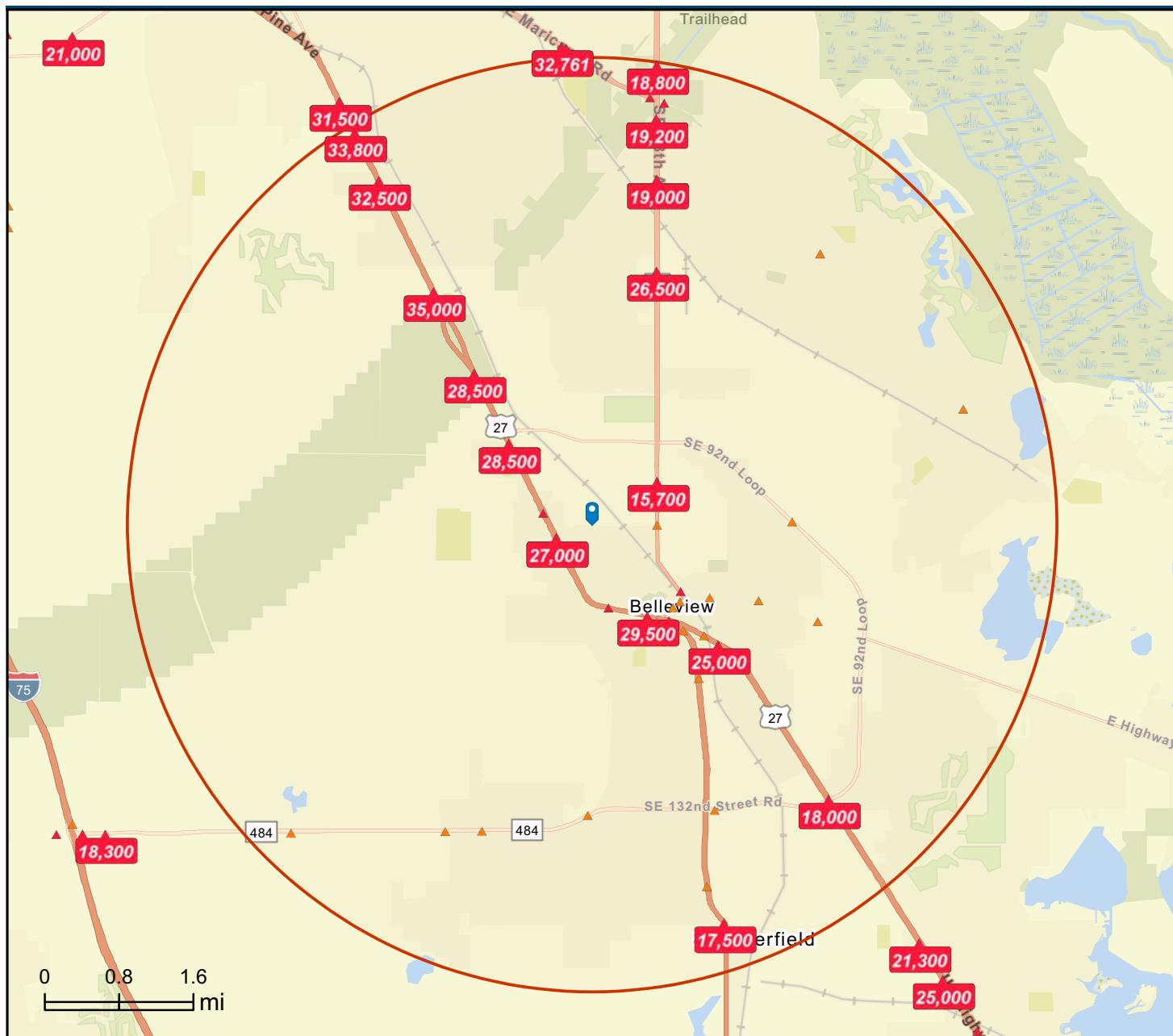
5051-5099 SE 102nd Pl, Belleview, Florida, 34420

Rings: 5 mile radii

Prepared by Esri

Latitude: 29.07346

Longitude: -82.06512



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