

9883 N US HIGHWAY 301

WILDWOOD, FL 34785

FOR SALE
\$500,000

2.64 Acres

Zoned RR1-C

2 Homes on
Property



FRAN AKIN, SIOR

16570 Highway 441
Summerfield, FL 34491

Fran@FranDann.com

Direct: (352) 266-7795



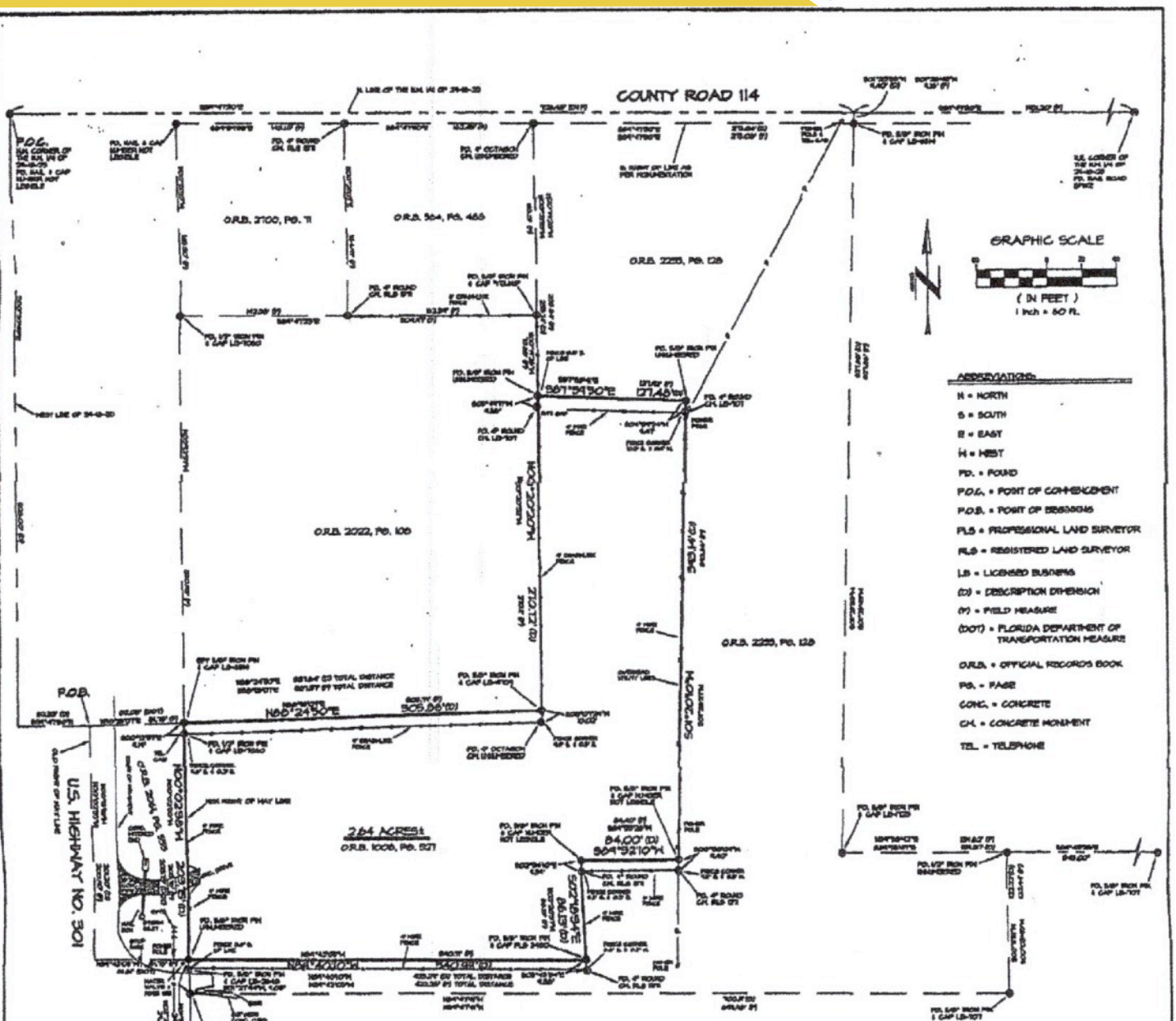
AERIAL & LOCATION INFORMATION



PROPERTY INFORMATION

- For Sale \$500,000
- 2.64 Acres ~ Zoned RR1-C and FLU: Industrial presently in county and property is surrounded on 3 sides by City of Wildwood
- Highly visible site on US 301 plus easement to CR 114 just north of site
- Water and sewer available at time of possible annexation
- 2 homes, presently occupied
- Between 2 Villages town centers of Sumter Landing and Brownwood

SURVEY FOR BOUNDARY LINE AGREEMENT



- ABBREVIATIONS:**
- N = NORTH
 - S = SOUTH
 - E = EAST
 - H = WEST
 - POB = POINT
 - P.O.A. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - PLS = PROFESSIONAL LAND SURVEYOR
 - RLS = REGISTERED LAND SURVEYOR
 - LS = LICENSED SURVEYOR
 - (D) = DESCRIPTION DIMENSION
 - (M) = FIELD MEASURE
 - (DOT) = FLORIDA DEPARTMENT OF TRANSPORTATION MEASURE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - CONC. = CONCRETE
 - CH. = CONCRETE MONUMENT
 - TEL. = TELEPHONE

DESCRIPTION:

FROM THE NORTH-WEST CORNER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 0°20'43" EAST FOR 528.0 FEET; THENCE SOUTH 89°41'50" EAST TO A CONCRETE MONUMENT, 62.55 FEET, LOCATED ON THE EAST RIGHT OF WAY OF U.S. HIGHWAY NO. 301 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 88°24'50" EAST 587.64 FEET; THENCE NORTH 0°20'20" WEST 210.12 FEET; THENCE SOUTH 87°34'50" EAST 127.48 FEET; THENCE SOUTH 01°20'10" WEST 348.14 FEET; THENCE SOUTH 84°32'10" WEST 84.00 FEET; THENCE SOUTH 02°18'34" EAST 86.13 FEET; THENCE NORTH 89°40'10" WEST 425.24 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 301; THENCE NORTH 0°15'10" WEST ALONG SAID EASTERLY RIGHT OF WAY 201.20 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10.0 FT. POWER LINE EASEMENT, LOCATED ABOUT 600 FT. SOUTH FROM LAKE MIONA HEIGHTS ROAD. ALSO LESS, THAT PART DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 2061, PAGE 553, SUMTER COUNTY, FLORIDA.

- NOTES:**
- 1) BEGINNINGS ARE BASED ON THE NORTH LINE OF THE N/4 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S. 89°41'50" E, ASSUMED MERIDIAN.
 - 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - 3) INTERIOR IMPROVEMENTS, OTHER THAN SHOWN, WERE NOT LOCATED.
 - 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
 - 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
 - 6) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 120-F, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 473.007, FLORIDA STATUTES.

DOUGLAS C. WARD
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. 4495

FORM 03073-650	WSI PROFESSIONAL SURVEYING & MAPPING WADE SURVEYING, INC. L.P. 824	FAB 03073-071
1008 TRACY AVENUE	LAKY LAKE, FLORIDA 32071	
BOUNDARY SURVEY certified to: ROBERT J. BALLOU, FRANK H. NICHOLSON, II and McLIN & BURSED, P.A.		
DATE OF THIS SURVEY 06/28/14	DATE OF THIS MAP 06/28/14	
SCALE OF SURVEY 1" = 60'	SCALE OF MAP 1" = 60'	
A PORTION OF THE N/4 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.		

DATE OF SURVEY	06/28/14
DATE OF MAP	06/28/14
DATE OF PLAT	06/28/14

DEMOGRAPHIC & INCOME PROFILE



Demographic and Income Profile

9883 N US Highway 301, Wildwood, Florida, 34785
 Drive Time: 7 minute radius

Prepared by Esri
 Latitude: 28.90016
 Longitude: -82.03615

Summary	Census 2010	2021	2026			
Population	12,609	14,885	18,130			
Households	5,720	6,989	8,540			
Families	4,136	5,053	6,073			
Average Household Size	2.17	2.13	2.12			
Owner Occupied Housing Units	5,003	6,253	7,619			
Renter Occupied Housing Units	717	736	922			
Median Age	62.7	63.7	64.3			
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	4.02%	1.31%	0.71%			
Households	4.09%	1.27%	0.71%			
Families	3.75%	1.22%	0.64%			
Owner HHs	4.03%	1.45%	0.91%			
Median Household Income	1.94%	2.38%	2.41%			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	576	8.2%	589	6.9%		
\$15,000 - \$24,999	583	8.3%	604	7.1%		
\$25,000 - \$34,999	532	7.6%	572	6.7%		
\$35,000 - \$49,999	810	11.6%	910	10.7%		
\$50,000 - \$74,999	1,503	21.5%	1,826	21.4%		
\$75,000 - \$99,999	1,190	17.0%	1,565	18.3%		
\$100,000 - \$149,999	913	13.1%	1,209	14.2%		
\$150,000 - \$199,999	488	7.0%	732	8.6%		
\$200,000+	395	5.7%	533	6.2%		
Median Household Income	\$64,132		\$70,600			
Average Household Income	\$85,794		\$95,355			
Per Capita Income	\$42,334		\$47,152			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	395	3.1%	458	3.1%	589	3.2%
5 - 9	404	3.2%	465	3.1%	588	3.2%
10 - 14	365	2.9%	478	3.2%	595	3.3%
15 - 19	390	3.1%	434	2.9%	572	3.2%
20 - 24	286	2.3%	423	2.8%	491	2.7%
25 - 34	680	5.4%	943	6.3%	1,150	6.3%
35 - 44	639	5.1%	890	6.0%	1,169	6.4%
45 - 54	1,037	8.2%	912	6.1%	1,076	5.9%
55 - 64	3,062	24.3%	2,983	20.0%	3,173	17.5%
65 - 74	3,880	30.8%	5,201	34.9%	6,297	34.7%
75 - 84	1,161	9.2%	1,415	9.5%	2,066	11.4%
85+	310	2.5%	285	1.9%	366	2.0%
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	10,604	84.1%	12,349	83.0%	14,892	82.1%
Black Alone	1,637	13.0%	1,843	12.4%	2,284	12.6%
American Indian Alone	32	0.3%	38	0.3%	50	0.3%
Asian Alone	84	0.7%	193	1.3%	266	1.5%
Pacific Islander Alone	3	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	139	1.1%	295	2.0%	406	2.2%
Two or More Races	109	0.9%	164	1.1%	227	1.3%
Hispanic Origin (Any Race)	609	4.8%	1,147	7.7%	1,574	8.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

DEMOGRAPHIC & INCOME PROFILE

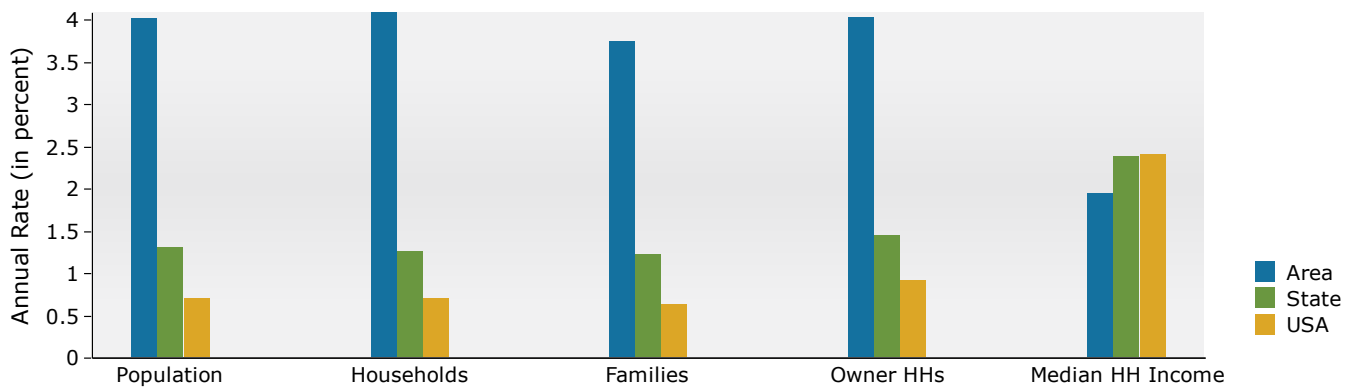


Demographic and Income Profile

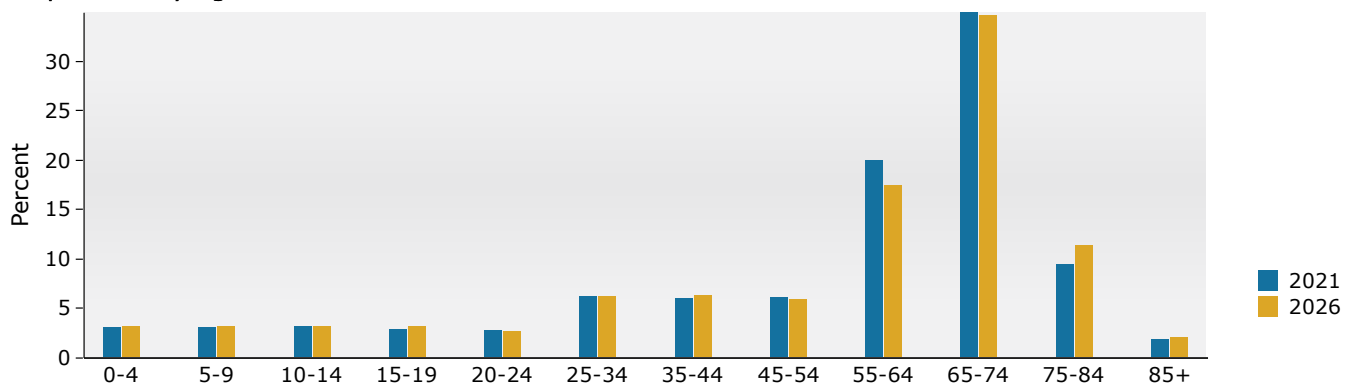
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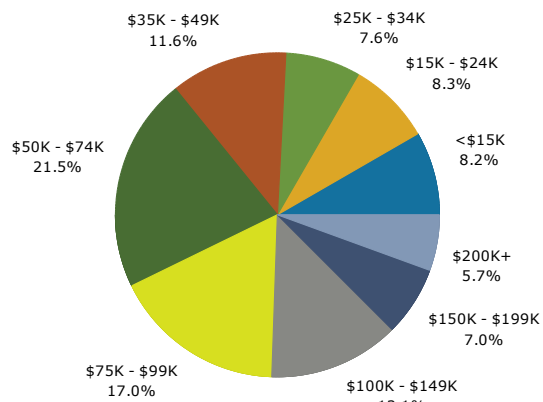
Trends 2021-2026



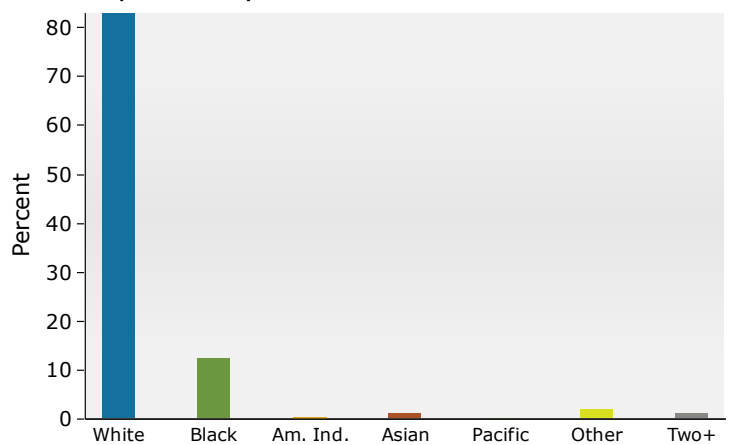
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

MEDICAL EXPENDITURES



Medical Expenditures

9883 N US Highway 301, Wildwood, Florida, 34785
Drive Time: 7 minute radius

Prepared by Esri
Latitude: 28.90016
Longitude: -82.03615

Demographic Summary		2021	2026
Population		14,885	18,130
Households		6,989	8,540
Families		5,053	6,073
Median Household Income		\$64,132	\$70,600
Males per 100 Females		95.6	97.8
Population by Age			
Population <5 Years		3.1%	3.2%
Population 65+ Years		46.4%	48.1%
Median Age		63.7	64.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	109	\$6,787.40	\$47,437,166
Medical Care	112	\$2,366.07	\$16,536,449
Physician Services	99	\$250.13	\$1,748,130
Dental Services	119	\$479.54	\$3,351,522
Eyecare Services	109	\$74.80	\$522,752
Lab Tests, X-rays	96	\$66.36	\$463,796
Hospital Room and Hospital Services	95	\$190.29	\$1,329,942
Convalescent or Nursing Home Care	181	\$61.00	\$426,304
Other Medical Services (1)	96	\$147.70	\$1,032,300
Nonprescription Drugs	103	\$159.99	\$1,118,147
Prescription Drugs	115	\$382.69	\$2,674,647
Nonprescription Vitamins	131	\$128.89	\$900,787
Medicare Prescription Drug Premium	149	\$176.68	\$1,234,799
Eyeglasses and Contact Lenses	96	\$92.96	\$649,669
Hearing Aids	156	\$64.01	\$447,380
Medical Equipment for General Use	112	\$6.93	\$48,410
Other Medical Supplies/Equipment (2)	112	\$84.11	\$587,865
Health Insurance	107	\$4,421.34	\$30,900,717
Blue Cross/Blue Shield	90	\$971.38	\$6,788,953
Fee for Service Health Plan	90	\$754.68	\$5,274,445
HMO	83	\$610.07	\$4,263,749
Medicare Payments	146	\$1,215.50	\$8,495,160
Long Term Care Insurance	135	\$67.29	\$470,281
Dental Care Insurance	94	\$144.80	\$1,012,025
Vision Care Insurance	88	\$30.68	\$214,424
Prescription Drug Insurance	114	\$8.74	\$61,099
Other Single Service Insurance (3)	108	\$20.47	\$143,072
Medicaid Premiums	75	\$7.53	\$52,607
Tricare/Military Premiums	111	\$8.54	\$59,709
Children's Health Ins Program Premiums	77	\$1.99	\$13,883

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 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

RETAIL GOODS & SERVICES EXPENDITURES



Retail Goods and Services Expenditures

9883 N US Highway 301, Wildwood, Florida, 34785
 Drive Time: 7 minute radius

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 Latitude: 28.90016
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Top Tapestry Segments	Percent	Demographic Summary	2021	2026
The Elders (9C)	62.4%	Population	14,885	18,130
Traditional Living (12B)	12.5%	Households	6,989	8,540
Down the Road (10D)	10.0%	Families	5,053	6,073
Southern Satellites (10A)	9.6%	Median Age	63.7	64.3
Modest Income Homes (12D)	3.9%	Median Household Income	\$64,132	\$70,600
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		89	\$1,897.28	\$13,260,094
Men's		100	\$406.17	\$2,838,710
Women's		93	\$689.53	\$4,819,112
Children's		72	\$223.19	\$1,559,877
Footwear		85	\$424.30	\$2,965,426
Watches & Jewelry		87	\$112.51	\$786,361
Apparel Products and Services (1)		105	\$55.40	\$387,202
Computer				
Computers and Hardware for Home Use		95	\$160.10	\$1,118,957
Portable Memory		91	\$3.95	\$27,621
Computer Software		90	\$8.66	\$60,531
Computer Accessories		106	\$19.02	\$132,927
Entertainment & Recreation		95	\$3,078.65	\$21,516,680
Fees and Admissions		91	\$670.80	\$4,688,231
Membership Fees for Clubs (2)		91	\$227.09	\$1,587,121
Fees for Participant Sports, excl. Trips		115	\$133.04	\$929,841
Tickets to Theatre/Operas/Concerts		93	\$75.21	\$525,624
Tickets to Movies		89	\$49.48	\$345,838
Tickets to Parks or Museums		93	\$31.55	\$220,485
Admission to Sporting Events, excl. Trips		86	\$55.14	\$385,344
Fees for Recreational Lessons		70	\$98.43	\$687,915
Dating Services		73	\$0.87	\$6,063
TV/Video/Audio		101	\$1,187.40	\$8,298,726
Cable and Satellite Television Services		106	\$856.74	\$5,987,776
Televisions		94	\$104.90	\$733,170
Satellite Dishes		85	\$1.33	\$9,288
VCRs, Video Cameras, and DVD Players		88	\$4.31	\$30,124
Miscellaneous Video Equipment		96	\$14.89	\$104,096
Video Cassettes and DVDs		92	\$7.08	\$49,506
Video Game Hardware/Accessories		78	\$22.50	\$157,261
Video Game Software		85	\$13.56	\$94,767
Rental/Streaming/Downloaded Video		88	\$61.52	\$429,968
Installation of Televisions		141	\$1.04	\$7,285
Audio (3)		90	\$96.86	\$676,967
Rental and Repair of TV/Radio/Sound Equipment		90	\$2.65	\$18,519
Pets		97	\$707.55	\$4,945,056
Toys/Games/Crafts/Hobbies (4)		86	\$99.77	\$697,285
Recreational Vehicles and Fees (5)		80	\$89.95	\$628,638
Sports/Recreation/Exercise Equipment (6)		84	\$151.79	\$1,060,854
Photo Equipment and Supplies (7)		84	\$38.44	\$268,643
Reading (8)		108	\$111.41	\$778,618
Catered Affairs (9)		74	\$21.72	\$151,770
Food		95	\$8,767.17	\$61,273,730
Food at Home		97	\$5,277.26	\$36,882,750
Bakery and Cereal Products		96	\$671.01	\$4,689,721
Meats, Poultry, Fish, and Eggs		96	\$1,137.21	\$7,947,977
Dairy Products		97	\$528.62	\$3,694,493
Fruits and Vegetables		98	\$1,036.19	\$7,241,900
Snacks and Other Food at Home (10)		97	\$1,904.23	\$13,308,658
Food Away from Home		92	\$3,489.91	\$24,390,980
Alcoholic Beverages		96	\$604.28	\$4,223,311

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 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

RETAIL GOODS & SERVICES EXPENDITURES



Retail Goods and Services Expenditures

9883 N US Highway 301, Wildwood, Florida, 34785
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	110	\$29,990.26	\$209,601,899
Value of Retirement Plans	99	\$99,384.24	\$694,596,464
Value of Other Financial Assets	142	\$12,176.93	\$85,104,592
Vehicle Loan Amount excluding Interest	93	\$2,668.23	\$18,648,242
Value of Credit Card Debt	92	\$2,543.79	\$17,778,566
Health			
Nonprescription Drugs	103	\$159.99	\$1,118,147
Prescription Drugs	115	\$382.69	\$2,674,647
Eyeglasses and Contact Lenses	96	\$92.96	\$649,669
Home			
Mortgage Payment and Basics (11)	91	\$9,742.16	\$68,087,991
Maintenance and Remodeling Services	106	\$3,050.25	\$21,318,229
Maintenance and Remodeling Materials (12)	95	\$589.20	\$4,117,938
Utilities, Fuel, and Public Services	99	\$4,928.66	\$34,446,413
Household Furnishings and Equipment			
Household Textiles (13)	92	\$93.32	\$652,235
Furniture	91	\$579.15	\$4,047,702
Rugs	98	\$30.85	\$215,585
Major Appliances (14)	100	\$376.16	\$2,628,972
Housewares (15)	103	\$91.07	\$636,517
Small Appliances	94	\$49.21	\$343,930
Luggage	100	\$16.80	\$117,441
Telephones and Accessories	99	\$98.83	\$690,740
Household Operations			
Child Care	66	\$347.81	\$2,430,849
Lawn and Garden (16)	108	\$542.40	\$3,790,831
Moving/Storage/Freight Express	93	\$66.31	\$463,434
Housekeeping Supplies (17)	104	\$809.85	\$5,660,036
Insurance			
Owners and Renters Insurance	106	\$662.89	\$4,632,930
Vehicle Insurance	97	\$1,805.34	\$12,617,500
Life/Other Insurance	97	\$584.93	\$4,088,083
Health Insurance	107	\$4,421.34	\$30,900,717
Personal Care Products (18)	99	\$490.77	\$3,430,017
School Books and Supplies (19)	87	\$113.50	\$793,227
Smoking Products	89	\$342.29	\$2,392,240
Transportation			
Payments on Vehicles excluding Leases	92	\$2,389.01	\$16,696,802
Gasoline and Motor Oil	93	\$2,229.63	\$15,582,917
Vehicle Maintenance and Repairs	99	\$1,102.25	\$7,703,607
Travel			
Airline Fares	97	\$611.89	\$4,276,490
Lodging on Trips	97	\$690.59	\$4,826,547
Auto/Truck Rental on Trips	100	\$55.02	\$384,541
Food and Drink on Trips	97	\$581.39	\$4,063,352

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September 07, 2021

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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 and Supplies** 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 and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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September 07, 2021

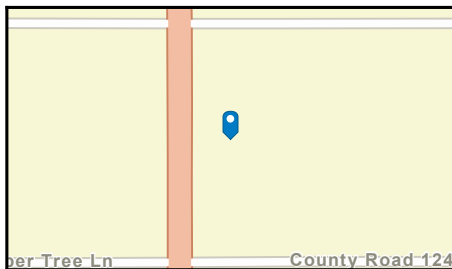
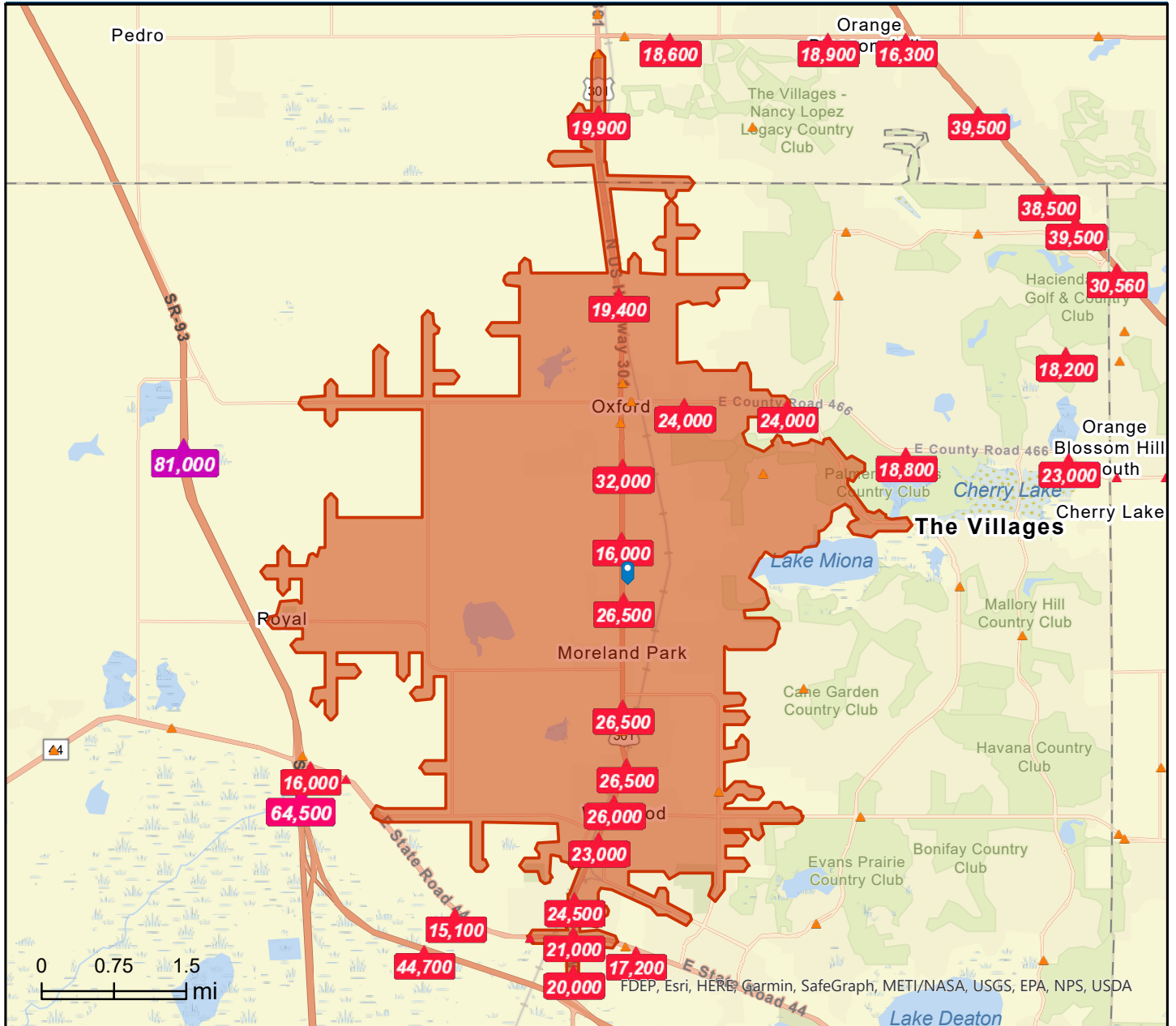
TRAFFIC COUNT MAP



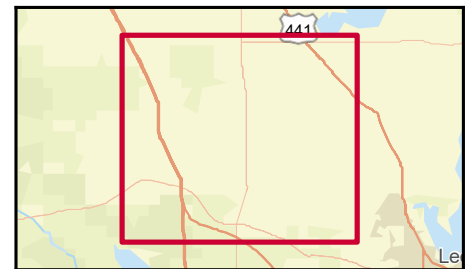
Traffic Count Map

9883 N US Highway 301, Wildwood, Florida, 34785
 Drive Time: 7 minute radii

Prepared by Esri
 Latitude: 28.90016
 Longitude: -82.03615



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q2 2021).



DISCLAIMER

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