

12 ACRES

COMMERCIAL / C-2 ZONING

\$850,000

4040 CR 104, Oxford, FL 3448



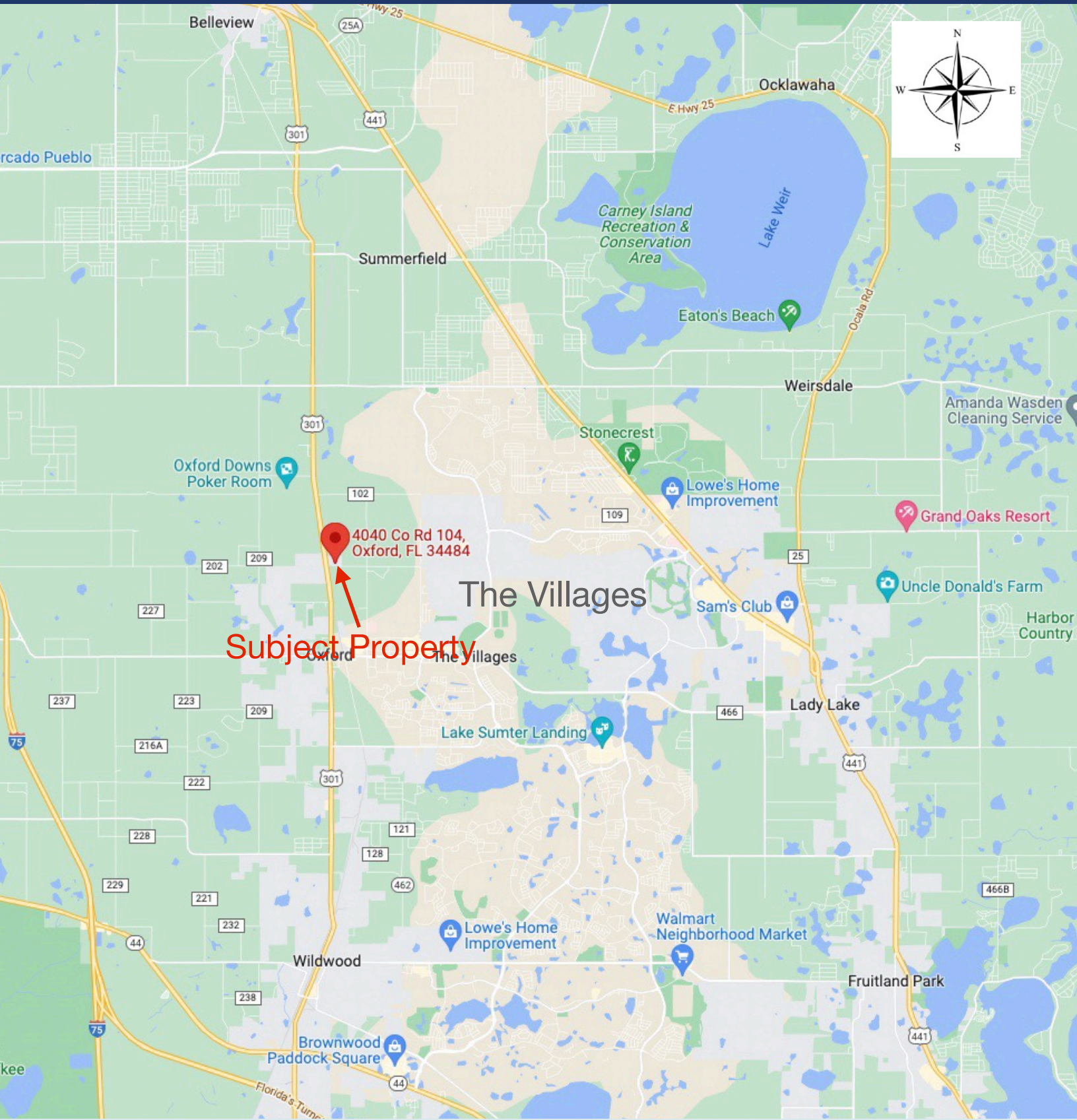
FRAN DANN-AKIN, SIOR

FOXFIRE REALTY • 16570 HWY 441 • SUMMERFIELD, FL 34491

(352) 266-7795 • Fran@FranAkin.com



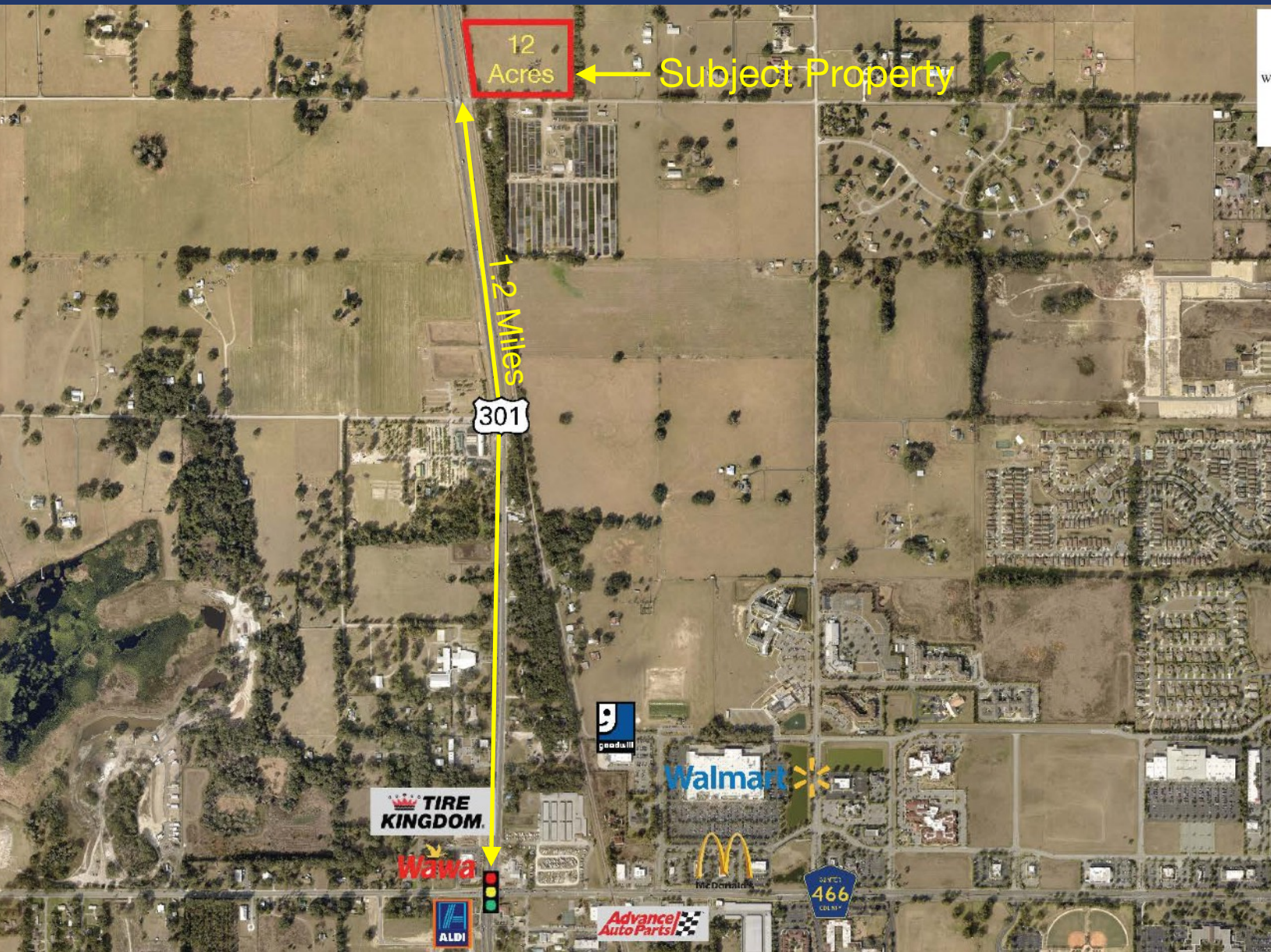
MAP VIEW



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



Map with Amenities



- 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
- MLS #G5056389

OVERVIEW



12 ACRES COMMERCIAL/C-2 ZONING

Only 1.2 miles north from intersection of CR 466 & Hwy 301, home to Aldi, 7 Eleven, Wendy's, new apartments under construction 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 20,500.

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.

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





Demographic and Income Comparison Profile

4040 County Road 104, Oxford, Florida, 34484
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 28.94655
 Longitude: -82.03604

	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	1,029	31,021	87,190
Households	420	14,741	42,199
Families	301	10,638	29,451
Average Household Size	2.45	2.10	2.06
Owner Occupied Housing Units	369	13,316	37,125
Renter Occupied Housing Units	51	1,425	5,074
Median Age	61.8	64.1	63.9
2021 Summary			
Population	2,006	35,534	99,122
Households	949	17,049	48,146
Families	688	12,228	33,185
Average Household Size	2.11	2.08	2.06
Owner Occupied Housing Units	846	15,219	41,992
Renter Occupied Housing Units	104	1,830	6,154
Median Age	60.1	66.7	66.0
Median Household Income	\$48,643	\$58,146	\$55,586
Average Household Income	\$61,504	\$76,919	\$73,174
2026 Summary			
Population	2,361	39,678	110,271
Households	1,130	19,144	53,692
Families	816	13,601	36,704
Average Household Size	2.09	2.07	2.05
Owner Occupied Housing Units	1,009	17,130	47,091
Renter Occupied Housing Units	121	2,014	6,601
Median Age	60.4	67.9	67.0
Median Household Income	\$56,083	\$62,941	\$60,209
Average Household Income	\$70,637	\$86,076	\$82,600
Trends: 2021-2026 Annual Rate			
Population	3.31%	2.23%	2.15%
Households	3.55%	2.35%	2.20%
Families	3.47%	2.15%	2.04%
Owner Households	3.59%	2.39%	2.32%
Median Household Income	2.89%	1.60%	1.61%

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

June 06, 2022





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2021 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	127	13.4%	1,315	7.7%	3,761	7.8%
\$15,000 - \$24,999	162	17.1%	1,562	9.2%	4,660	9.7%
\$25,000 - \$34,999	108	11.4%	1,323	7.8%	4,716	9.8%
\$35,000 - \$49,999	84	8.9%	2,556	15.0%	7,402	15.4%
\$50,000 - \$74,999	179	18.9%	4,088	24.0%	11,267	23.4%
\$75,000 - \$99,999	145	15.3%	2,574	15.1%	7,148	14.8%
\$100,000 - \$149,999	81	8.5%	2,043	12.0%	5,110	10.6%
\$150,000 - \$199,999	48	5.1%	909	5.3%	2,391	5.0%
\$200,000+	16	1.7%	677	4.0%	1,691	3.5%
Median Household Income	\$48,643		\$58,146		\$55,586	
Average Household Income	\$61,504		\$76,919		\$73,174	
Per Capita Income	\$28,960		\$37,884		\$35,887	
2026 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	130	11.5%	1,251	6.5%	3,559	6.6%
\$15,000 - \$24,999	181	16.0%	1,457	7.6%	4,262	7.9%
\$25,000 - \$34,999	139	12.3%	1,320	6.9%	4,682	8.7%
\$35,000 - \$49,999	68	6.0%	2,671	14.0%	7,778	14.5%
\$50,000 - \$74,999	149	13.2%	4,608	24.1%	12,683	23.6%
\$75,000 - \$99,999	248	21.9%	3,138	16.4%	8,544	15.9%
\$100,000 - \$149,999	120	10.6%	2,541	13.3%	6,521	12.1%
\$150,000 - \$199,999	74	6.5%	1,289	6.7%	3,429	6.4%
\$200,000+	20	1.8%	870	4.5%	2,234	4.2%
Median Household Income	\$56,083		\$62,941		\$60,209	
Average Household Income	\$70,637		\$86,076		\$82,600	
Per Capita Income	\$33,126		\$42,577		\$40,686	

Data Note: Income is expressed in current dollars.

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

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Demographic and Income Comparison Profile

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2010 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	37	3.6%	786	2.5%	2,473	2.8%
Age 5 - 9	37	3.6%	851	2.7%	2,574	3.0%
Age 10 - 14	41	4.0%	848	2.7%	2,628	3.0%
Age 15 - 19	40	3.9%	906	2.9%	2,728	3.1%
Age 20 - 24	29	2.8%	696	2.2%	2,214	2.5%
Age 25 - 34	66	6.4%	1,483	4.8%	4,645	5.3%
Age 35 - 44	72	7.0%	1,713	5.5%	5,242	6.0%
Age 45 - 54	93	9.1%	2,470	8.0%	7,416	8.5%
Age 55 - 64	167	16.3%	6,524	21.0%	15,932	18.3%
Age 65 - 74	296	28.8%	10,142	32.7%	26,132	30.0%
Age 75 - 84	125	12.2%	3,806	12.3%	12,515	14.4%
Age 85+	24	2.3%	793	2.6%	2,691	3.1%

2021 Population by Age	Number		Percent		Number		Percent	
Age 0 - 4	76	3.8%	825	2.3%	2,693	2.7%		
Age 5 - 9	79	3.9%	854	2.4%	2,758	2.8%		
Age 10 - 14	83	4.1%	899	2.5%	2,859	2.9%		
Age 15 - 19	76	3.8%	847	2.4%	2,706	2.7%		
Age 20 - 24	72	3.6%	828	2.3%	2,616	2.6%		
Age 25 - 34	171	8.5%	1,969	5.5%	6,181	6.2%		
Age 35 - 44	167	8.3%	1,786	5.0%	5,762	5.8%		
Age 45 - 54	165	8.2%	2,052	5.8%	6,402	6.5%		
Age 55 - 64	250	12.5%	5,567	15.7%	14,721	14.9%		
Age 65 - 74	483	24.1%	12,683	35.7%	31,283	31.6%		
Age 75 - 84	327	16.3%	6,107	17.2%	17,241	17.4%		
Age 85+	56	2.8%	1,118	3.1%	3,901	3.9%		

2026 Population by Age	Number		Percent		Number		Percent	
Age 0 - 4	91	3.9%	933	2.4%	2,989	2.7%		
Age 5 - 9	95	4.0%	956	2.4%	3,035	2.8%		
Age 10 - 14	101	4.3%	993	2.5%	3,146	2.9%		
Age 15 - 19	95	4.0%	952	2.4%	3,026	2.7%		
Age 20 - 24	77	3.3%	842	2.1%	2,657	2.4%		
Age 25 - 34	191	8.1%	2,036	5.1%	6,322	5.7%		
Age 35 - 44	202	8.6%	2,085	5.3%	6,704	6.1%		
Age 45 - 54	202	8.6%	2,096	5.3%	6,569	6.0%		
Age 55 - 64	264	11.2%	5,417	13.7%	14,652	13.3%		
Age 65 - 74	451	19.1%	12,501	31.5%	31,858	28.9%		
Age 75 - 84	492	20.8%	9,163	23.1%	24,020	21.8%		
Age 85+	100	4.2%	1,704	4.3%	5,292	4.8%		

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



DEMOGRAPHICS



Demographic and Income Comparison Profile

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2010 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	906	88.1%	28,441	91.7%	79,614	91.3%
Black Alone	69	6.7%	1,516	4.9%	4,420	5.1%
American Indian Alone	2	0.2%	66	0.2%	226	0.3%
Asian Alone	6	0.6%	238	0.8%	727	0.8%
Pacific Islander Alone	0	0.0%	9	0.0%	25	0.0%
Some Other Race Alone	37	3.6%	448	1.4%	1,229	1.4%
Two or More Races	8	0.8%	302	1.0%	949	1.1%
Hispanic Origin (Any Race)	98	9.5%	1,759	5.7%	4,961	5.7%

2021 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,683	83.9%	31,856	89.6%	87,757	88.5%
Black Alone	212	10.6%	1,882	5.3%	5,951	6.0%
American Indian Alone	4	0.2%	86	0.2%	305	0.3%
Asian Alone	24	1.2%	448	1.3%	1,339	1.4%
Pacific Islander Alone	1	0.0%	12	0.0%	31	0.0%
Some Other Race Alone	67	3.3%	774	2.2%	2,134	2.2%
Two or More Races	16	0.8%	477	1.3%	1,606	1.6%
Hispanic Origin (Any Race)	197	9.8%	2,958	8.3%	8,531	8.6%

2026 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,953	82.8%	35,135	88.5%	96,262	87.3%
Black Alone	268	11.4%	2,268	5.7%	7,155	6.5%
American Indian Alone	4	0.2%	101	0.3%	354	0.3%
Asian Alone	32	1.4%	578	1.5%	1,719	1.6%
Pacific Islander Alone	1	0.0%	13	0.0%	35	0.0%
Some Other Race Alone	82	3.5%	986	2.5%	2,716	2.5%
Two or More Races	20	0.8%	598	1.5%	2,028	1.8%
Hispanic Origin (Any Race)	245	10.4%	3,784	9.5%	10,926	9.9%

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

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DEMOGRAPHICS



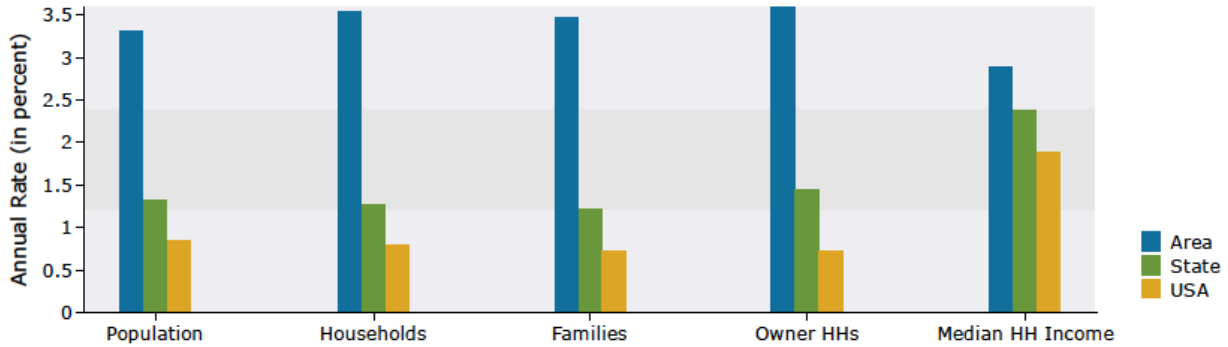
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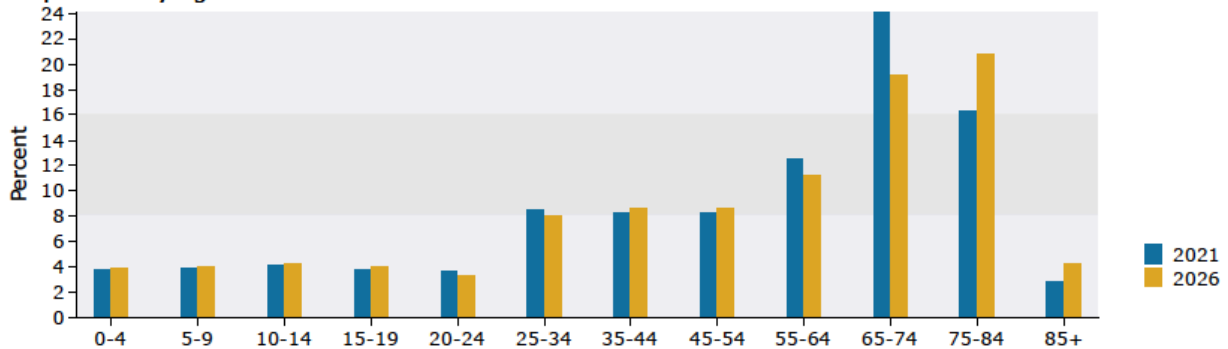
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5 minutes

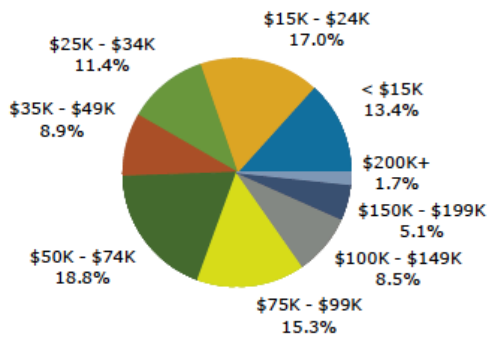
Trends 2021-2026



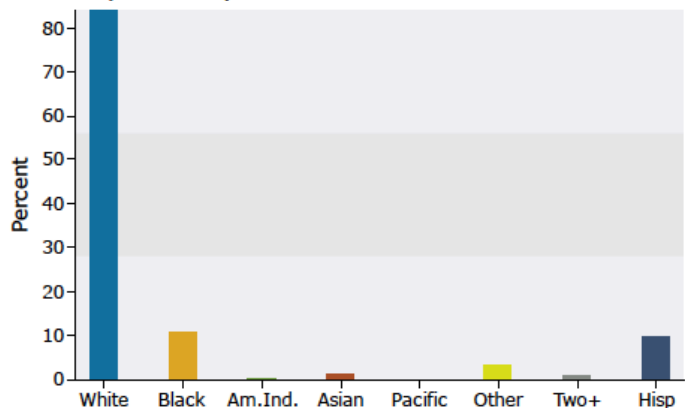
Population by Age



2021 Household Income



2021 Population by Race



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

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DEMOGRAPHICS



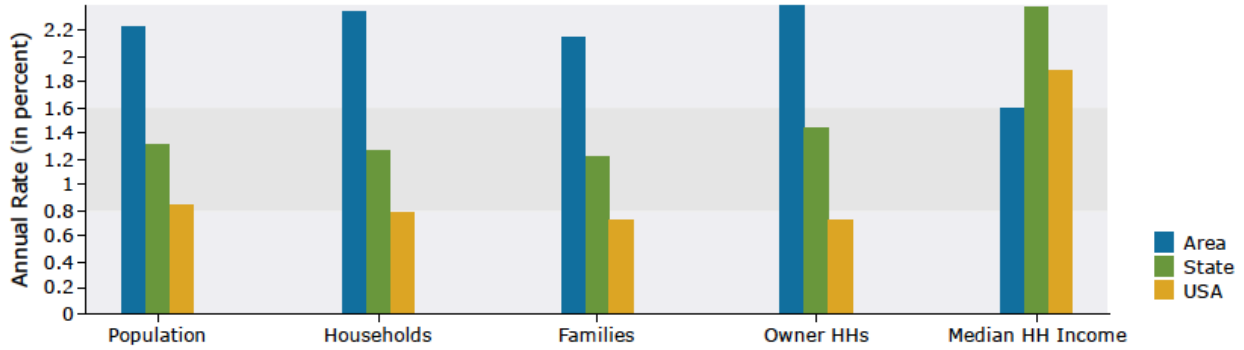
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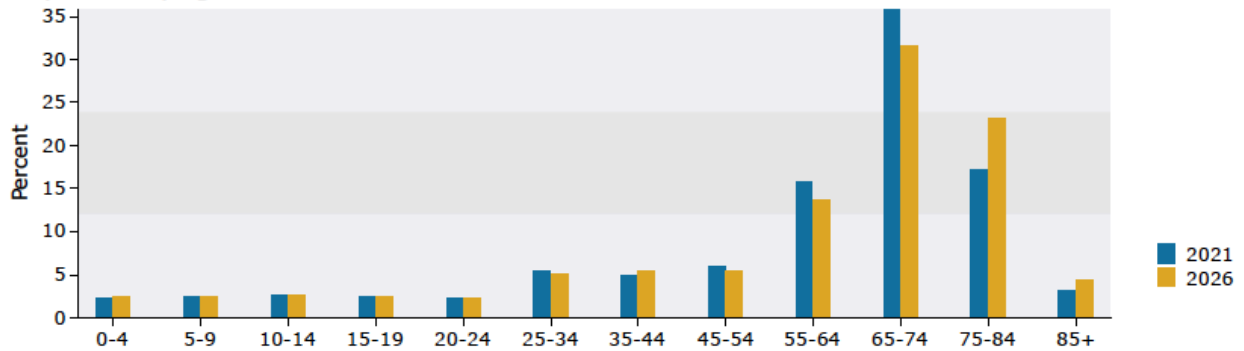
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10 minutes

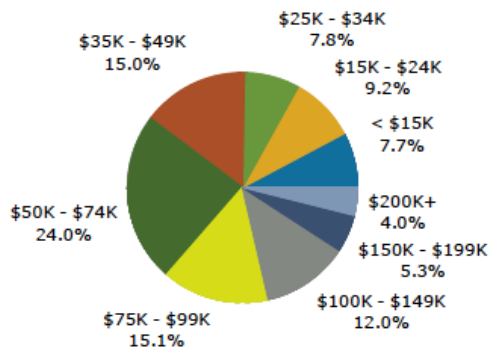
Trends 2021-2026



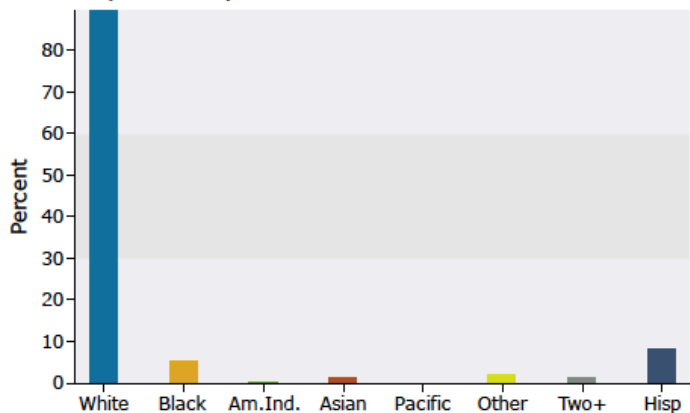
Population by Age



2021 Household Income



2021 Population by Race



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

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DEMOGRAPHICS



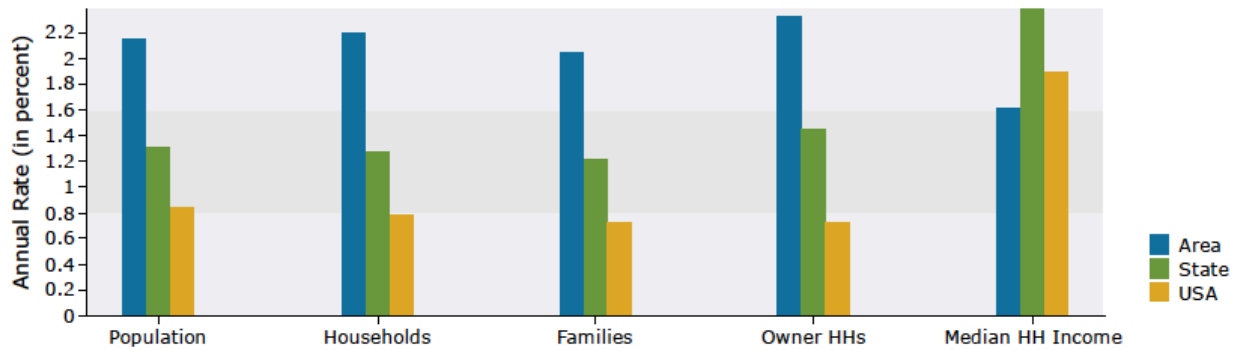
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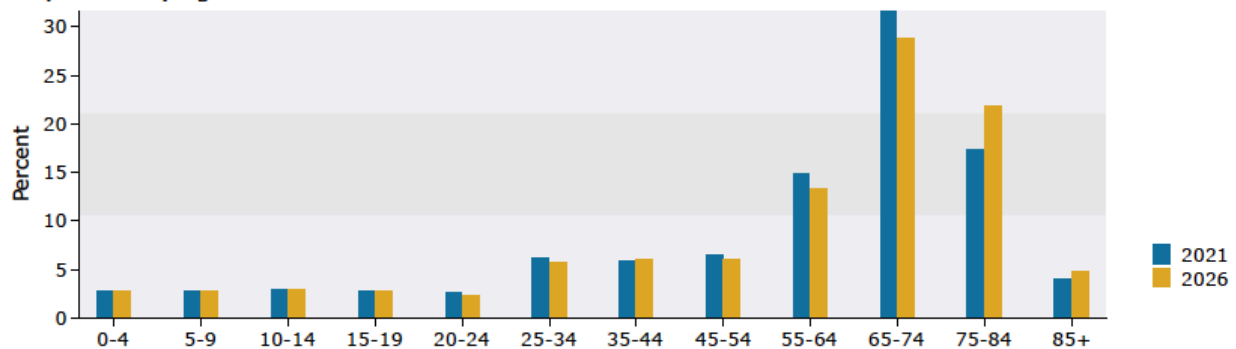
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15 minutes

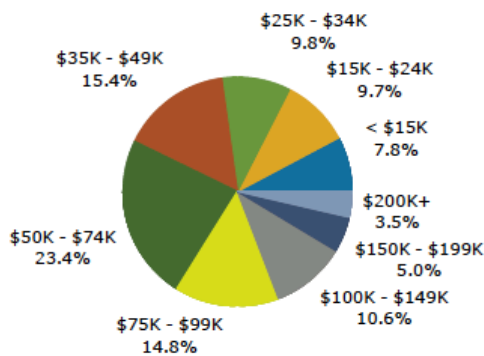
Trends 2021-2026



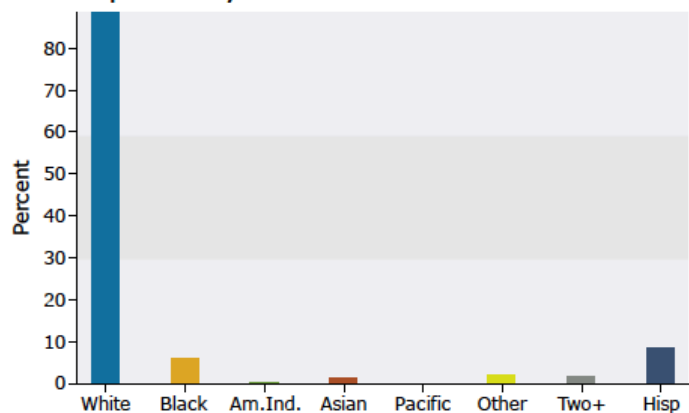
Population by Age



2021 Household Income



2021 Population by Race



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

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