

Available 15.43 Acres

0 SE 102nd Place Road
Bellevue, FL 34420

Offered at: \$1,500,000



15.43
Acres

SE 102nd Place Road

DOLLAR TREE

ROSES

441

ZAXBY'S



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



MULTIFAMILY DEVELOPMENT OPPORTUNITY

- 15.43 Acres
- Zoned B2, 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

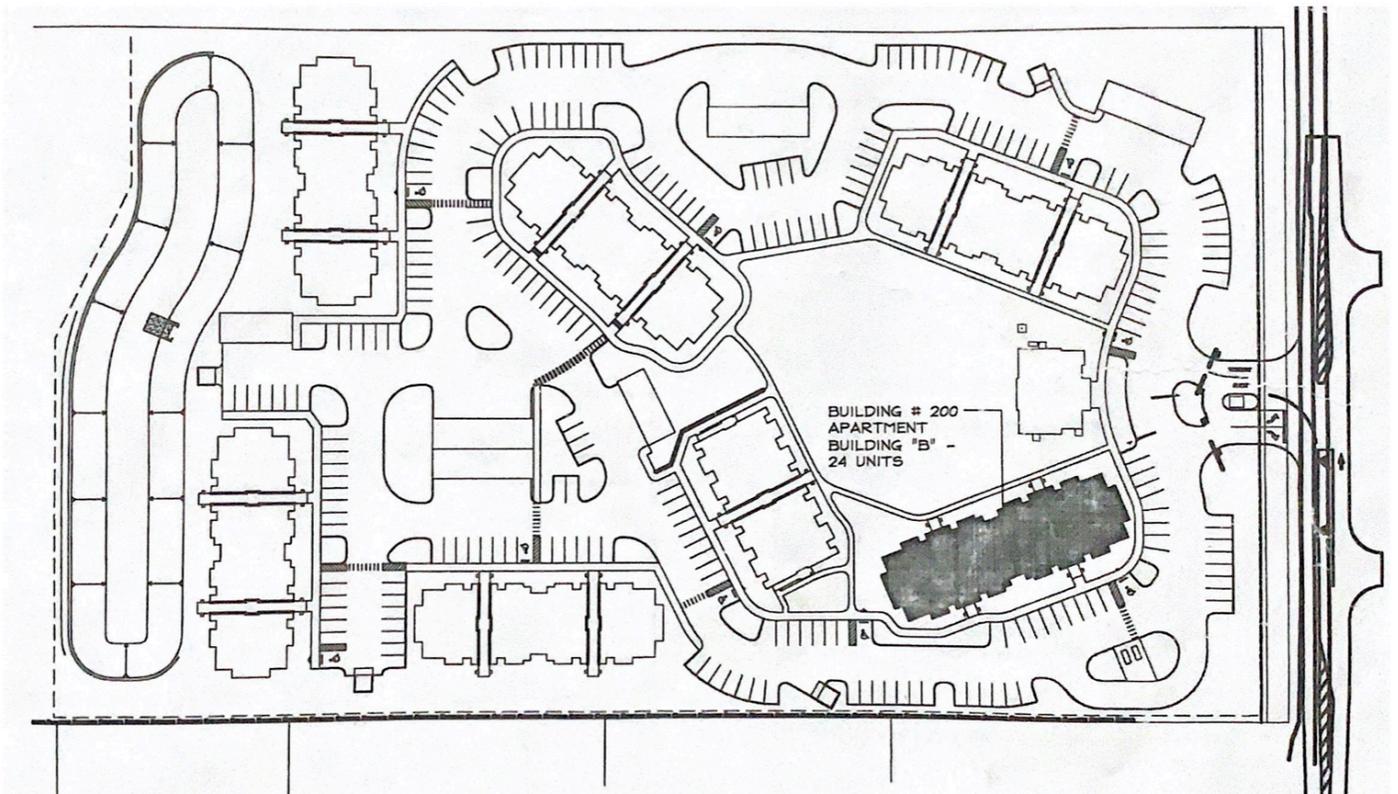
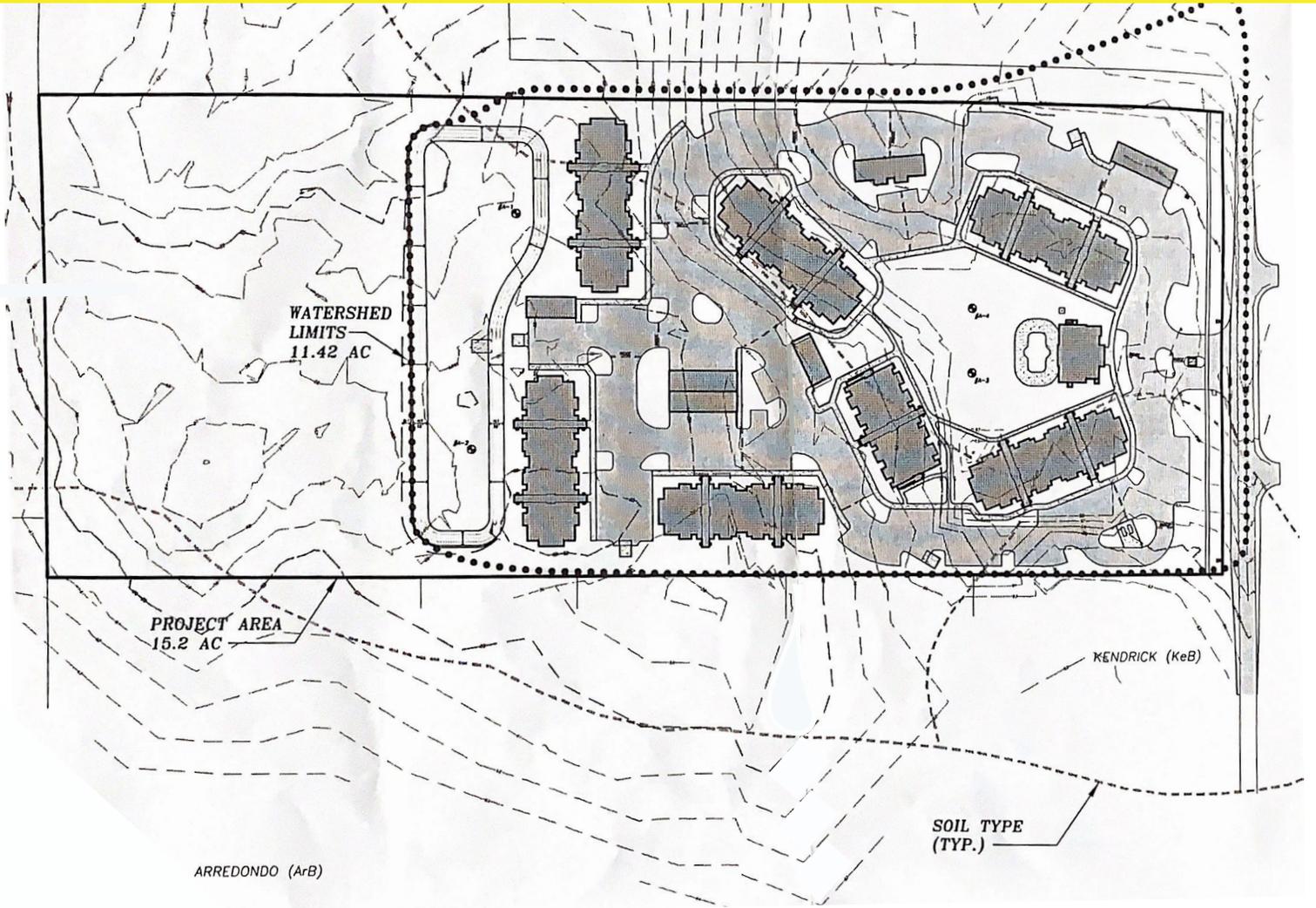
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Aerial Map with Amenities



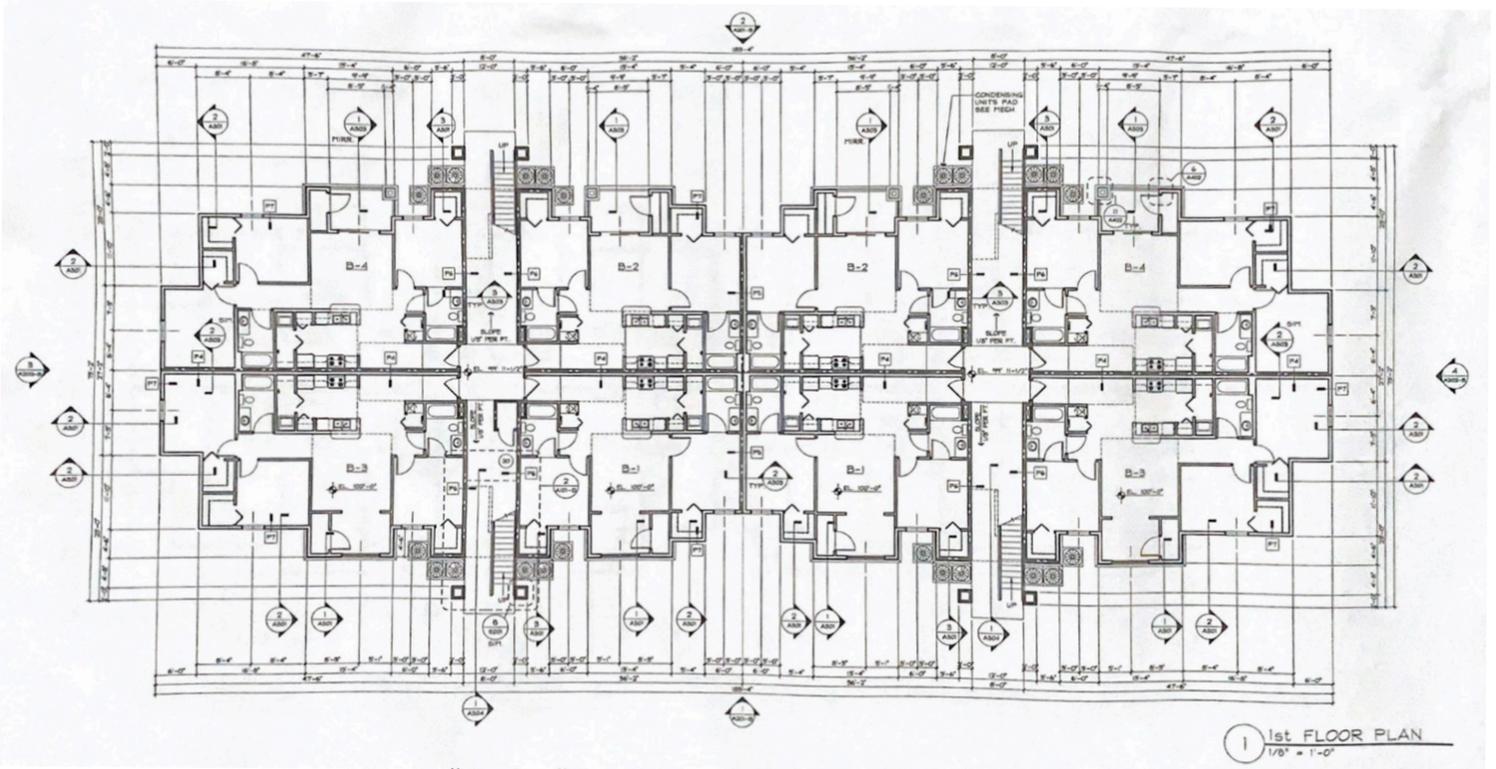
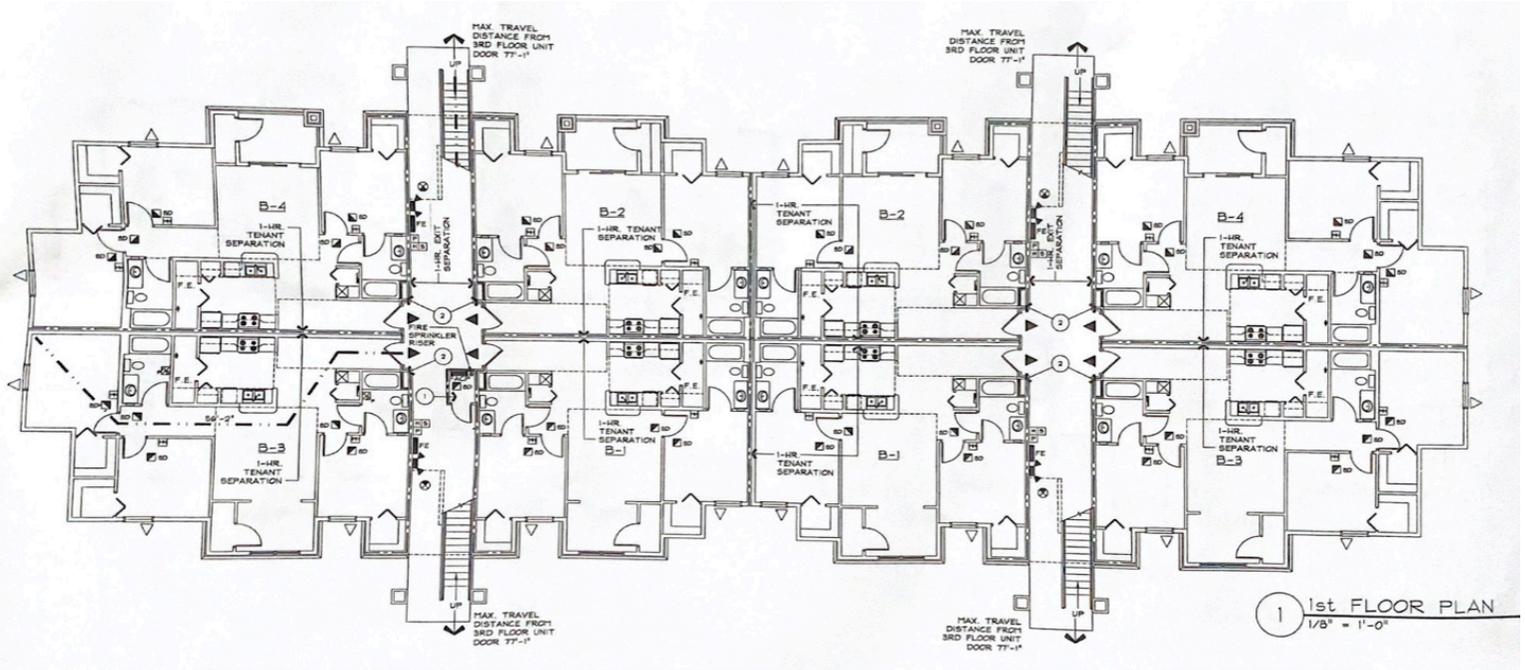
Site Plan



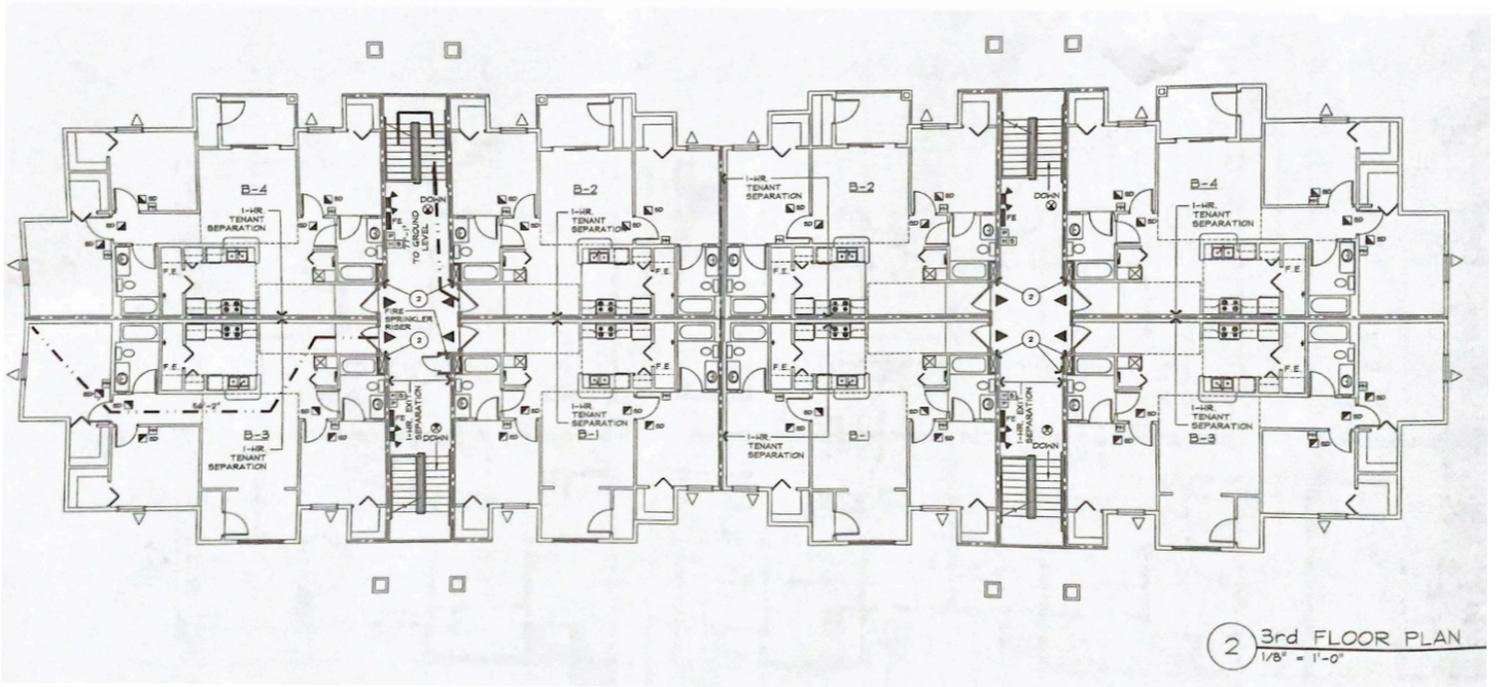
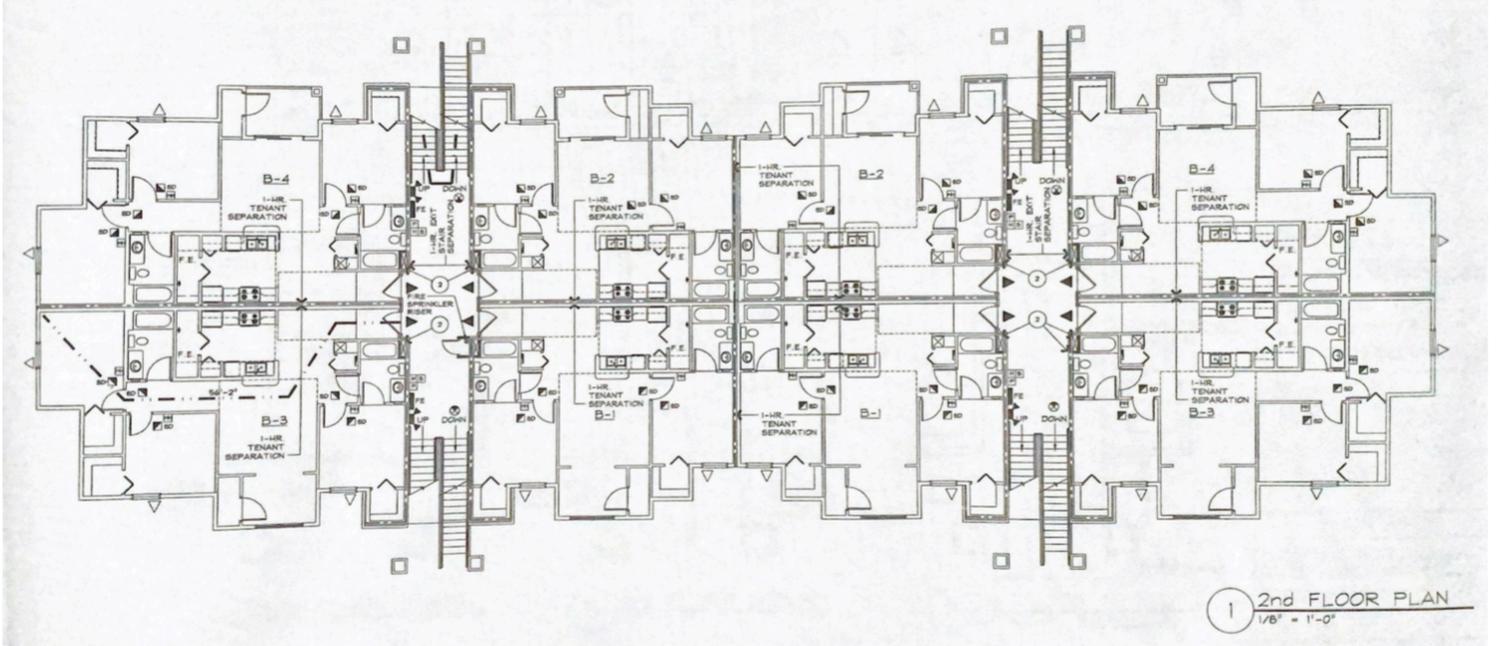
Front and Rear Elevations



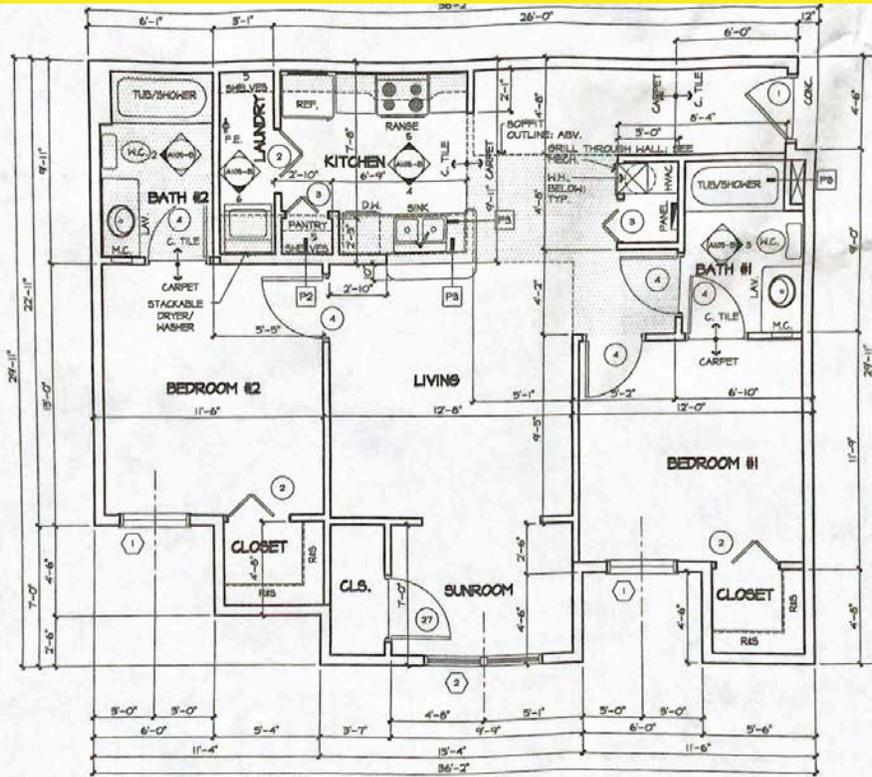
First Floor Plans



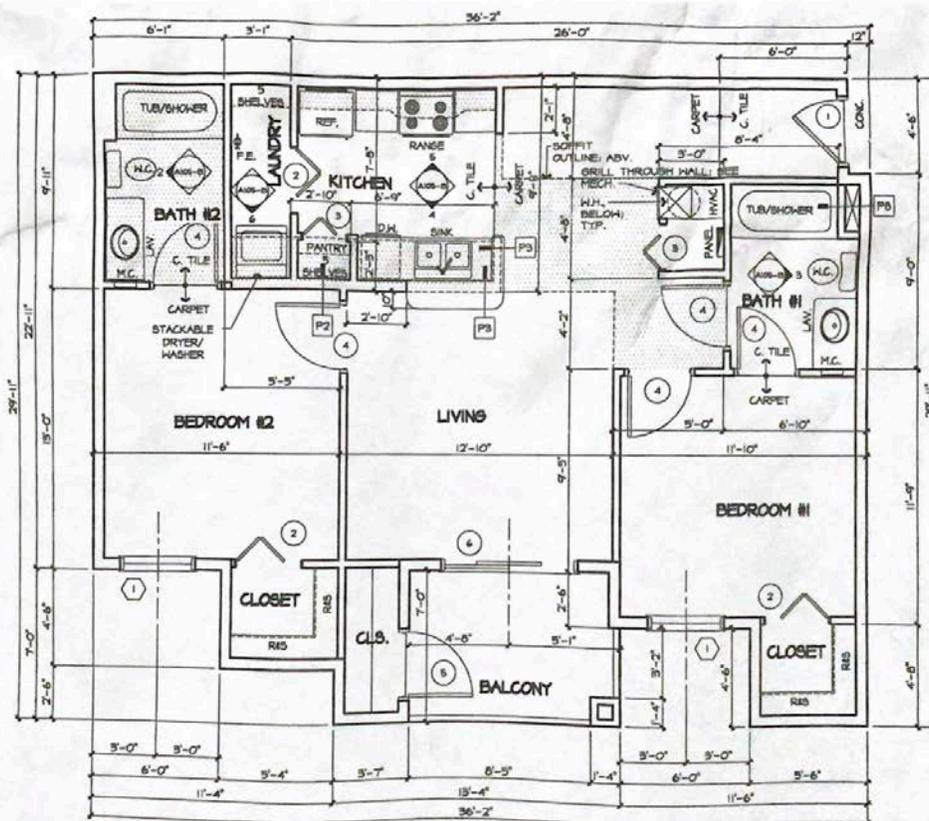
Second and Third Floor Plans



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

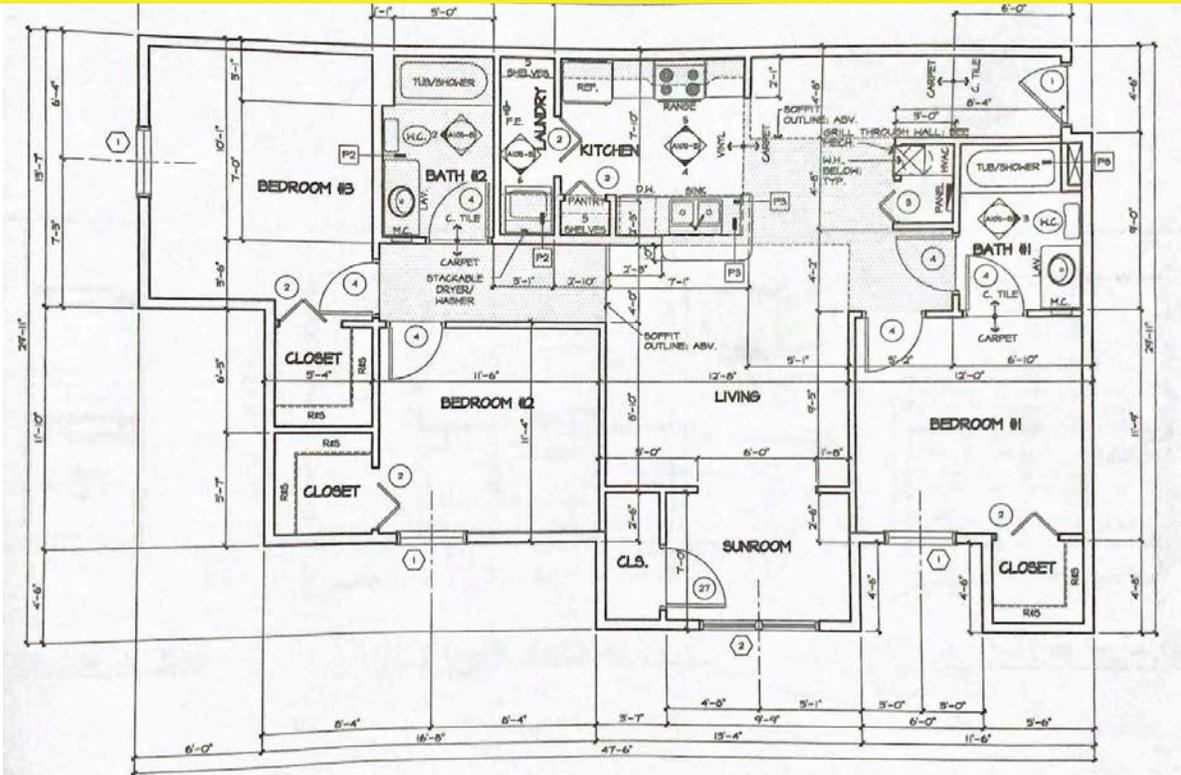


1 TYPE-B - APARTMENT FLOOR PLAN 'B-1'
 1/4" = 1'-0" UNIT SF. = 995 SQ. FT.

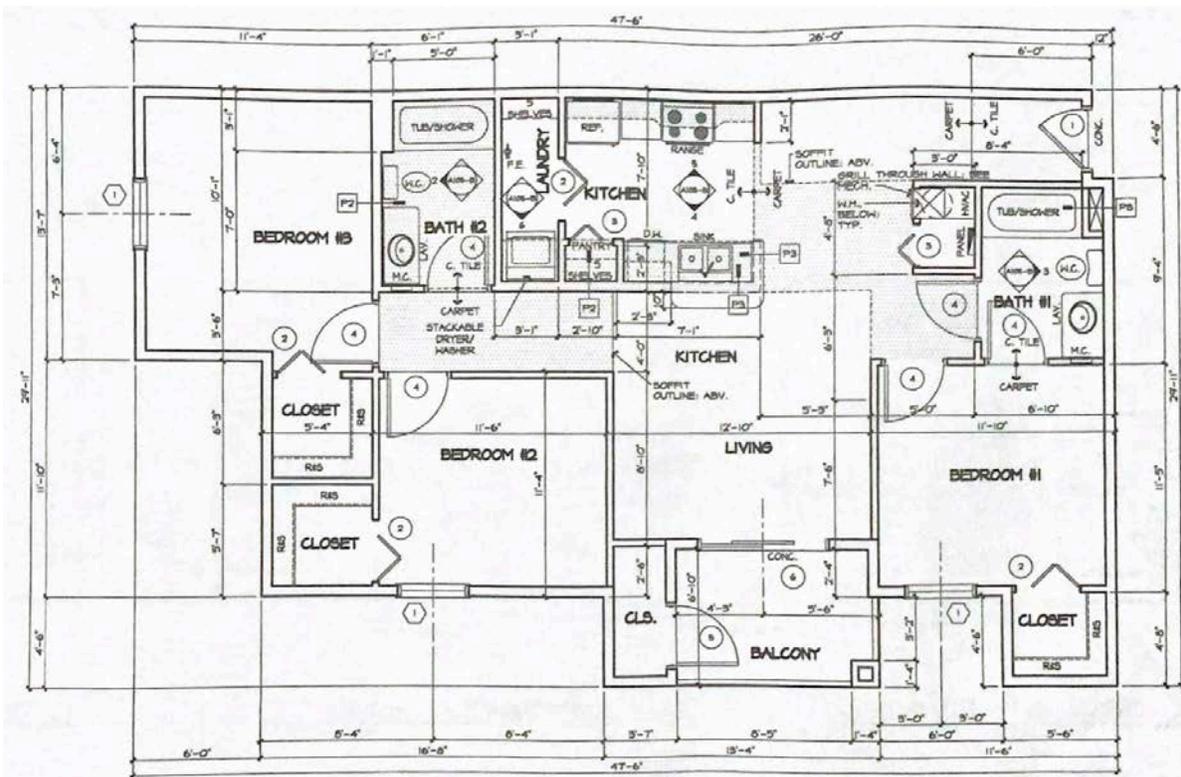


2 TYPE-B - APARTMENT FLOOR PLAN 'B-2'
 1/4" = 1'-0" UNIT SF. = 995 SQ. FT.

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.



Demographic and Income Profile

5051-5099 SE 102nd Pl, Belleview, 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	Number	Percent	Number	Percent
0 - 4	3,066	6.1%	3,158	5.4%	3,472	5.5%	3,524	5.4%
5 - 9	3,230	6.4%	3,443	5.9%	3,648	5.8%	3,512	5.4%
10 - 14	3,401	6.8%	3,926	6.7%	3,852	6.1%	3,711	5.7%
15 - 19	3,430	6.8%	3,605	6.2%	3,933	6.2%	3,572	5.5%
20 - 24	2,585	5.1%	2,875	4.9%	3,487	5.5%	3,519	5.4%
25 - 34	5,374	10.7%	6,704	11.5%	7,067	11.2%	7,557	11.7%
35 - 44	5,893	11.7%	6,265	10.8%	7,469	11.8%	7,817	12.1%
45 - 54	6,844	13.6%	6,818	11.7%	6,943	11.0%	6,998	10.8%
55 - 64	6,233	12.4%	7,889	13.5%	8,087	12.8%	7,661	11.8%
65 - 74	5,925	11.8%	7,582	13.0%	8,255	13.0%	8,651	13.4%
75 - 84	3,340	6.6%	4,684	8.0%	5,609	8.9%	6,473	10.0%
85+	1,034	2.1%	1,325	2.3%	1,509	2.4%	1,805	2.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	40,023	79.5%	39,850	68.4%	41,904	66.2%	41,504	64.0%
Black Alone	6,412	12.7%	7,404	12.7%	8,215	13.0%	8,742	13.5%
American Indian Alone	240	0.5%	268	0.5%	313	0.5%	335	0.5%
Asian Alone	644	1.3%	780	1.3%	893	1.4%	910	1.4%
Pacific Islander Alone	33	0.1%	42	0.1%	51	0.1%	56	0.1%
Some Other Race Alone	1,718	3.4%	3,273	5.6%	3,982	6.3%	4,423	6.8%
Two or More Races	1,286	2.6%	6,657	11.4%	7,973	12.6%	8,832	13.6%
Hispanic Origin (Any Race)	6,494	12.9%	10,260	17.6%	12,738	20.1%	14,262	22.0%

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.

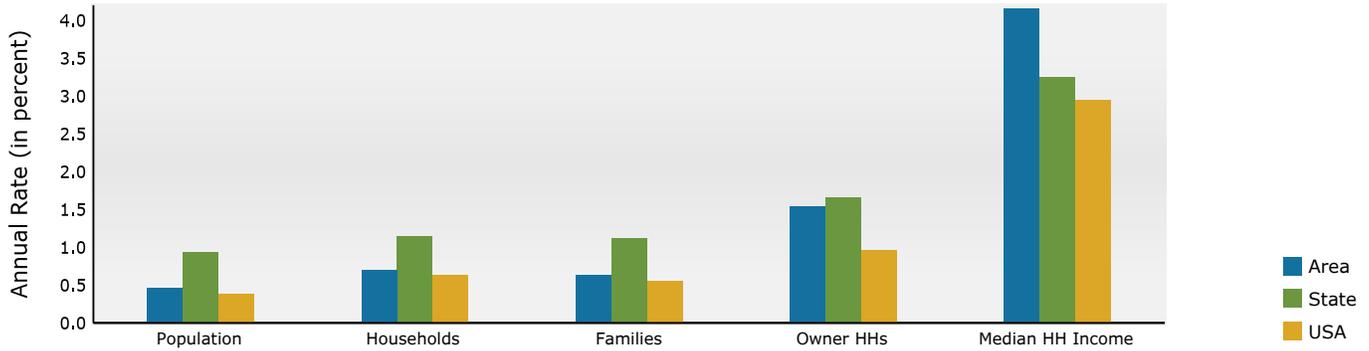


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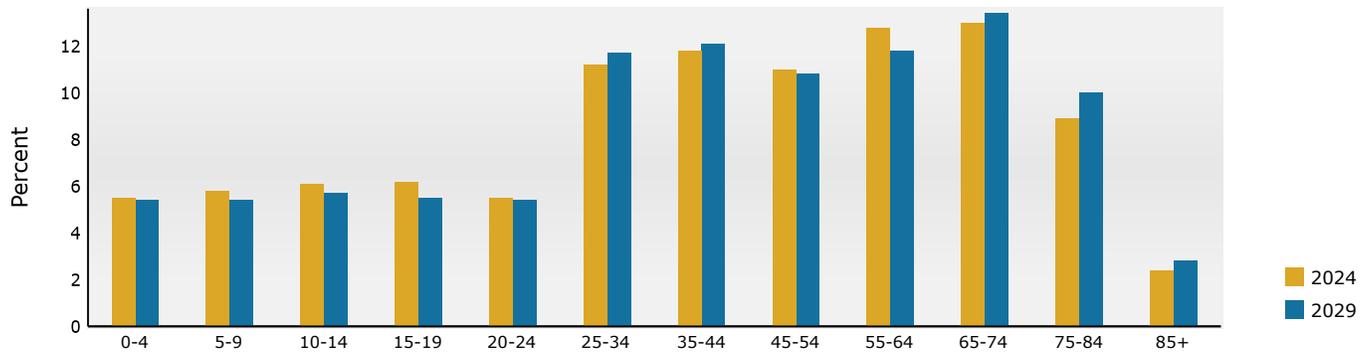
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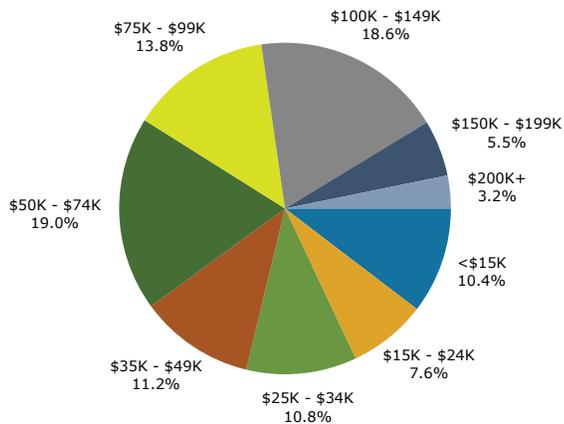
Trends 2024-2029



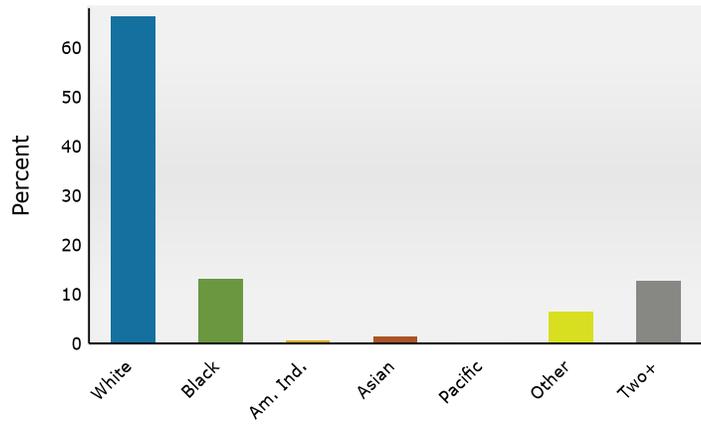
Population by Age



2024 Household Income



2024 Population by Race



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

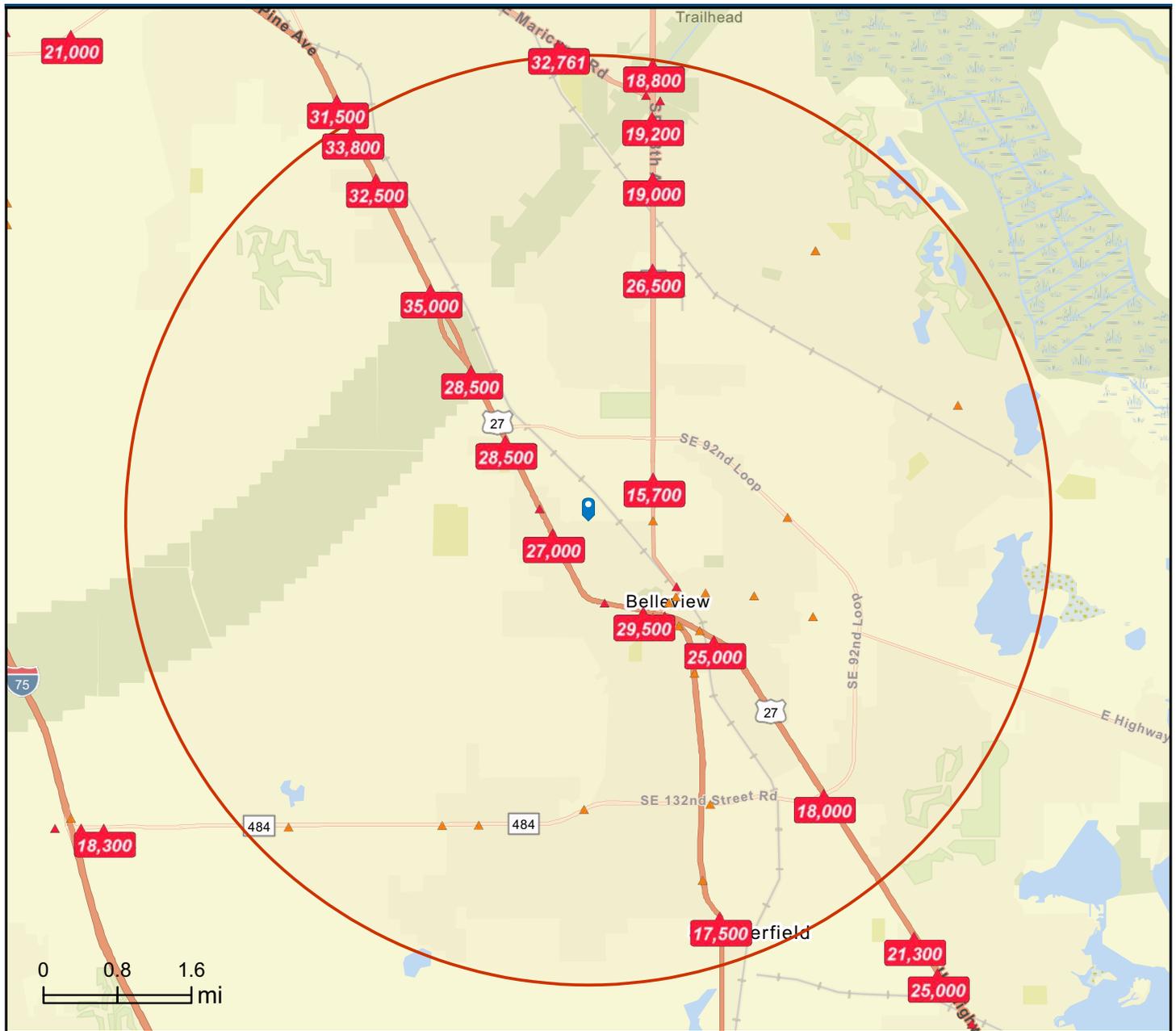
Traffic Count



Traffic Count Map

5051-5099 SE 102nd Pl, Belleview, Florida, 34420
Rings: 5 mile radii

Prepared by Esri
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