

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

Direct: (352) 266-7795





# Amenities

Basketball Court  
Pickleball Court  
Playground

Picnic Area  
Dog Run  
Tennis Courts





# *Amenities / Aerials*





# Aerials



# *Phase 2*



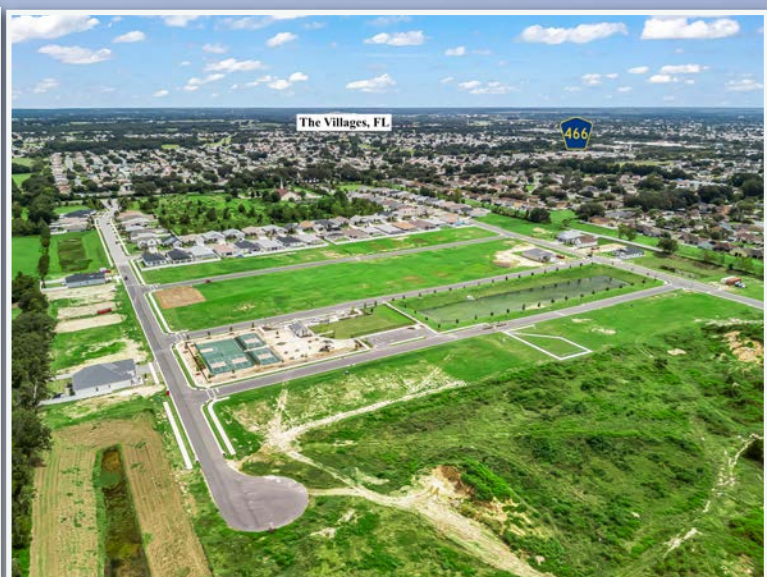
# Executive Summary - Phase 2

## 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'

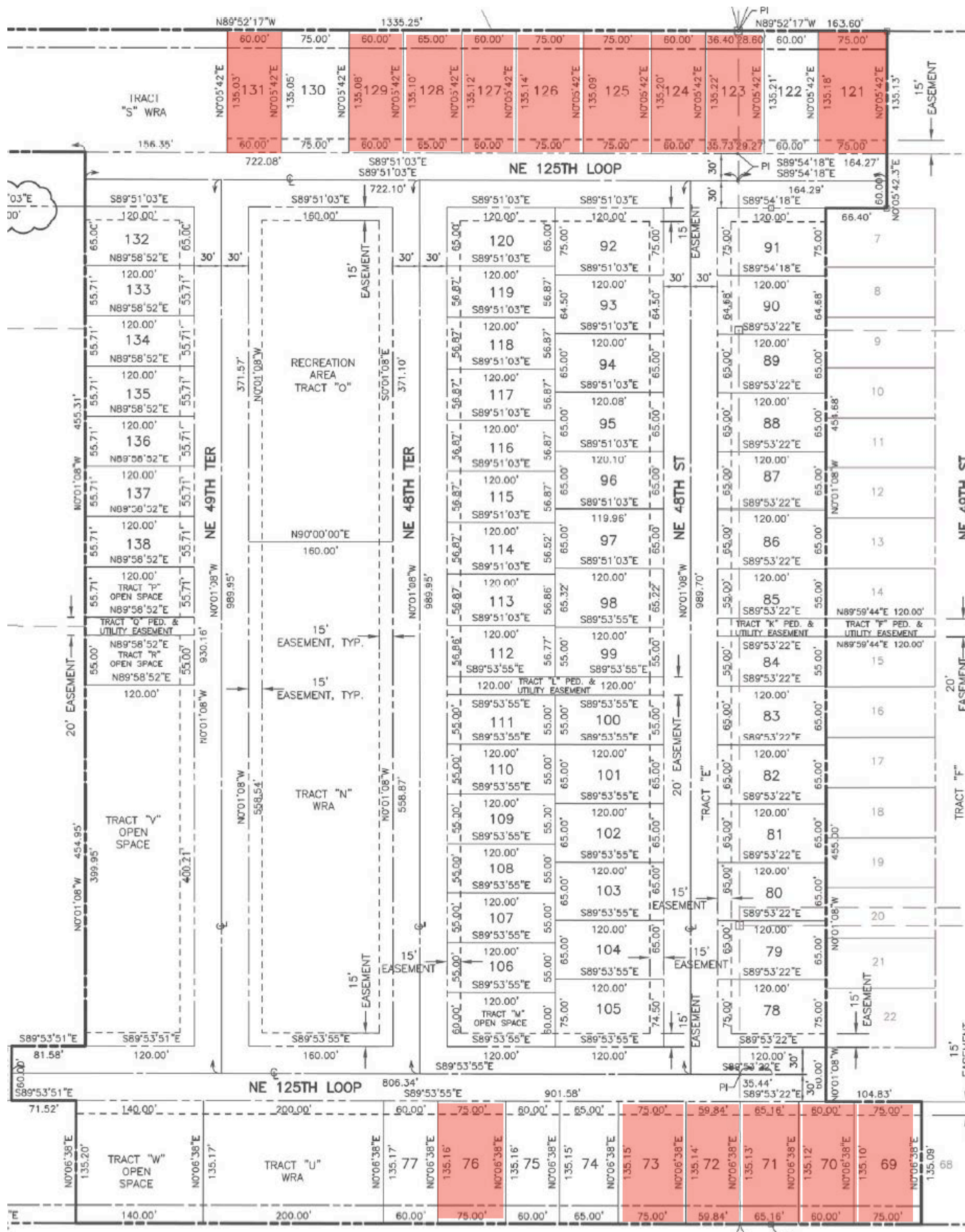


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# Phase 2 Site Plan - 15 Lots Available





# *Phase 2 Aerial Map*





# *Phase 3*



# *Executive Summary - Phase 3*

## **DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY** **January 2026 Final Plat Recording**

- Fully Constructed 7 Homesites, \$100,000 per lot & 55 Fully Approved 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



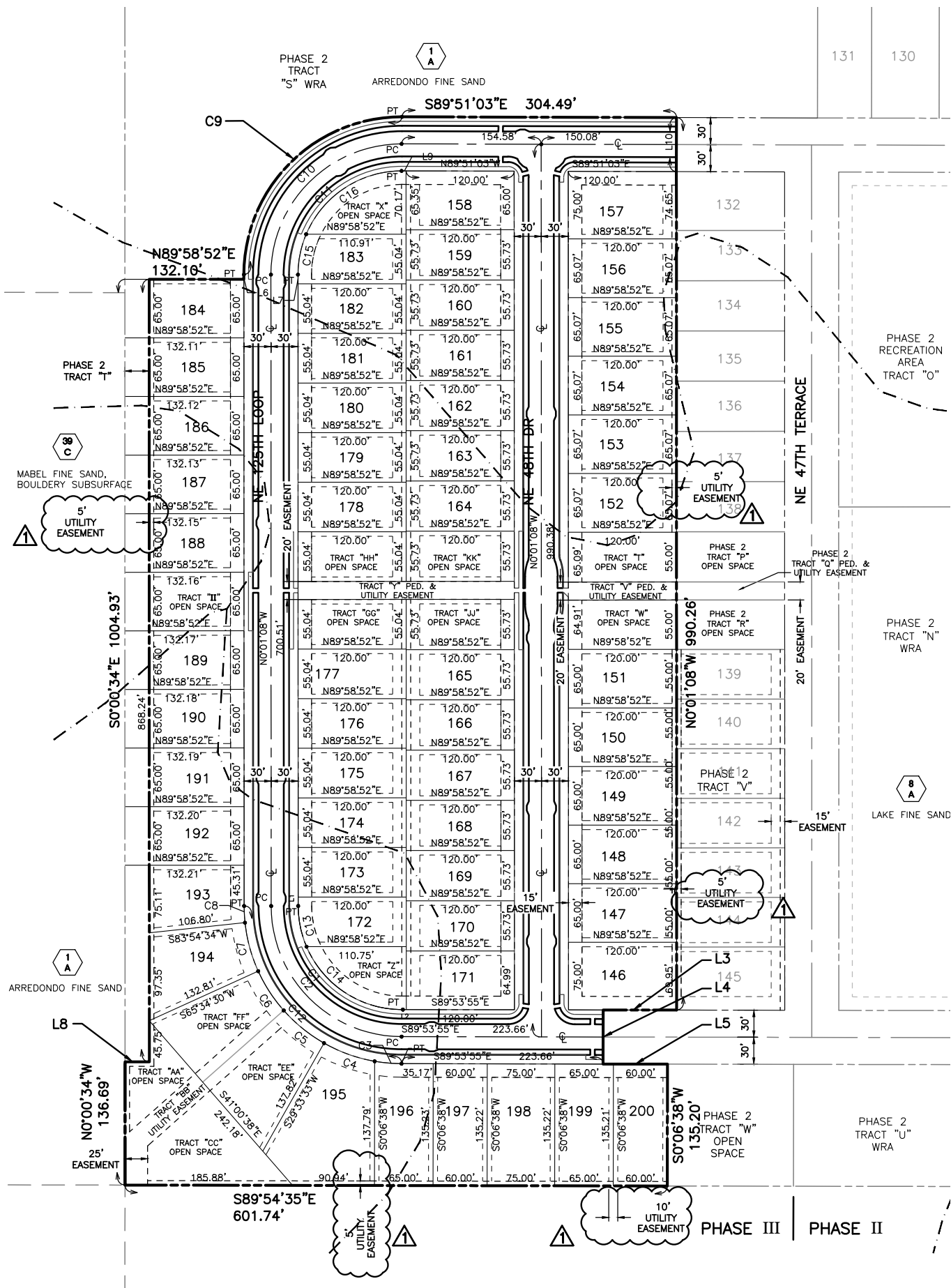
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# Phase 3 Site Plan - 62 Lots Available





# *Aerial Phase 3*





# *Aerial Phase 3*



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# *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/>



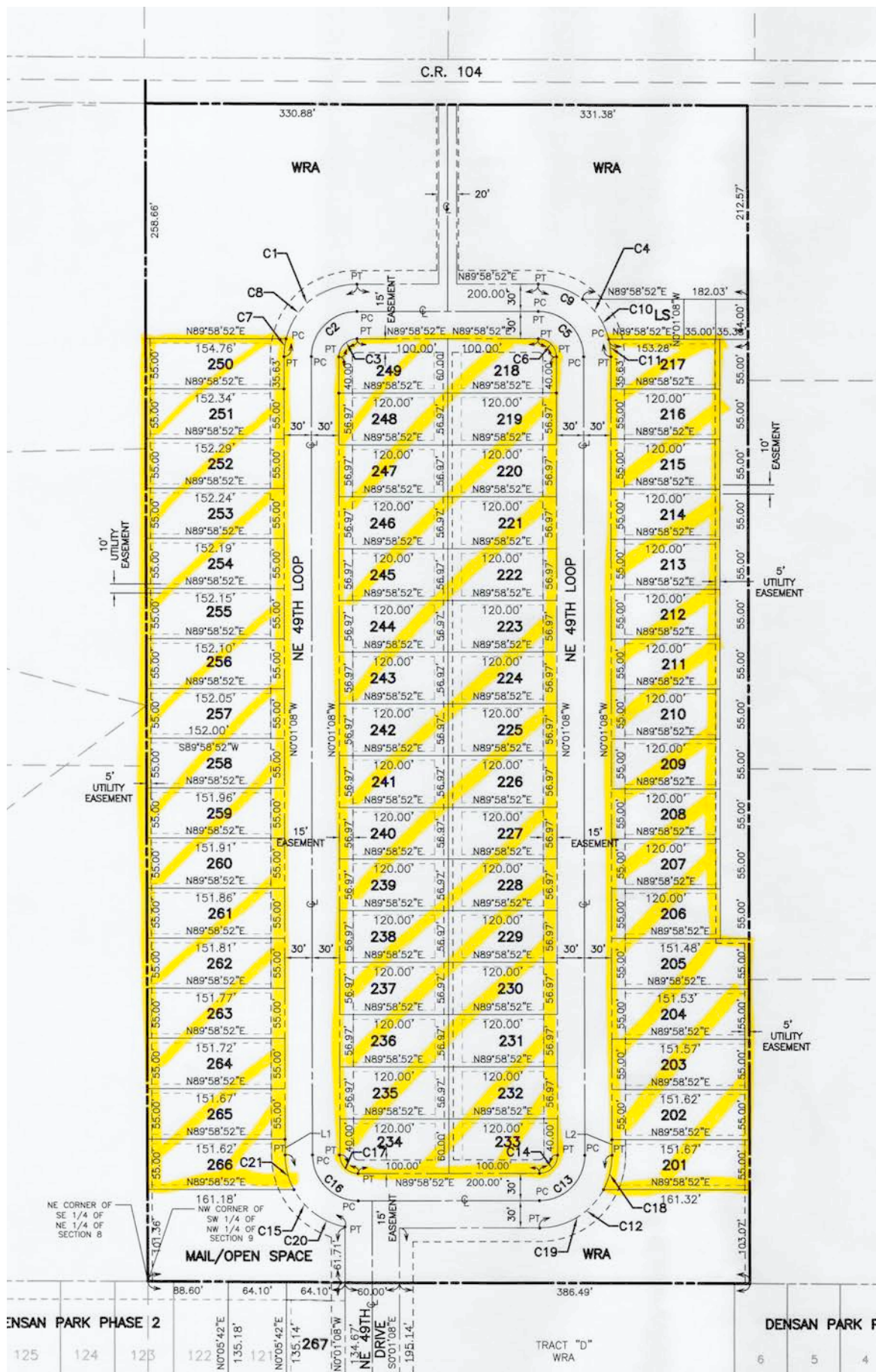
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# Phase 4 Site Plan - 65 Lots Available



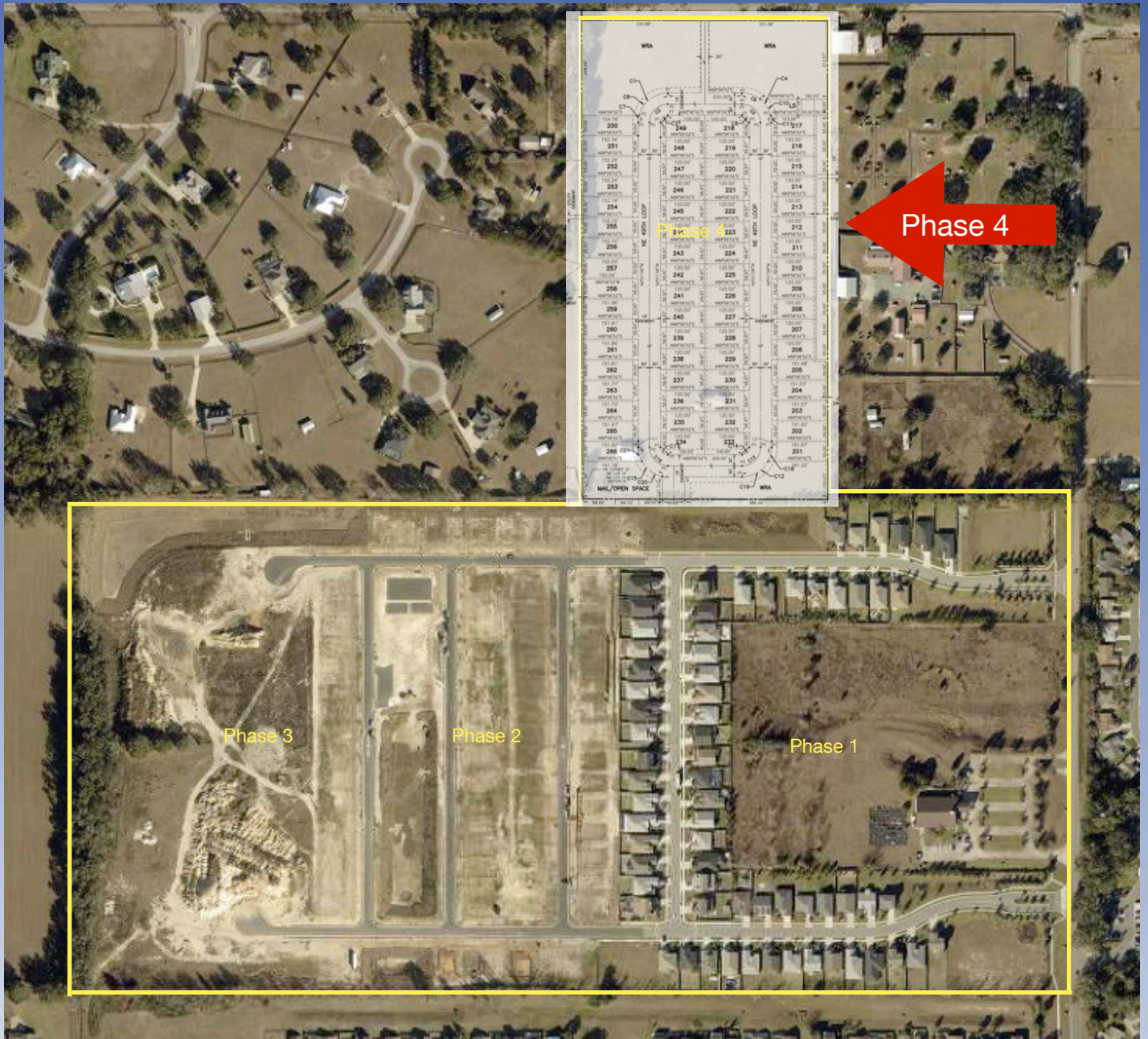


# *Aerial Phase 4*





# *Aerial Phase 4*



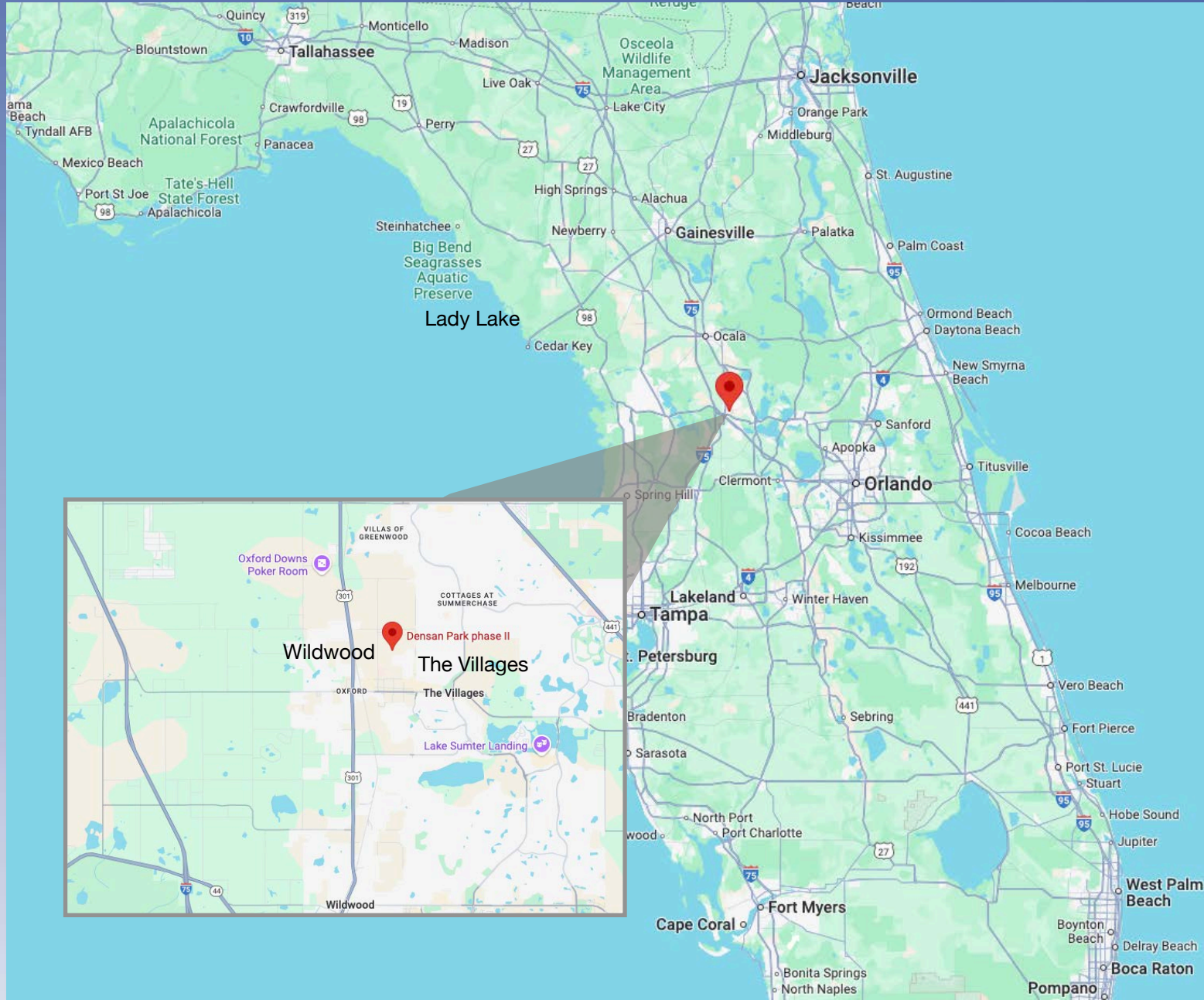
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# Location Map





## Demographic and Income Profile

NE 126th Pl, Oxford, Florida, 34484

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%
Median Household Income	1.7%	2.9%	2.5%

Households by Income	2025		2030	
	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	-



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

Population by Age	Census 2020		2025		2030	
	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%

Race and Ethnicity	Census 2020		2025		2030	
	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%

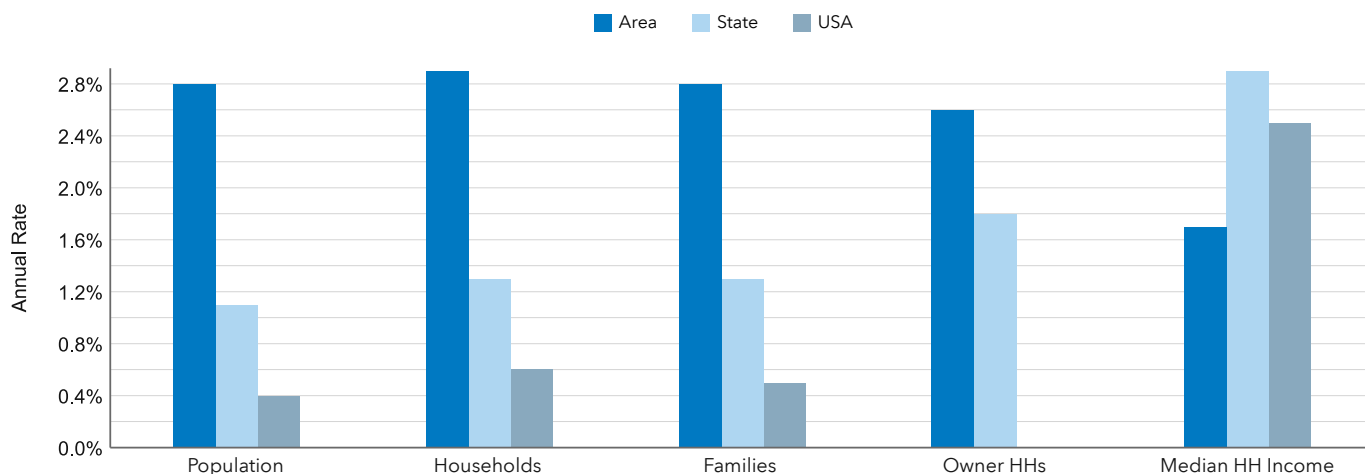


**Demographic and Income Profile** | NE 126th Pl, Oxford, Florida, 34484 | Ring: 5 mile radius

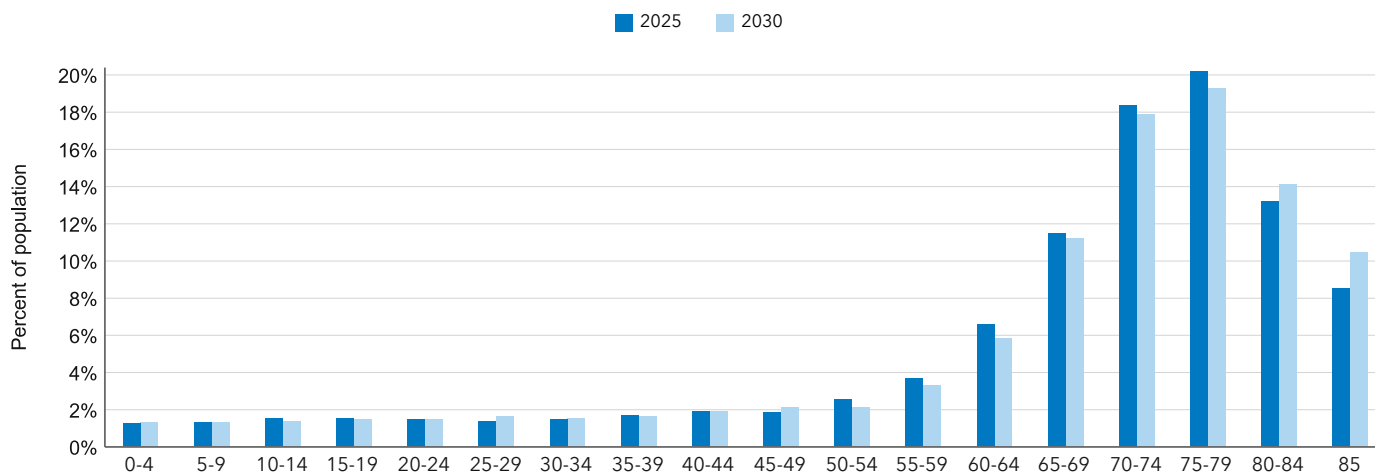
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



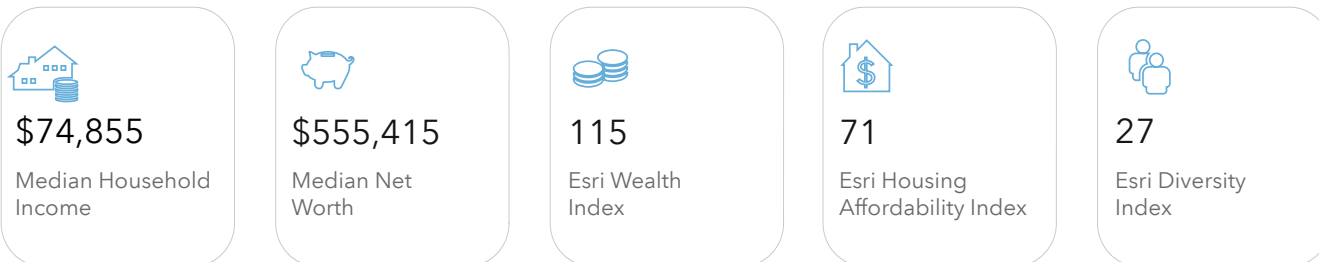
## Population by Age



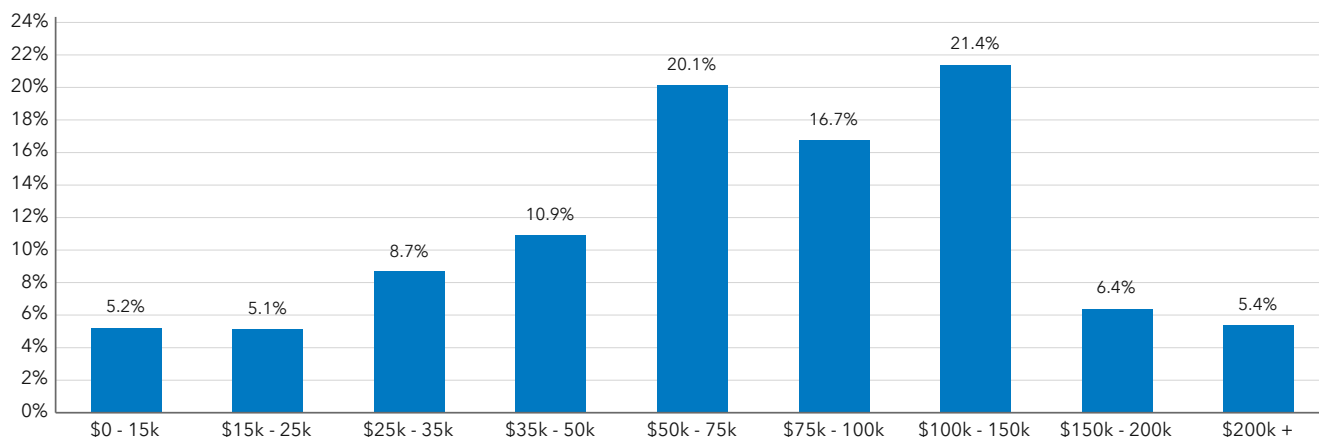


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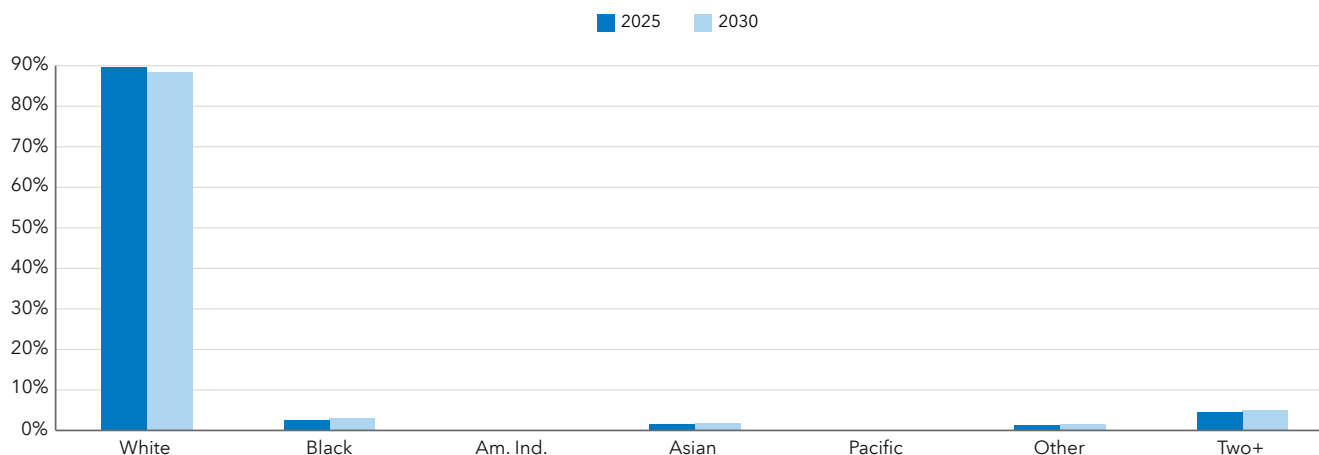
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



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