



OXFORD, FL

11535 US 301

+/- 2.84 ACRES AVAILABLE



# PROJECT DETAILS

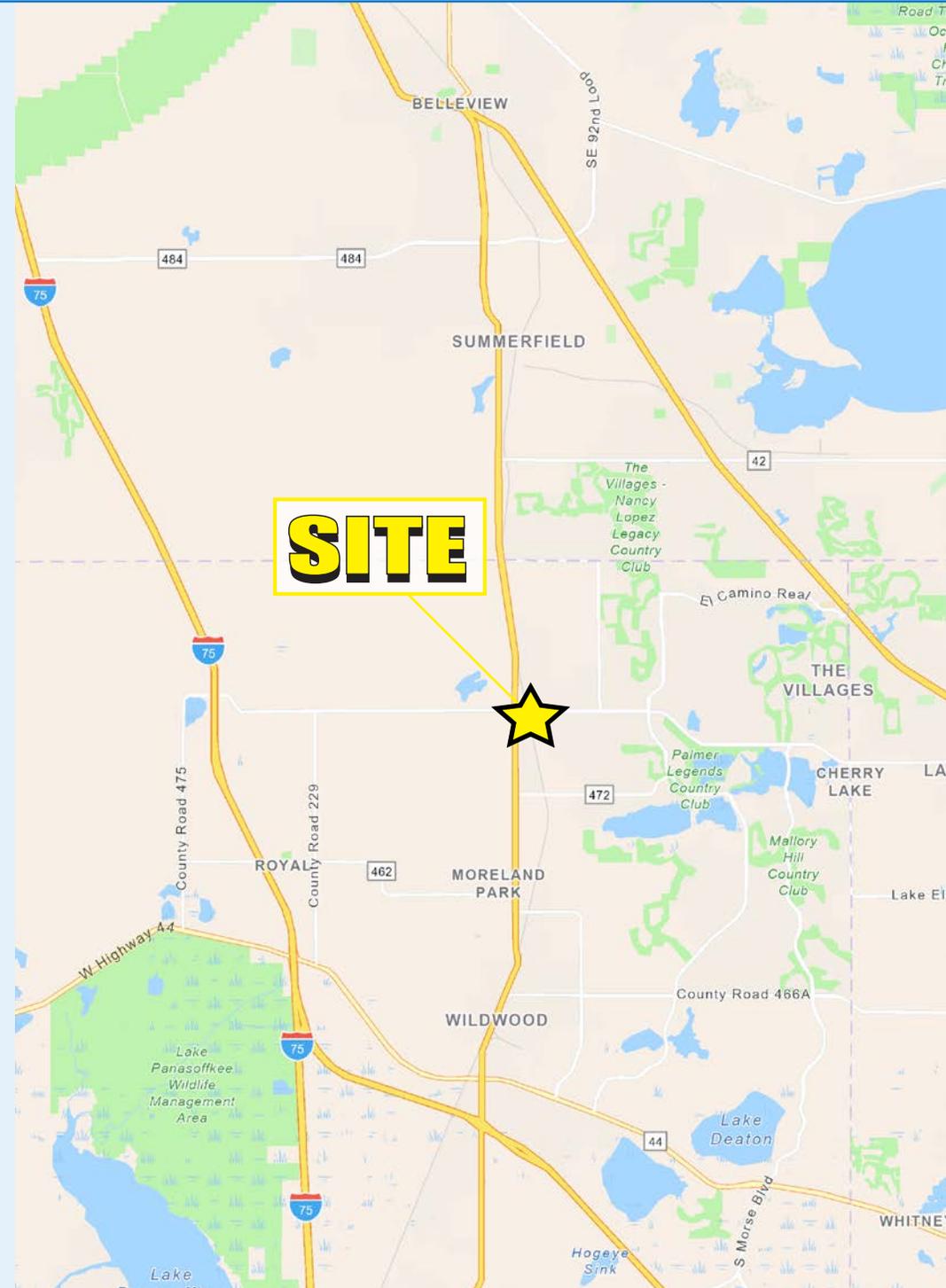
11535 US 301 • +/- 2.84 AVAILABLE

## PROPERTY HIGHLIGHTS

- High traffic corridor with excellent visibility to the 36,500 AADT on US 301
- Positioned near The Villages, one of Florida's fastest-growing retail trade areas
- Zoned C-3 in the city of Wildwood, allowing a wide range of uses

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 <b>POPULATION</b>	3,550	24,650	80,654
 <b>DAYTIME POPULATION</b>	2,448	7,813	23,039
 <b>MEDIAN HH INCOME</b>	\$89,689	\$81,520	\$76,302





**SITE**

MULTI-FAMILY  
DEVELOPMENT  
248 UNITS  
UNDER CONSTRUCTION

E County Rd 466

22,000 ADT

301

Sumter County Rd 108

36,500 ADT

Walmart

Woodridge Rd

TIRE KINGDOM  
SERVICE CENTERS

Wawa

verizon

Firestone

metro

Arby's

McDonald's

tropical CAFE

Sumter County Rd 103

golden corral

Steak Shake

ALDI

AutoZone

MAVIS  
DISCOUNT  
TIRE

MURPHY  
USA

THE VILLAGES  
CHARTER  
ELEMENTARY  
SCHOOL

Wendy's

Advance  
Auto Parts

SITE AERIAL



E County Rd 466

22,000 ADT



301

36,500 ADT

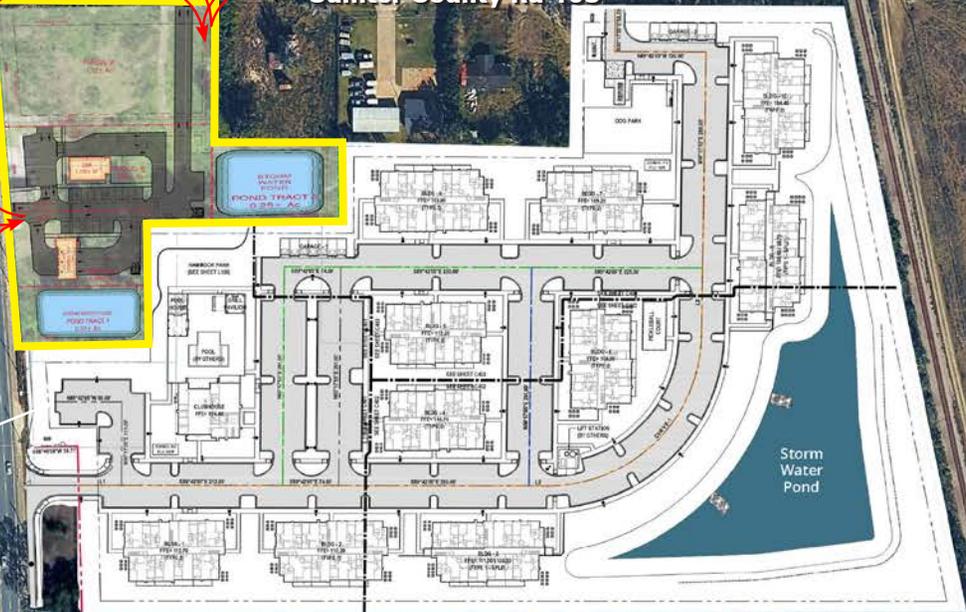
Sumter County Rd 106



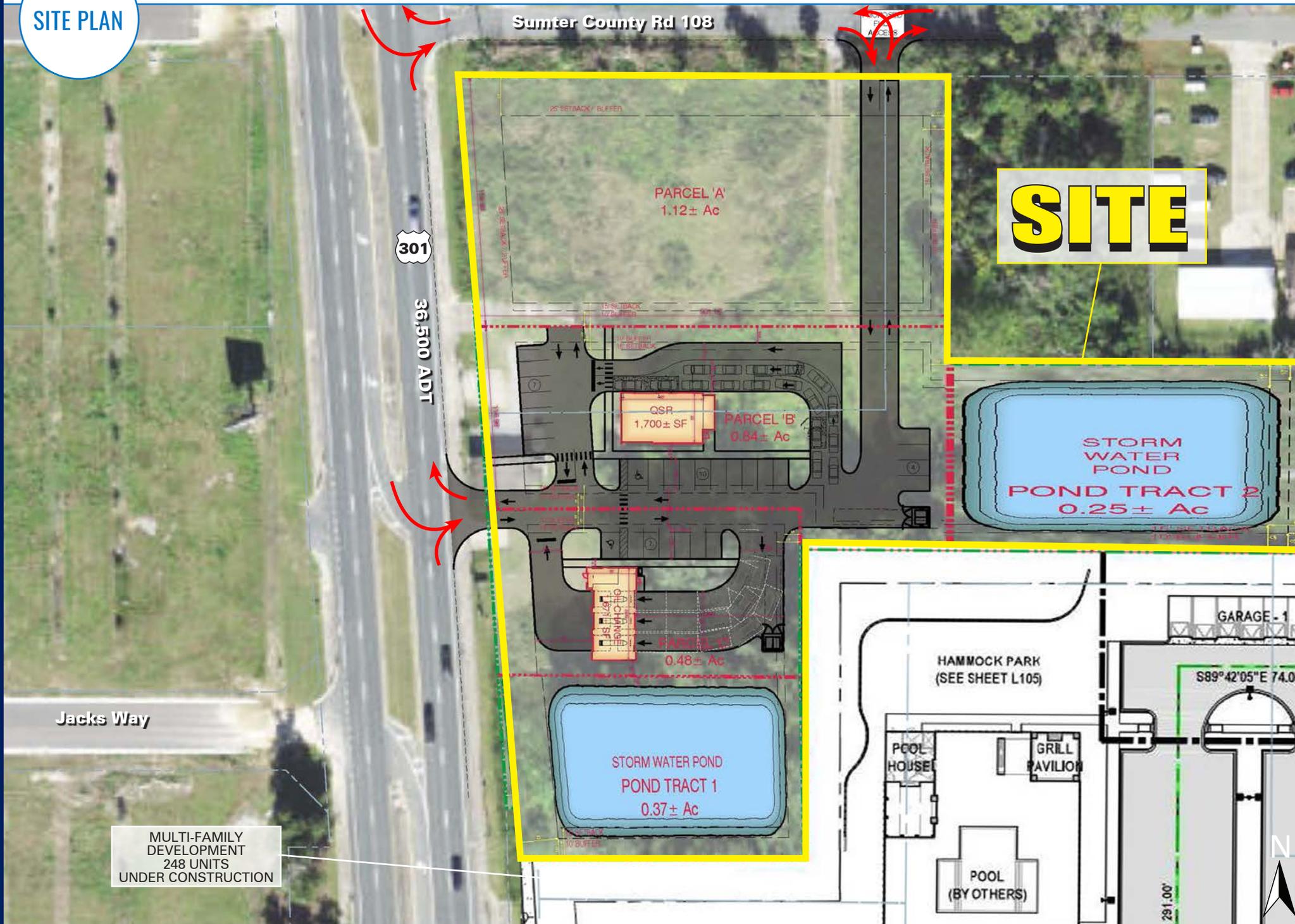
Sumter County Rd 108

**SITE**

MULTI-FAMILY DEVELOPMENT  
248 UNITS  
UNDER CONSTRUCTION



SITE PLAN



**SITE**

301

36,500 ADT

Sumter County Rd 108

PARCEL 'A'  
1.12± Ac

QSR  
1,700± SF

PARCEL 'B'  
0.84± Ac

PARCEL 'C'  
0.48± Ac

STORM WATER POND  
POND TRACT 2  
0.25± Ac

STORM WATER POND  
POND TRACT 1  
0.37± Ac

HAMMOCK PARK  
(SEE SHEET L105)

POOL HOUSE

GRILL PAVILION

POOL  
(BY OTHERS)

GARAGE - 1

S89°42'05"E 74.00'



Jacks Way

MULTI-FAMILY DEVELOPMENT  
248 UNITS  
UNDER CONSTRUCTION

OXFORD, FL

# 11535 US 301

+/- 2.84 ACRES AVAILABLE

### ROSS WATERS

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