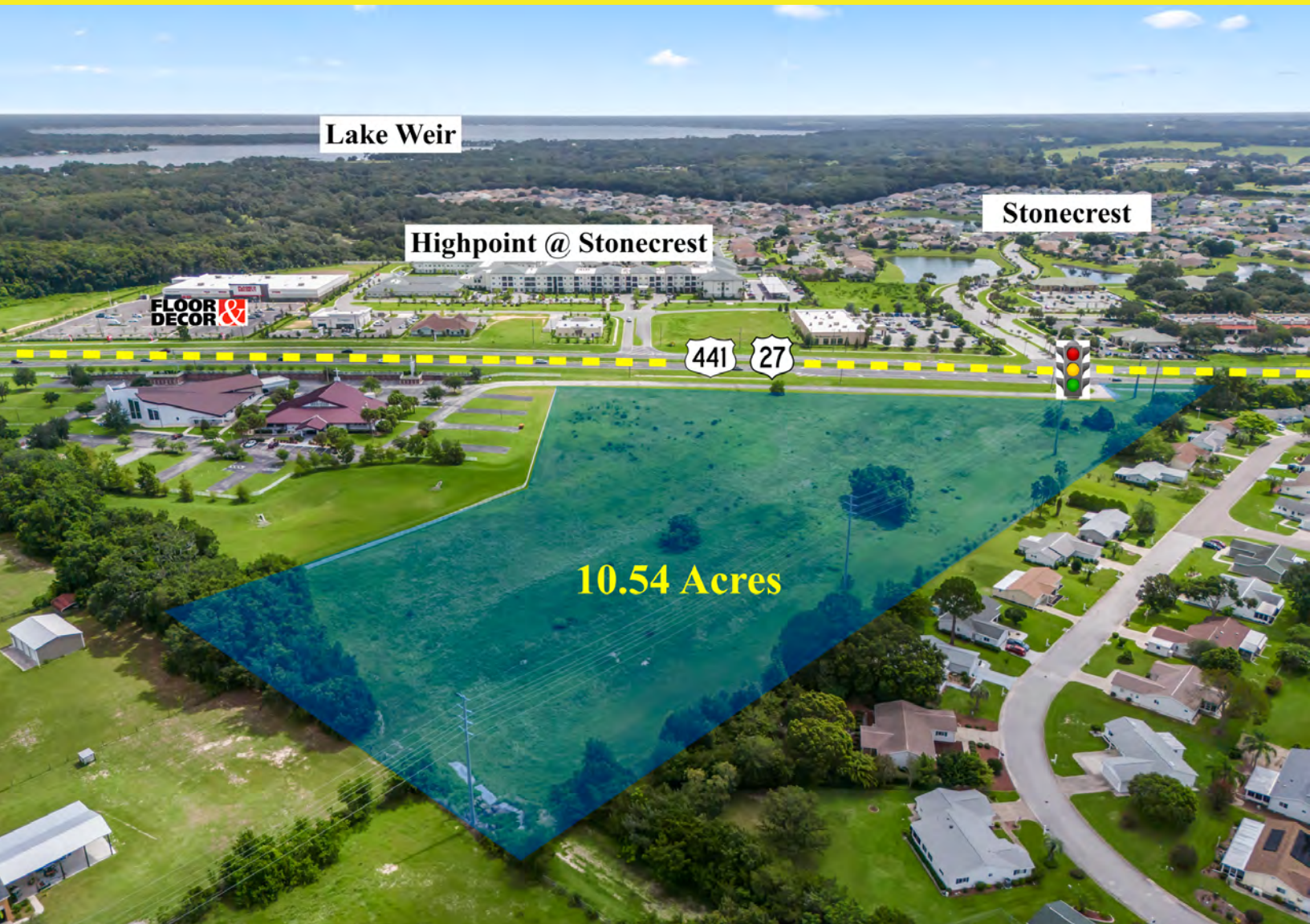


10.54 Acres - Vacant Land

Hwy 441, Summerfield, FL 34491

(Adjacent to: 17310 US Hwy 441, Summerfield)

Offered at: \$4,900,000



Lake Weir

Highpoint @ Stonecrest

Stonecrest

FLOOR DECOR

441 27

10.54 Acres



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795





Attention Developers!

10.54 acres with potential golf car accessibility to Spruce Creek South, Stonecrest and The Villages. Approximately 910 feet of frontage on Hwy 441 in Summerfield, FL. Property is adjacent to 17310 US Hwy 441, (Trinity Lutheran Church). Seller requesting development reinstatement for PUD zoning with FQD land use.

Situated in Marion County, highly visible location, traffic count of 38,000 cars per day. Property adjoins Spruce Creek South offers an outstanding opportunity for retail, medical, professional, multi-family, and other commercial use.

Marion County Parcel ID is 6000-001-003, exceptional opportunity to invest in this rapidly growing area.

Call/email Fran Akin, 352-266-7795, Fran@FranAkin.com

Aerials



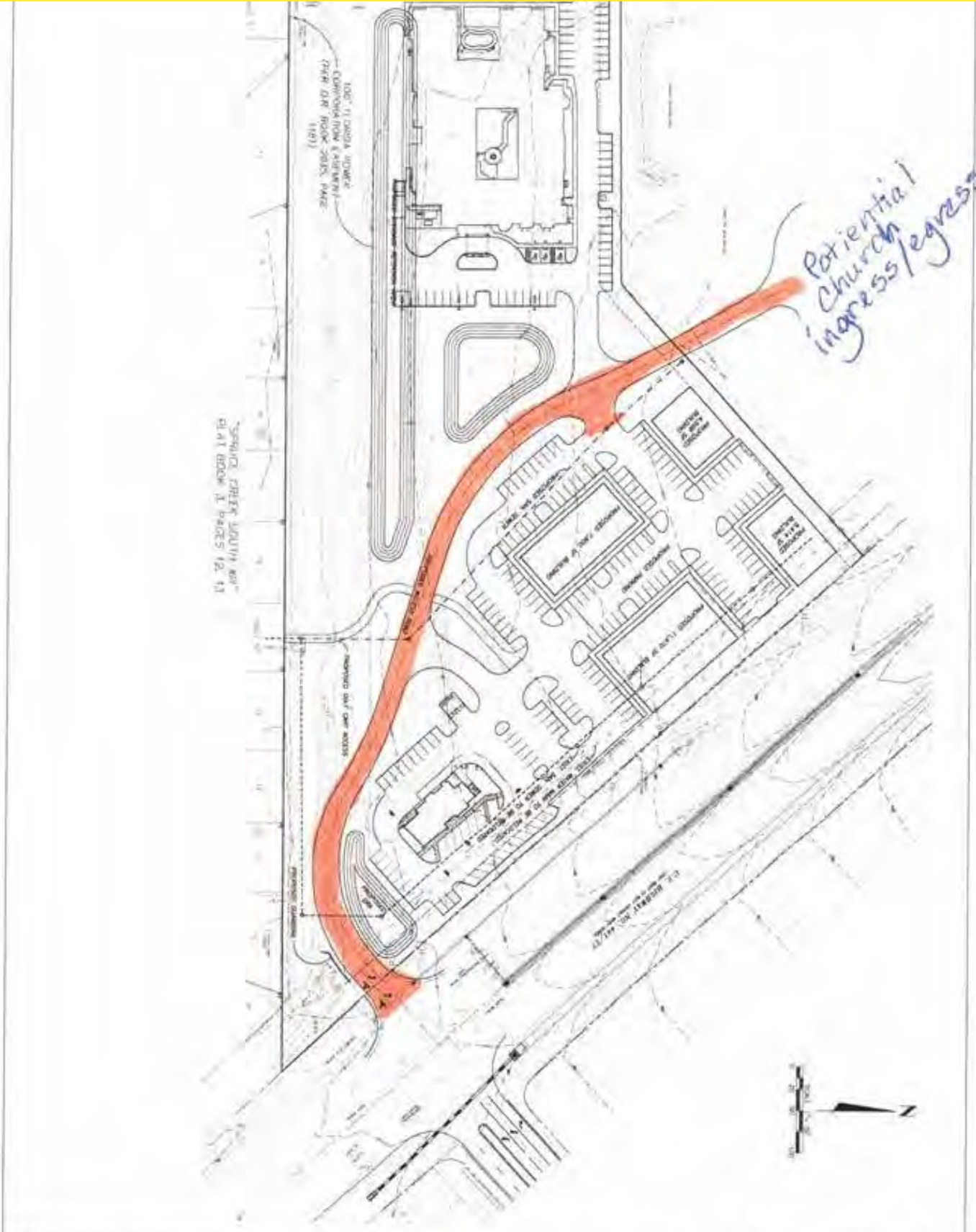
Executive Summary

- 10.54 Acres 910 feet of frontage on US Hwy 441
- Retail/Medical/Professional/ Multi-family, All Public Utilities available
- Seller requesting development reinstatement for PUD zoning with FQD Land Use
- Potential golf car accessible to Spruce Creek South, Stonecrest & The Villages

This well located 10.54 acres is part of Spruce Creek South and south of Trinity Lutheran Church at 17330 South US Hwy 441/27, Summerfield



Site Diagram



SHEET
 1
 OF
 1

CONCEPTUAL LOT LAYOUT
SOUTH 441
VILLAGE BLUFF
 MARION COUNTY, FLORIDA

NO.	REVISION	DATE	BY	CHKD.
001	DESIGN	8.15.11	JML	
002	ISSUE	8.15.11	JML	
003	CHECK	8.15.11	JML	

LONDON ENGINEERING
and Associates, Inc.
 220 S.E. 30th Avenue, Suite 101 Ocala, Florida 34471
 Phone: (352) 690-9501 Fax: (352) 690-6171
MEMBER OF ASSOCIATION OF ENGINEERS & SURVEYORS
MEMBER OF LONDON, INC. # 2384



Demographic and Income Profile

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

Summary	Census 2010	Census 2020	2023	2028				
Population	71,073	77,252	78,319	80,354				
Households	37,534	41,943	42,946	44,644				
Families	25,559	-	26,671	27,099				
Average Household Size	1.89	1.83	1.81	1.79				
Owner Occupied Housing Units	34,436	-	37,328	39,091				
Renter Occupied Housing Units	3,097	-	5,618	5,553				
Median Age	68.2	-	71.1	73.5				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.51%	0.63%	0.30%					
Households	0.78%	0.77%	0.49%					
Families	0.32%	0.74%	0.44%					
Owner HHs	0.93%	0.93%	0.66%					
Median Household Income	2.44%	3.34%	2.57%					
Households by Income	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
<\$15,000	2,872	6.7%	2,567	5.7%	2,567	5.7%		
\$15,000 - \$24,999	3,434	8.0%	2,870	6.4%	2,870	6.4%		
\$25,000 - \$34,999	4,608	10.7%	3,940	8.8%	3,940	8.8%		
\$35,000 - \$49,999	5,980	13.9%	5,501	12.3%	5,501	12.3%		
\$50,000 - \$74,999	9,464	22.0%	9,753	21.8%	9,753	21.8%		
\$75,000 - \$99,999	7,286	17.0%	8,202	18.4%	8,202	18.4%		
\$100,000 - \$149,999	5,688	13.2%	6,915	15.5%	6,915	15.5%		
\$150,000 - \$199,999	2,365	5.5%	3,290	7.4%	3,290	7.4%		
\$200,000+	1,247	2.9%	1,605	3.6%	1,605	3.6%		
Median Household Income			\$59,478		\$67,084			
Average Household Income			\$79,334		\$90,869			
Per Capita Income			\$43,451		\$50,440			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,028	1.4%	989	1.3%	937	1.2%		
5 - 9	1,112	1.6%	1,087	1.4%	984	1.2%		
10 - 14	1,163	1.6%	1,137	1.5%	1,057	1.3%		
15 - 19	1,108	1.6%	1,100	1.4%	992	1.2%		
20 - 24	993	1.4%	1,063	1.4%	937	1.2%		
25 - 34	2,138	3.0%	2,420	3.1%	2,163	2.7%		
35 - 44	2,657	3.7%	2,572	3.3%	2,500	3.1%		
45 - 54	4,135	5.8%	3,258	4.2%	2,995	3.7%		
55 - 64	12,730	17.9%	9,119	11.6%	7,417	9.2%		
65 - 74	26,289	37.0%	29,328	37.4%	24,900	31.0%		
75 - 84	14,647	20.6%	21,120	27.0%	28,319	35.2%		
85+	3,073	4.3%	5,126	6.5%	7,152	8.9%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	68,052	95.7%	70,111	90.8%	70,874	90.5%	72,356	90.0%
Black Alone	1,363	1.9%	1,586	2.1%	1,633	2.1%	1,714	2.1%
American Indian Alone	124	0.2%	138	0.2%	143	0.2%	148	0.2%
Asian Alone	573	0.8%	945	1.2%	960	1.2%	1,023	1.3%
Pacific Islander Alone	14	0.0%	31	0.0%	32	0.0%	35	0.0%
Some Other Race Alone	435	0.6%	1,131	1.5%	1,199	1.5%	1,337	1.7%
Two or More Races	513	0.7%	3,309	4.3%	3,478	4.4%	3,741	4.7%
Hispanic Origin (Any Race)	2,146	3.0%	3,717	4.8%	3,972	5.1%	4,352	5.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

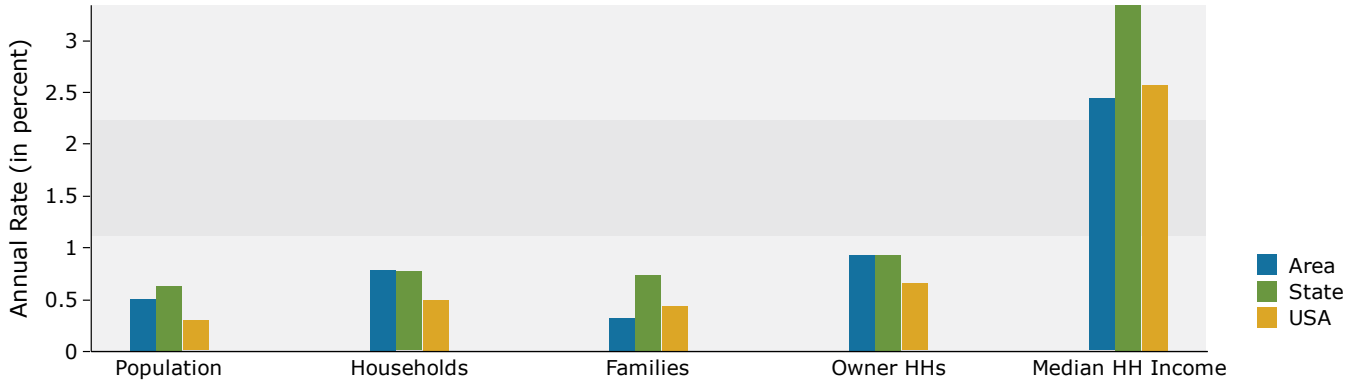


Demographic and Income Profile

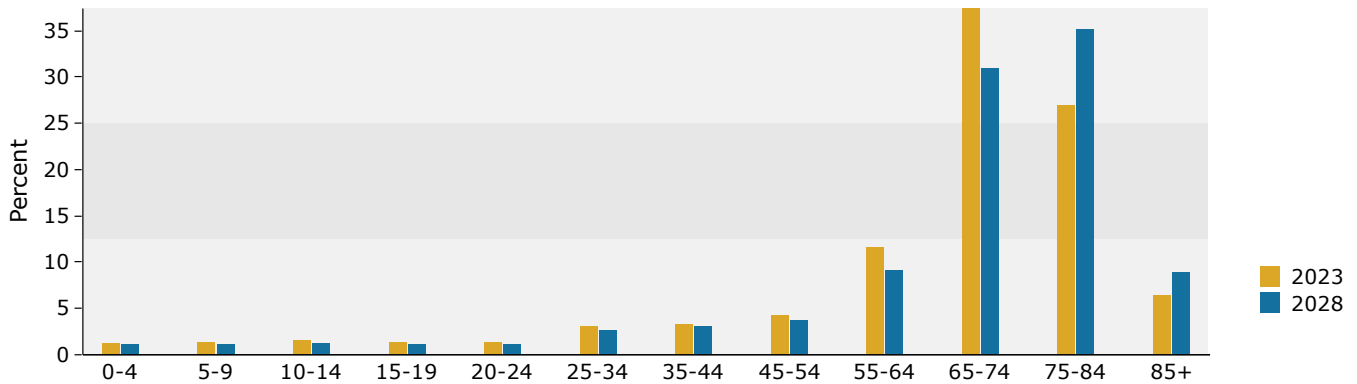
17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

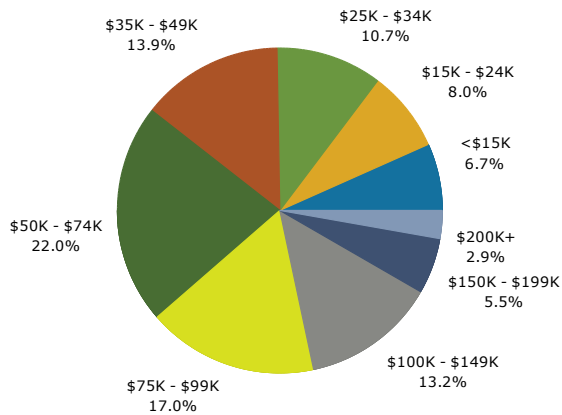
Trends 2023-2028



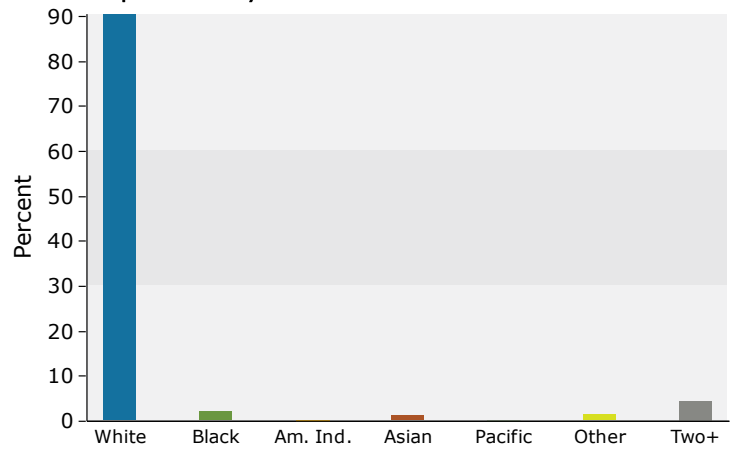
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Medical Expenditures



Medical Expenditures

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

Demographic Summary		2023	2028
Population		78,319	80,354
Households		42,946	44,644
Families		26,671	27,099
Median Household Income		\$59,478	\$67,084
Males per 100 Females		89.3	86.5
Population by Age			
Population <5 Years		1.3%	1.2%
Population 65+ Years		71.0%	75.1%
Median Age		71.1	73.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	87	\$6,429.26	\$276,111,184
Medical Care	89	\$2,145.90	\$92,157,681
Physician Services	79	\$218.45	\$9,381,663
Dental Services	91	\$409.00	\$17,565,020
Eyecare Services	92	\$80.74	\$3,467,379
Lab Tests, X-rays	75	\$58.05	\$2,492,907
Hospital Room and Hospital Services	71	\$179.78	\$7,720,748
Convalescent or Nursing Home Care	140	\$45.36	\$1,947,886
Other Medical Services (1)	75	\$131.23	\$5,635,782
Nonprescription Drugs	88	\$150.79	\$6,475,999
Prescription Drugs	92	\$340.38	\$14,618,136
Nonprescription Vitamins	98	\$136.34	\$5,855,302
Medicare Prescription Drug Premium	127	\$171.70	\$7,374,023
Eyeglasses and Contact Lenses	76	\$84.07	\$3,610,256
Hearing Aids	122	\$49.15	\$2,111,006
Medical Equipment for General Use	88	\$8.56	\$367,428
Other Medical Supplies/Equipment (2)	95	\$82.29	\$3,534,146
Health Insurance	87	\$4,283.37	\$183,953,503
Blue Cross/Blue Shield	68	\$901.87	\$38,731,750
Fee for Service Health Plan	71	\$698.49	\$29,997,529
HMO	62	\$500.57	\$21,497,426
Medicare Payments	126	\$1,312.86	\$56,381,965
Long Term Care Insurance	121	\$78.07	\$3,352,906
Dental Care Insurance	73	\$129.95	\$5,580,918
Vision Care Insurance	68	\$29.78	\$1,278,981
Prescription Drug Insurance	87	\$5.97	\$256,325
Other Single Service Insurance (3)	88	\$15.11	\$649,017
Medicaid Premiums	57	\$6.52	\$279,866
Tricare/Military Premiums	76	\$9.33	\$400,631
Children's Health Ins Program Premiums	54	\$1.16	\$49,680

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 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

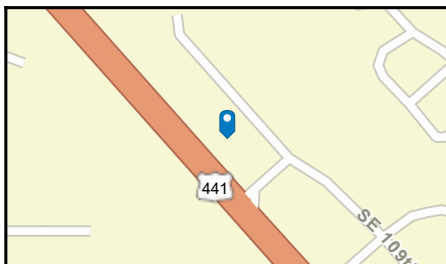
August 16, 2023



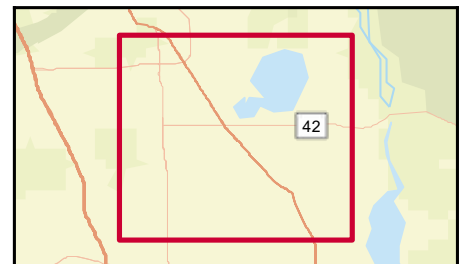
Traffic Count Map

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Rings: 5 mile radii

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677



- 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: ©2023 Kalibrate Technologies (Q2 2023).

August 16, 2023

DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information.