

5 ACRE LOT US HWY 441

9235 SE 154th Court | Summerfield, FL

OFFERING MEMORANDUM



Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



5 Acre Lot US HWY 441

CONTENTS

01 **Executive Summary**
Investment Summary

02 **Property Description**
Property Features
Aerial Map
Parcel Map

03 **Demographics**
Demographics

04 **Company Profile**
Advisor Profile

05 **Location**
Location Summary

Exclusively Marketed by:

Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



14 E Washington street Suite 341, Orlando, FL 32801

ISLcommercial.com

5 ACRE LOT US HWY 441

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	9235 SE 154th Court Summerfield FL 34491
COUNTY	Marion
PRICE	\$1,200,000
PRICE PSF	\$5.42
LAND SF	221,285 SF
LAND ACRES	5.08
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B2
# OF PARCELS	1
APN	4713-192-001

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	3,762	29,201	69,005
2024 Median HH Income	\$73,655	\$64,937	\$64,316
2024 Average HH Income	\$93,431	\$80,039	\$81,007

- Prime commercial property with 650 feet of frontage on Highway 441, spanning approximately 5.08 acres. Zoned B2, this versatile site is ideal for a range of developments, including retail, office space, hotels, restaurants, and more. The land use aligns with zoning regulations, making it ready for immediate commercial development opportunities.
- 650' frontage on hwy 441, featuring 5.08 (+/-) acres. B2 zoning

5 ACRE LOT US HWY 441

02

Property Description

Property Features

Aerial Map

Parcel Map

PROPERTY FEATURES

LAND SF	221,285
LAND ACRES	5.08
# OF PARCELS	1
ZONING TYPE	B2
TOPOGRAPHY	Level
TRAFFIC COUNTS	30,364

NEIGHBORING PROPERTIES

NORTH	Dollar General
SOUTH	Doc's Restoration
EAST	Burn's Granite and Tile
WEST	Circle K



5 ACRE LOT US HWY 441

Demographics

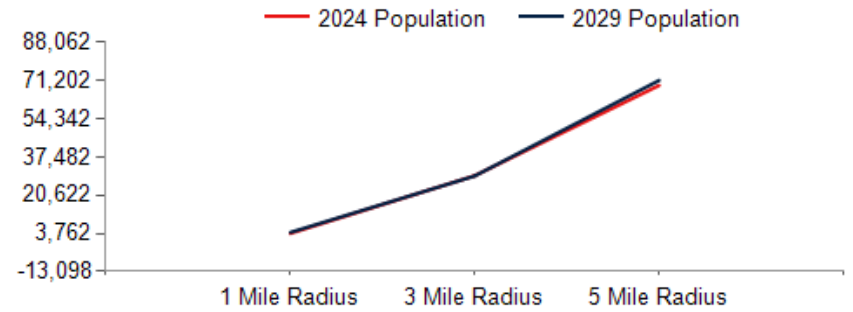
Demographics

03

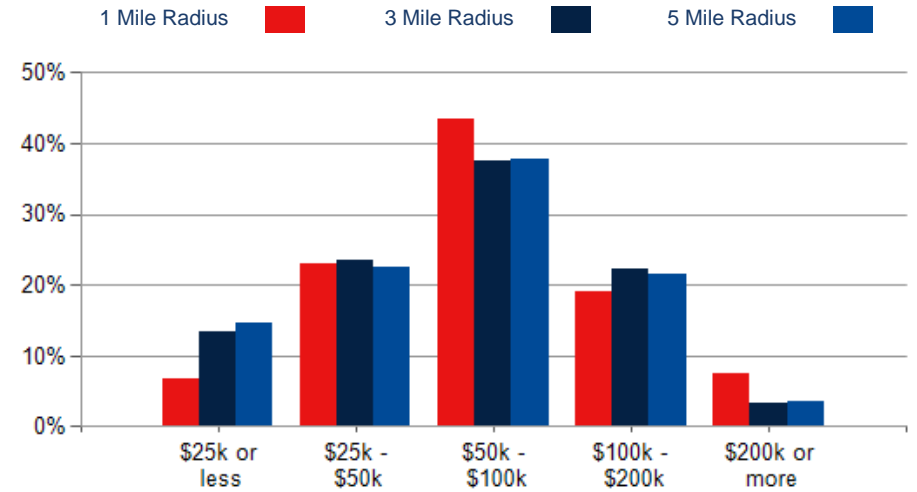
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,845	11,961	36,582
2010 Population	2,620	25,636	61,172
2024 Population	3,762	29,201	69,005
2029 Population	4,202	29,106	71,202
2024-2029: Population: Growth Rate	11.20%	-0.35%	3.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	54	1,144	2,738
\$15,000-\$24,999	51	862	2,330
\$25,000-\$34,999	213	1,857	4,226
\$35,000-\$49,999	142	1,645	3,638
\$50,000-\$74,999	320	2,863	6,779
\$75,000-\$99,999	347	2,758	6,402
\$100,000-\$149,999	246	2,621	5,684
\$150,000-\$199,999	47	713	1,831
\$200,000 or greater	116	477	1,235
Median HH Income	\$73,655	\$64,937	\$64,316
Average HH Income	\$93,431	\$80,039	\$81,007

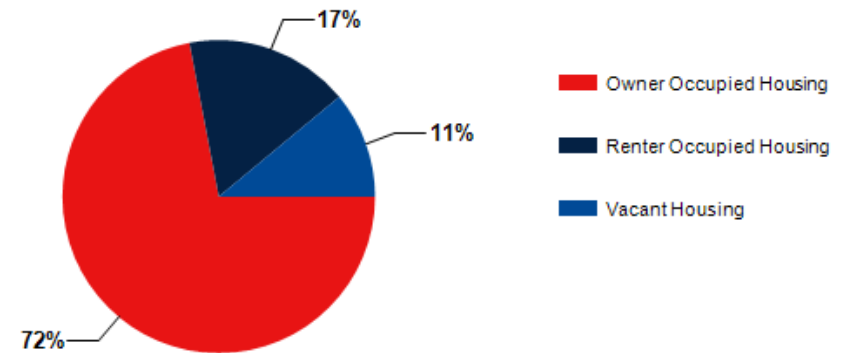
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	878	6,240	19,196
2010 Total Households	1,004	12,802	30,257
2024 Total Households	1,535	14,939	34,863
2029 Total Households	1,739	15,029	36,381
2024 Average Household Size	2.45	1.95	1.97
2024-2029: Households: Growth Rate	12.65%	0.60%	4.30%



2024 Household Income

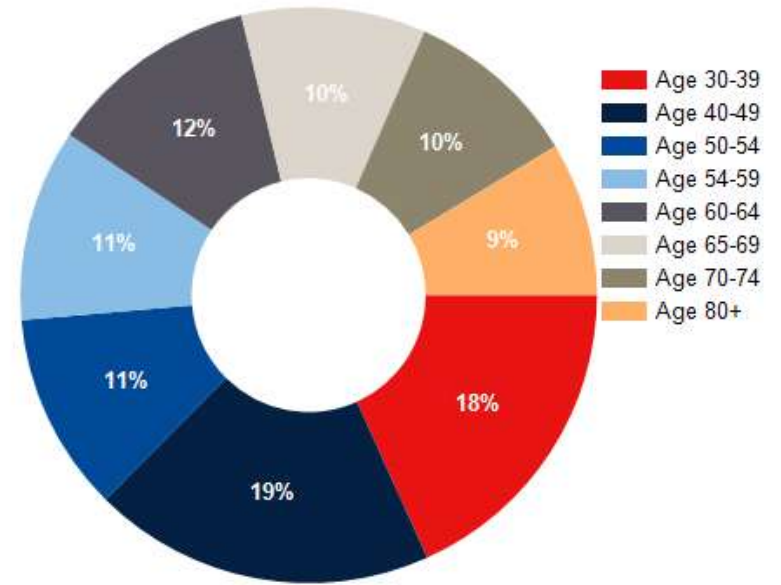


2024 Own vs. Rent - 1 Mile Radius

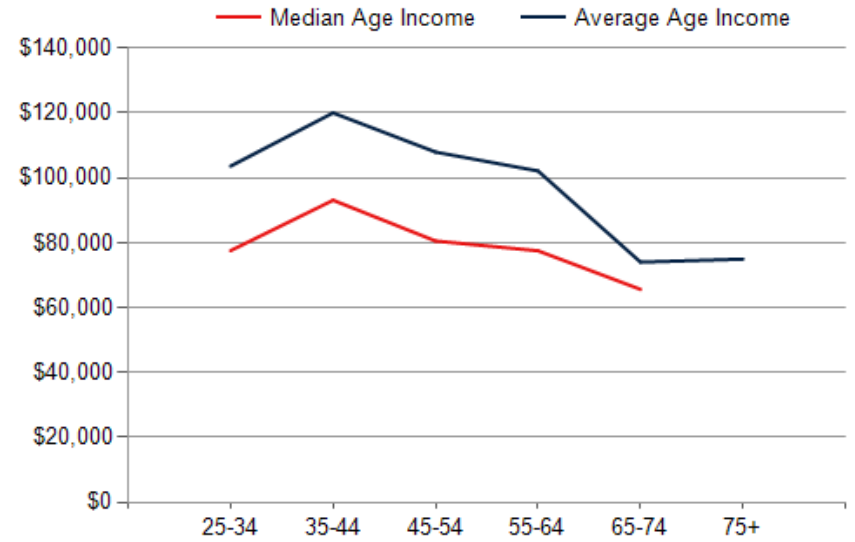


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	216	743	1,905
2024 Population Age 35-39	227	783	2,024
2024 Population Age 40-44	234	779	1,999
2024 Population Age 45-49	232	808	1,960
2024 Population Age 50-54	271	1,061	2,570
2024 Population Age 55-59	262	1,398	3,368
2024 Population Age 60-64	287	2,074	4,847
2024 Population Age 65-69	251	2,911	6,380
2024 Population Age 70-74	237	4,359	8,869
2024 Population Age 75-79	210	5,015	10,796
2024 Population Age 80-84	128	3,508	8,127
2024 Population Age 85+	89	1,936	5,469
2024 Population Age 18+	3,048	26,853	62,479
2024 Median Age	47	70	69
2029 Median Age	48	71	70



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,556	\$72,694	\$68,150
Average Household Income 25-34	\$103,615	\$86,342	\$79,534
Median Household Income 35-44	\$93,108	\$87,608	\$83,001
Average Household Income 35-44	\$120,030	\$105,462	\$95,760
Median Household Income 45-54	\$80,534	\$80,608	\$77,898
Average Household Income 45-54	\$107,960	\$98,463	\$92,655
Median Household Income 55-64	\$77,514	\$80,200	\$78,218
Average Household Income 55-64	\$102,128	\$93,066	\$92,775
Median Household Income 65-74	\$65,625	\$71,999	\$68,620
Average Household Income 65-74	\$74,012	\$80,517	\$81,308
Average Household Income 75+	\$74,969	\$70,290	\$74,511



5 ACRE LOT US HWY 441

04 Company Profile

Advisor Profile

04



Oren Stephen
Principal

AGENTS

Oren Stephen
Principal

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel is dedicated to helping clients pursue their investment goals.

MICHAEL VOSS

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

FRANK DAVI, JR

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

As a visionary entrepreneur, he's established an interior architecture firm and ventured into the realm of construction ownership on both U.S. coasts.

5 ACRE LOT US HWY 441

05 Location

Location Summary

05

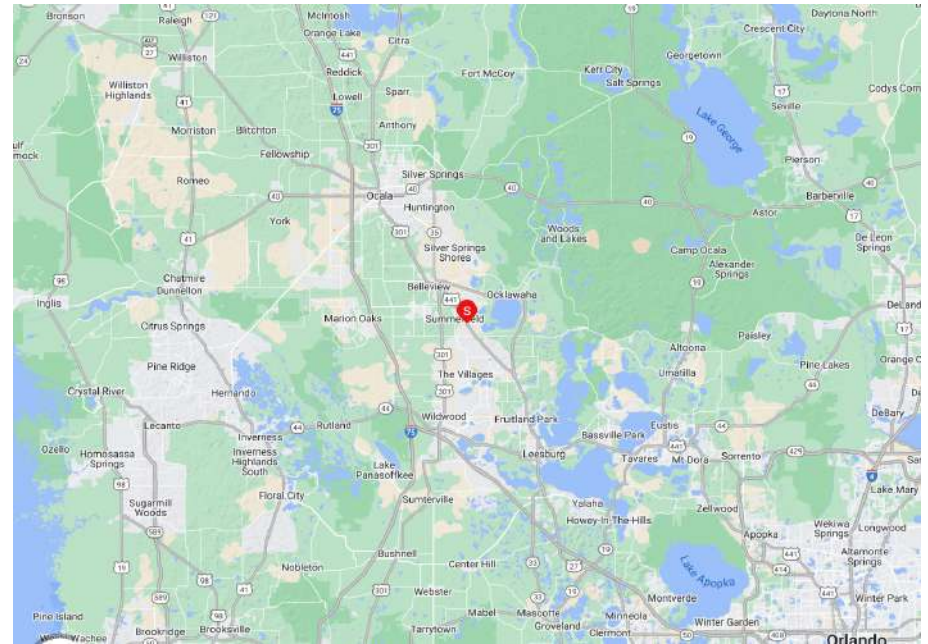
- Average daily traffic count for 2022 are 30,364 cars per day and steadily increasing. Busy Hwy 441 frontage. This site is at the corner of 151st Lane Rd. and highway 441 in Summerfield.

An exceptional opportunity awaits with this 5.08-acre commercial lot right on US Highway 441, offering excellent visibility and accessibility for future businesses. Recently cleared and zoned for Commercial use, this property is perfectly suited for a wide range of developments, from retail spaces to office buildings or service centers.

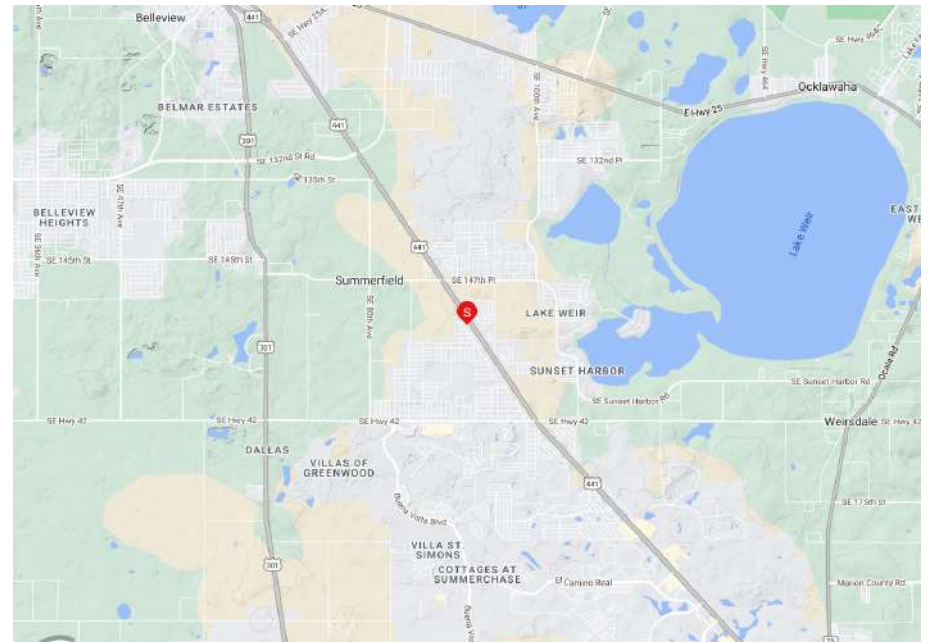
Located just minutes from The Villages, Lady Lake, and Ocala, this lot is positioned in a high-traffic area surrounded by thriving communities. The nearby Villages draw a consistent flow of residents and visitors, making this lot a strategic choice for businesses looking to capitalize on both local and tourist traffic.

With its highway frontage and ample space, this property is ready for immediate development and offers a fantastic foundation for business growth in a booming region.

Regional Map



Locator Map



5 Acre Lot US HWY 441

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ISL Commercial and it should not be made available to any other person or entity without the written consent of ISL Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ISL Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



ISLcommercial.com