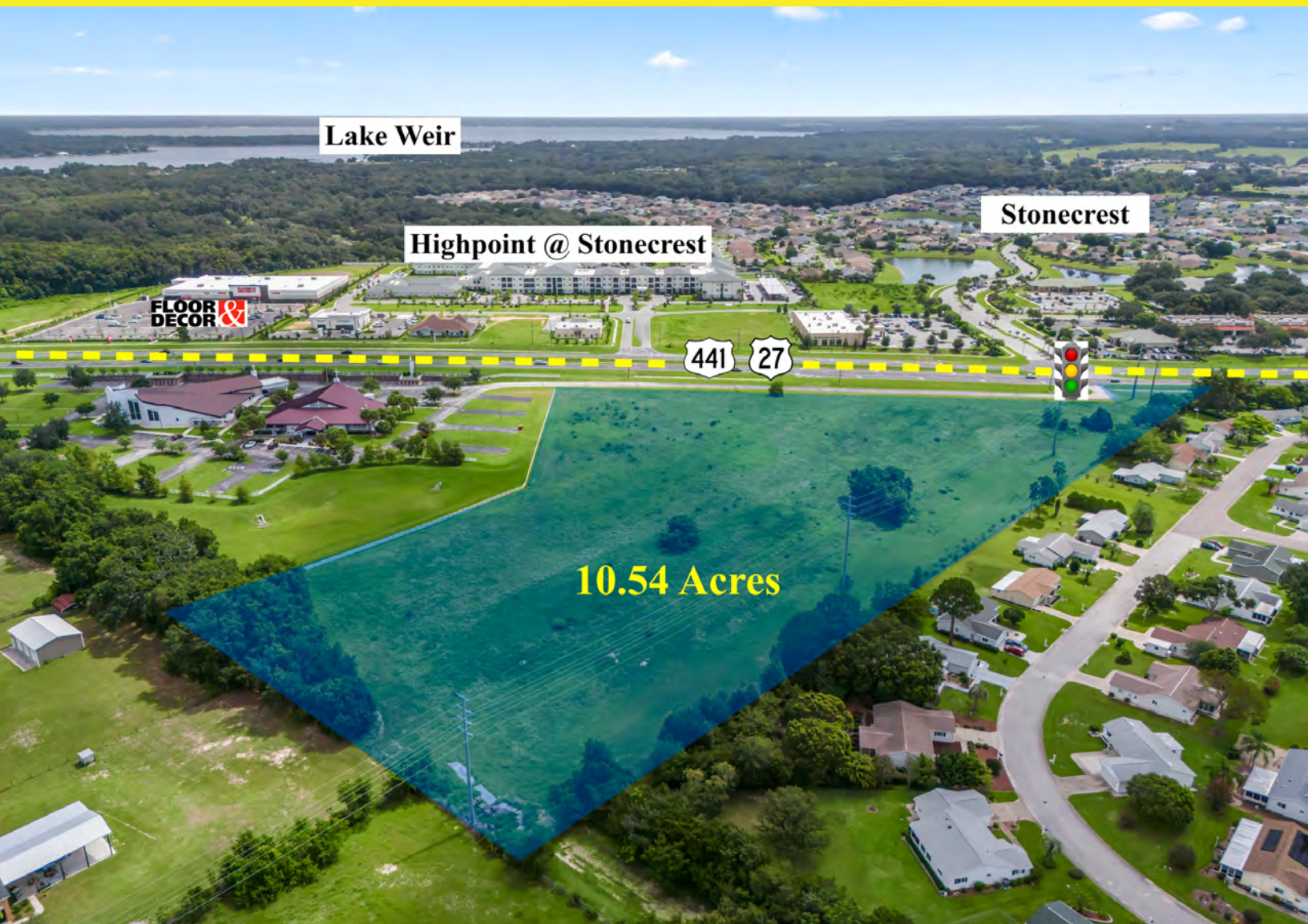


10.54 Acres - Vacant Land

Hwy 441, Summerfield, FL 34491

(Adjacent to: 17310 US Hwy 441, Summerfield)

Offered at: \$4,900,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

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



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



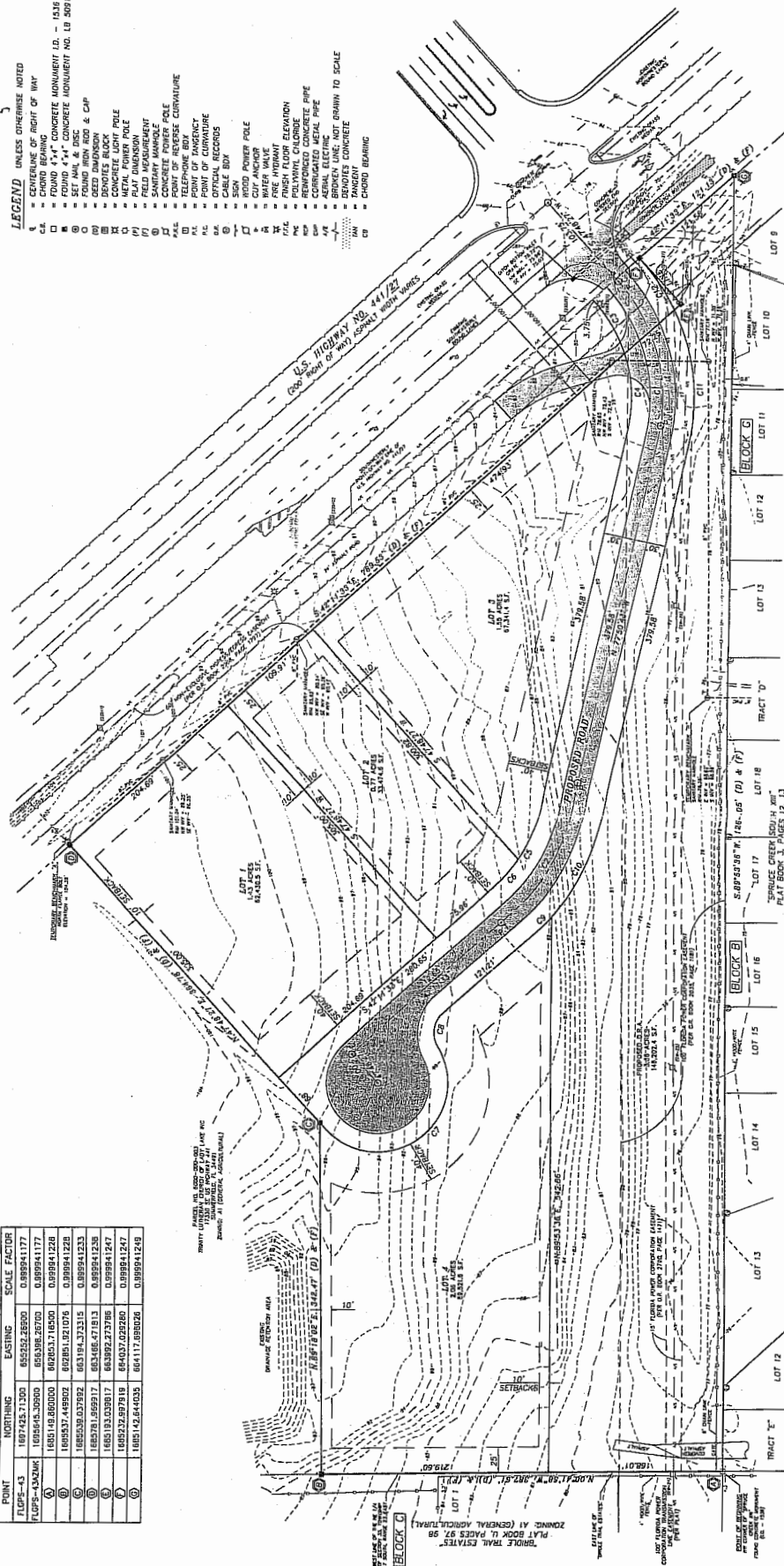
PRELIMINARY PLAT OF:
VILLAGE BLUFF
SECTION 35, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

STATE PLANE COORDINATES:

POINT	NORTHING	EASTING	SCALE FACTOR
FL0P5-4343K	1697425.71300	656326.25500	0.989941177
FL0P5-4343K	1697425.64300	656326.36700	0.989941177
FL0P5-4343K	1695149.86000	602953.17500	0.989941228
FL0P5-4343K	1695531.45900	50285.182015	0.989941228
FL0P5-4343K	1695259.07992	66319.373015	0.989941233
FL0P5-4343K	168578.959917	603468.471813	0.989941238
FL0P5-4343K	1685138.94000	663992.237866	0.989941247
FL0P5-4343K	1695523.697819	604032.002800	0.989941247
FL0P5-4343K	1695342.767015	564327.188006	0.989941255

LEGEND UNLESS OTHERWISE NOTED

- [illegible]



CURVE DATA				
NO.	RADIUS	DELTA	ARC	TAN
C1	170.00'	34°20'50"	161.25'	87.27'
C2	170.00'	35°39'10"	105.78'	54.67'
C3	140.00'	23°41'18"	52.88'	29.36'
C4	140.00'	30°39'32"	74.91'	38.38'
C5	140.00'	21°37'06"	56.82'	28.73'

LINE DATA		
NO.	BEARING	DISTANCE
1	15 47' 48" N 70° 00' 00" E	2.00 miles
2	15 47' 48" N 70° 00' 00" E	2.00 miles

Demographic and Income Profile

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491 4

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491

Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	77,155	79,689	87,101
Total Households	41,901	44,427	49,186
Family Households	25,267	25,434	27,551
Average Household Size	1.83	1.78	1.76
Owner Occupied Housing Units	36,792	39,068	43,074
Renter Occupied Housing Units	5,109	5,359	6,112
Median Age	71.6	72.5	73.0

Trends 2026 - 2031	Area	State	National
Population	1.80%	1.10%	0.50%
Households	2.10%	1.30%	0.70%
Family Population	1.60%	1.30%	0.60%
Owner Occupied Housing Units	2.00%	1.60%	0.00%
Median Household Income	2.40%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,103	1.4%	1,218	1.5%	1,371	1.6%
5-9	1,374	1.8%	1,272	1.6%	1,405	1.6%
10-14	1,299	1.7%	1,546	1.9%	1,428	1.6%
15-19	1,324	1.7%	1,364	1.7%	1,598	1.8%
20-24	1,164	1.5%	1,317	1.6%	1,364	1.6%
25-29	1,297	1.7%	1,392	1.8%	1,606	1.8%
30-34	1,395	1.8%	1,564	2.0%	1,616	1.9%
35-39	1,413	1.8%	1,716	2.1%	1,861	2.1%
40-44	1,378	1.8%	1,645	2.1%	1,995	2.3%
45-49	1,841	2.4%	1,674	2.1%	2,036	2.3%
50-54	2,459	3.2%	2,172	2.7%	2,077	2.4%
55-59	3,590	4.7%	3,476	4.4%	3,087	3.5%
60-64	5,454	7.1%	5,360	6.7%	5,558	6.4%
65-69	9,001	11.7%	8,130	10.2%	8,839	10.2%
70-74	13,785	17.9%	12,236	15.3%	12,881	14.8%
75-79	13,765	17.8%	14,750	18.5%	15,127	17.4%
80-84	9,348	12.1%	11,020	13.8%	12,847	14.8%
Age 85+	6,165	8.0%	7,837	9.8%	10,404	11.9%

Full report available upon request.

 [Source](#): Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Medical Expenditures

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491 4
17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius



Demographic Summary		2026	2031
Population		79,689	87,101
Households		44,427	49,186
Families		25,434	27,551
Median Household Income		\$72,029	\$81,182
Males per 100 Females		87.6	88.4
Population by Age			
Population <5 Years		1.5%	1.6%
Population 65+ Years		67.7%	69.0%
Median Age		72.5	73.0
	Spending Potential Index	Average Amount Spent	Total
Health Care	87	\$6,985.39	\$310,339,828
Medical Care	87	\$2,461.11	\$109,339,817
Physician Services	76	\$222.04	\$9,864,642
Dental Services	88	\$499.28	\$22,181,446
Eyecare Services	94	\$84.24	\$3,742,366
Lab Tests, X-rays	69	\$58.33	\$2,591,251
Hospital Room and Hospital Services	72	\$255.85	\$11,366,447
Convalescent or Nursing Home Care	122	\$83.37	\$3,703,973
Nonphysician Services (1)	75	\$134.22	\$5,963,179
Nonprescription Drugs	97	\$196.20	\$8,716,798
Prescription Drugs	87	\$397.78	\$17,672,321
Vitamins and Supplements	111	\$178.01	\$7,908,320
Medicare Prescription Drug Premium	126	\$140.61	\$6,246,728
Eyeglasses and Contact Lenses	76	\$107.86	\$4,791,709
Hearing Aids	116	\$43.75	\$1,943,794
Topicals/Dressings	88	\$59.58	\$2,646,844

Full report available upon request.

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.

 **Source:** Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Retail Goods and Services Expenditures

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491 4

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491

Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	78.1%	Population	79,689	87,101
Senior Escapes (J1)	5.1%	Households	44,427	49,186
Rural Resort Dwellers (I5)	4.1%	Families	25,434	27,551
Southern Satellites (I6)	3.4%	Median Age	72.5	73.0
Classic Comfort (K4)	3.1%	Median Household Income	\$72,029	\$81,182

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	70	\$1,798.86	\$79,917,984
Men's	71	\$361.67	\$16,068,083
Women's	80	\$678.84	\$30,158,767
Children's	48	\$167.91	\$7,459,891
Footwear	67	\$396.71	\$17,624,427
Watches & Jewelry	76	\$128.08	\$5,690,006
Apparel Products and Services (1)	74	\$65.65	\$2,916,810
Computer			
Computers and Hardware for Home Use	74	\$162.49	\$7,219,146
Portable Memory	88	\$3.69	\$164,008
Computer Software	71	\$13.55	\$602,079
Computer Accessories	79	\$16.32	\$725,127
Education	76	\$3,277.42	\$145,605,792
Educational Books, Supplies, and Other Expenditures	58	\$27.68	\$1,229,701
Other School Supplies	67	\$60.87	\$2,704,392

Full report available upon request.

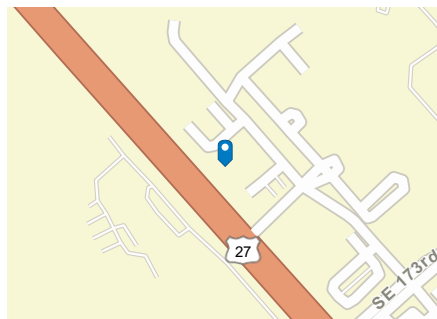
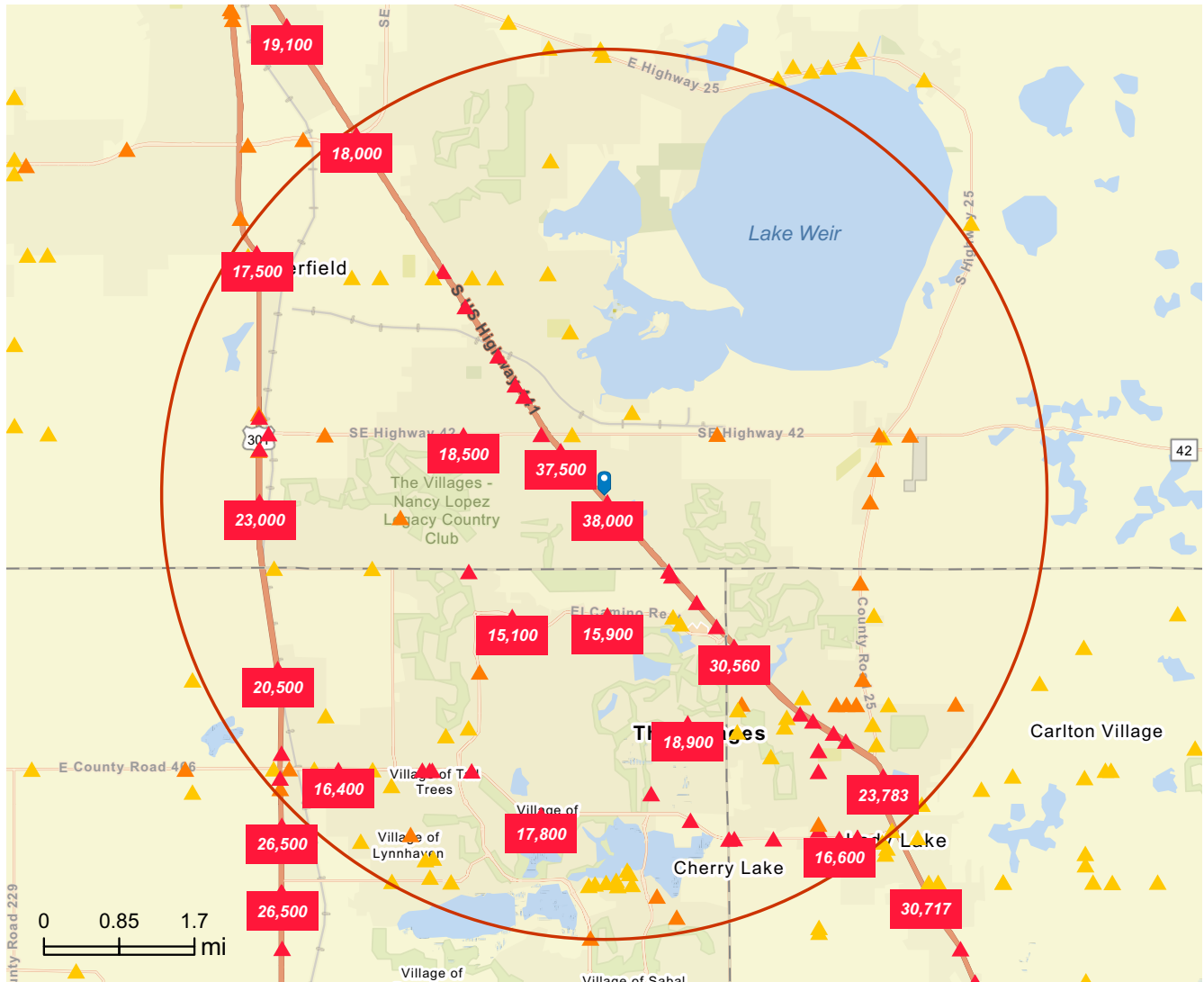
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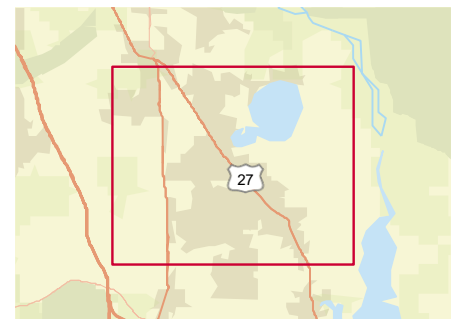
Traffic Count Map

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491 4
17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

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