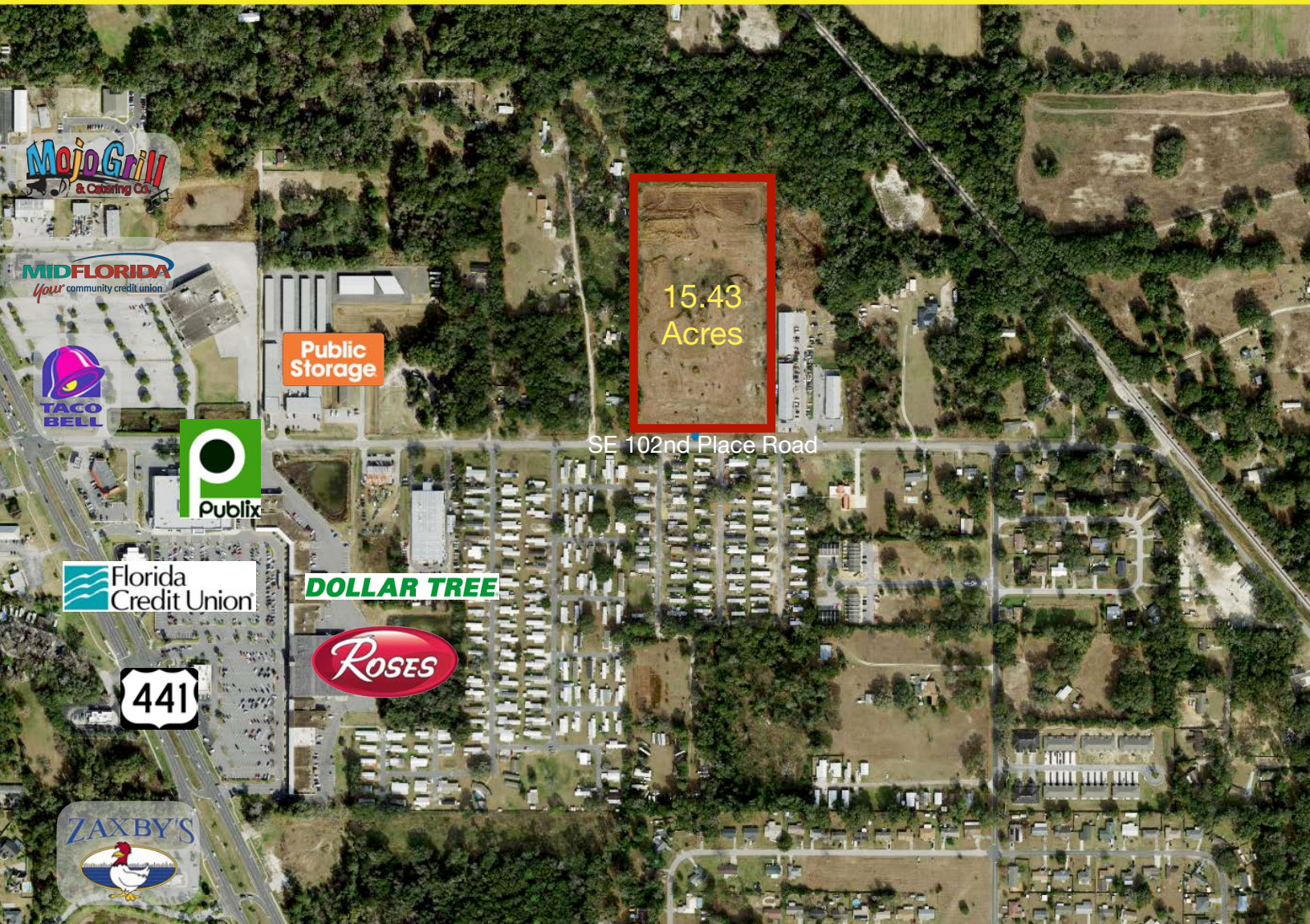


Available 15.43 Acres

0 SE 102nd Place Road
Bellevue, FL 34420

Offered at: \$1,500,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



MULTIFAMILY DEVELOPMENT OPPORTUNITY

- 15.43 Acres
- Zoned R3, In City Limits of Belleview strategically positioned as one of the limited options to help fill the workforce rental supply void of the immediate area.
- Offering represents prior 166 Unit Townhouse development with underground & lift station completed in 2005.
- 15.43 Acres located in City Limits of Belleview between The Villages and Ocala, convenient to new Publix, Schools, Retail & Restaurants.
- Although City addition of "Business District" in 2013 changed density to 124 units, P&Z is supportive of change to increase density back to 166 unit development as permitted in 2007-2010 for this development. Seller will allow time for needed modifications.
- Prior Site Plan & Architectural Plans Available Include:
 - 8 Apartment Buildings
 - Clubhouse & more

FRAN DANN-AKIN, SIOR

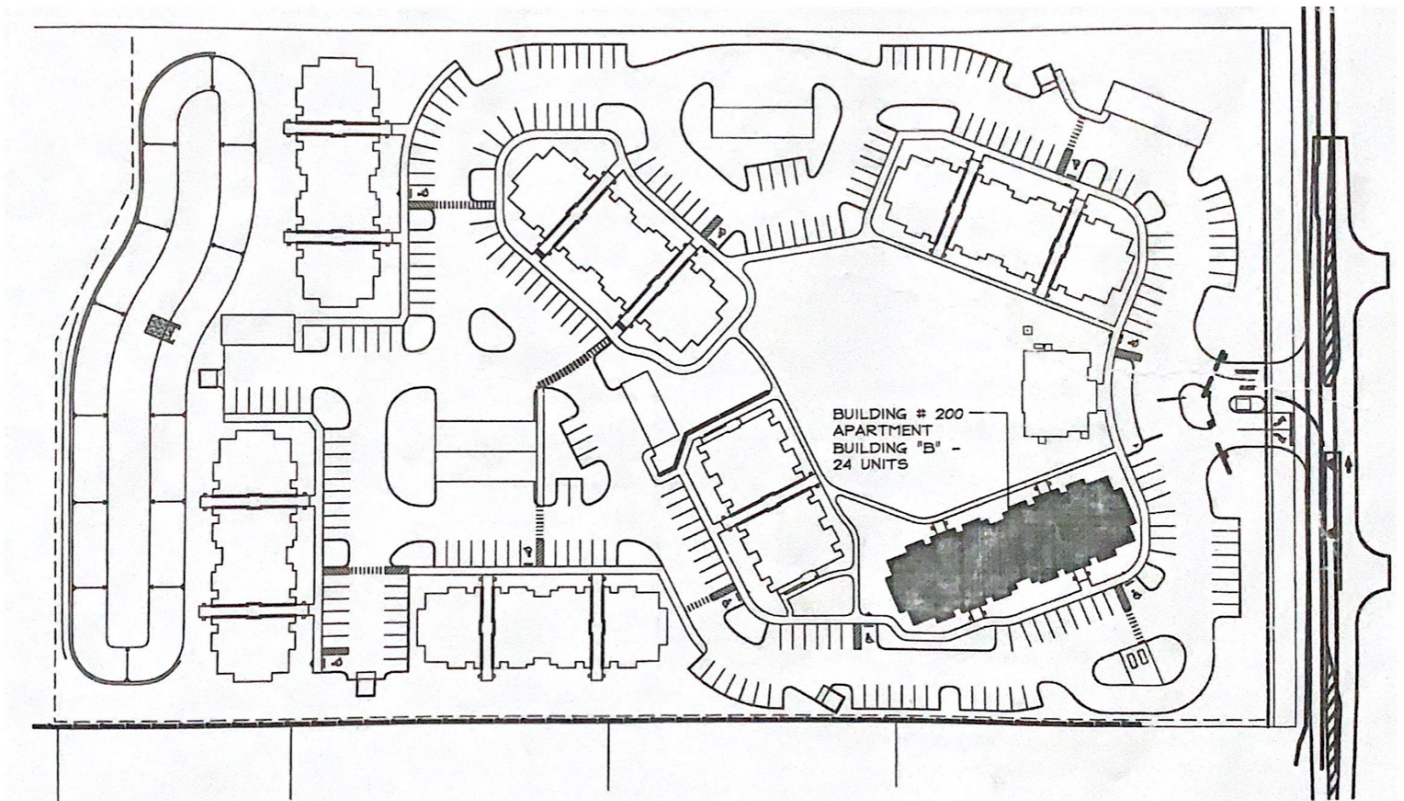
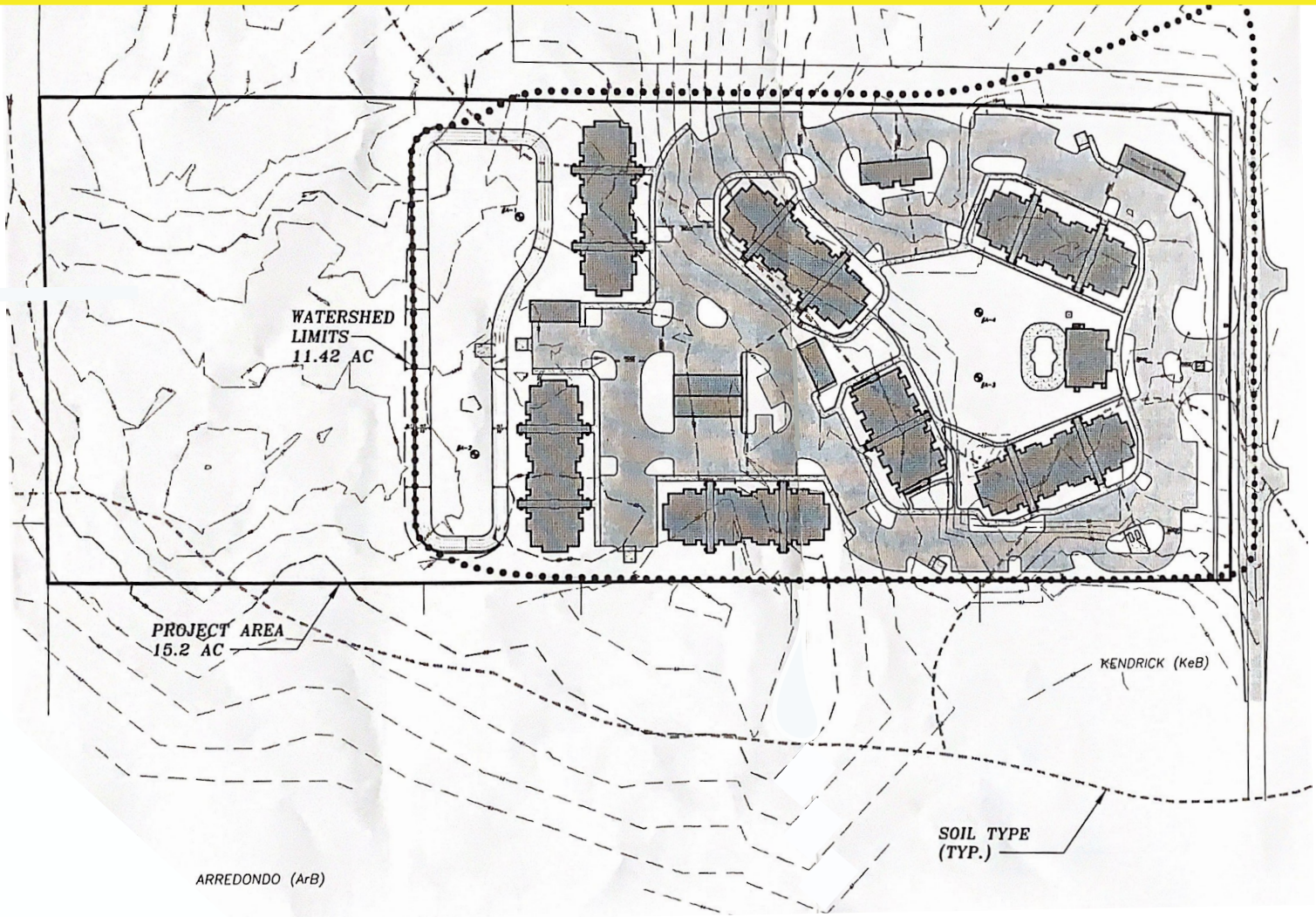
Direct: (352) 266-7795



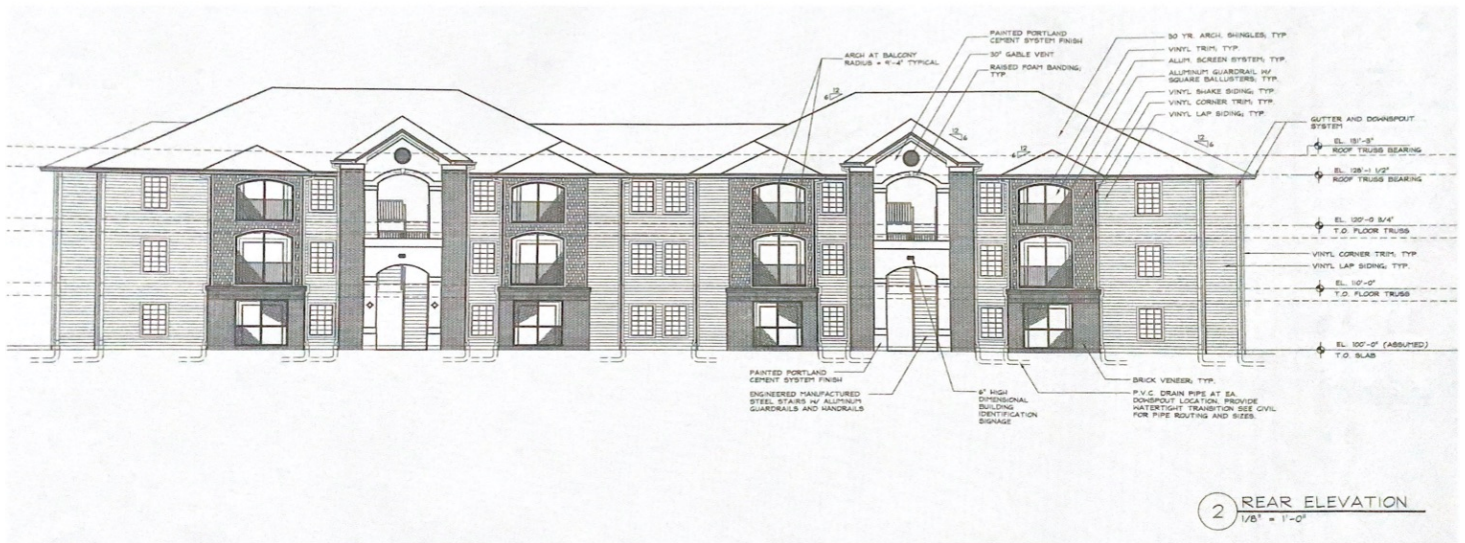
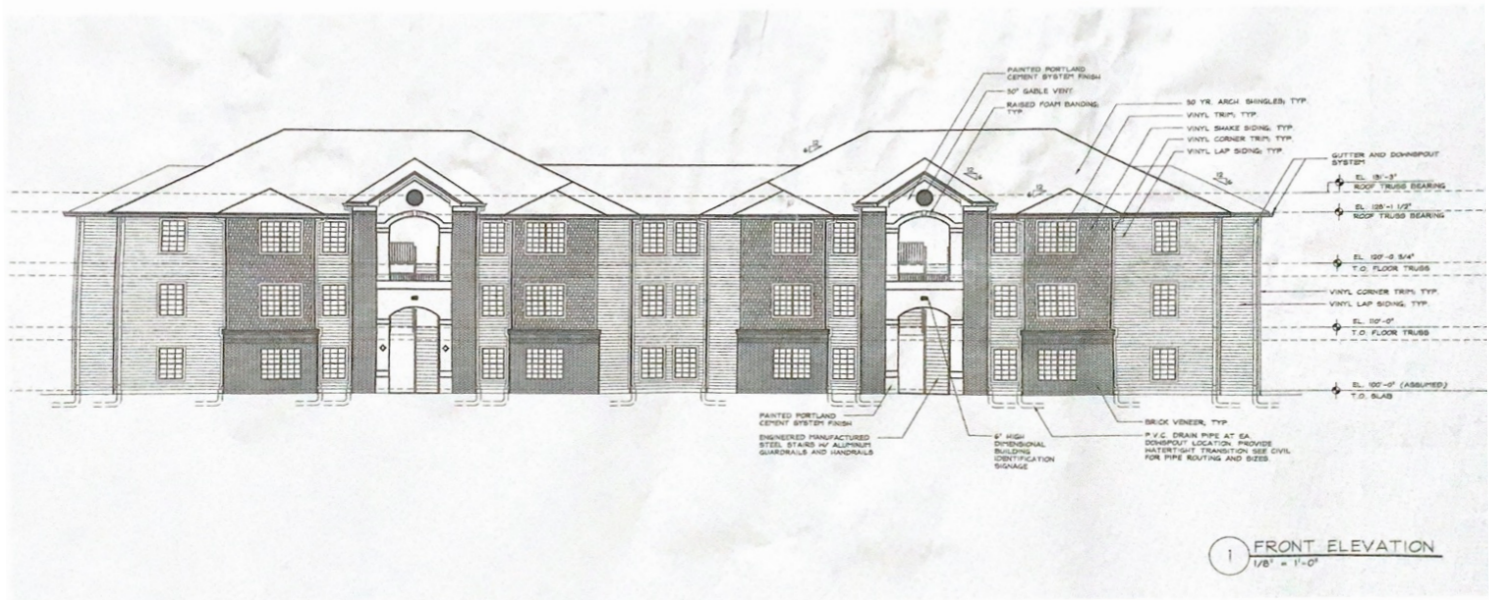
Aerial Map with Amenities



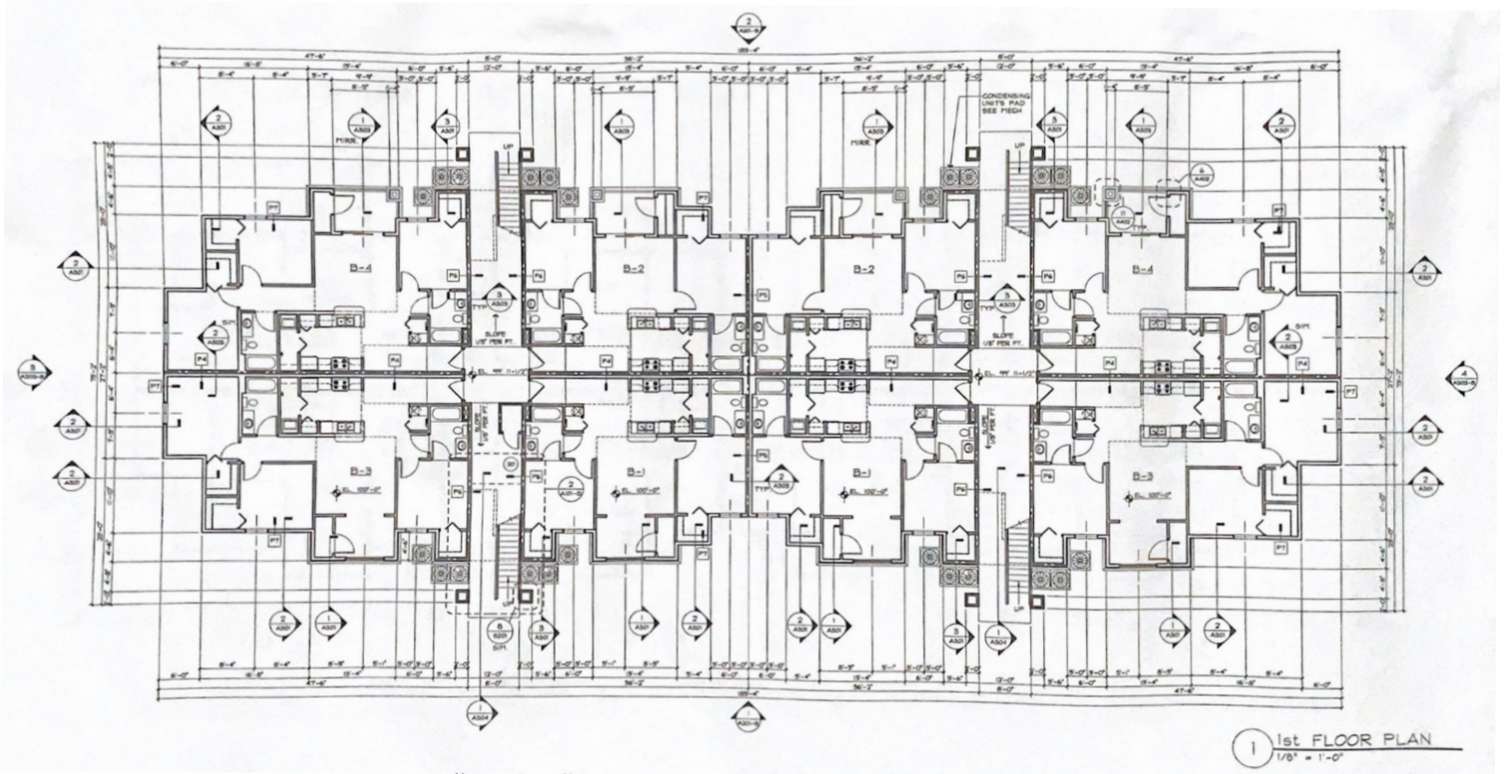
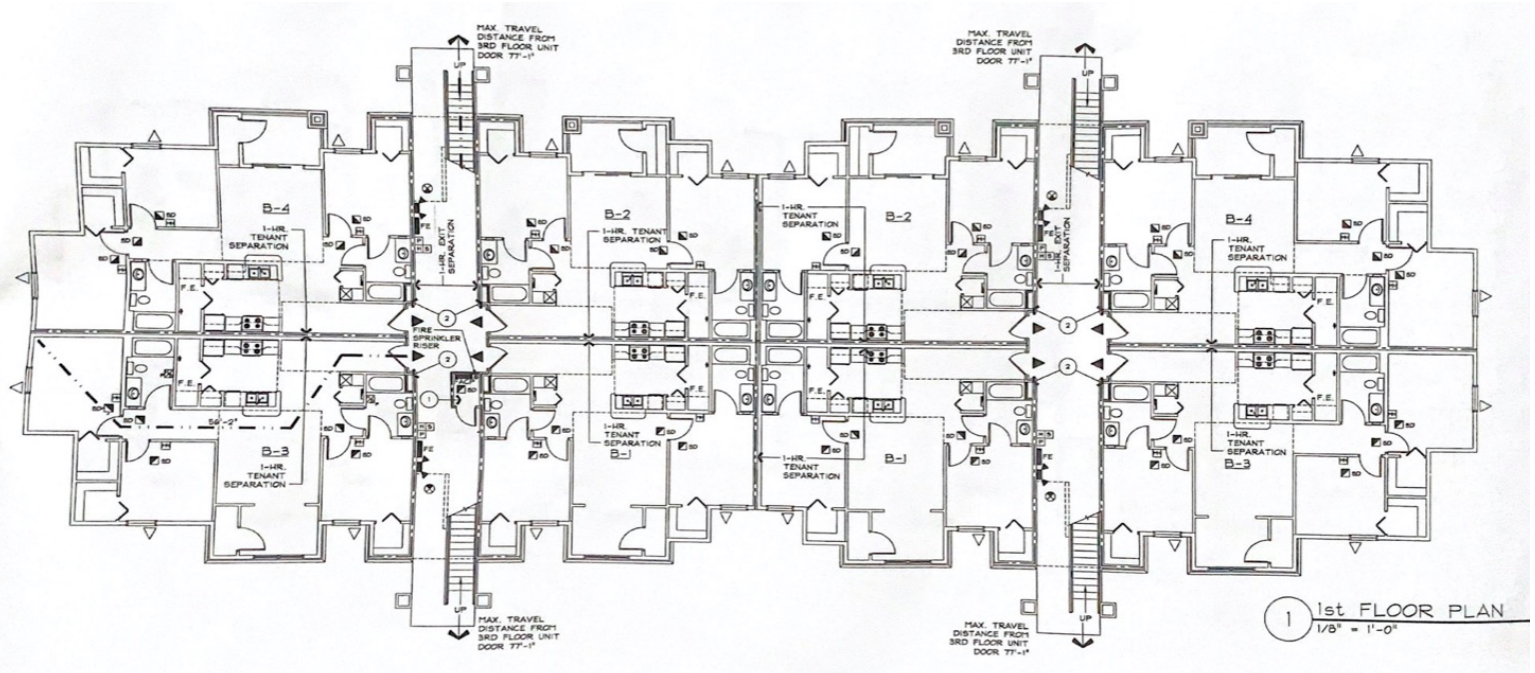
Site Plan



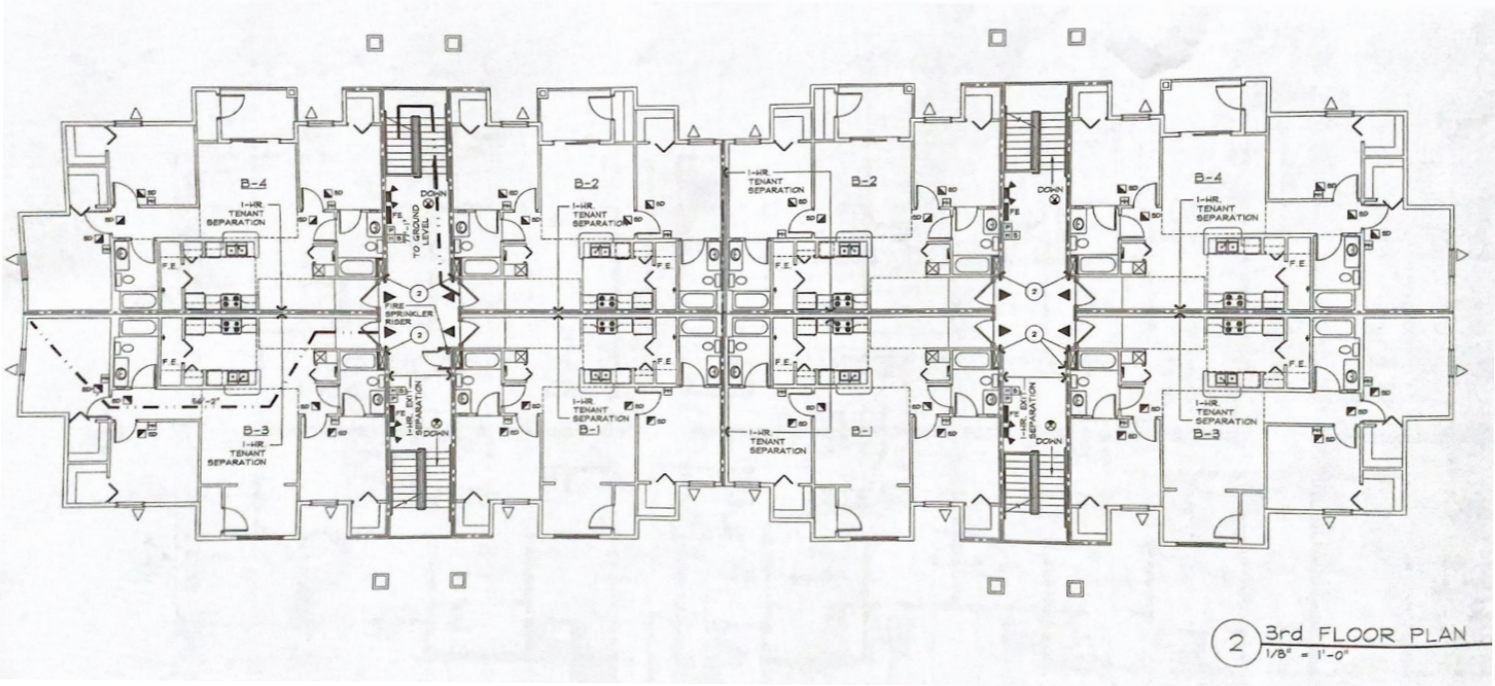
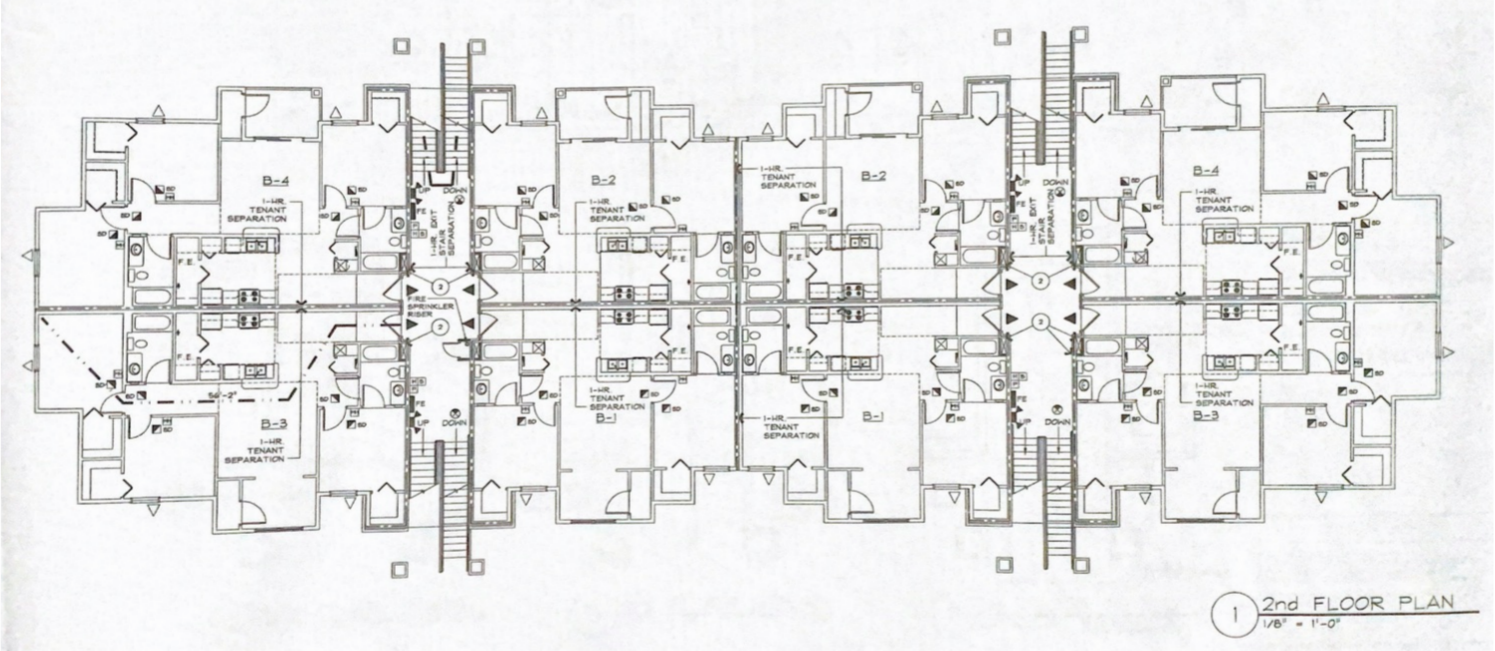
Front and Rear Elevations



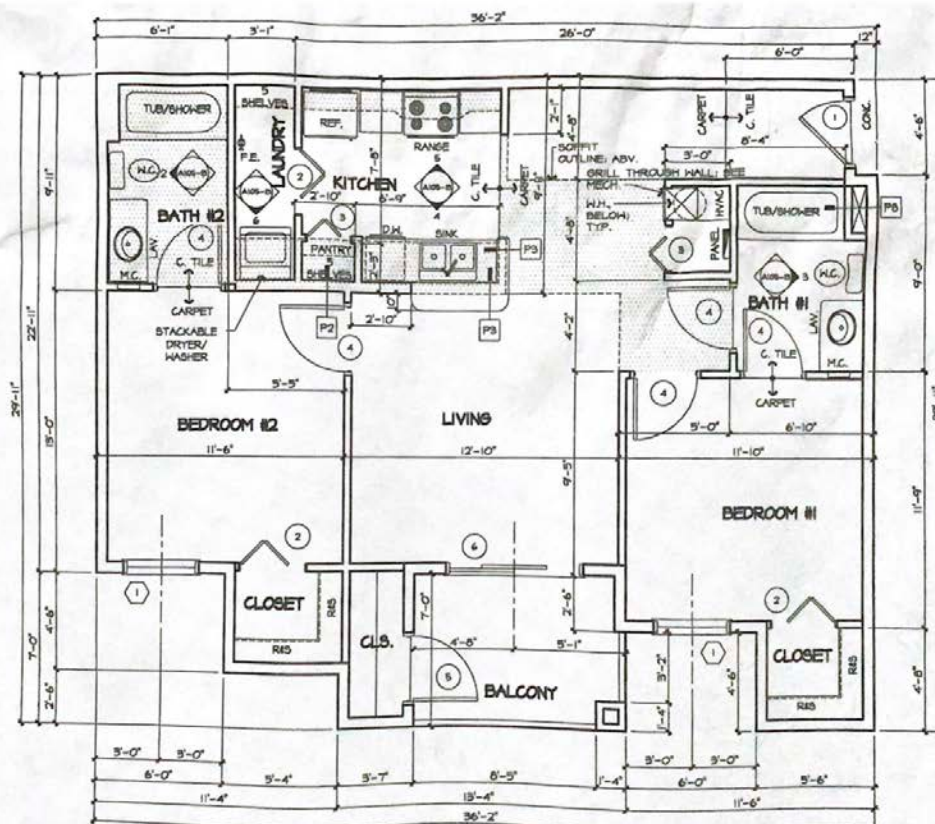
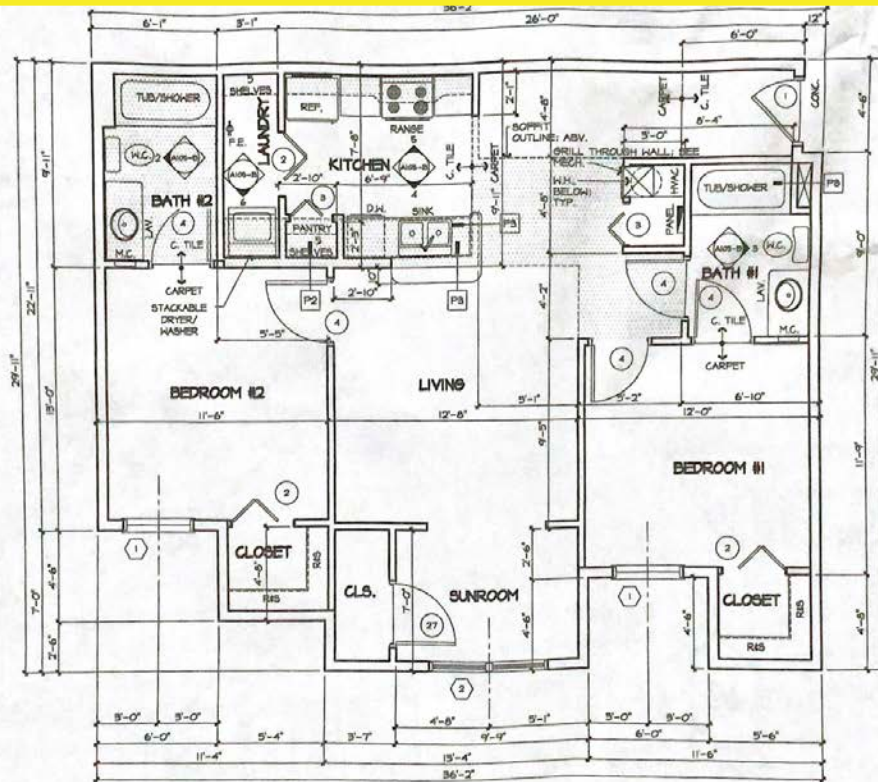
First Floor Plans



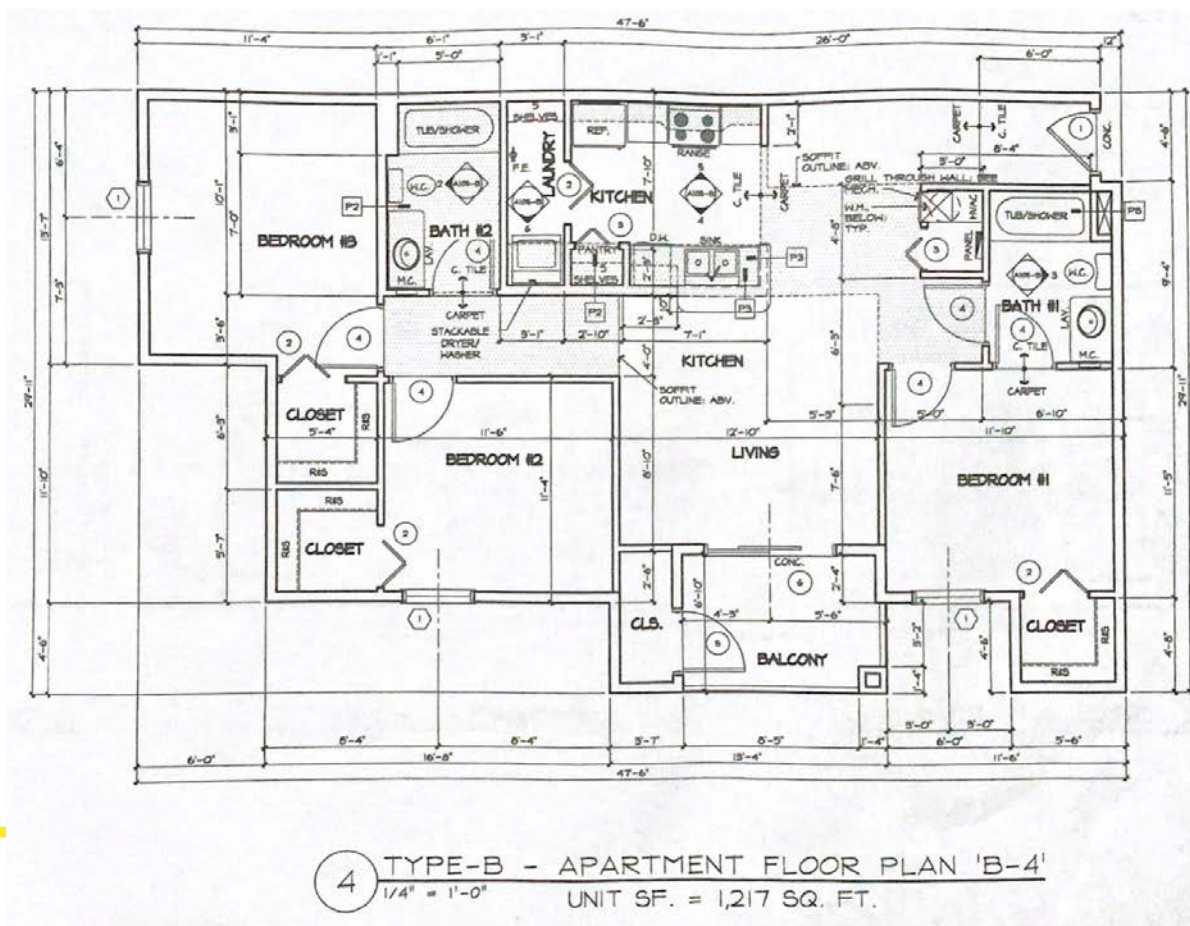
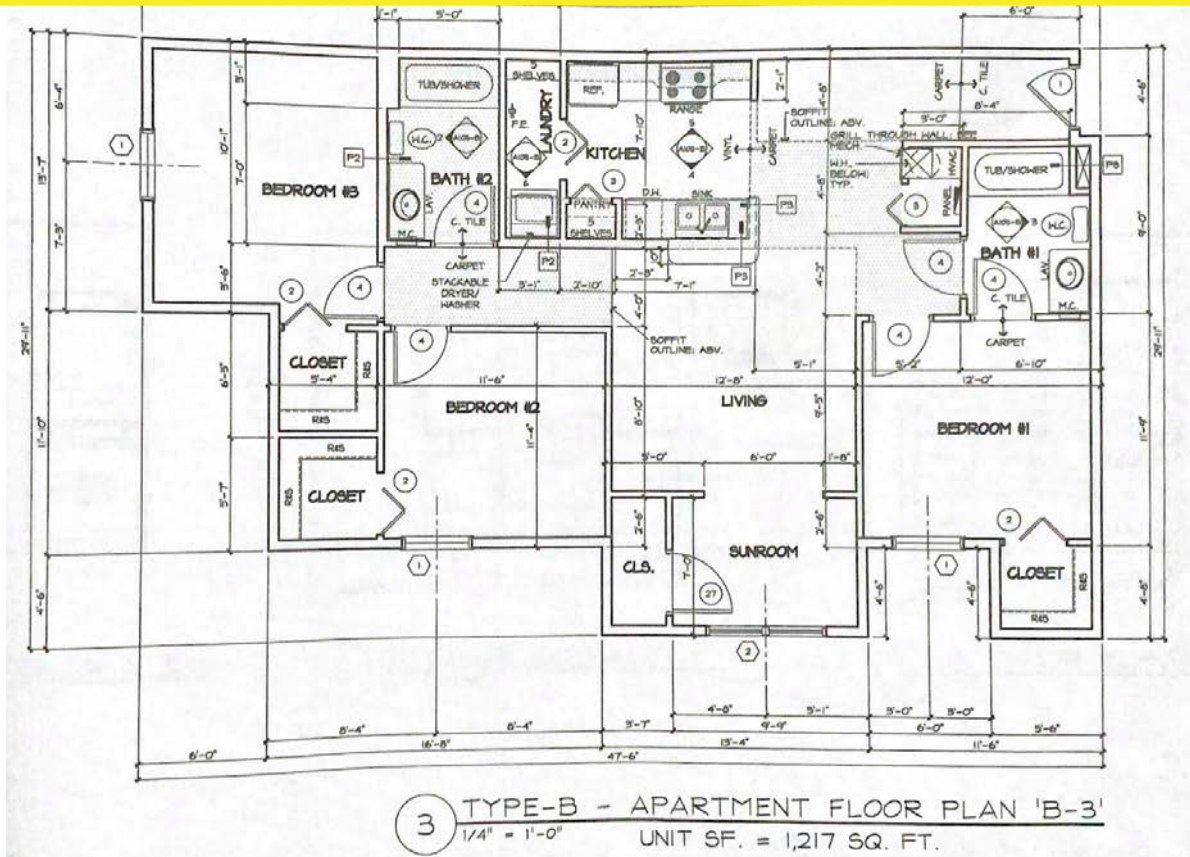
Second and Third Floor Plans



Type B Floor Plans, B-1 and B-2



Type B Floor Plans, B-3 and B-4



Demographic and Income Profile

5051 SE 102nd Pl, Belleview, Florida, 34420

Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	57,249	64,693	69,115
Total Households	22,472	25,854	27,864
Family Households	15,365	17,365	18,706
Average Household Size	2.54	2.49	2.47
Owner Occupied Housing Units	16,776	19,976	21,883
Renter Occupied Housing Units	5,696	5,878	5,981
Median Age	43.5	43.1	43.9

Trends 2026 - 2031	Area	State	National
Population	1.30%	1.10%	0.50%
Households	1.50%	1.30%	0.70%
Family Population	1.50%	1.30%	0.60%
Owner Occupied Housing Units	1.80%	1.60%	0.00%
Median Household Income	2.60%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,119	5.5%	3,564	5.5%	3,716	5.4%
5-9	3,386	5.9%	3,671	5.7%	3,814	5.5%
10-14	3,869	6.8%	3,737	5.8%	3,887	5.6%
15-19	3,547	6.2%	3,958	6.1%	3,670	5.3%
20-24	2,831	5.0%	3,582	5.5%	3,739	5.4%
25-29	3,058	5.3%	3,497	5.4%	4,147	6.0%
30-34	3,544	6.2%	3,724	5.8%	3,881	5.6%
35-39	3,247	5.7%	4,239	6.5%	4,083	5.9%
40-44	2,913	5.1%	3,891	6.0%	4,668	6.8%
45-49	3,175	5.5%	3,344	5.2%	4,185	6.1%
50-54	3,524	6.2%	3,614	5.6%	3,633	5.3%
55-59	3,799	6.6%	3,942	6.1%	3,759	5.4%
60-64	3,935	6.9%	4,145	6.4%	4,255	6.2%
65-69	3,709	6.5%	4,337	6.7%	4,371	6.3%
70-74	3,706	6.5%	3,932	6.1%	4,496	6.5%
75-79	2,816	4.9%	3,478	5.4%	3,686	5.3%
80-84	1,774	3.1%	2,374	3.7%	2,886	4.2%
Age 85+	1,297	2.3%	1,664	2.6%	2,239	3.2%

Full report available upon request.

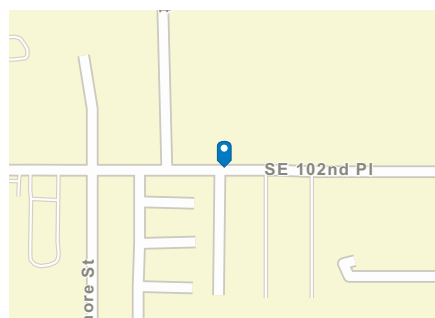
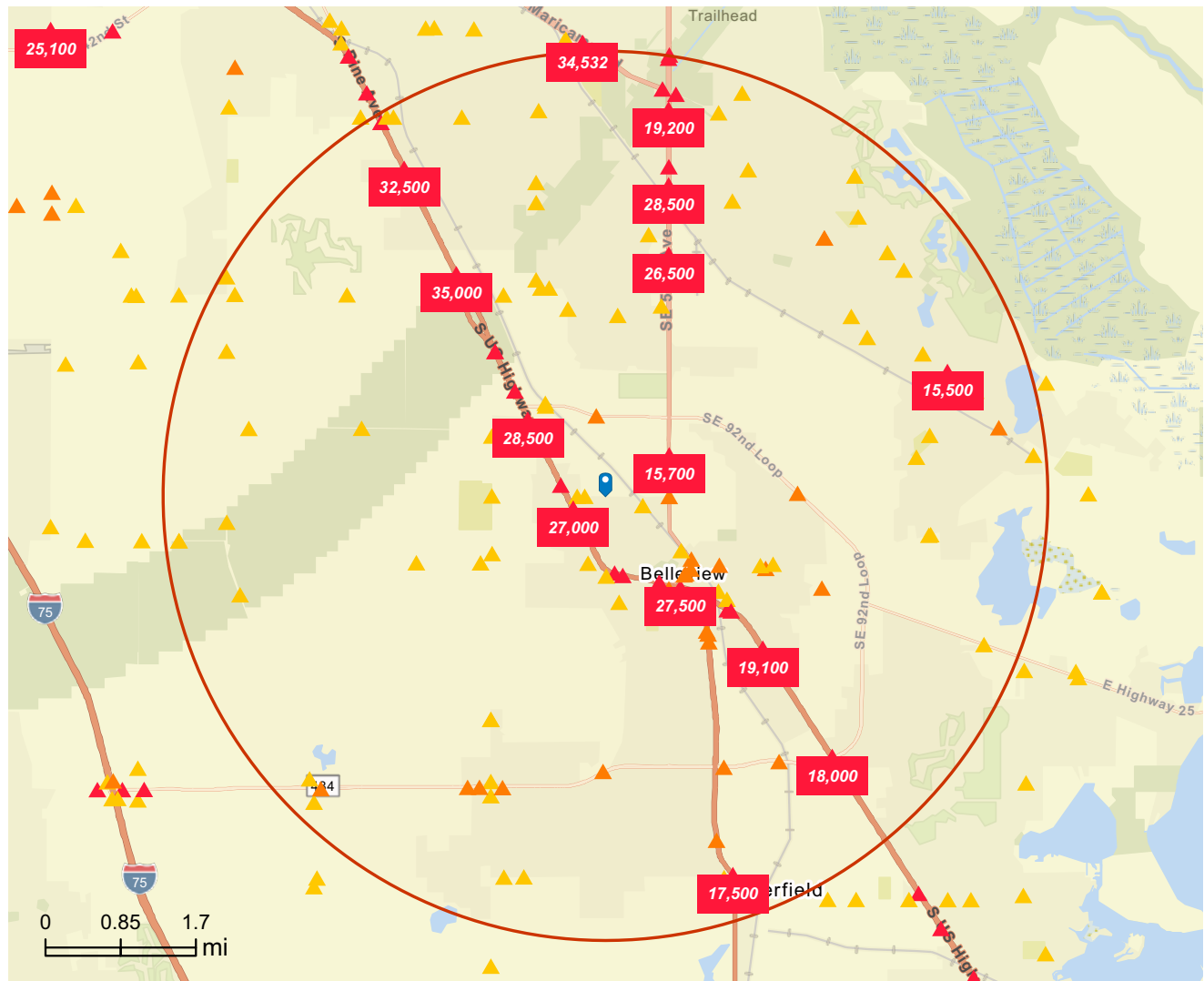
 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Traffic Count Map

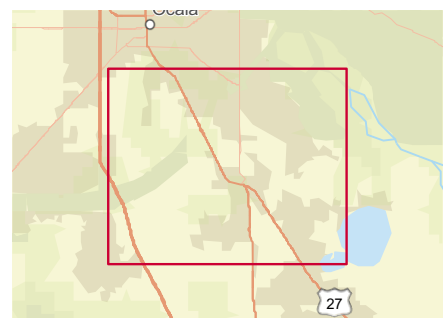
5051 SE 102nd Pl, Belleview, Florida, 34420

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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