

1.86 Acres - Stonecrest

RETAIL | MEDICAL PARK | SENIOR LIVING

Hwy 441 & 173rd St, Summerfield, FL 34491

Offered at: \$995,000



Lake Weir

FLOOR
DECOR &

Highpoint at Stonecrest

Independent Living | Assisted Living | Memory Care

1.86 Acres

441



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

- \$995,000
- Parcel 3
- Marion County Parcel ID 6200-100-003
- 1.86 AC
- Zoning PUD
- AADT: 41,000 cars per day (FDOT)

STONECREST Retail • Medical Park • Senior Living is a 25.54 Acre Planned Unit Development which currently features golf cart access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of over 41,000 trips.

This site has the highest elevation on Highway 441/27, offering excellent visibility and access. It is within 1 mile of The Villages, which is reported to be the Fastest Growing Metro Area in the United States. It is located 1.5 miles from UF Health Villages Hospital. Area Major Retailers: Floor & Decor, Walmart, 3 Publix, Sam's Club, Target, Lowes, Home Depot, Best Buy, Aldi, Belk, Bed Bath & Beyond, Kohl's, Target - naming just a few. Many outstanding restaurants and every convenience make this area most popular!

The sites have interior roads in place with water and sewer provided by Marion County. The property is cleared and filled to grade and has off-site drainage ponds. A Hard Corner has been approved by The Florida Department of Transportation for a new traffic light with funds already allocated for installation in an escrow account and will be installed concurrently with the development of the site.

Stonecrest is home to the all new "Inspired Senior Living of Summerfield" featuring 282,000 Sq Ft low-rise, offering residents 150 units of Independent Living / 60 units of Assisting Living / 40 units for Memory Care and joins many other outstanding medical-professional offices and retail.

Aerial



1.86 Acres

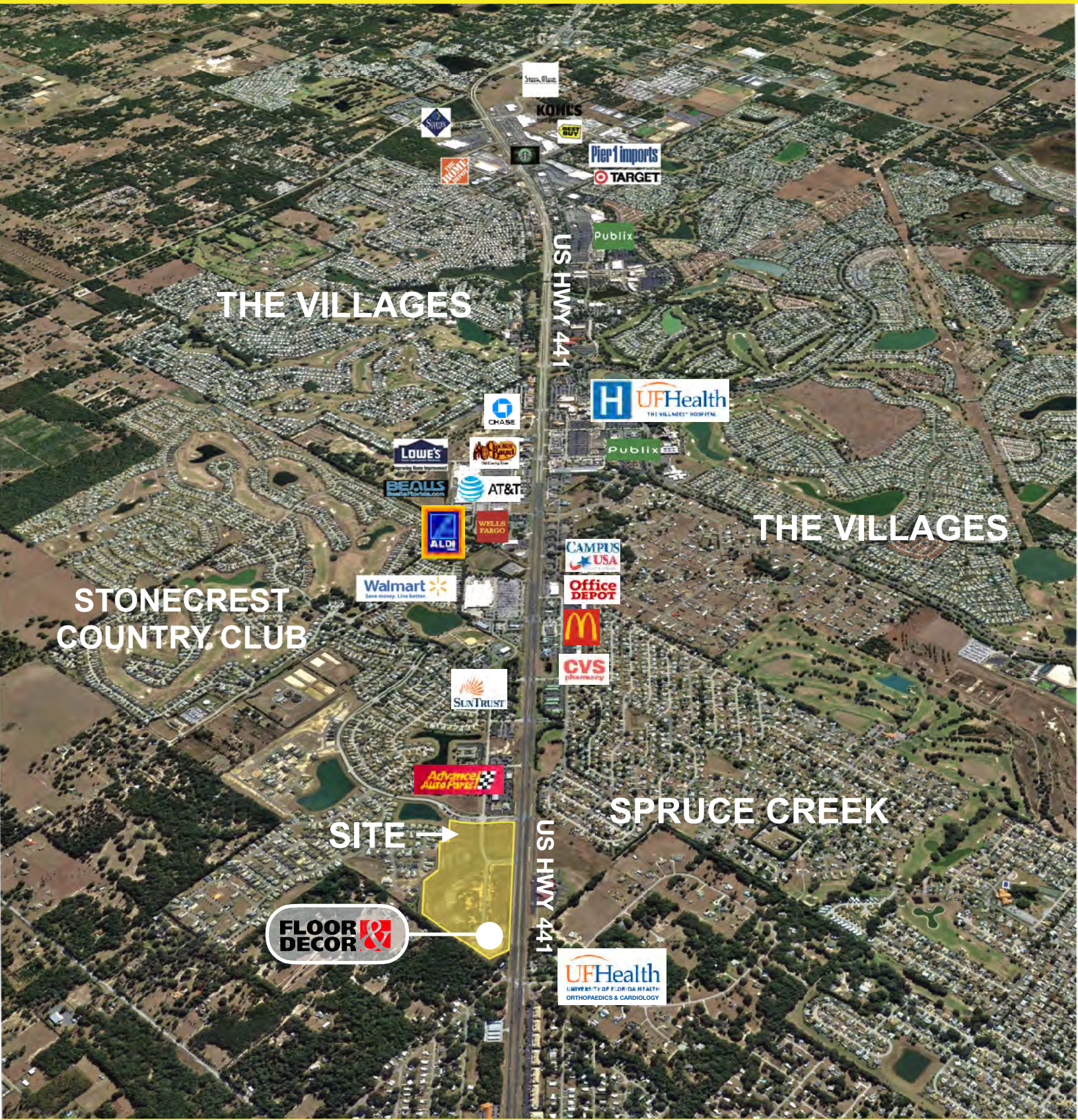
FRAN DANN-AKIN, SIOR
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NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		

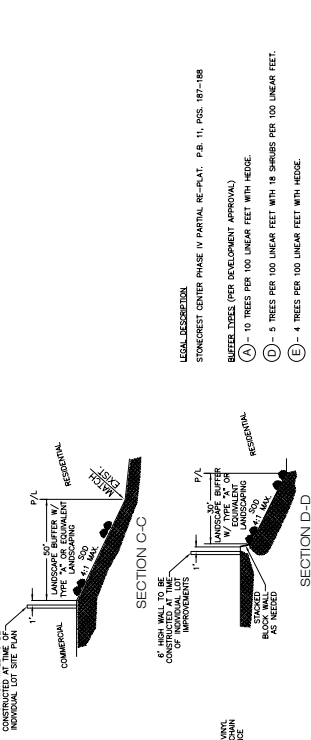
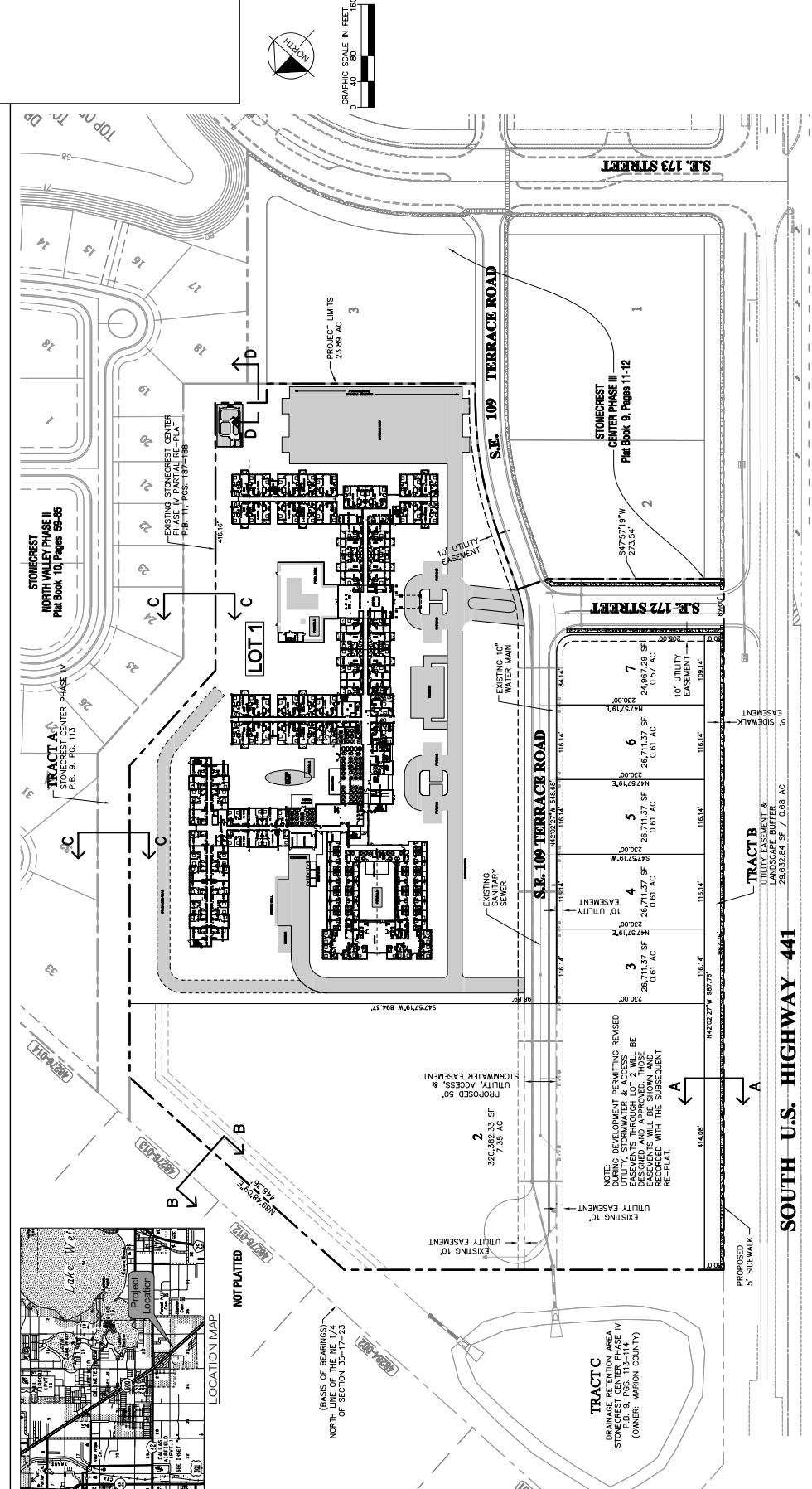
Kimley-Horn
 2708 MARKET HORN AND ASSOCIATES, INC.
 101 EAST SILVER SPRINGS BLVD., SUITE 300, COVINGTON, GA 30024
 WWW.KIMLEY-HORN.COM CA 00000696

DATE: 14277000
 R/A PROJECT: OCTOBER 2018
 SCALE AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: WBC
 CHECKED BY: R/VB
 LORNA LICENSE NUMBER: 58568
 RICHARD V. BUSCH, P.E.
 LICENSED PROFESSIONAL

PRE-APPLICATION PLAN

STONECREST CENTER ASSISTED LIVING FACILITY
 MARION COUNTY, FLORIDA

SHEET NUMBER: C001



NOTES:

- ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- RETRACT: 40' FRONT, 25' REAR AND 10' SIDES & 80' FROM S. U.S. HIGHWAY 27 & 441.
- LAND USES FOR LOTS 1 THRU 7, COMMERCIAL/LITE CARE SERVICES.
- INDIVIDUAL LOT SITE PLAN REVIEW RECOMMENDED FOR EACH LOT WITH FRONTAGE ON US 27/441 AND SHALL BE COORDINATED WITH MARION COUNTY AT THE TIME OF THE INDIVIDUAL LOT SITE PLAN REVIEW.
- ALL LOT DRIVEWAY/VEHICLE ACCESS SHALL BE PROVIDED BY THE INTERNAL SUBDIVISION ROADWAYS. DIRECT DRIVEWAY/VEHICLE ACCESS TO US 27/441 IS PROHIBITED.
- CORNER LOTS WITH RESTRICTIVE MEDIAN (IE LOTS 2 AND 7 ON SE 172 STREET) REQUIRE A MINIMUM 75 FEET SPACING FOR THE RIGHT IN ONLY. CORNER LOTS ON SE 109 TERRACE ROAD ARE RECOMMENDED TO PROVIDE SHARED-USE DRIVEWAYS WITH ADJACENT LOTS AND SHALL BE COORDINATED WITH MARION COUNTY TRANSPORTATION DEPARTMENT AT INDIVIDUAL LOT SITE PLAN REVIEW.



Demographic and Income Profile

Prepared by Esri

Latitude: 28.97221

Longitude: -81.97677

Ring: 5 mile radius

Summary	Census 2010	Census 2020	2024	2029				
Population	70,808	77,120	79,929	84,184				
Households	37,378	41,876	43,506	46,290				
Families	25,452	25,262	25,730	27,153				
Average Household Size	1.89	1.83	1.83	1.81				
Owner Occupied Housing Units	34,297	36,782	38,296	41,545				
Renter Occupied Housing Units	3,081	5,094	5,210	4,745				
Median Age	68.2	71.6	72.8	73.8				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	1.04%	0.93%	0.38%					
Households	1.25%	1.15%	0.64%					
Families	1.08%	1.12%	0.56%					
Owner HHs	1.64%	1.66%	0.97%					
Median Household Income	2.71%	3.25%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	2,645	6.1%	2,342	5.1%				
\$15,000 - \$24,999	2,761	6.3%	2,200	4.8%				
\$25,000 - \$34,999	5,258	12.1%	4,549	9.8%				
\$35,000 - \$49,999	4,696	10.8%	4,381	9.5%				
\$50,000 - \$74,999	8,010	18.4%	8,154	17.6%				
\$75,000 - \$99,999	8,079	18.6%	9,051	19.6%				
\$100,000 - \$149,999	7,526	17.3%	9,437	20.4%				
\$150,000 - \$199,999	2,680	6.2%	3,785	8.2%				
\$200,000+	1,850	4.3%	2,390	5.2%				
Median Household Income	\$68,302		\$78,059					
Average Household Income	\$86,113		\$99,050					
Per Capita Income	\$46,936		\$54,556					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,020	1.4%	1,099	1.4%	1,131	1.4%	1,198	1.4%
5 - 9	1,105	1.6%	1,367	1.8%	1,272	1.6%	1,271	1.5%
10 - 14	1,148	1.6%	1,293	1.7%	1,253	1.6%	1,214	1.4%
15 - 19	1,099	1.6%	1,318	1.7%	1,298	1.6%	1,244	1.5%
20 - 24	986	1.4%	1,160	1.5%	1,214	1.5%	1,244	1.5%
25 - 34	2,120	3.0%	2,680	3.5%	2,683	3.4%	2,932	3.5%
35 - 44	2,639	3.7%	2,778	3.6%	2,961	3.7%	3,169	3.8%
45 - 54	4,112	5.8%	4,283	5.6%	3,821	4.8%	3,653	4.3%
55 - 64	12,667	17.9%	9,043	11.7%	8,903	11.1%	8,526	10.1%
65 - 74	26,235	37.1%	22,826	29.6%	21,164	26.5%	20,633	24.5%
75 - 84	14,614	20.6%	23,116	30.0%	26,756	33.5%	28,211	33.5%
85+	3,064	4.3%	6,157	8.0%	7,476	9.4%	10,891	12.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,797	95.7%	70,016	90.8%	71,777	89.8%	74,845	88.9%
Black Alone	1,360	1.9%	1,579	2.0%	1,756	2.2%	1,979	2.4%
American Indian Alone	123	0.2%	138	0.2%	145	0.2%	154	0.2%
Asian Alone	571	0.8%	940	1.2%	1,138	1.4%	1,362	1.6%
Pacific Islander Alone	13	0.0%	31	0.0%	36	0.0%	44	0.1%
Some Other Race Alone	433	0.6%	1,124	1.5%	1,302	1.6%	1,476	1.8%
Two or More Races	510	0.7%	3,293	4.3%	3,775	4.7%	4,324	5.1%
Hispanic Origin (Any Race)	2,136	3.0%	3,693	4.8%	4,404	5.5%	5,096	6.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

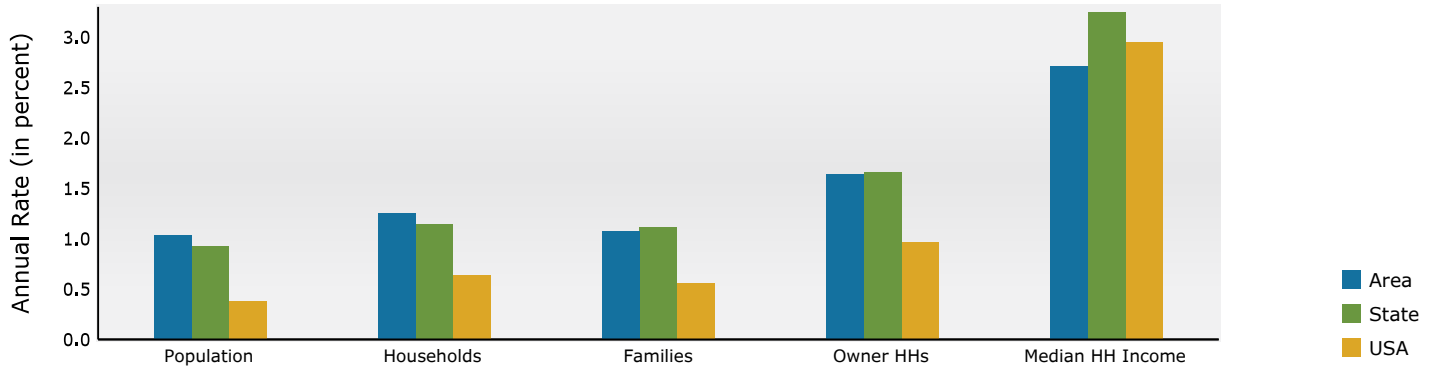


Demographic and Income Profile

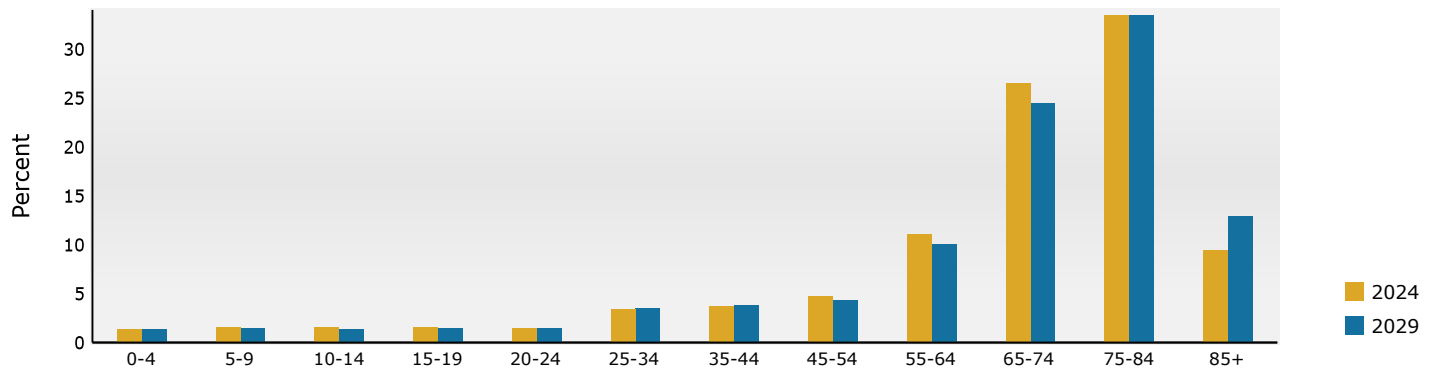
Prepared by Esri
 Latitude: 28.97221
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Ring: 5 mile radius

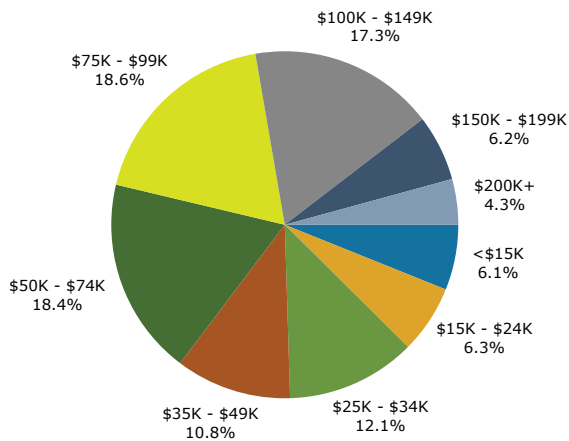
Trends 2024-2029



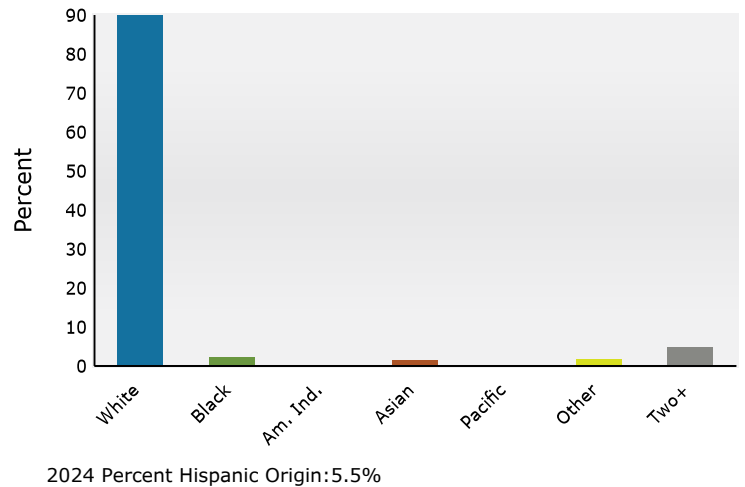
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Retail Goods and Services Expenditures

2901-2913 SE 173rd St
 2901-2913 SE 173rd St, Summerfield, Florida, 34491
 Ring: 5 mile radius

Prepared by Esri
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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	84.8%	Population	79,241	81,348
Senior Escapes (9D)	6.1%	Households	43,523	45,273
Heartland Communities (6F)	3.8%	Families	26,959	27,415
Down the Road (10D)	2.3%	Median Age	71.1	73.5
Rooted Rural (10B)	1.1%	Median Household Income	\$59,765	\$67,570
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Men's		79	\$1,493.93	\$65,020,149
Women's		73	\$546.98	\$23,806,200
Children's		51	\$170.62	\$7,425,852
Footwear		62	\$310.43	\$13,510,733
Watches & Jewelry		63	\$106.04	\$4,615,051
Apparel Products and Services (1)		81	\$35.94	\$1,564,196
Computer				
Computers and Hardware for Home Use		72	\$184.11	\$8,012,925
Portable Memory		69	\$3.16	\$137,539
Computer Software		74	\$10.67	\$464,390
Computer Accessories		85	\$21.35	\$929,409
Entertainment & Recreation				
Fees and Admissions		75	\$534.81	\$23,276,540
Membership Fees for Clubs (2)		76	\$212.43	\$9,245,600
Fees for Participant Sports, excl. Trips		102	\$122.46	\$5,329,907
Tickets to Theatre/Operas/Concerts		81	\$44.31	\$1,928,479
Tickets to Movies		73	\$20.21	\$879,384
Tickets to Parks or Museums		67	\$18.63	\$810,796
Admission to Sporting Events, excl. Trips		59	\$34.48	\$1,500,756
Fees for Recreational Lessons		56	\$81.66	\$3,554,231
Dating Services		59	\$0.63	\$27,387
TV/Video/Audio		81	\$1,101.35	\$47,933,930
Cable and Satellite Television Services		88	\$759.52	\$33,056,645
Televisions		75	\$109.30	\$4,757,149
Satellite Dishes		58	\$1.00	\$43,527
VCRs, Video Cameras, and DVD Players		69	\$3.33	\$145,143
Miscellaneous Video Equipment		72	\$9.14	\$397,717
Video Cassettes and DVDs		81	\$5.28	\$229,608
Video Game Hardware/Accessories		55	\$22.15	\$963,896
Video Game Software		59	\$11.51	\$500,979
Rental/Streaming/Downloaded Video		66	\$81.54	\$3,548,769
Installation of Televisions		86	\$1.39	\$60,460
Audio (3)		70	\$95.18	\$4,142,304
Rental and Repair of TV/Radio/Sound Equipment		73	\$2.02	\$87,733
Pets		82	\$751.88	\$32,724,163
Toys/Games/Crafts/Hobbies (4)		70	\$110.91	\$4,826,997
Recreational Vehicles and Fees (5)		64	\$96.75	\$4,210,825
Sports/Recreation/Exercise Equipment (6)		71	\$199.72	\$8,692,388
Photo Equipment and Supplies (7)		68	\$31.93	\$1,389,690
Reading (8)		92	\$116.26	\$5,059,792
Catered Affairs (9)		46	\$13.98	\$608,263
Food				
Food at Home		75	\$7,901.57	\$343,900,225
Bakery and Cereal Products		77	\$5,222.62	\$227,304,201
Meats, Poultry, Fish, and Eggs		76	\$670.40	\$29,177,604
Dairy Products		77	\$1,126.52	\$49,029,595
Dairy Products		79	\$517.58	\$22,526,586
Fruits and Vegetables		78	\$1,042.60	\$45,376,939
Snacks and Other Food at Home (10)		76	\$1,865.53	\$81,193,477
Food Away from Home		72	\$2,678.95	\$116,596,024
Alcoholic Beverages		81	\$546.32	\$23,777,405

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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

May 14, 2024





Retail Goods and Services Expenditures

2901-2913 SE 173rd St
 2901-2913 SE 173rd St, Summerfield, Florida, 34491
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.97095
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	87	\$34,068.12	\$1,482,746,678
Value of Retirement Plans	83	\$118,064.83	\$5,138,535,564
Value of Other Financial Assets	93	\$7,965.08	\$346,664,088
Vehicle Loan Amount excluding Interest	69	\$2,523.32	\$109,822,259
Value of Credit Card Debt	72	\$2,282.58	\$99,344,625
Health			
Nonprescription Drugs	89	\$152.05	\$6,617,700
Prescription Drugs	93	\$343.29	\$14,940,847
Eyeglasses and Contact Lenses	76	\$84.78	\$3,690,021
Home			
Mortgage Payment and Basics (11)	76	\$9,835.01	\$428,048,950
Maintenance and Remodeling Services	91	\$3,451.41	\$150,215,716
Maintenance and Remodeling Materials (12)	81	\$633.86	\$27,587,550
Utilities, Fuel, and Public Services	78	\$4,523.66	\$196,883,306
Household Furnishings and Equipment			
Household Textiles (13)	77	\$93.68	\$4,077,333
Furniture	77	\$635.82	\$27,672,643
Rugs	82	\$34.07	\$1,482,894
Major Appliances (14)	80	\$423.61	\$18,436,737
Housewares (15)	82	\$87.83	\$3,822,514
Small Appliances	73	\$53.11	\$2,311,369
Luggage	76	\$10.88	\$473,350
Telephones and Accessories	78	\$84.33	\$3,670,466
Household Operations			
Child Care	47	\$240.92	\$10,485,777
Lawn and Garden (16)	87	\$582.29	\$25,342,803
Moving/Storage/Freight Express	80	\$71.95	\$3,131,682
Housekeeping Supplies (17)	83	\$774.04	\$33,688,526
Insurance			
Owners and Renters Insurance	84	\$657.53	\$28,617,735
Vehicle Insurance	77	\$1,664.28	\$72,434,303
Life/Other Insurance	78	\$541.21	\$23,555,032
Health Insurance	87	\$4,319.86	\$188,013,213
Personal Care Products (18)	78	\$429.78	\$18,705,126
School Books and Supplies (19)	70	\$93.83	\$4,083,596
Smoking Products	66	\$284.67	\$12,389,536
Transportation			
Payments on Vehicles excluding Leases	69	\$2,073.79	\$90,257,713
Gasoline and Motor Oil	72	\$1,822.53	\$79,322,091
Vehicle Maintenance and Repairs	78	\$1,025.96	\$44,652,644
Travel			
Airline Fares	76	\$356.14	\$15,500,257
Lodging on Trips	74	\$532.26	\$23,165,688
Auto/Truck Rental on Trips	74	\$58.94	\$2,565,242
Food and Drink on Trips	74	\$416.57	\$18,130,487

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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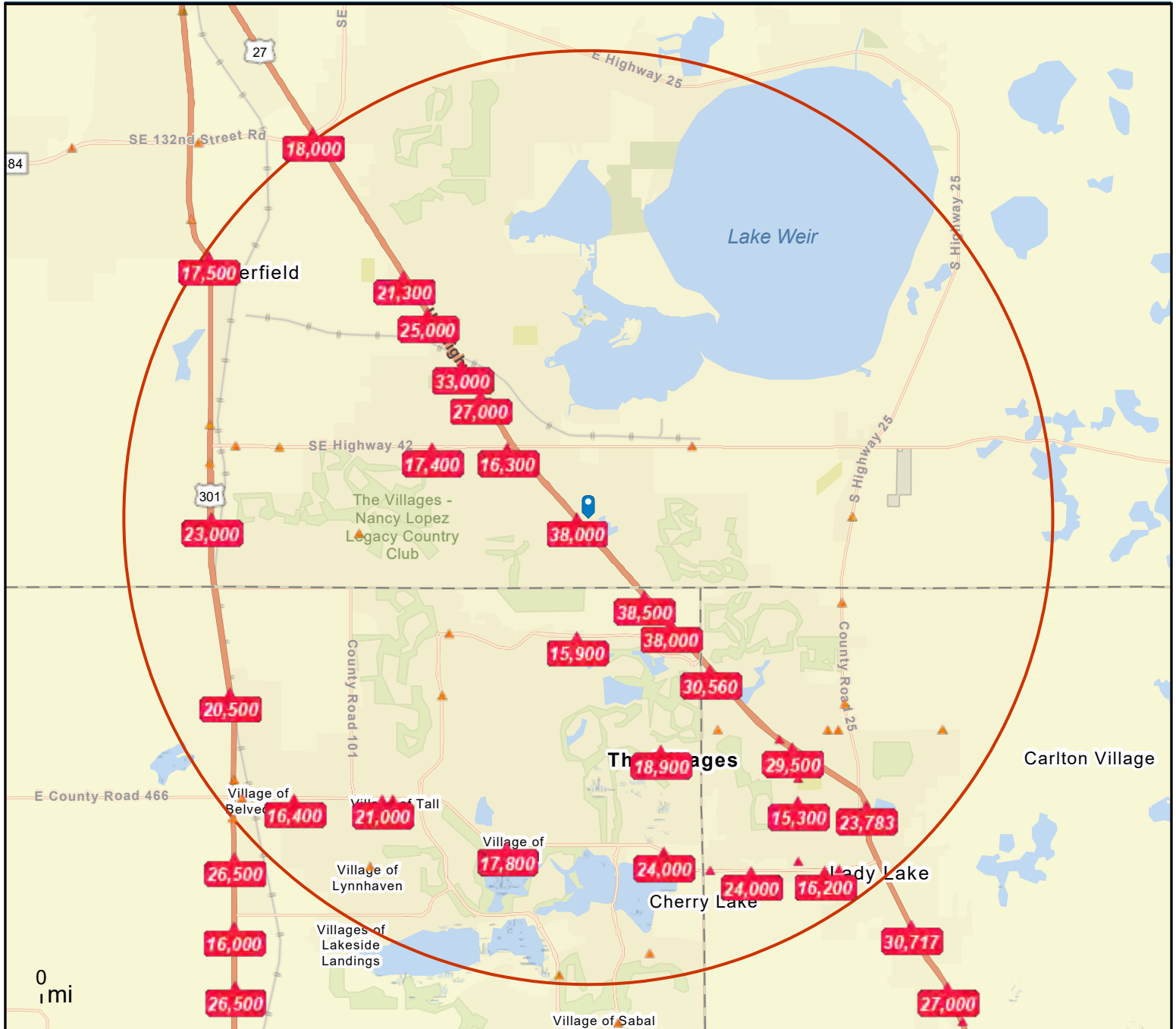




Traffic Count Map

2901-2913 SE 173rd St
2901-2913 SE 173rd St, Summerfield, Florida, 34491
Rings: 5 mile radii

Prepared by Esri
Latitude: 28.97095
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