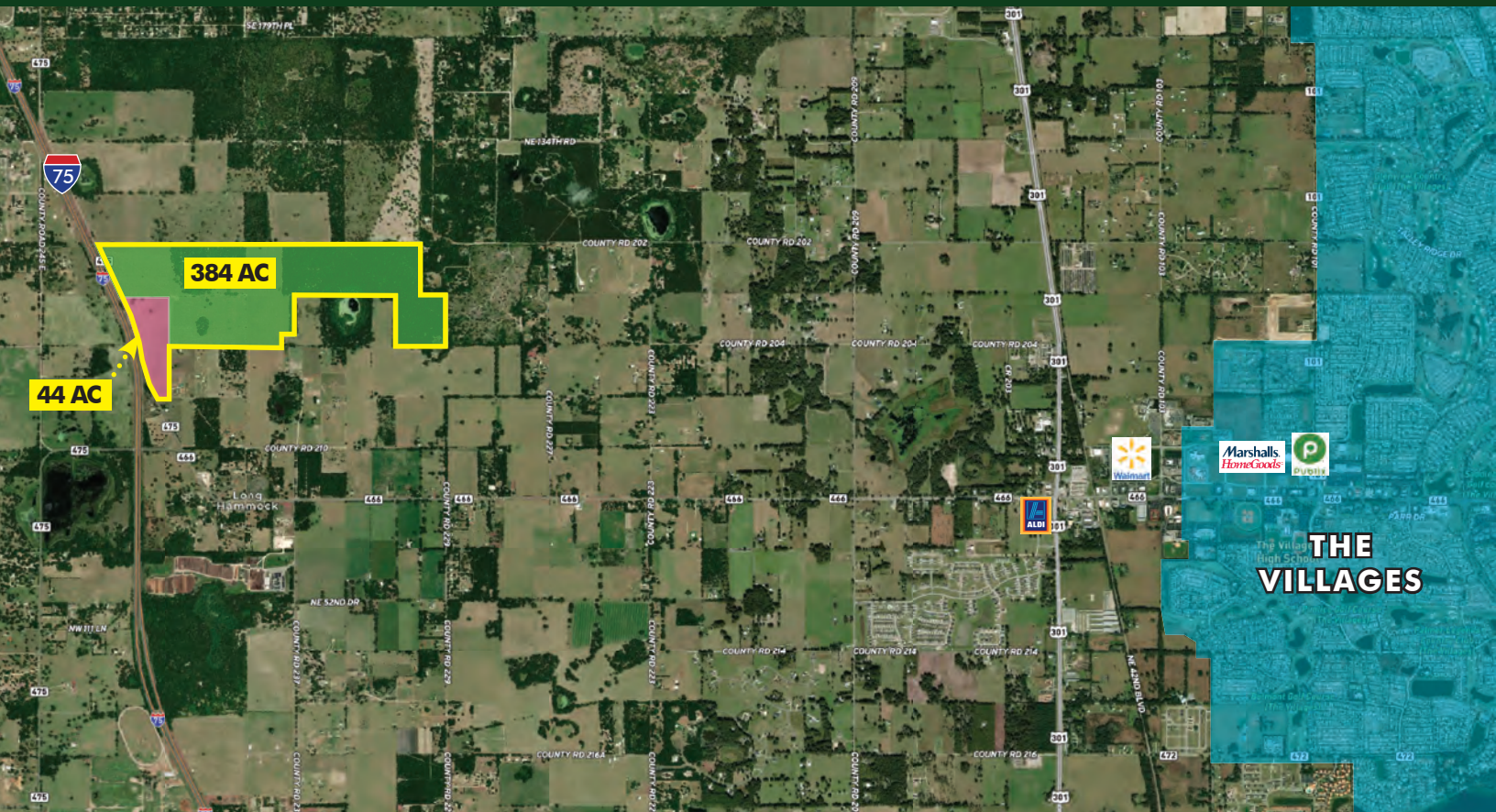


**FOR
SALE**

LAND NEAR THE VILLAGES & I-75

CR 475 & NW 122nd Ave, Oxford, FL 34484



ABOUT THE PROPERTY

SIZE 428± total acres - Seller may consider dividing

PRICE \$10,700,000 or \$25,000/acre

ZONING 44± acres = CP - Planned Commercial
384± acres = A10C - General
Agricultural with Conventional Housing

FLU 44± acres = Commercial
384± acres = Agricultural (1 unit/10 acres)

UTILITIES Septic and Well

ROAD FRONTAGE 3,545'± on CR 475 (east of I-75)
306'± on N side of NW 122nd Ave

DESCRIPTION

Just 4 miles to The Villages! The Villages, an age-restricted community, is one of the fastest-growing master planned communities in the United States! Spanning portions of three counties (Lake, Marion and Sumter), The Villages exceeds 130,000 residents.

This property includes 3,545' of frontage on CR 475, just east of I-75. Short 10-minute drive to The Villages, 1 hour to Gainesville or Orlando, 30 minutes north to World Equestrian Center. Close to new 1.7million SF Dollar Tree Distribution Center facility.

Do not miss this opportunity to be close to The Villages! Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

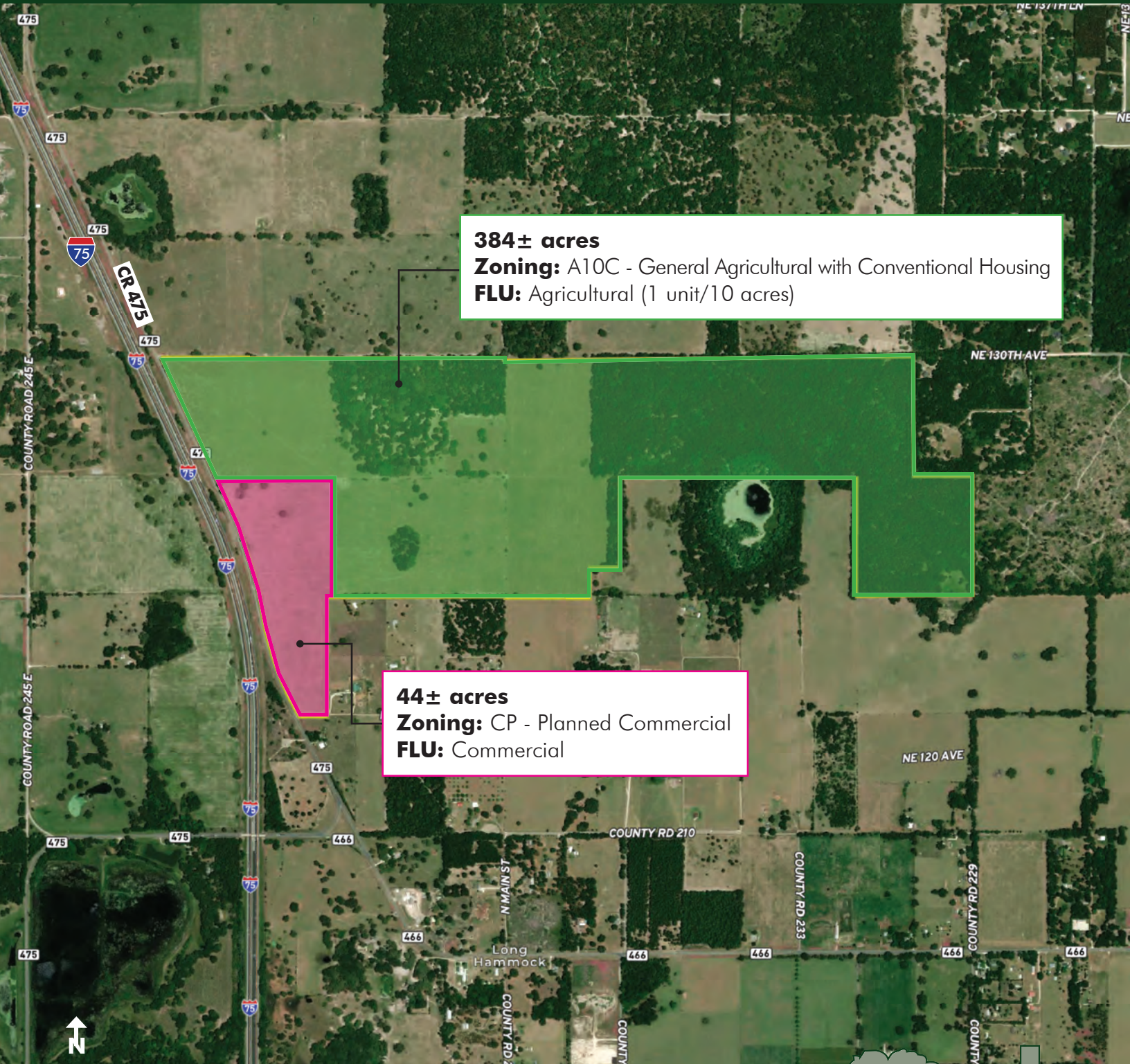
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAND NEAR THE VILLAGES & I-75

CR 475 & NW 122nd Ave, Oxford, FL 34484



384± acres

Zoning: A10C - General Agricultural with Conventional Housing

FLU: Agricultural (1 unit/10 acres)

44± acres

Zoning: CP - Planned Commercial

FLU: Commercial

PARCEL MAP

MAURY L. CARTER & ASSOCIATES, INC.

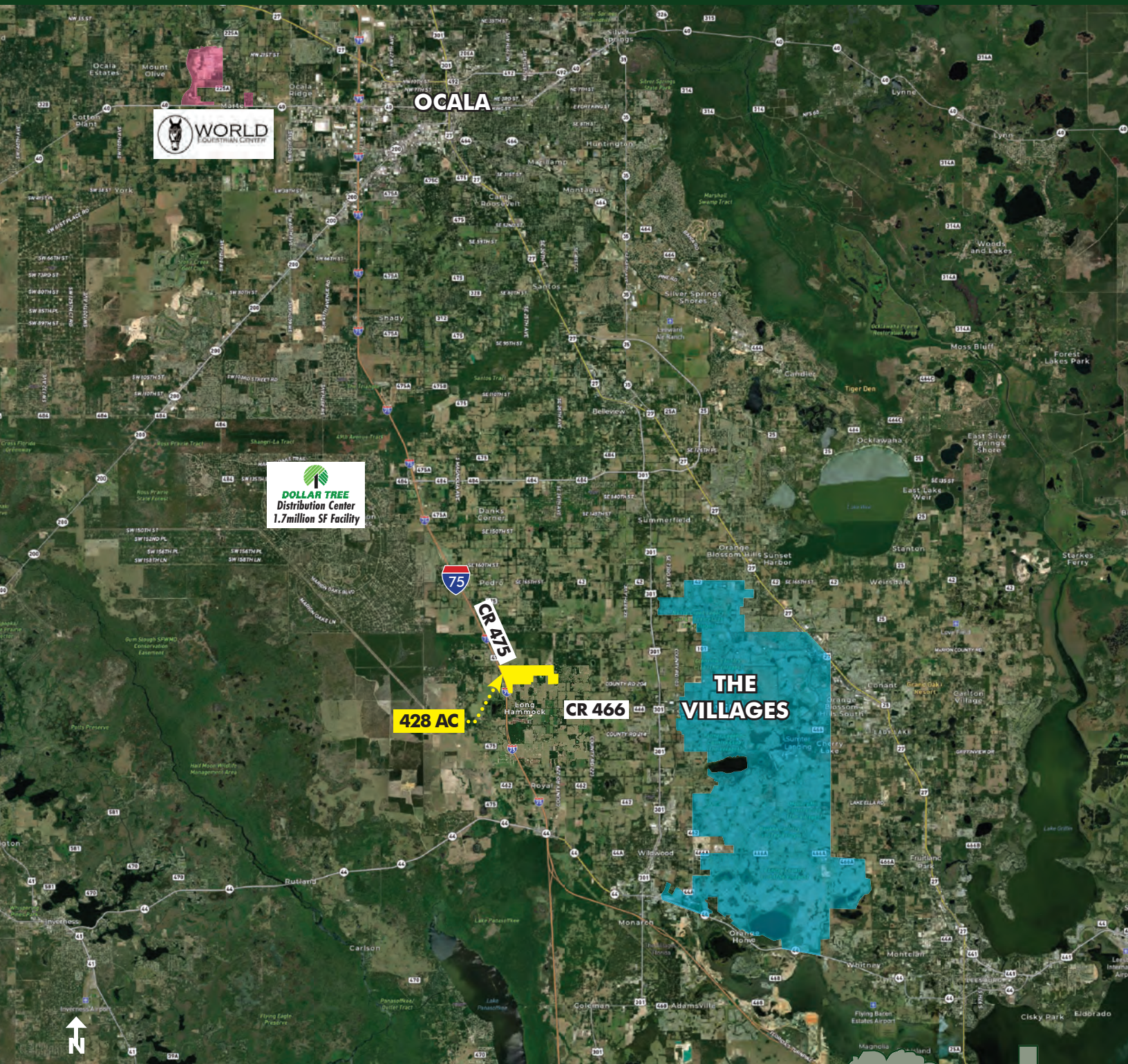
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAND NEAR THE VILLAGES & I-75

CR 475 & NW 122nd Ave, Oxford, FL 34484



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

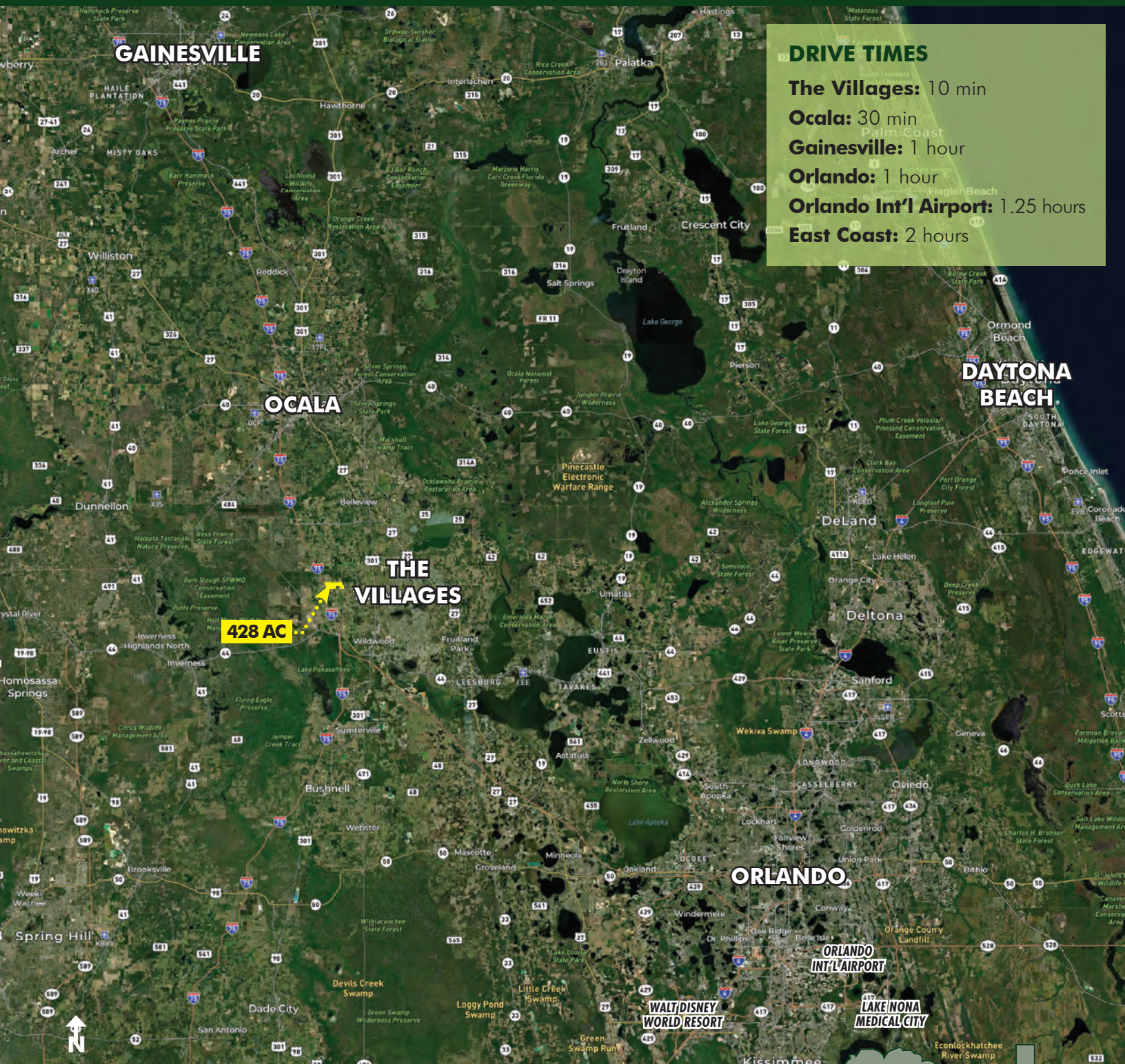
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAND NEAR THE VILLAGES & I-75

CR 475 & NW 122nd Ave, Oxford, FL 34484



DRIVE TIMES

The Villages: 10 min

Ocala: 30 min

Gainesville: 1 hour

Orlando: 1 hour

Orlando Int'l Airport: 1.25 hours

East Coast: 2 hours

LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAND NEAR THE VILLAGES & I-75 CR 475 & NW 122nd Ave, Oxford, FL 34484

THE VILLAGES IN THE NEWS

Central Florida's top master-planned communities beat their 2020 sales numbers

By Alex Soderstrom — Staff Writer, Orlando Business Journal | Jan 12, 2022

Central Florida's housing market in 2021 outperformed 2020, and the trend was no different among the region's most popular residential communities.

Four local residential communities made real estate consulting firm RCLCO's year-end list of the best-selling master-planned communities of 2021. Each one experienced year-over-year growth in sales, a sign of the persistent demand for homes in Central Florida and the attractiveness of master-planned communities.

Here's a look at how the four communities did:

- The Villages: The active-adult community in Lake, Marion and Sumter counties finished No.1 — again. After The Villages was the top-selling master-planned community in 2020, it was knocked out of the top spot by Lakewood Ranch in Sarasota in RCLCO's mid-year report. However, the community racked up 4,004 sales last year, a 63% jump from 2020.

...

Full article: <https://www.bizjournals.com/orlando/news/2022/01/12/orlando-top-master-planned-communities-florida.html>

2021 Big Deals

By Ryan Lynch — Staff Writer, Orlando Business Journal | Dec 24, 2021

The Villages plans further expansion into Lake County

The Villages Development Co. LLC — a developer of the 35,000-acre retirement community spanning three Florida counties — in July got the OK on job creation incentives for a proposed mixed-use development in Lake and Sumter counties. Incentive payments will be calculated as a percentage of the Lake County property taxes paid on the project. The large-scale development will feature a Wellness Village anchored by a regional hospital, and aims to include tenants from targeted industries, such as health care, translational science, research, academic and regional retailers.

Parties involved: Lake County, The Villages Development

Cost: \$100 million-plus

Why it matters: The project will create at least 100 jobs while also generating additional development near the nation's fastest-growing metro area.

"There will be more than just hospital offerings there. There will be some teaching facilities [and] lots of research, because the residents are open to helping with research."

— Mark Morse, president, The Villages

Full article: <https://www.bizjournals.com/orlando/news/2021/12/24/2021-big-deals-top-economic-development-moves.html>

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAND NEAR THE VILLAGES & I-75 CR 475 & NW 122nd Ave, Oxford, FL 34484

THE VILLAGES IN THE NEWS

The Villages planning \$100M expansion into Leesburg

By Bill Zaferos | Growthspotter | Jul 20, 2021 at 2:52 pm

Lake County officials approved an economic incentives package for a \$100 million mixed-use district by The Villages Development Company in the city of Leesburg. The new "wellness village" will have an emphasis in the healthcare industry and includes the construction of a regional hospital.

The Villages project is located on 435 acres at the intersection of Florida's Turnpike and County Road 470. The project straddles the Lake County-Sumter County line with approximately 240 acres located within Lake County and 195 acres located within Sumter County. The project will be anchored by the regional hospital and will include a mix of ancillary uses across a variety of targeted industries including healthcare, translational science, research, academic, regional retail and commercial facilities, and residential.

...

The Villages is the nation's largest and fastest-growing retirement community and routinely tops RCLCO's list of top-selling master-planned communities. Last year, the firm tracked 2,452 sales in the community, which reached agreements with Leesburg officials to expand into the city limits in 2018.

Full article: <https://www.growthspotter.com/news/residential-property-developments/senior-living/growthspotter-news-villages-lake-incentives-20210720-2lcp9l7elngfpear37lmzsnjyy-story.html>

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

