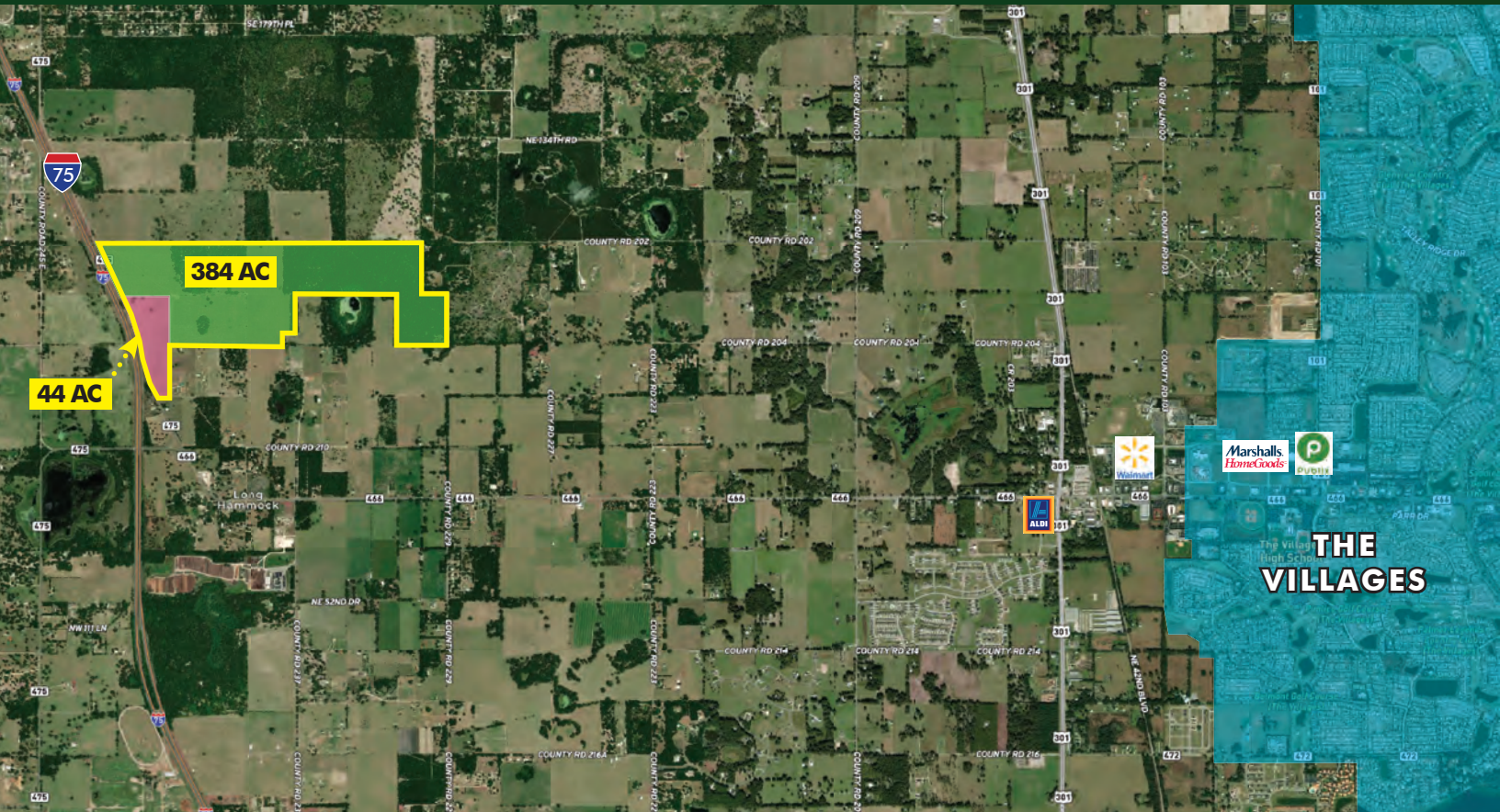


**FOR  
SALE**

# 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, known by many as America's Best & Most Popular Retirement Community!** The Villages is known for having the largest and most diverse collection of amenities of any community. This property includes 3,545' of frontage on CR 475, just east of I-75. Short 5-minute drive to The Villages, 1 hour to Gainesville or Orlando. Do not miss this opportunity to be close to The Villages, "Florida's Friendliest Hometown!"  
**Call for a showing today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

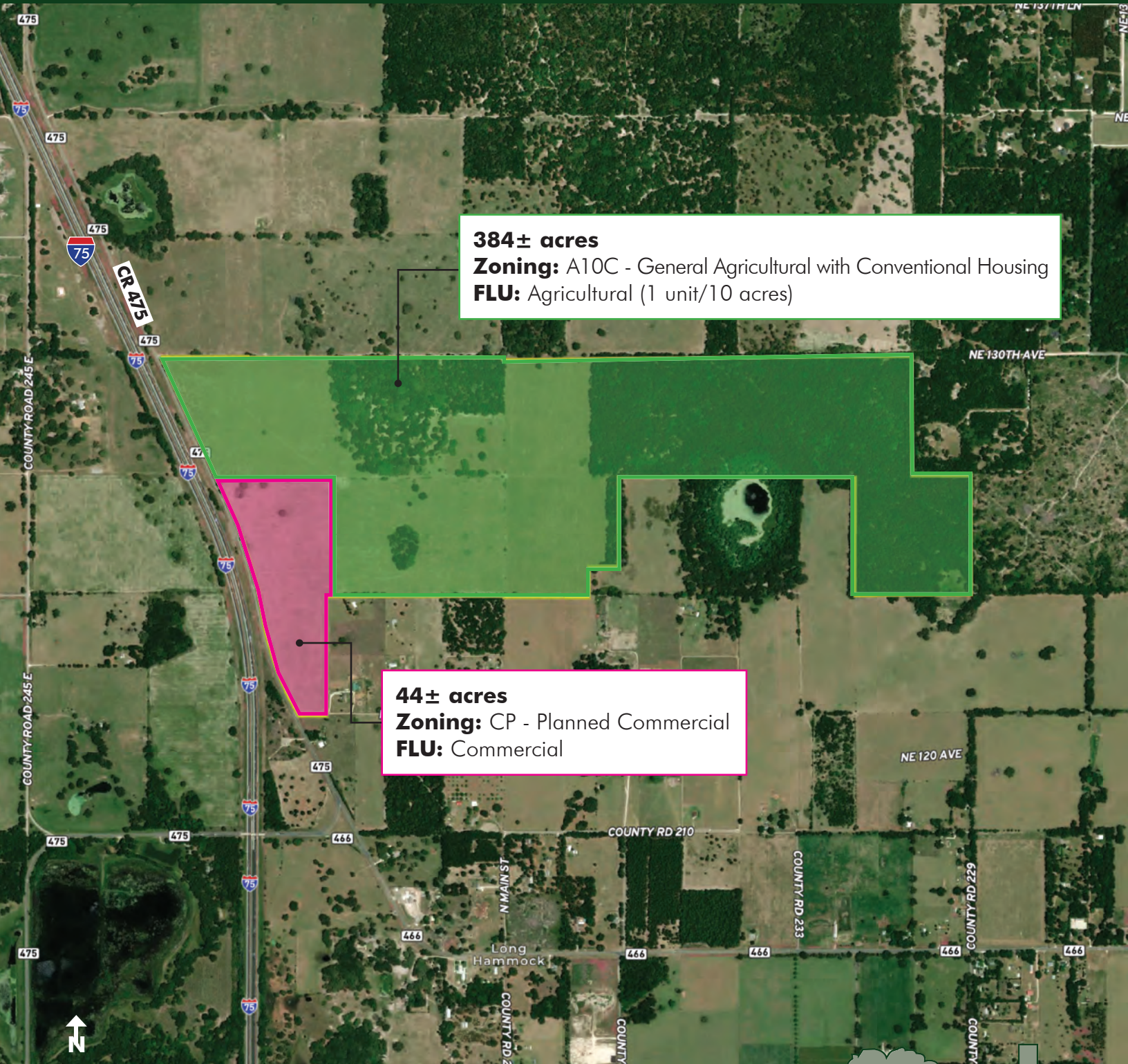
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**384± acres**  
**Zoning:** A10C - General Agricultural with Conventional Housing  
**FLU:** Agricultural (1 unit/10 acres)

**44± acres**  
**Zoning:** CP - Planned Commercial  
**FLU:** Commercial

**PARCEL MAP**

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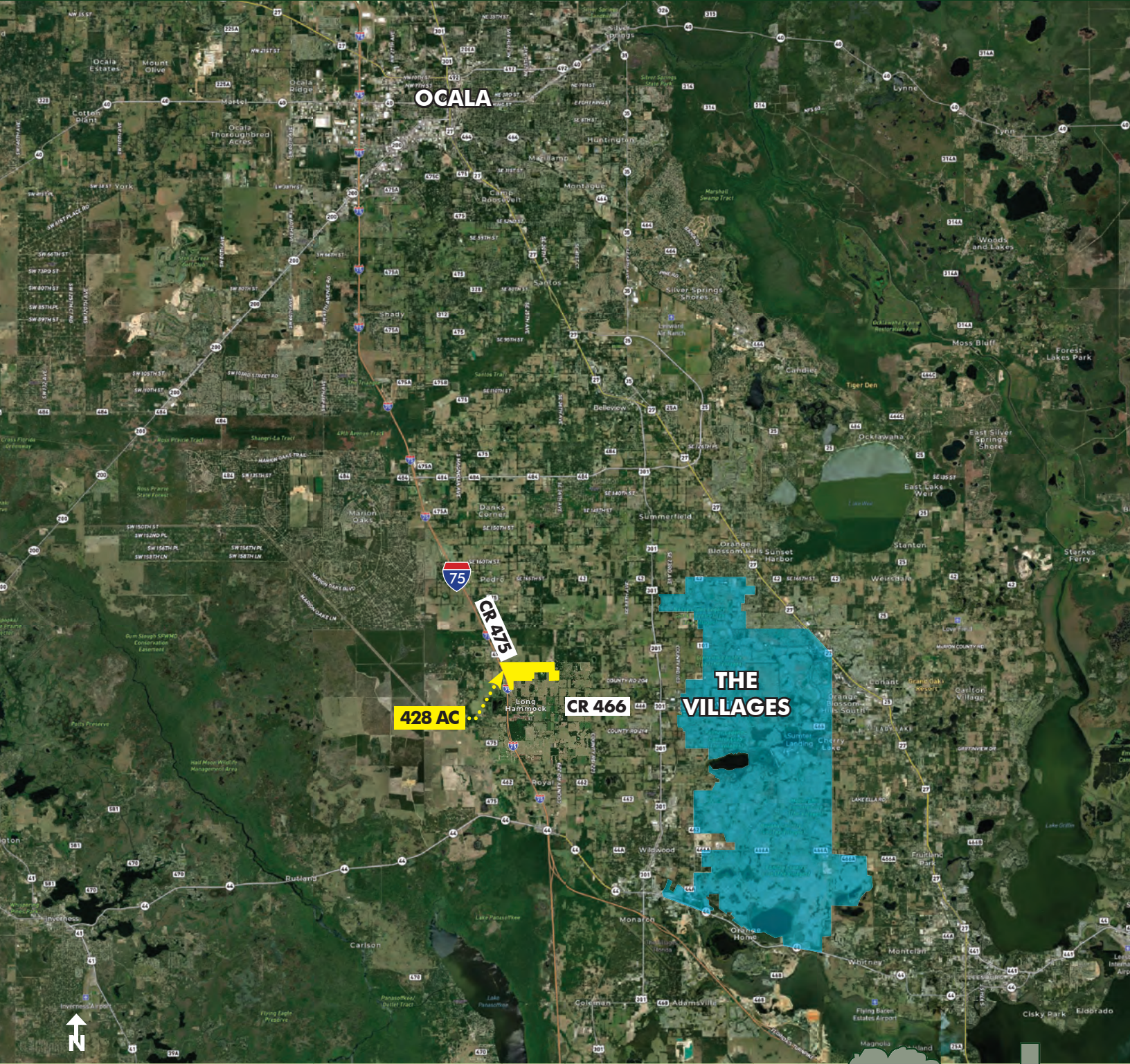
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**REGIONAL MAP**

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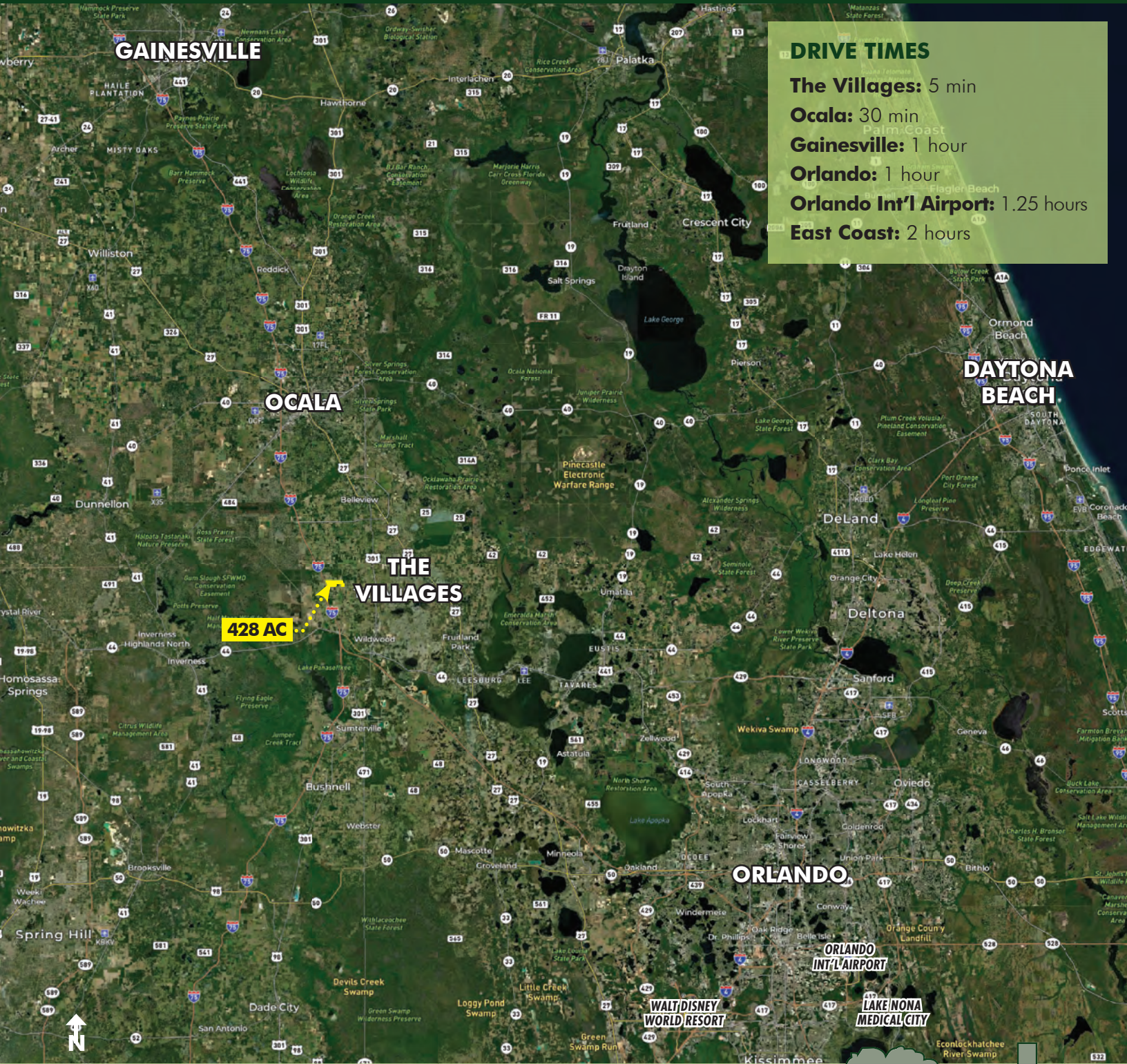
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## **LAND NEAR THE VILLAGES & I-75** CR 475 & NW 122nd Ave, Oxford, FL 34484

### **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>

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#### **Population surging in The Villages thanks to new homes at the southern end**

Staff Report, Villages-News.com | Monday, May 30, 2022

Nearly 5,000 new residents moved into The Villages last year, thanks in large part to the new homes being built at the southern end of Florida's Friendliest Hometown.

The Villages populations climbed from 130,897 in July 2020 to 135,638 in July 2021. The 3.6 percent increase ranks as the fifth highest among all metro areas in the United States.

The local population growth was driven by net migration, as about 7,110 more people moved into the metro area than moved out over the past year. Many of those who "left" The Villages during that time period had died. There were 2,250 more people who died in the metro area than were born over the same period.

Wildwood is seeing tremendous growth. In 30 years, the once tiny city is predicted to balloon to more than 130,000 residents, according to a proposed 2050 comprehensive plan.

Full article: <https://www.villages-news.com/2022/04/28/population-surging-in-the-villages-thanks-to-new-homes-at-the-southern-end/>

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## THE VILLAGES IN THE NEWS

### 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>

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### 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/gs-news-villages-lake-incentives-20210720-2lcpgl7elngfpear37lmzsnjyy-story.html>

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