

SUMMERFIELD, FL MHP DEVELOPMENT

11987 S US Hwy 301 | Belleview, FL
OFFERING MEMORANDUM



Summerfield, FL MHP Development

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Exclusively Marketed by:



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Designated Managing Broker

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	11987 S US Hwy 301 Bellevue FL 34420
COUNTY	Marion
MARKET	Ocala, FL Metropolitan Statistical Area
PRICE	\$2,850,000
PRICE PSF	\$4.15
LAND SF	686,941 SF
LAND ACRES	15.77
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	PMH
# OF PARCELS	3
APN	3853800000

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2024 Population	60,559	215,571	435,127
2024 Median HH Income	\$61,874	\$68,426	\$67,885
2024 Average HH Income	\$77,004	\$87,669	\$88,045

Summerfield, FL MHP Development

- 80-Pad Mobile Home Park Development Portfolio – Bellevue & Summerfield, FL

Presenting a unique opportunity to acquire a two-parcel portfolio in Marion County, FL, offering a combined 80 mobile home pads upon completion. Located approximately 2.65 miles apart, these parcels are both zoned Planned Mobile Home Residential (PMH) and positioned in high-demand areas near The Villages and Ocala.



Summerfield, FL MHP Development (Parcel 1)

- 11987 S US Hwy 301, Belleview, FL 33420 (PIN#: 38538-000-00 & 38539-000-00)
 - Size: 5.77 acres
 - Zoning: PMH (Planned Mobile Home Residential)
 - Approved Site Plan: 31 double-wide mobile home lots
 - Utilities: Public water, public sewer, and Duke Energy electric to site
 - Permits: In final stage; available upon purchase
 - Existing Structure: 1,500 sq. ft. single-family home, with plans to convert into a clubhouse
 - Infrastructure & Branding: Completed engineering and branding work, with construction permits expected to be finalized in early 2025
 - High Visibility: Significant frontage on US Hwy 301, providing strong visibility and easy access (13,700 VPD traffic count)

Summerfield, FL MHP Development (Parcel 2)

- SE 140th Place, Summerfield, FL 34491 (PIN#: 45509-000-00)
 - Size: 10 acres
 - Zoning: PMH (Planned Mobile Home Residential)
 - Approved Site Plan: 49 double-wide manufactured home lots (55+ community)
 - Utilities: Public water & public sewer
 - Land Condition: Cleared grass, no trees
 - Zoning Status: Rezoning to PMH approved by Marion County
 - Prime Location: Near The Villages and Spruce Creek Community, just off US Hwy 441, in a high-demand area

Summerfield, FL MHP Development (Summary)

- This portfolio offers an exceptional development opportunity with approvals in place, utilities available, and proximity to thriving 55+ communities. Contact us today for more details on this rare investment in the rapidly growing Marion County market.

Brokerage

- MR. LANDMAN, LLC is a licensed real estate entity in the State of Florida under LIC#CQ1062293. Jonathan Fisher is a licensed broker in the State of Florida under LIC#BK3489532.



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Location

Location Summary

Drive Times

Belleville, FL

- The parcel located at 11987 S US Hwy 301, Bellevue, FL, offers a strategic position within a 5 to 15-mile radius of numerous attractions and amenities that enhance its appeal as a mobile home park development.

Proximity to Key Attractions:

- The Villages: Approximately 15 miles south, The Villages is a renowned active adult community offering extensive shopping, dining, and recreational opportunities.
- Ocala: About 15 miles north, Ocala provides additional urban amenities, including healthcare facilities, shopping centers, and cultural attractions.
- Silver Springs State Park: Roughly 10 miles northeast, this park is famous for its glass-bottom boat tours, kayaking, and natural springs, offering residents recreational activities.
- Lake Weir: Approximately 10 miles east, Lake Weir offers boating, fishing, and waterfront dining options.

Retail and Essential Services:

- Walmart Supercenter: The nearest Walmart Supercenter is located about 5 miles north in Ocala, providing convenient access to a wide range of goods and services.

Property Taxes:

Florida's average effective property tax rate is 0.82%, slightly below the national average of 0.90%. In Marion County, which includes Bellevue, property taxes are generally in line with the state average, making them relatively moderate compared to other regions.

Area Growth and Real Estate Appreciation:

Bellevue has experienced significant growth and real estate appreciation in recent years. In the past year, the median home value in Bellevue increased by 0.8%, reaching \$248,399. This upward trend reflects the area's growing popularity and demand, contributing to a favorable environment for new residential developments.

Summerfield, FL

- The parcel located on SE 140th Place, Summerfield, FL 34491, offers a strategic position within a 5 to 15-mile radius of numerous attractions and amenities that enhance its appeal as a mobile home park development.

Proximity to Key Attractions:

- The Villages: Approximately 10 miles south, The Villages is a renowned active adult community offering extensive shopping, dining, and recreational opportunities.
- Ocala: About 15 miles north, Ocala provides additional urban amenities, including healthcare facilities, shopping centers, and cultural attractions.
- Silver Springs State Park: Roughly 15 miles northeast, this park is famous for its glass-bottom boat tours, kayaking, and natural springs, offering residents recreational activities.
- Lake Weir: Approximately 10 miles east, Lake Weir offers boating, fishing, and waterfront dining options.

Retail and Essential Services:

- Walmart Supercenter: The nearest Walmart Supercenter is located about 5 miles north in Ocala, providing convenient access to a wide range of goods and services.

Property Taxes:

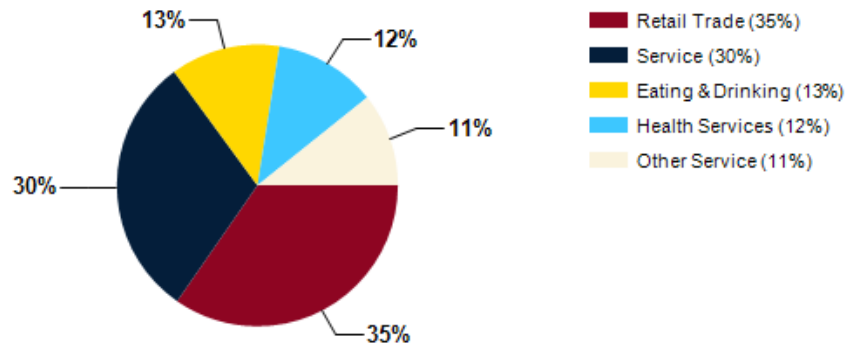
The median property tax rate in Summerfield, FL, is 1.02%, slightly higher than the national median of 0.99% but lower than the Florida state median of 1.14%.

Area Growth and Real Estate Appreciation:

Summerfield has experienced significant growth and real estate appreciation in recent years. In the past year, the median home value in Summerfield increased by 0.8%, reaching \$248,399. This upward trend reflects the area's growing popularity and demand, contributing to a favorable environment for new residential developments.

The combination of strategic location, access to essential services, moderate property taxes, and a growing real estate market underscores the attractiveness of the Summerfield parcel for a

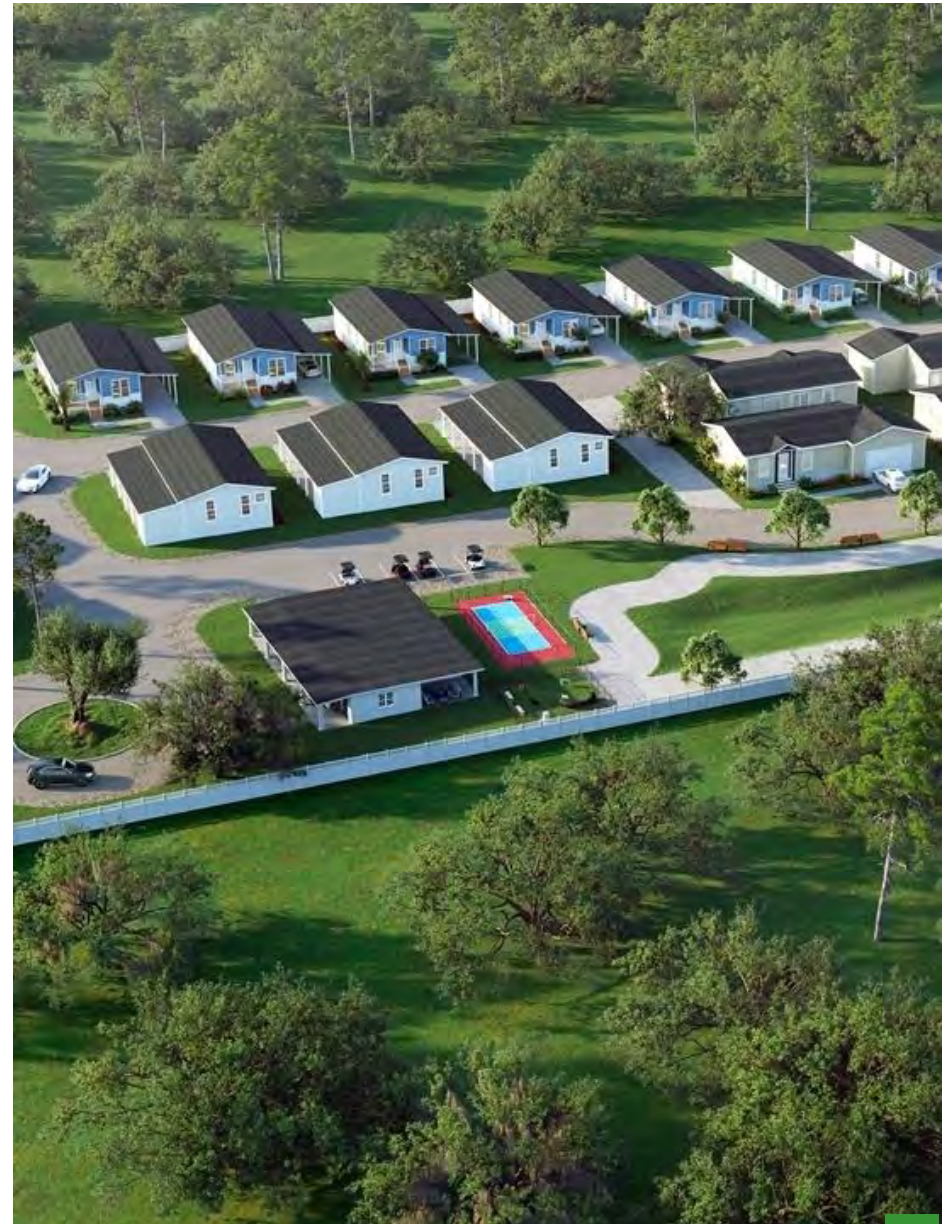
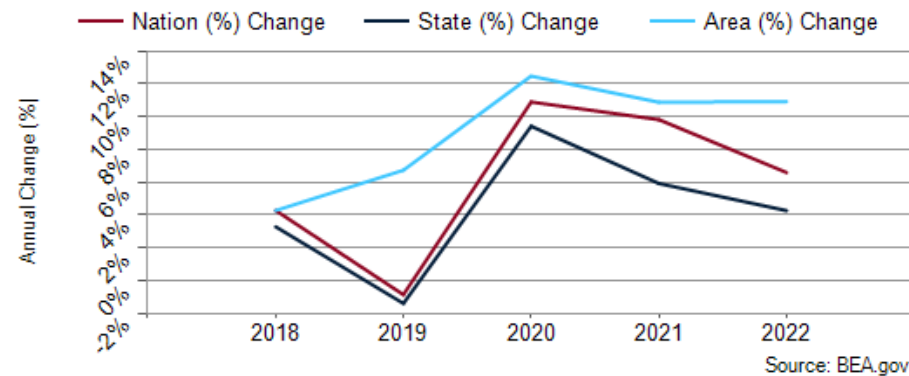
Major Industries by Employee Count



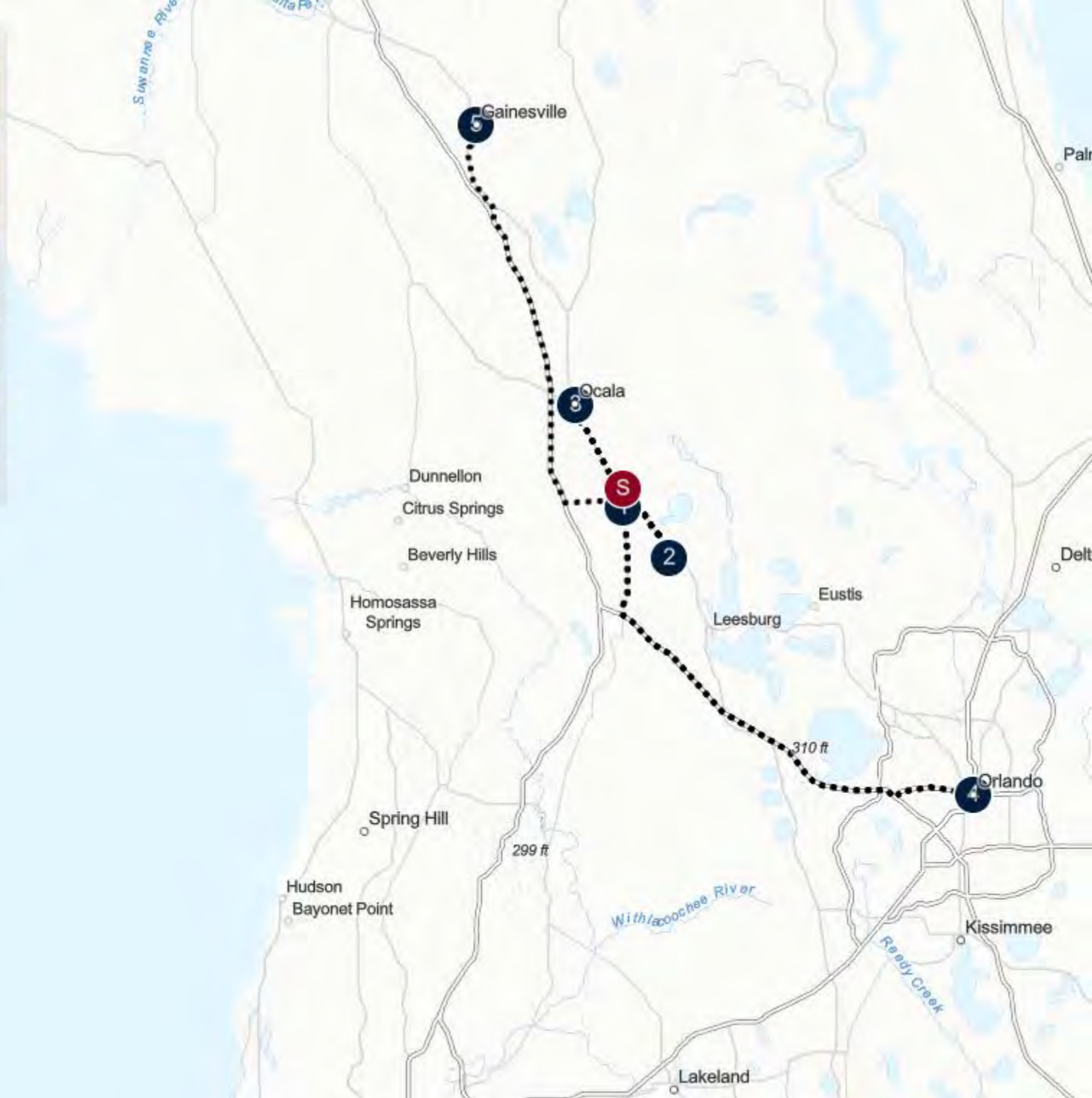
Largest Employers

Publix Super Market at Belleview Regional Shopping Center	200
Winn-Dixie	150
Dollar General	100
Family Dollar	80
Beall's Department Stores	70
Roses	60
Dollar Tree	50
Kmart	40

Marion County GDP Trend



1	SE 140th PI 2.65 miles 4.2 minutes
2	The Villages 11.83 miles 21.0 minutes
3	Ocala 12.08 miles 21.1 minutes
4	Orlando 65 miles 71.5 minutes
5	Gainesville 54.83 miles 59.7 minutes





03

Property Description

Property Features

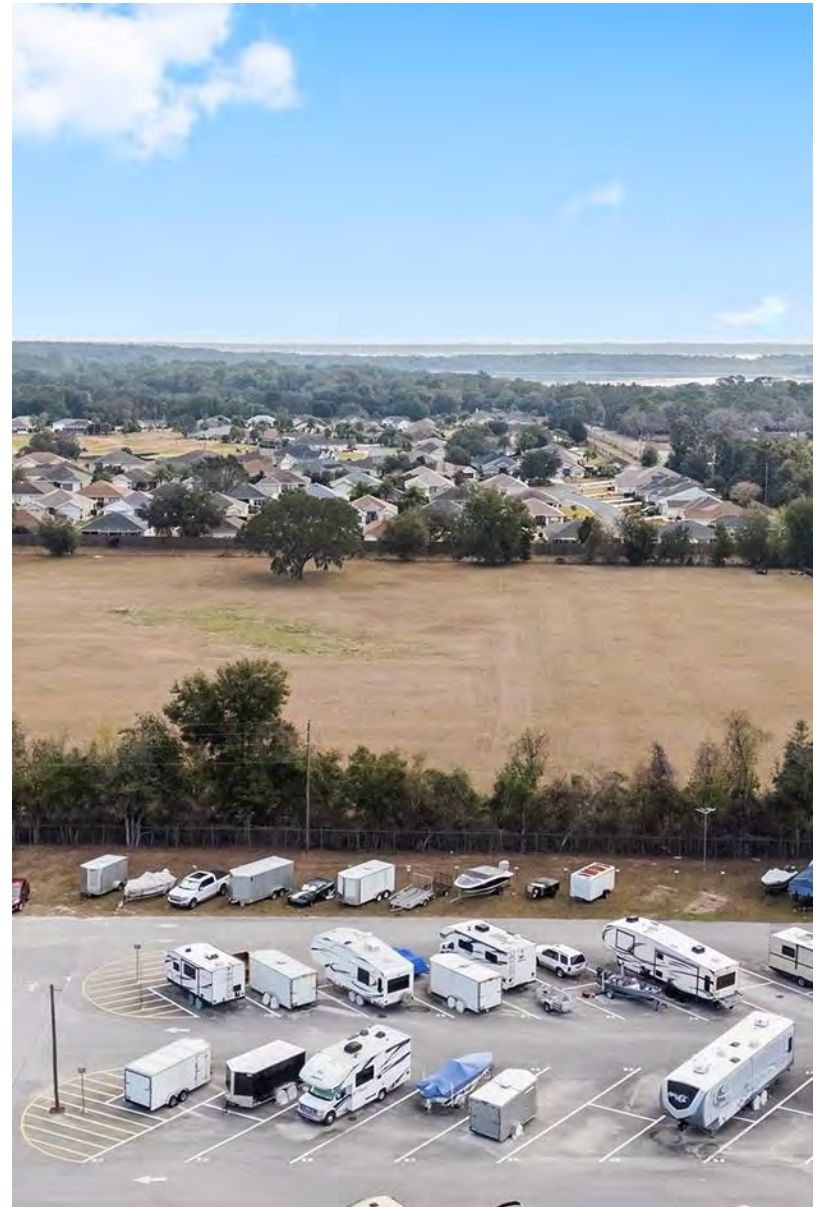
Property Images

PROPERTY FEATURES

LAND SF	686,941
LAND ACRES	15.77
# OF PARCELS	3
ZONING TYPE	PMH
TOPOGRAPHY	Flat
LOCATION CLASS	A

UTILITIES

WATER	Pubic (to site)
IRRIGATION	N/A
ELECTRICITY / POWER	Public (to site)
GAS / PROPANE	Public (to site)
TELEPHONE	Public (near site)
CABLE	Public (near site)
SEWER	Public (near site)





Bellevue Parcel



Bellevue Parcel



Approximate property boundaries for Belleview Parcel.



Summerfield Parcel



Summerfield Parcel



Approximate property boundaries for Summerfield Parcel.



04

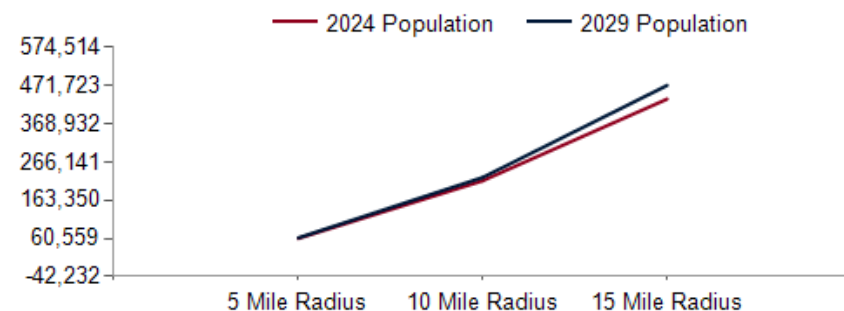
Demographics

Demographics

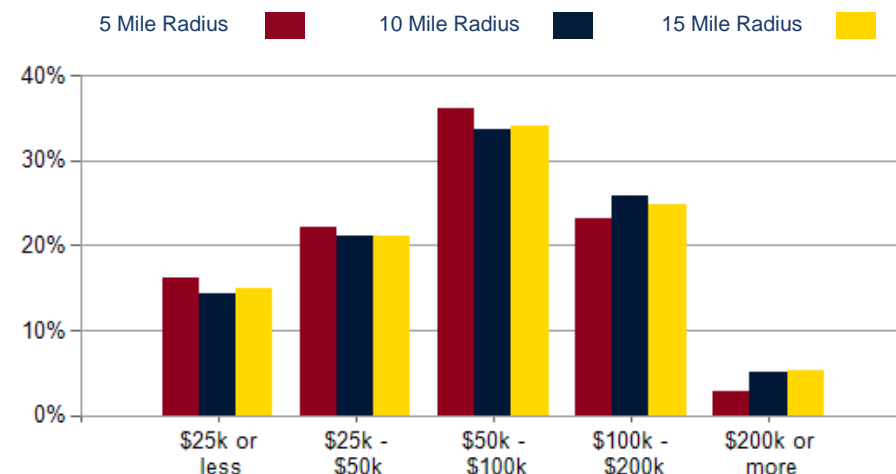
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	35,499	120,777	233,305
2010 Population	48,287	177,423	333,359
2024 Population	60,559	215,571	435,127
2029 Population	62,020	224,482	471,723
2024-2029: Population: Growth Rate	2.40%	4.05%	8.15%

2024 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	2,434	7,147	16,223
\$15,000-\$24,999	1,527	6,402	13,285
\$25,000-\$34,999	2,657	9,846	19,918
\$35,000-\$49,999	2,772	10,050	21,832
\$50,000-\$74,999	5,078	17,020	35,467
\$75,000-\$99,999	3,791	14,581	31,900
\$100,000-\$149,999	4,481	18,038	36,338
\$150,000-\$199,999	1,202	6,345	12,689
\$200,000 or greater	685	4,749	10,454
Median HH Income	\$61,874	\$68,426	\$67,885
Average HH Income	\$77,004	\$87,669	\$88,045

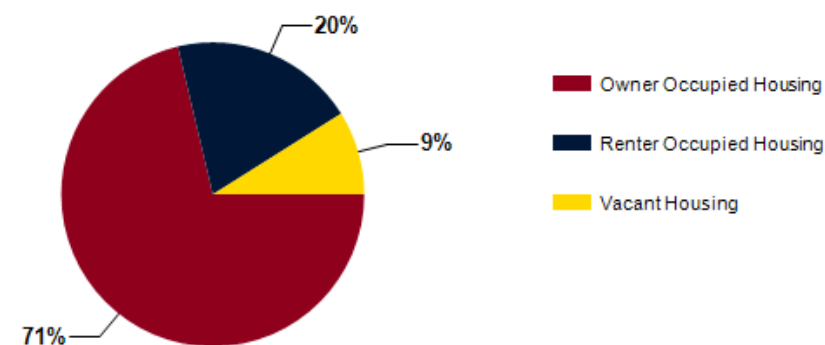
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	15,886	57,058	113,188
2010 Total Households	19,448	77,273	148,057
2024 Total Households	24,626	94,176	198,106
2029 Total Households	25,512	99,222	217,458
2024 Average Household Size	2.45	2.27	2.17
2024-2029: Households: Growth Rate	3.55%	5.25%	9.40%



2024 Household Income



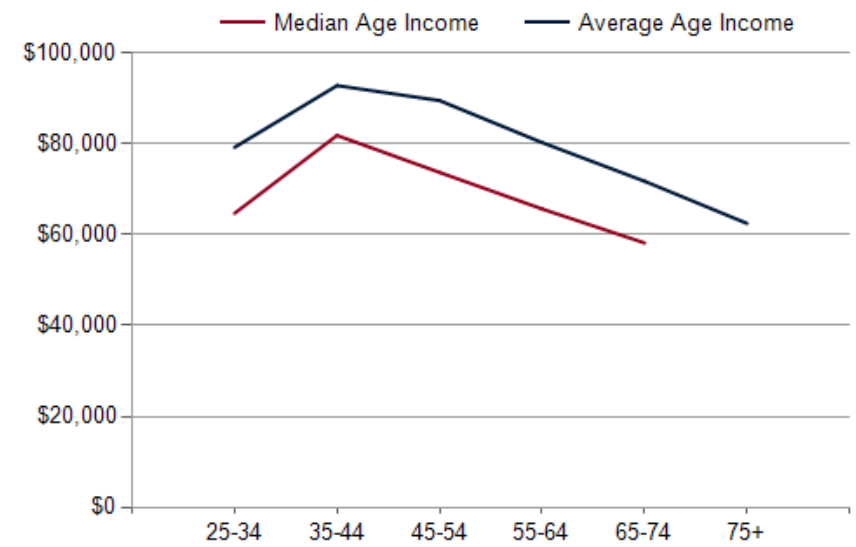
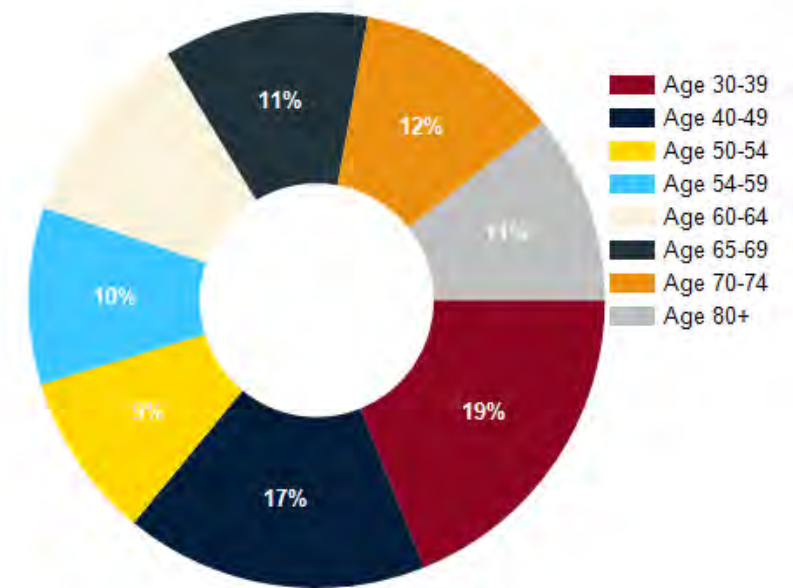
2024 Own vs. Rent - 5 Mile Radius



Source: esri

2024 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2024 Population Age 30-34	3,476	9,769	18,526
2024 Population Age 35-39	3,520	10,098	18,546
2024 Population Age 40-44	3,281	10,208	18,516
2024 Population Age 45-49	3,003	9,527	17,331
2024 Population Age 50-54	3,448	11,090	20,363
2024 Population Age 55-59	3,673	12,242	23,546
2024 Population Age 60-64	4,117	14,659	31,405
2024 Population Age 65-69	4,245	16,540	40,678
2024 Population Age 70-74	4,253	19,247	49,608
2024 Population Age 75-79	3,932	20,312	46,238
2024 Population Age 80-84	2,495	14,196	27,054
2024 Population Age 85+	1,670	10,414	19,196
2024 Population Age 18+	48,485	180,418	372,281
2024 Median Age	46	55	59
2029 Median Age	46	56	61

2024 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$64,714	\$72,192	\$65,987
Average Household Income 25-34	\$79,260	\$88,600	\$83,246
Median Household Income 35-44	\$81,883	\$96,633	\$88,038
Average Household Income 35-44	\$92,862	\$109,029	\$103,267
Median Household Income 45-54	\$73,726	\$89,476	\$83,274
Average Household Income 45-54	\$89,561	\$106,700	\$102,101
Median Household Income 55-64	\$65,691	\$79,421	\$77,113
Average Household Income 55-64	\$80,316	\$97,290	\$95,810
Median Household Income 65-74	\$58,203	\$66,436	\$74,282
Average Household Income 65-74	\$71,798	\$82,851	\$90,715
Average Household Income 75+	\$62,491	\$72,750	\$75,068





05

Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
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Summerfield, FL MHP Development

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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