

For Sale

- 0.48 Acres
- Zoned R2M, will require annexation and rezoning with City of Wildwood
- Commercial Potential
- Area full of development
- Close to major highways



\$125,000

3829 E C-466

Oxford, FL 34484



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

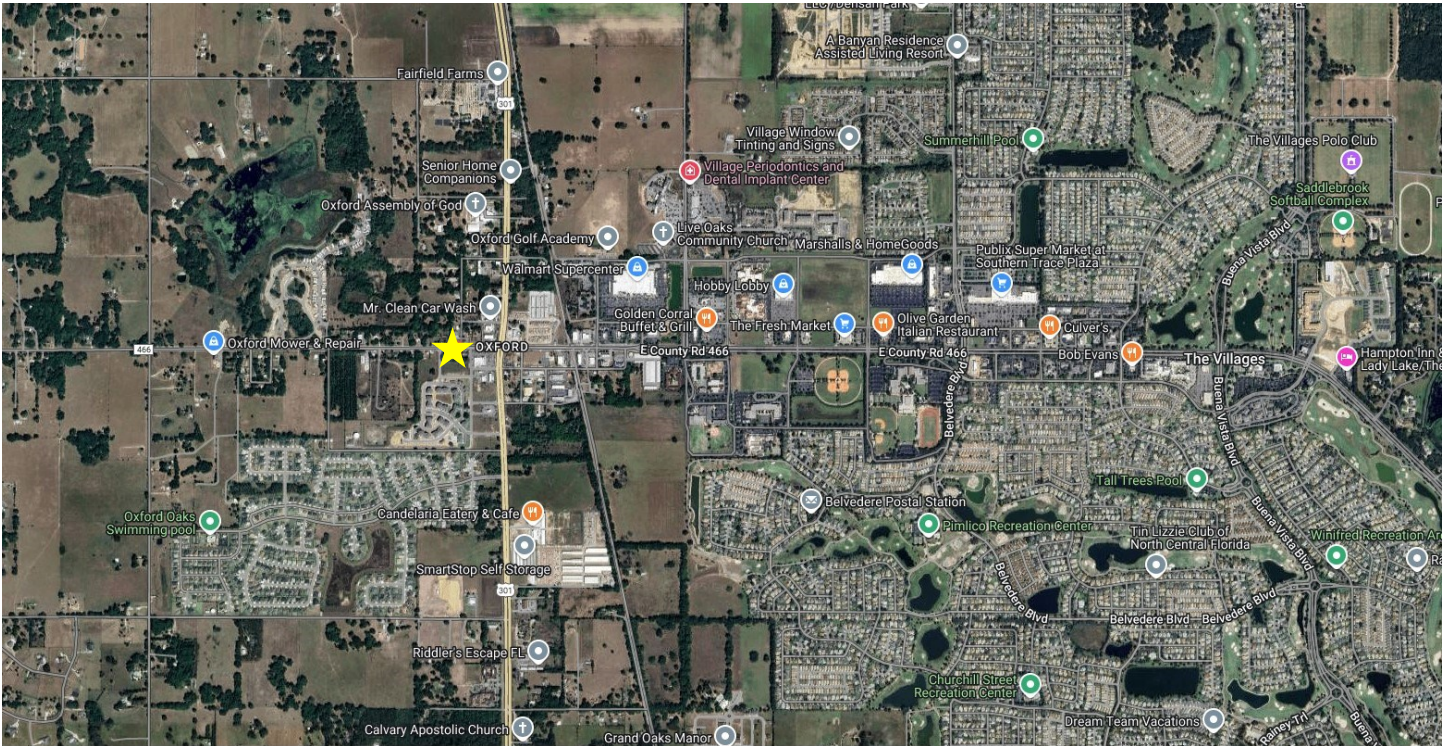
11804 CR 201

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

Map of Property



Nearby Highways

- C-466
- US Hwy 301
- US Hwy 441
- SE Hwy 42
- Florida's Turnpike
- I-75

Additional Photos



Property Description

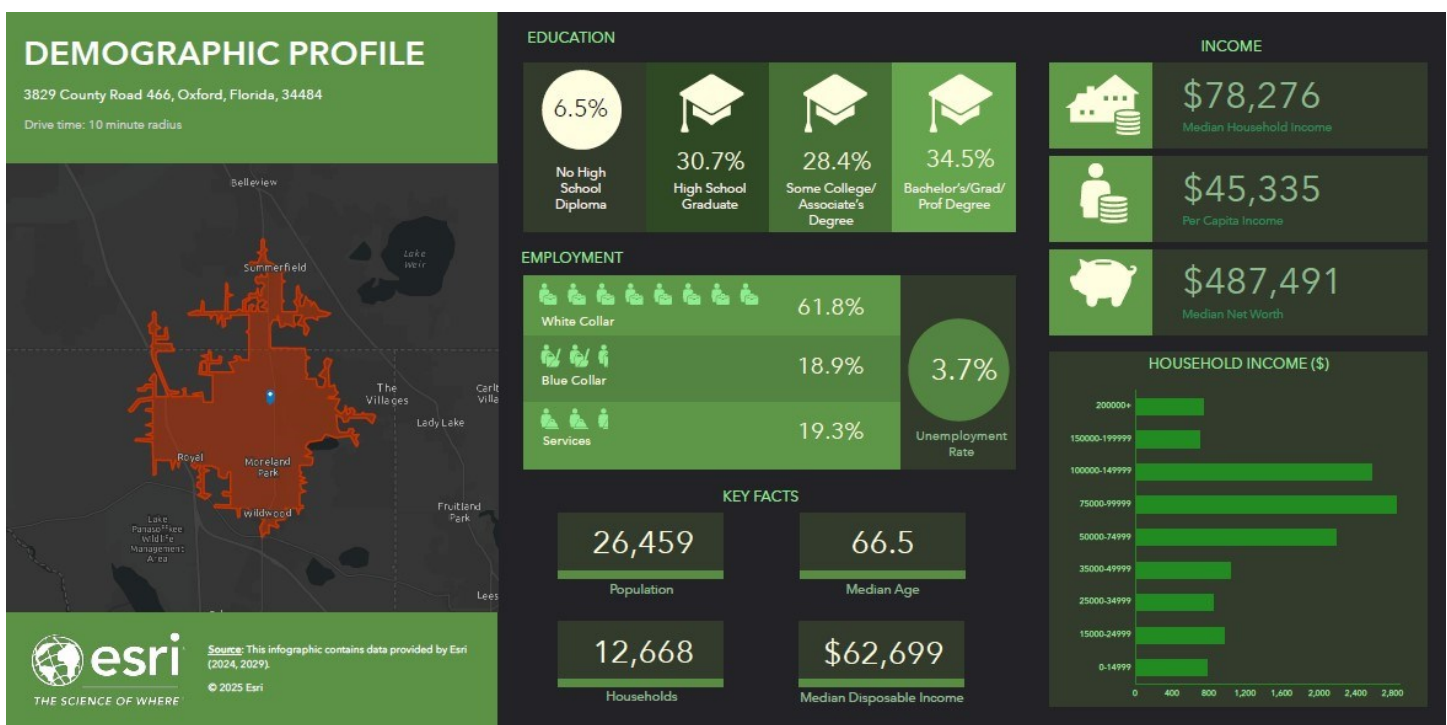
Positioned in one of Oxford's most rapidly growing corridors, this high and dry 0.48-acre parcel offers outstanding potential for future development. Currently zoned R2M in Sumter County and located within the joint planning area of the City of Wildwood, it presents a strong opportunity for annexation and commercial rezoning.

Surrounded by national retailers and ongoing development, the property sits next to Aldi, 7-Eleven, Wendy's, The Mark at Wildwood Apartments, and a new medical surgical center. Just two blocks away, Costco has recently opened, with Publix, Walmart, and The Villages' vibrant "Restaurant Row" just across US Hwy 301.

With excellent visibility and easy access to US 301, I-75, and the Florida Turnpike—all within minutes—this site offers incredible convenience for both business and investment. Whether you're planning a commercial project or looking to secure a strategic asset in a booming area, this is a rare opportunity you don't want to miss.

Sumter County Parcel: D18-029

10 Minute Demographic Profile

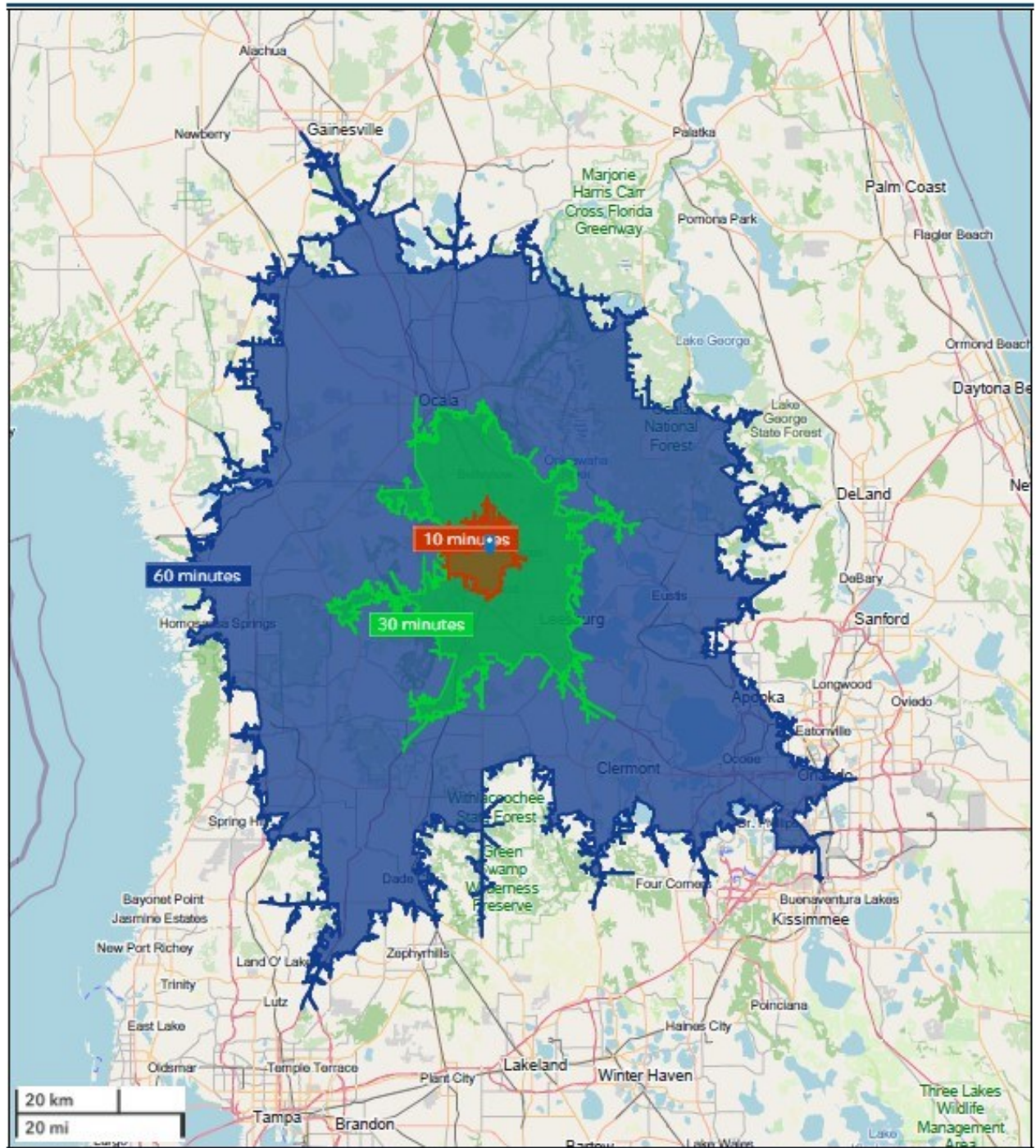


Drive Time Map



Drive Time Map

3829 E C-466, Oxford, FL 34484



March 18, 2025

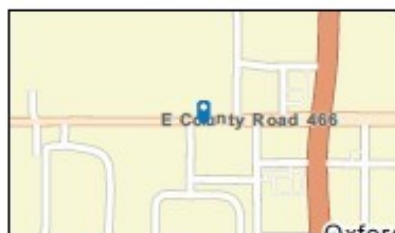
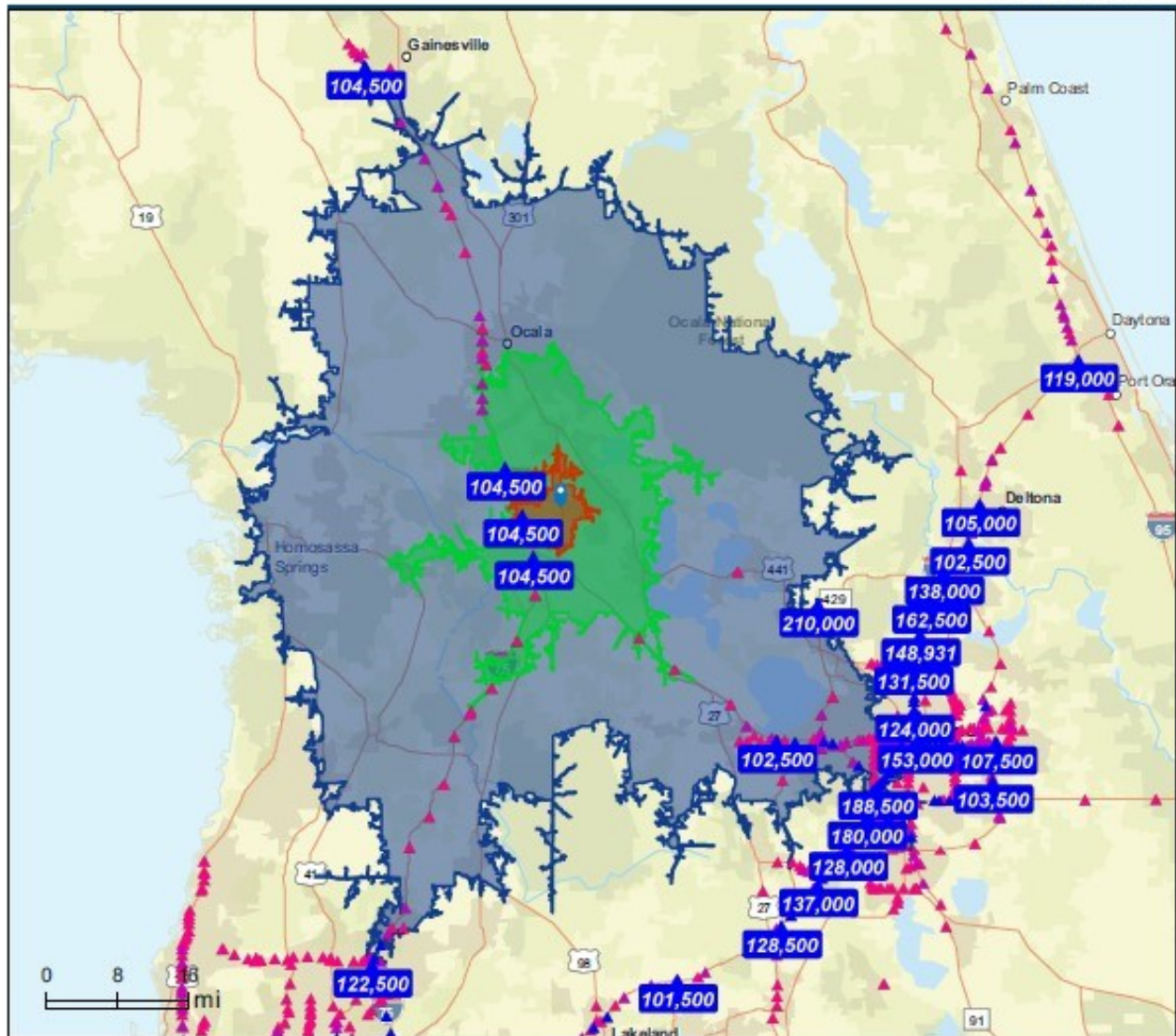
Traffic Count Map



Traffic Count Map

3829 County Road 466, Oxford, Florida, 34484
Drive time: 10, 30, 60 minute radii

Prepared by Esri
Latitude: 28.92736
Longitude: -82.03990



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

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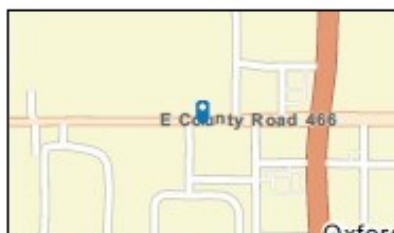
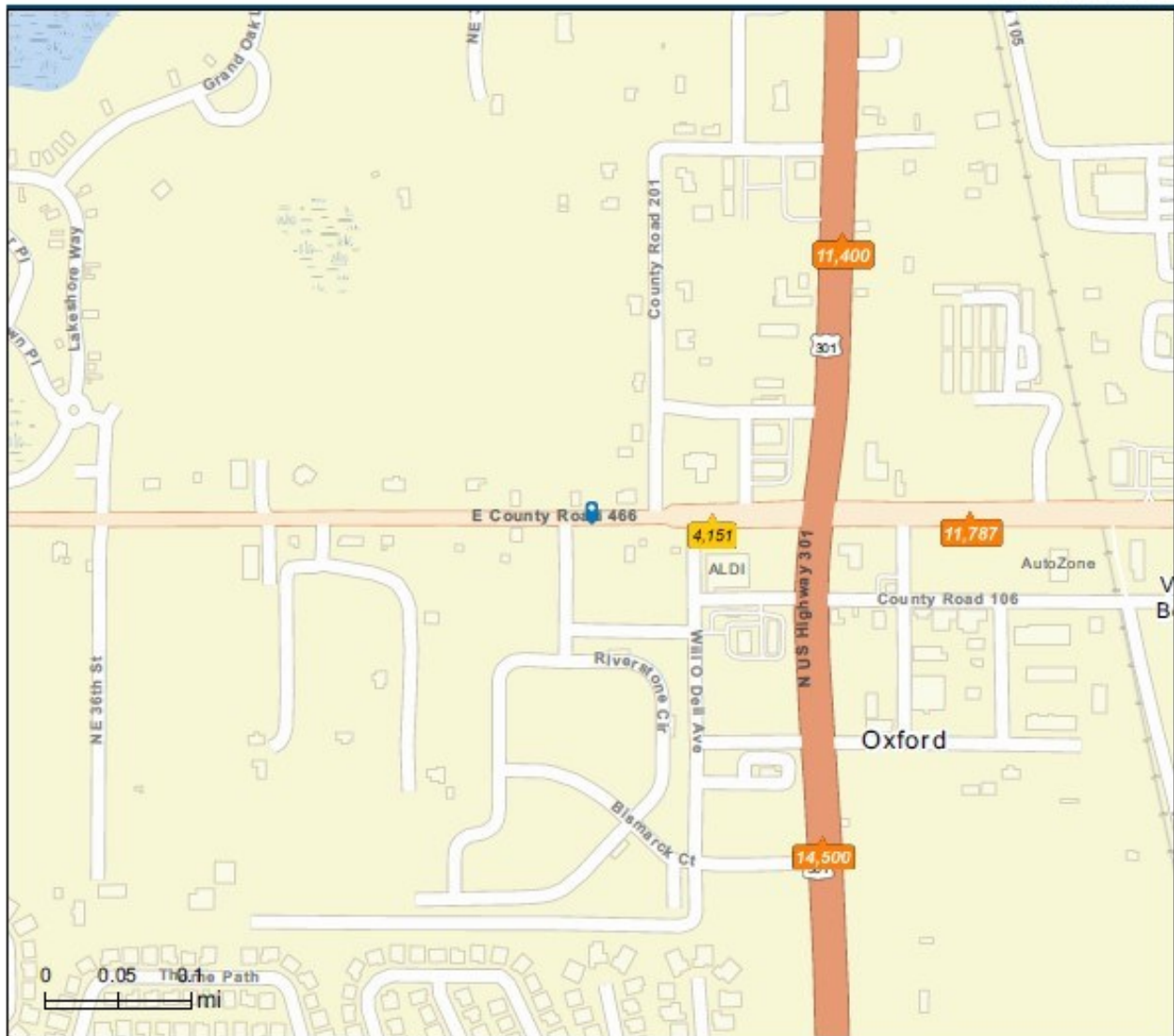
Traffic Count Map—Up Close



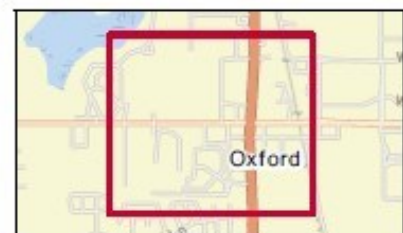
Traffic Count Map - Close Up

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