

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to buy a 45+ gross acre site with approximately 20+ net developable acres zoned for 360 units of apartments and laid out with 15 3-story surface parked building in 2 phases. One phase is 192 units and the other phase is 168 units. The site has excellent visibility and access from SR 44 and is less than 3 miles from the Villages. The wetlands have been delineated with formal SWFWMD permit in hand valid through March 2024. Water and sewer are available to the site.

LOCATION DESCRIPTION

The property is located along the south side of E SR44 in Wildwood, FL 34785, immediately east of the Compass Boat & RV Storage Facility with over 3,300 linear feet of frontage on SR 44. It is ideally situated between I-75 and US 301 across the street from a proposed 245 acre light industrial park and less than 3 miles from The Villages Brownwood Square.

PROPERTY SIZE

45.0 Acres

ZONING

Zoned for 360 units of apartments

PARCEL ID

F12-034

PROPERTY OWNER

Sumter LLC

PRICE

Contact Broker For Pricing

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

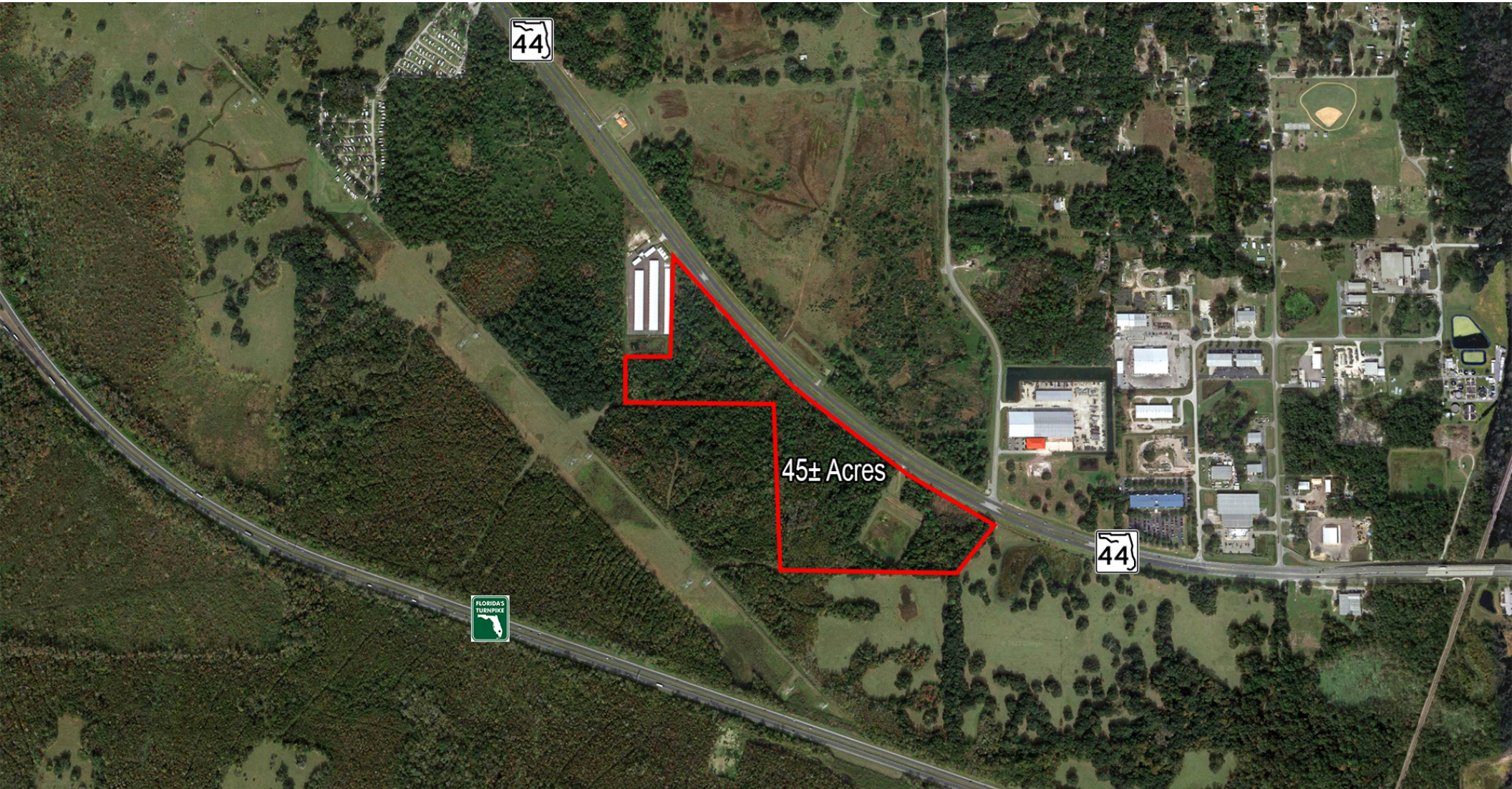
Ryan@TheDirtDog.com

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SR 44 APARTMENT SITE // E SR 44 WILDWOOD , FL 34785



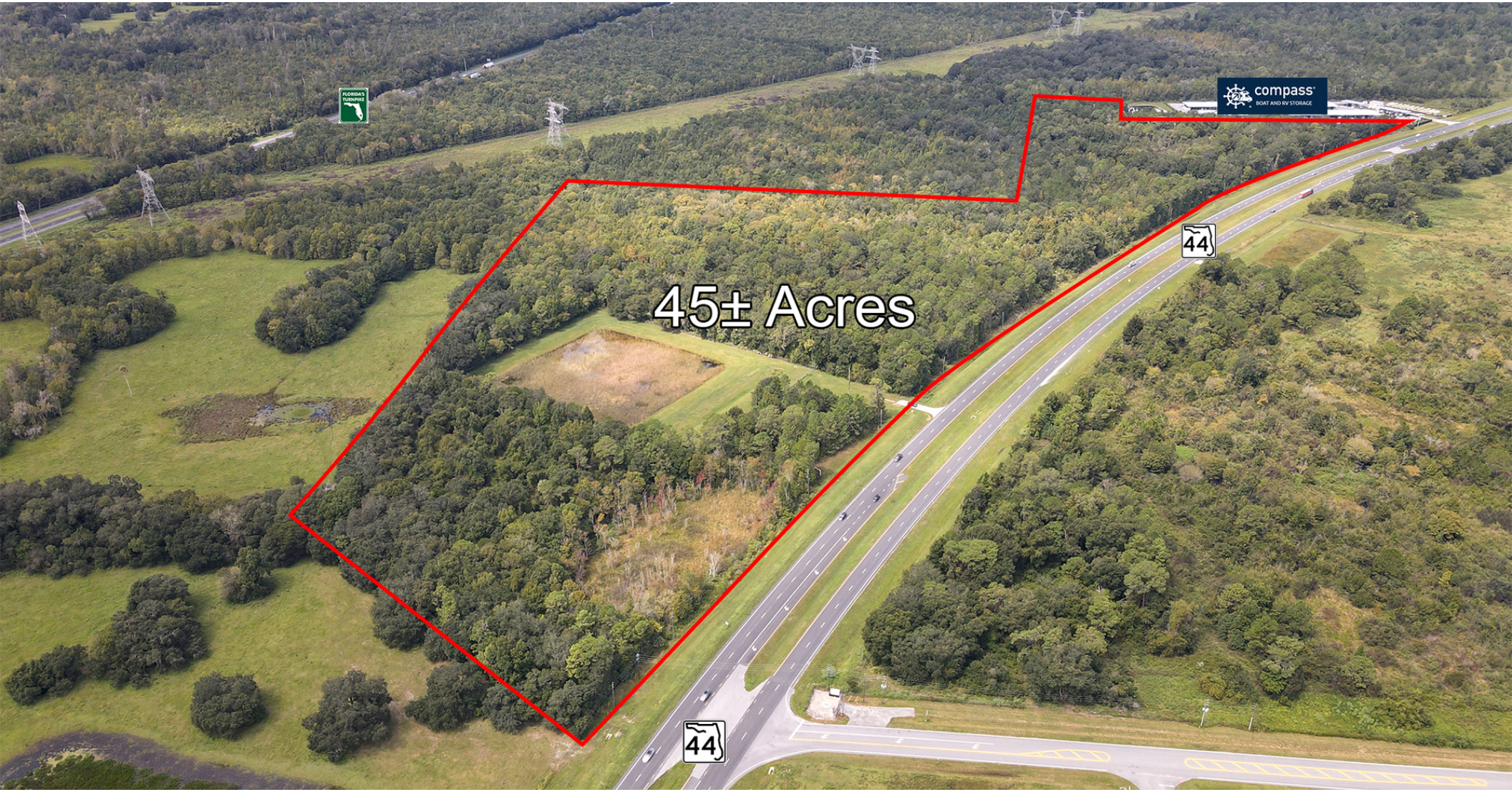
Additional Photos



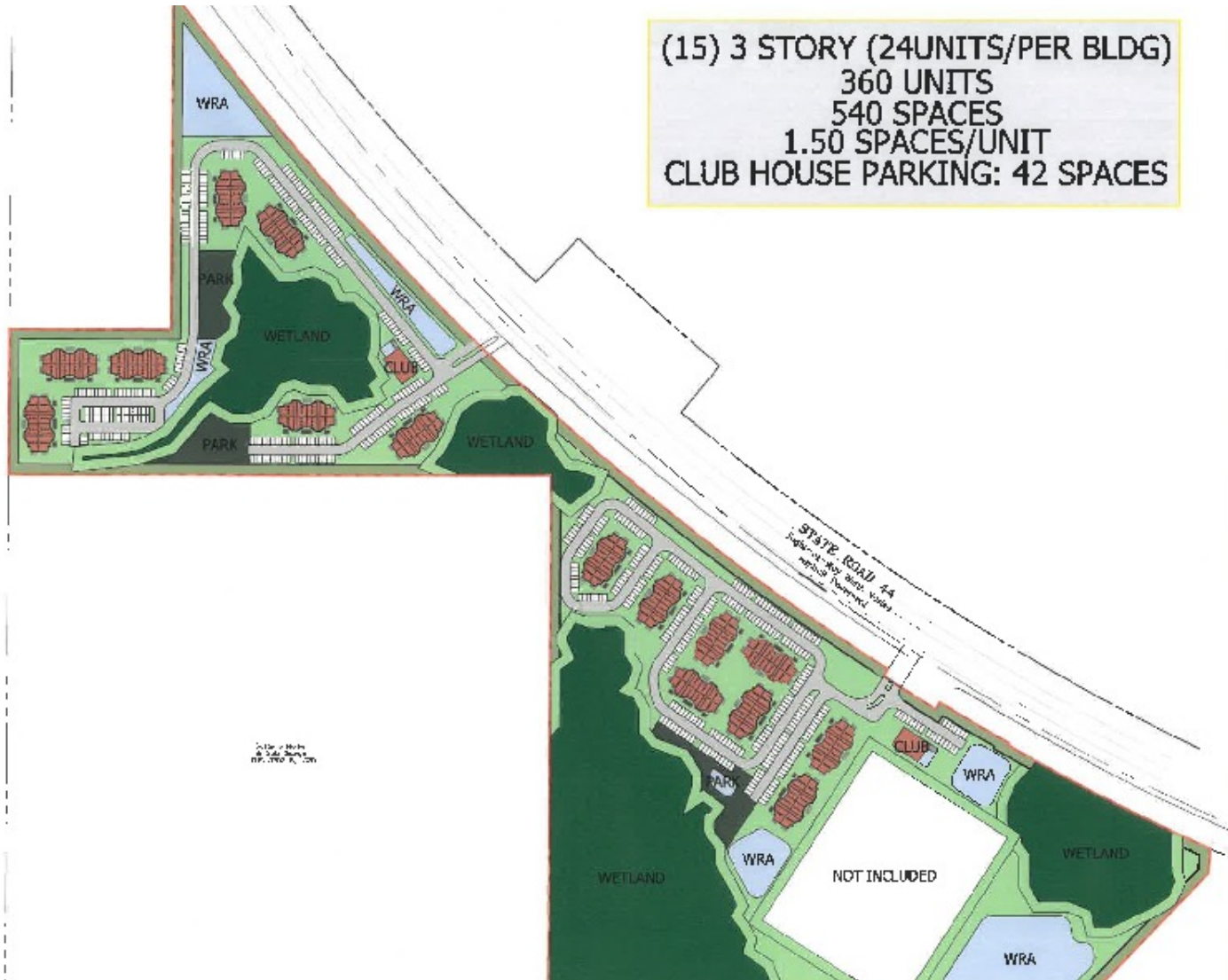
Additional Photos



Additional Photos

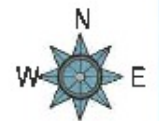


Proposed Site Plan



1235-21

Sumter County, FL



Demographics Map & Report

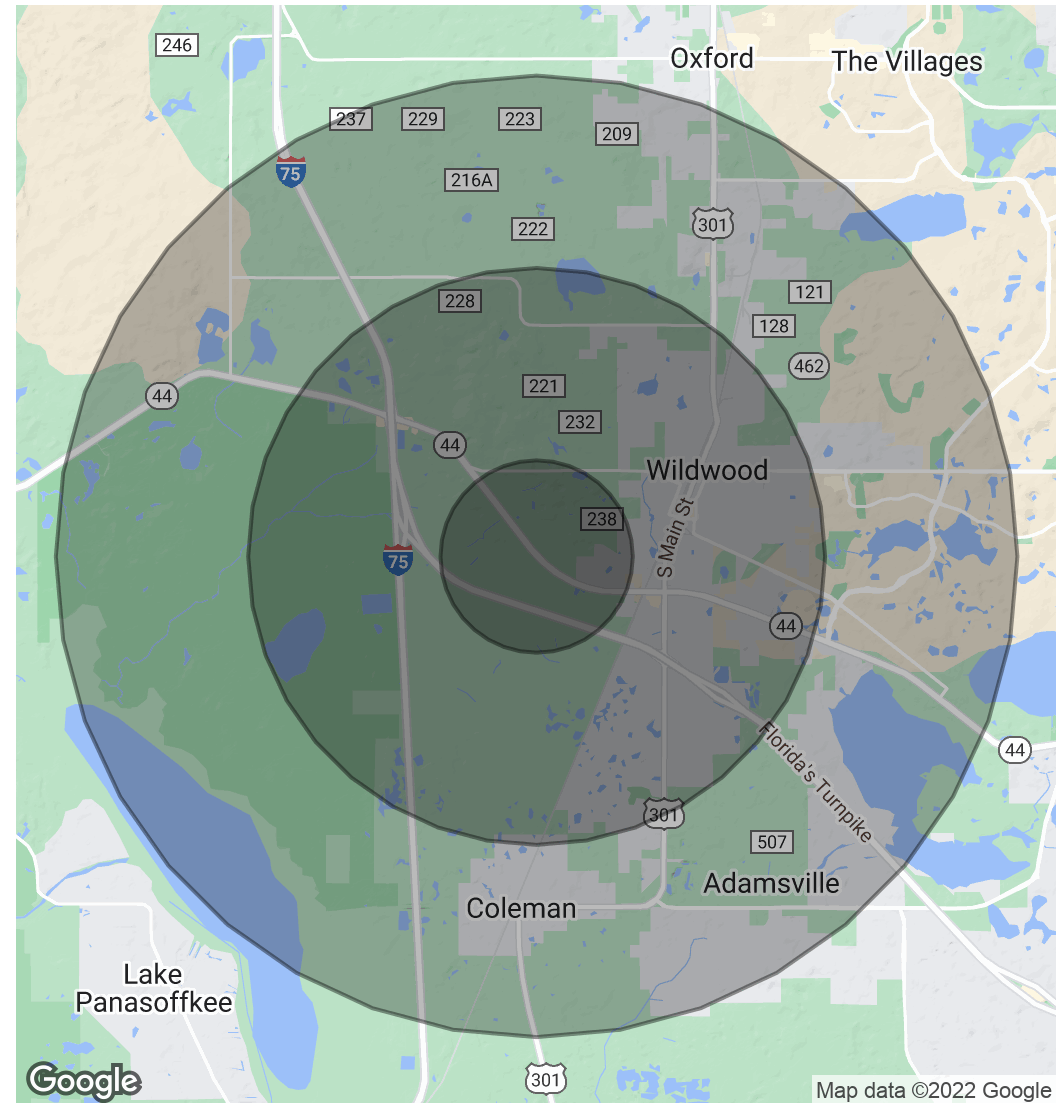
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	387	6,211	26,829
Average Age	39.7	42.4	58.5
Average Age (Male)	40.0	42.5	56.8
Average Age (Female)	39.7	43.8	59.2

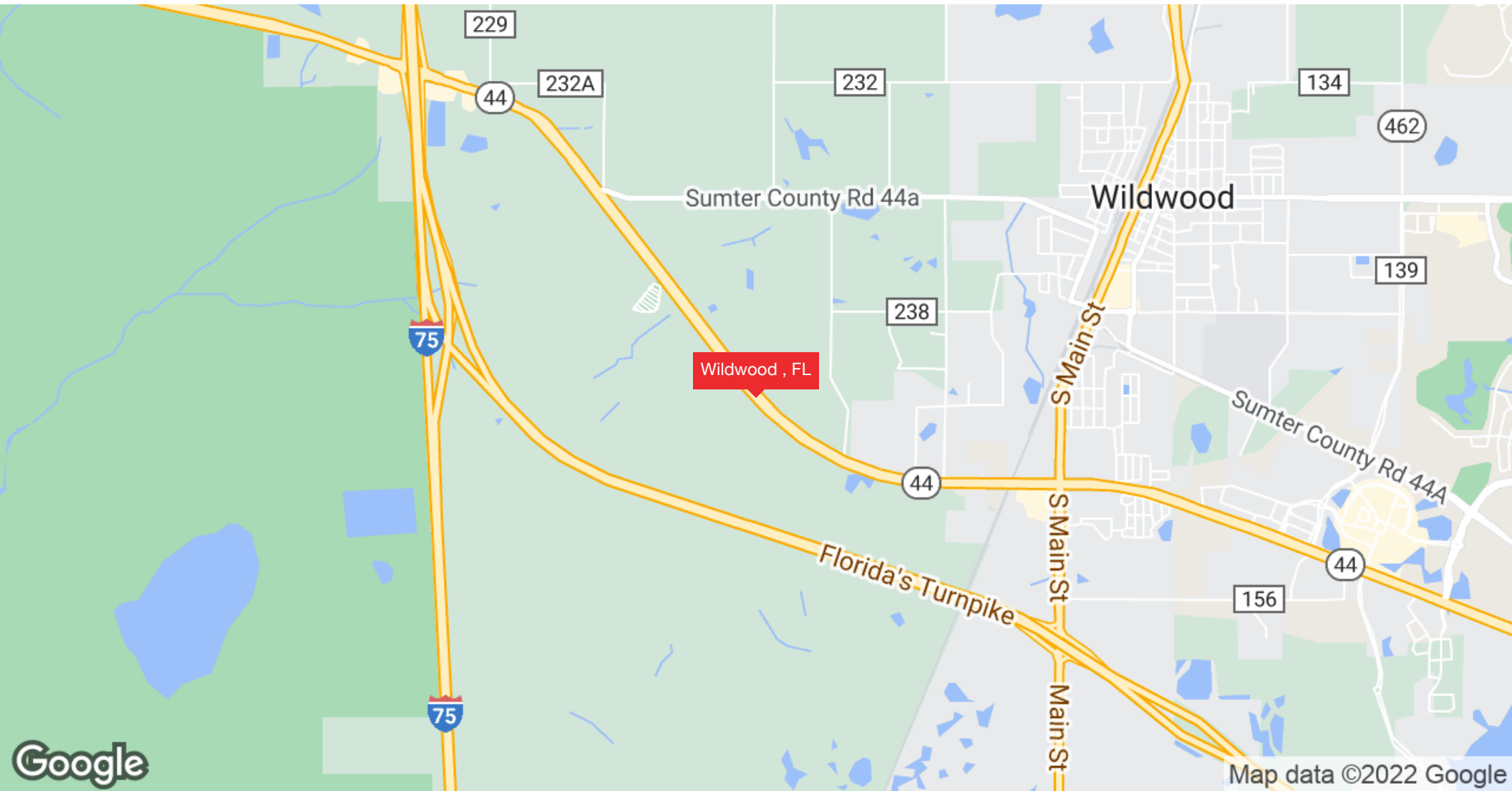
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	182	3,055	16,083
# of Persons per HH	2.1	2.0	1.7
Average HH Income	\$47,193	\$46,145	\$61,906
Average House Value	\$105,150	\$154,731	\$275,408

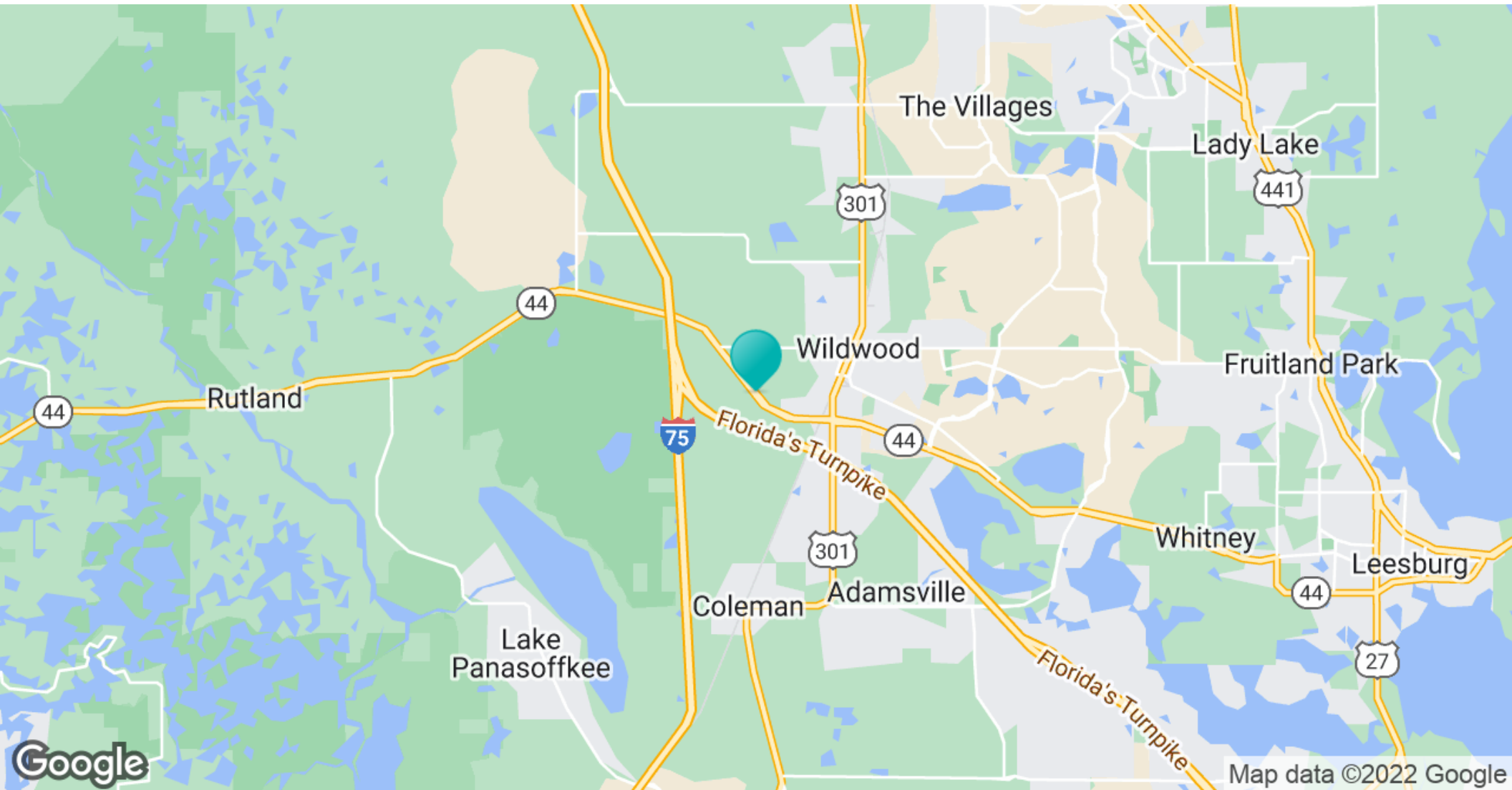
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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