



For Sale

- 18.5 Acres
- Zoned AG
- Formerly GatorWorld
- 1,800 SqFt Metal Building, built in 2017
- Crushed Granite Driveways
- 6 fenced in animal paddocks



\$670,000

492 W SR-44

Wildwood, FL 34785



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

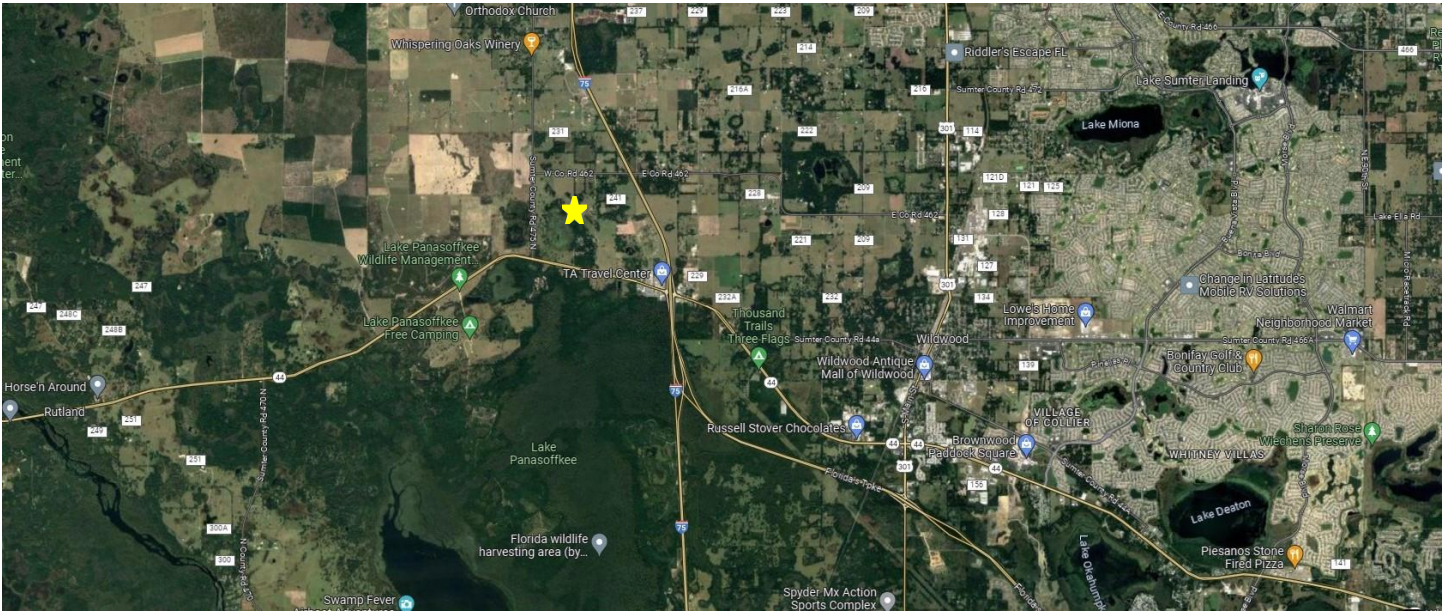
10879 N US HWY 301, Suite 4

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Map of Property



Nearby Highways

- SR 44
- CR 475
- I-75
- US HWY 301
- CR 470
- Florida's Turnpike

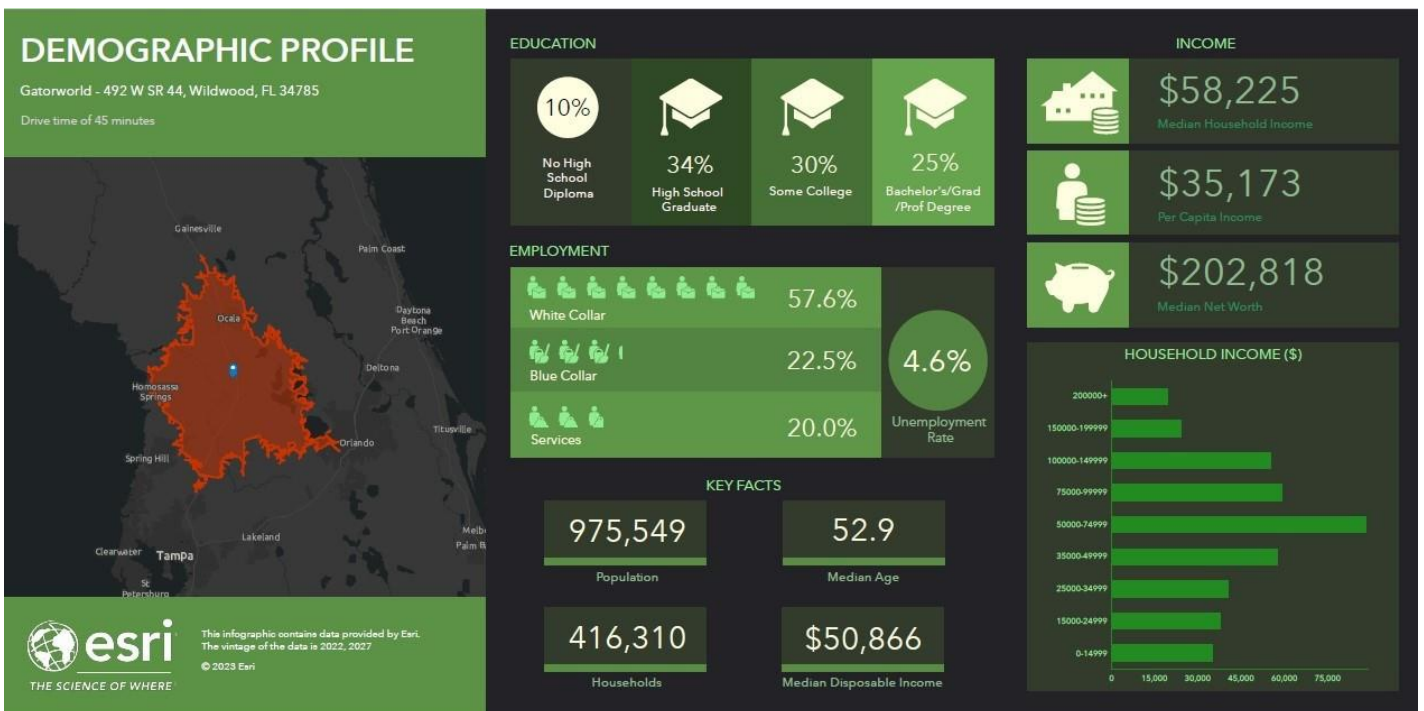
Additional Photos



Property Description

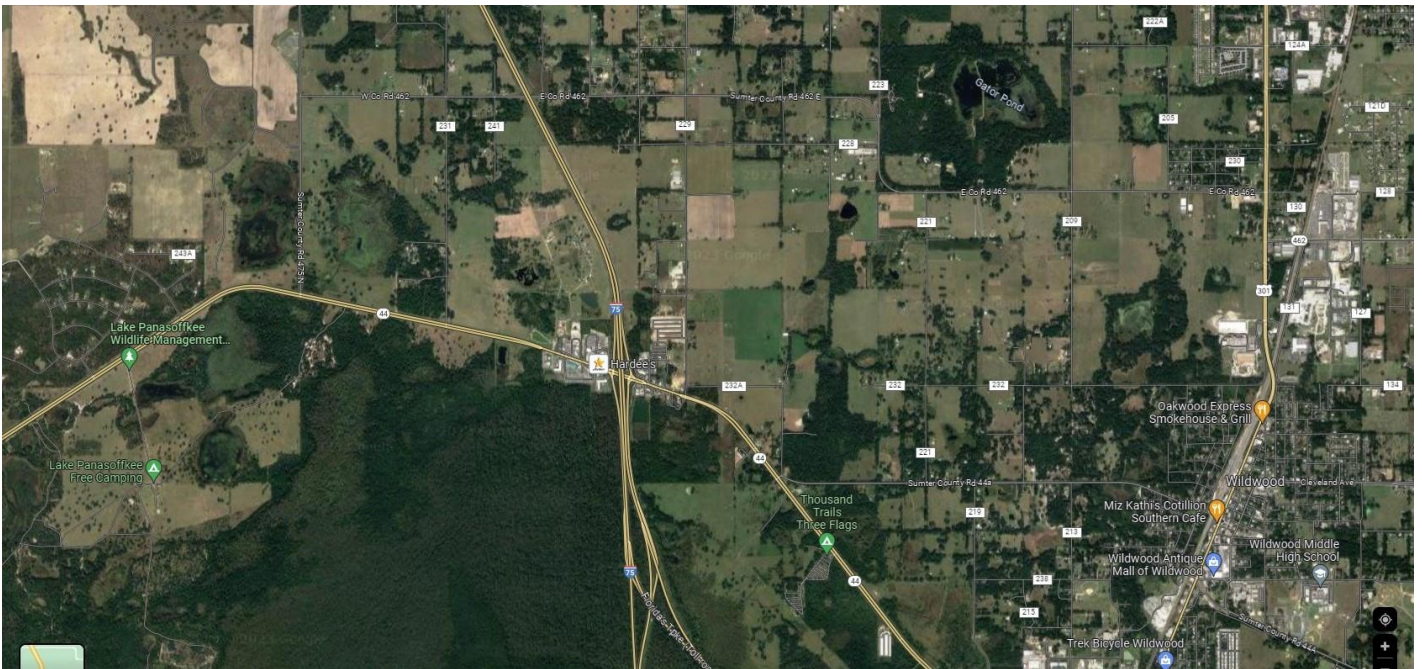
Wonderful 18 +/- acres located in Wildwood, 1 mile west of I-75 on Hwy 44. The property has several huge oak trees. Very quiet area. Formerly GatorWorld – An agritourism business. This property has a solid but older 1,800 SqFt mobile home with a screen room. It has good bones. If you want to use this property as residential, you could rehab the mobile home or build a new home. There is an in-ground swimming pool connected to the mobile home. The home and pool need cleaning and work. The mobile home doesn't have power connected to it. There is a 10x10 walk-in cooler near the mobile home. There is a new 1,800 SqFt shop metal building on site built in 2017. It has 2 very nice, air-conditioned offices with large windows on one end. There are two bathrooms accessed from exterior doors. It has 4-12' x 12' roll-up doors as well. The property is completely fenced in, with not a 6ft, but an 8ft chain link fence. There are 6 separate fenced-in paddocks for animals. 6-inch well and pump with very good water. All power is underground. The property has roads made with crushed granite, which is a great stabilized driveway through the property. The property consists of four parcels, which are zoned AG. A10, A10C, and RPUD. Ag zoning – would make a great landscape/nursery operation. Great for a mini-farm, home business, or change the zoning for distribution or commercial use. There are many possibilities with this property. It has a secluded feel while still being close to I-75 and Wildwood. City of Wildwood utilities are nearby -- 12" water main running along E SR 44 and an 8" Force Main roughly 2,000 ft East of the intersection of CR 231 and SR 44, on the North side of SR 44. One hour drive time to Tampa, Orlando, and Gainesville. Great investment.

Demographic Profile



Driving Factors

- **Convergence of I-75 and Florida's Turnpike**
- **I-75 Commercial Area**
- **Growth of Industrial Development near I-75**
- **Growth of Wildwood**
 - Residential
 - Commercial
 - Industrial

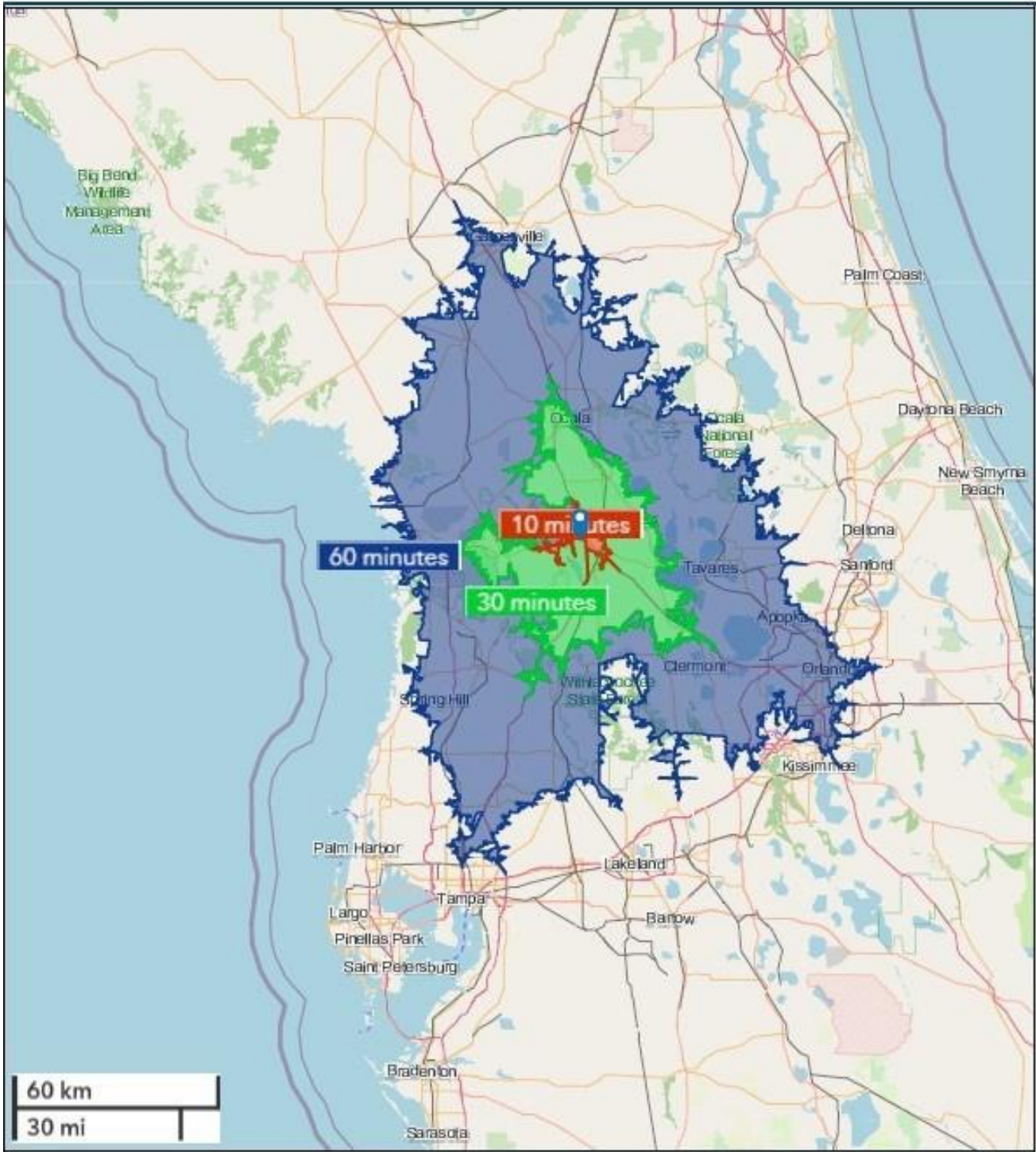


Drive Time Map



Custom Drive Time Map

GatorWorld - 492 W SR 44, Wildwood, FL 34785



September 12, 2023

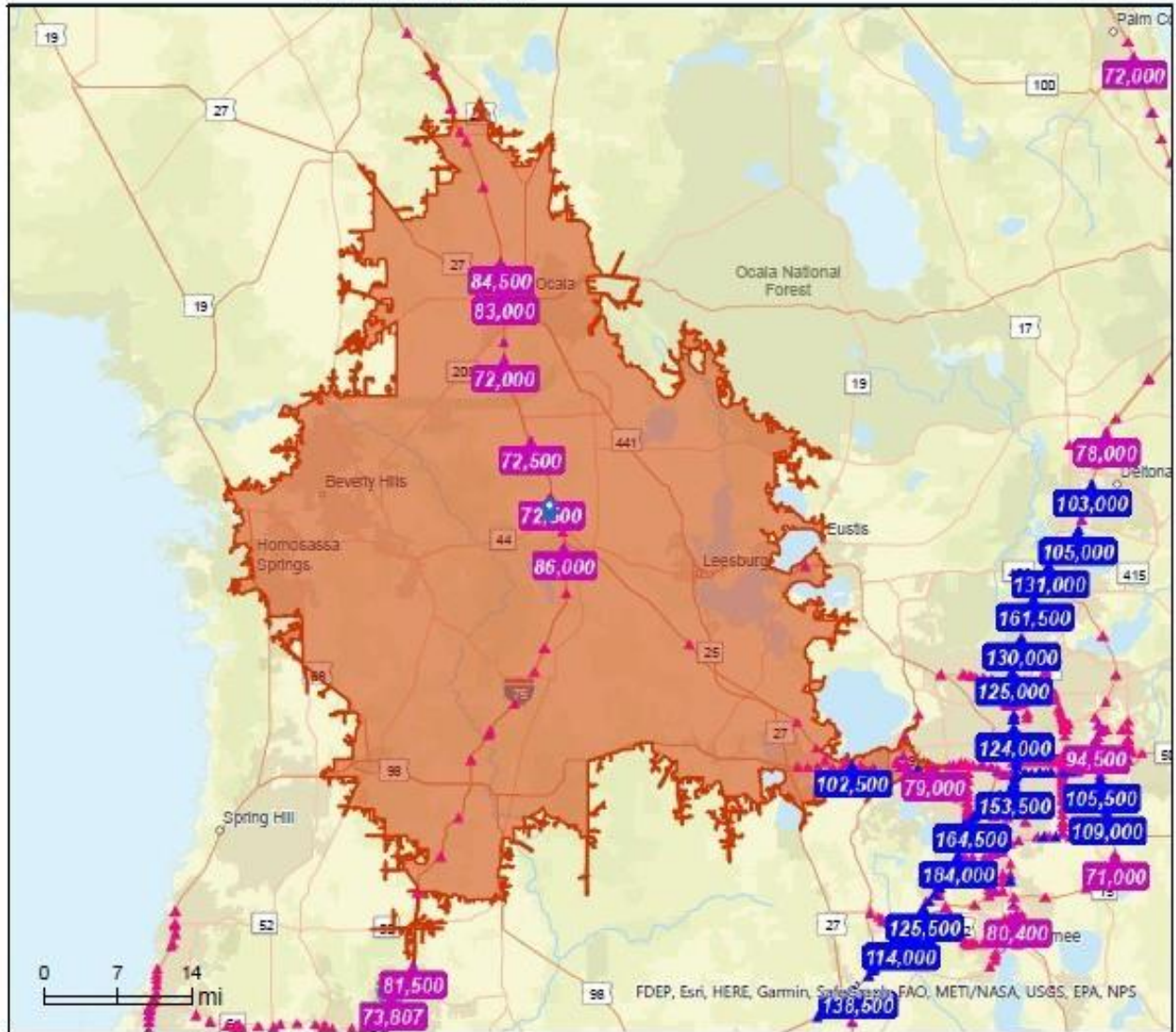
Traffic Count Map



Traffic Count Map

Gatorworld - 492 W SR 44, Wildwood, FL 34785
34785, Wildwood, Florida
Drive time: 45 minute radii

Prepared by Esri
Latitude: 28.88306
Longitude: -82.11375



- 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



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June 20, 2023

WHY LOCATE TO CENTRAL FLORIDA

