

VIEW LISTING
ON LOOPNET

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

One of the few sites on SR 44 outside of The Villages that has Water & Sewer available. 250 unit multi-family site for sale! Portion of Sumter County Parcel G24-023. Utilities are available through an agreement with The Villages. A zoning change/site plan approval would be required though Sumter County (not City of Wildwood). Some site work has been done but not completed.

LOCATION OVERVIEW

This property is located on busy SR 44 on the Sumter-Lake County line. Conveniently located on the edge of The Villages. Approximately 1 mile to Morse Boulevard. The Lake Deaton Plaza is approximately 0.56 miles from the property.

OFFERING SUMMARY

Lot Size: 30.45 acres
Zoning: RV PUD
Units Possible: 250 multi-family units

PRICING SUMMARY

Currently offered at \$5,625,000
Approximately \$22,500 per unit or
Approximately \$184,729 per acre

MULTI-FAMILY SITE ON THE LAKE-SUMTER COUNTY LINE

30.45 acres zoned RV PUD along State Route 44 in Wildwood

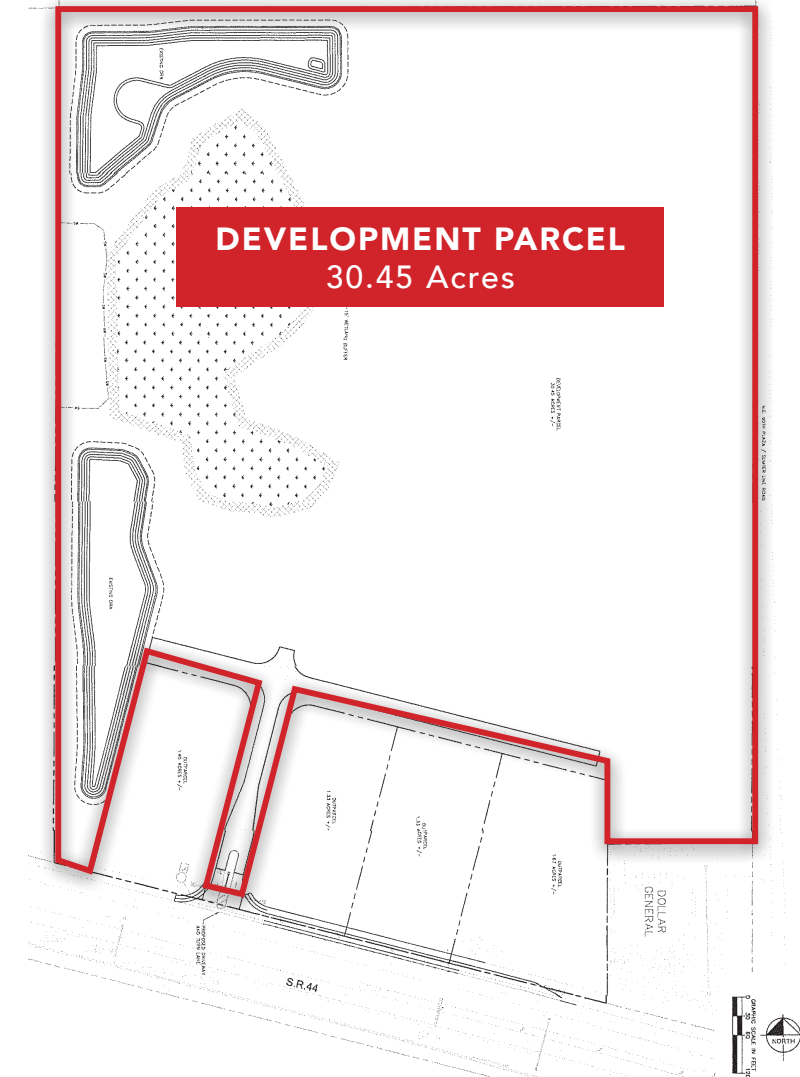
4506 NE 90th Plaza, Wildwood, FL 34785

Smith & Smith
REALTY

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DannySmith@ccim.net

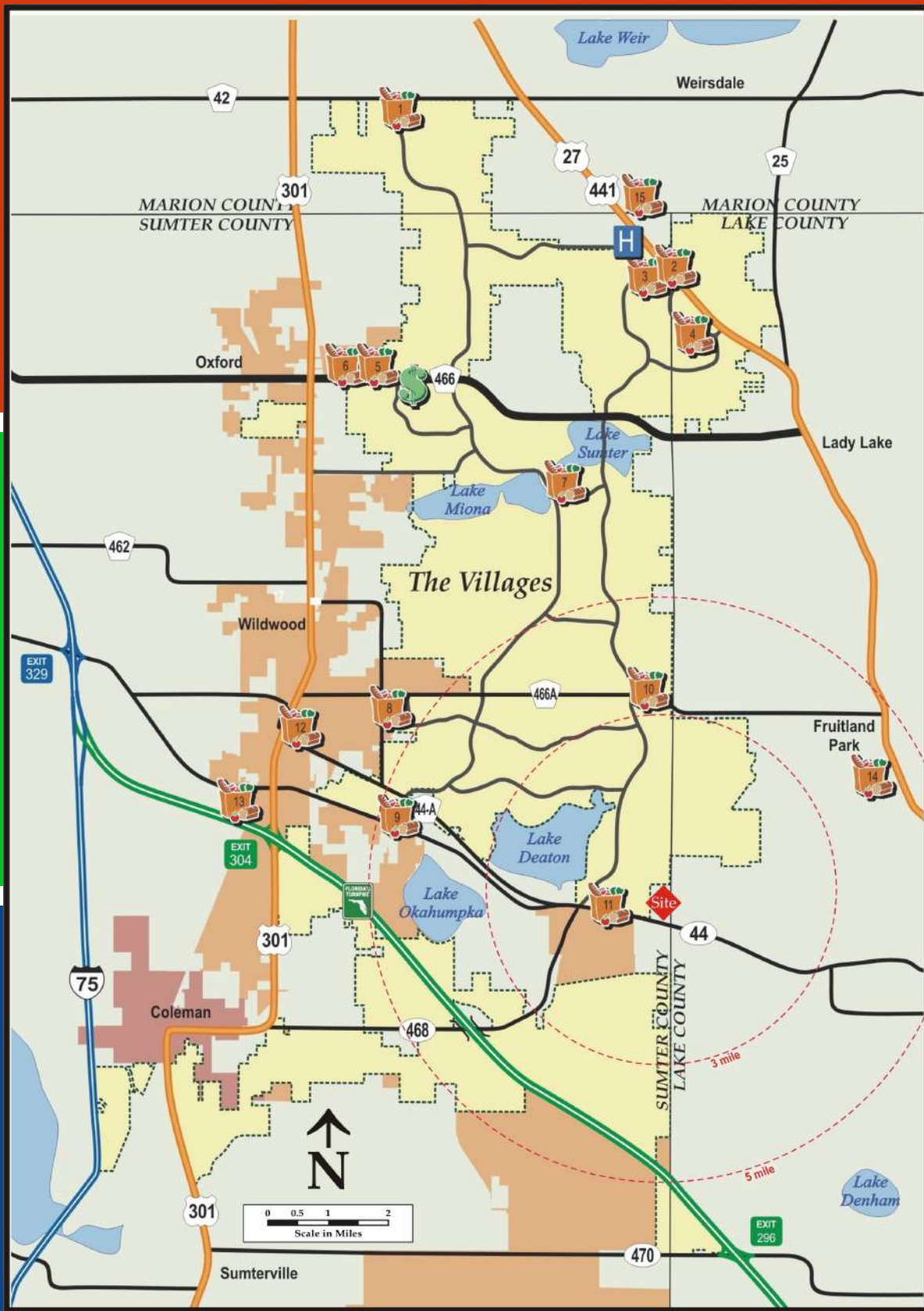

SHOWCASE
PROPERTIES
OF CENTRAL FLORIDA

Valerie Dailey
Broker, Owner, GRI, ePro, PSA, C2EX
352.816.1080
Valerie@ShowcaseOcala.com

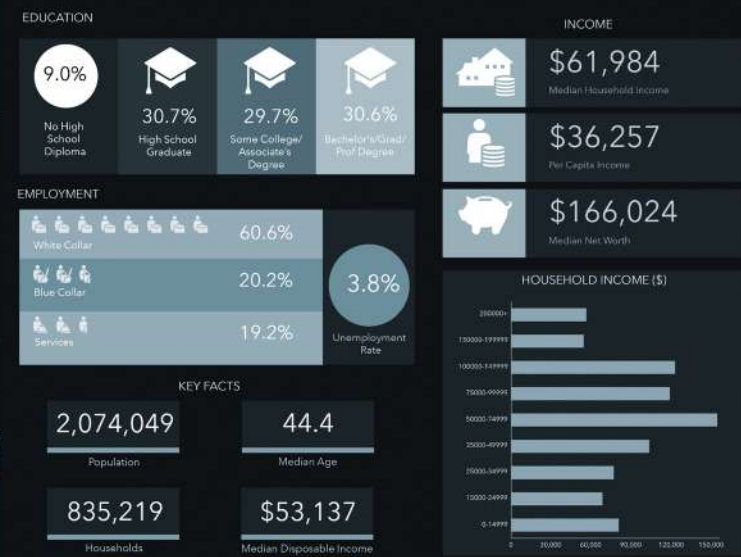
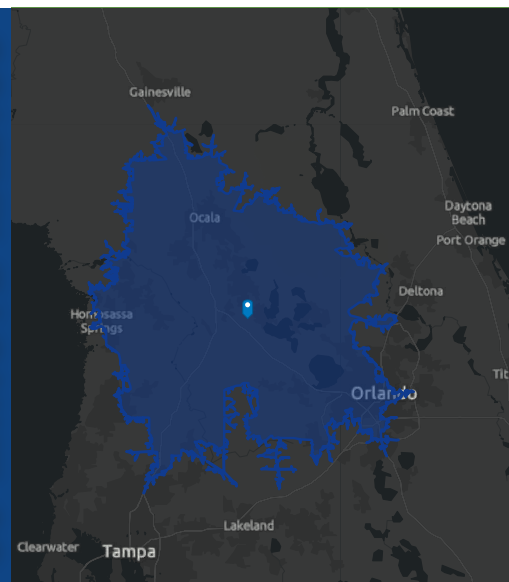


PROJECT TITLE CW4 MIXED USE CONCEPT PREPARED FOR CW4, INC. SUMTER COUNTY, FLORIDA	CONCEPT PLAN	DATE 01/04/2024	DRAWN BY MIA	CHECKED BY RYAN	DATE 01/04/2024	PROJECT NO. 2024-001	DRAWN BY MIA	CHECKED BY RYAN	DATE 01/04/2024	PROJECT NO. 2024-001
		SCALE AS SHOWN	DESIGNER KIMLEY-HORN	PROJECT NO. 2024-001	DATE 01/04/2024	PROJECT NO. 2024-001	DATE 01/04/2024	PROJECT NO. 2024-001	DATE 01/04/2024	PROJECT NO. 2024-001

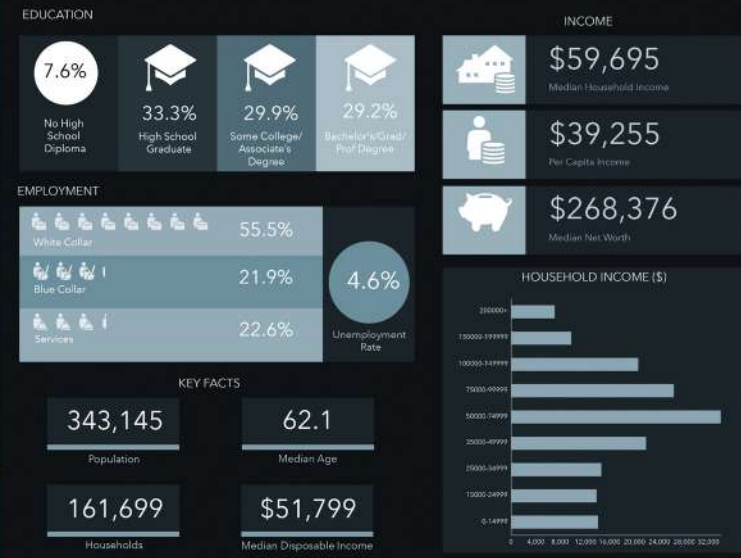
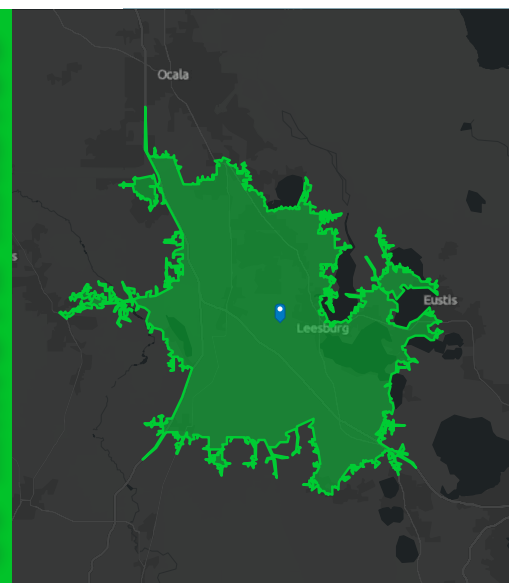
This 30.45 acre opportunity provides the potential for up to 250 units for a multi-family development along State Route 44. Close to the Florida Turnpike and The Villages®, this is an amazing investment option for those looking to take advantage of a growing area. With roughly 258 new homes and villas sold per month in 2023, this property is perfect for investors and developers looking for a strategic foothold in an unparalleled market in Central Florida.



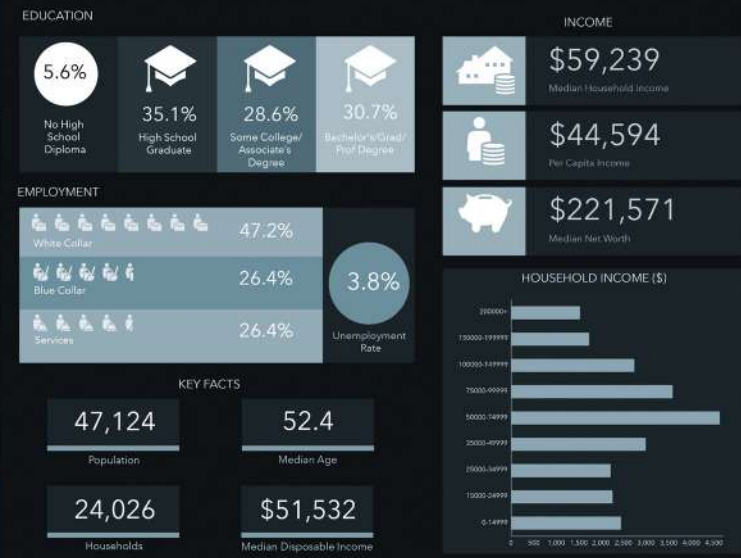
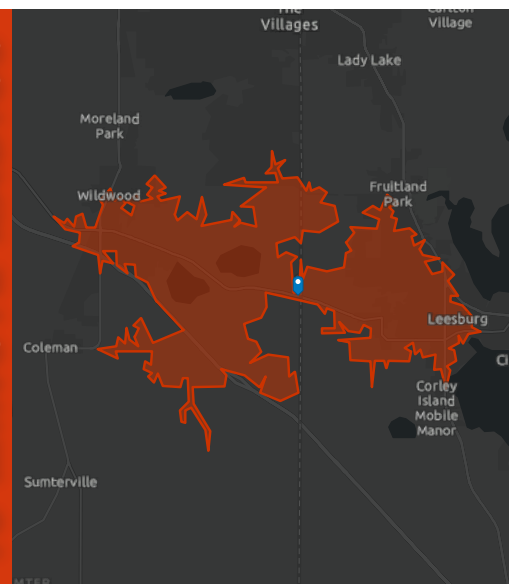
DEMOGRAPHICS PROFILE
60 MINUTE RADIUS

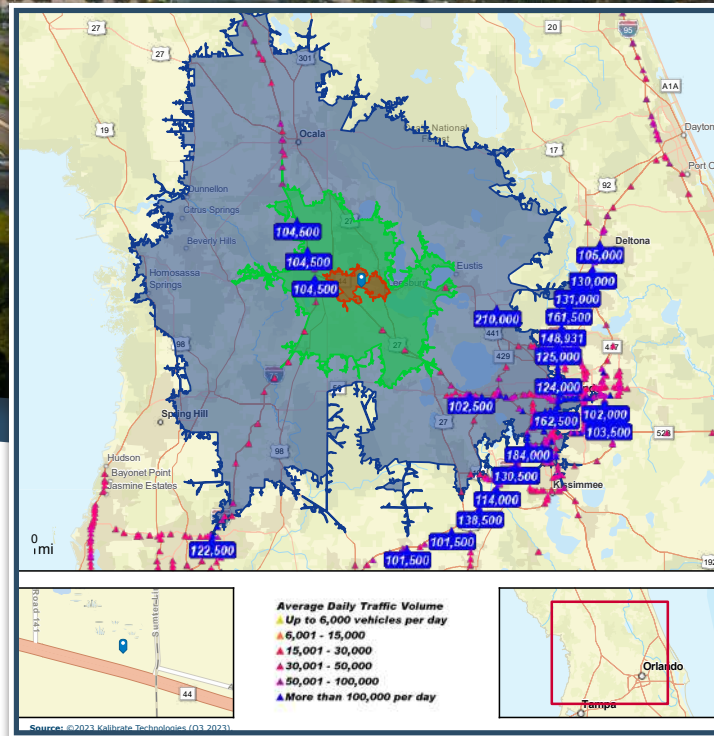
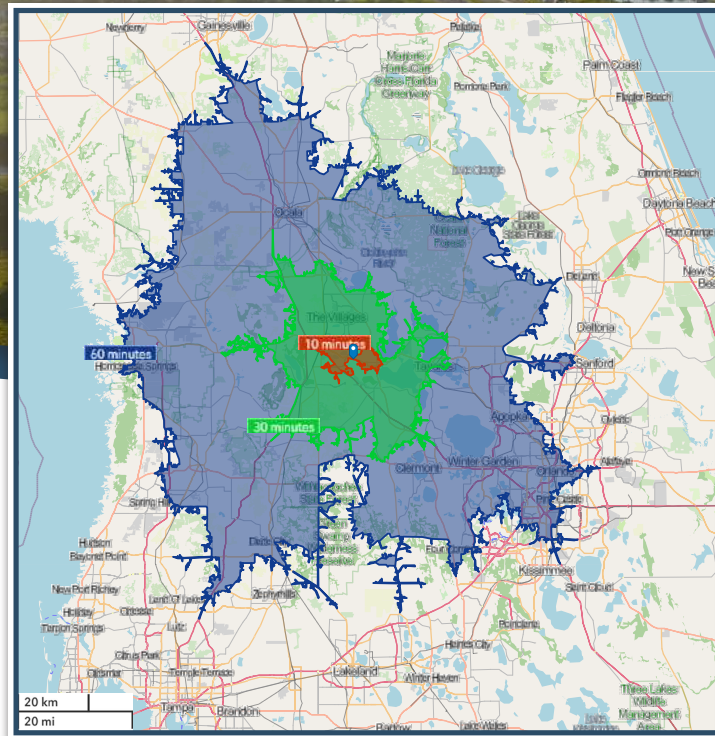


DEMOGRAPHICS PROFILE
30 MINUTE RADIUS



DEMOGRAPHICS PROFILE
10 MINUTE RADIUS





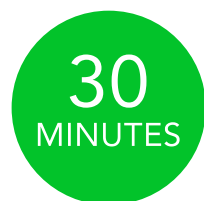
THE VILLAGES® AT A GLANCE

DRIVE TIMES

Just a short drive from this property opens up a multitude of metropolitan areas, popular attractions, national parks, lakes, and a variety of shopping, dining, and medical options throughout Central Florida.



- The Villages®
- Wildwood
- Leesburg
- Lake Deaton
- Lake Okahumpka



- Fruitland Park
- Coleman
- Florida Turnpike
- 1-75
- Sumterville
- Summerfield
- Lake Panasoffkee



- Clermont
- Ocala
- Orlando
- Wesley Chapel
- Tampa
- Lakeland

Catering to commercial investors and developers eyeing a strategic foothold in an unparalleled market, The Villages® emerges as an exemplary model of integrated community development. Spanning approximately 57 square miles across Marion, Sumter, and Lake Counties, with a **burgeoning population of around 145,000** predominantly aged 65 and above, this expanding area offers a prime opportunity for planned unit development.

Boasting an impressive array of amenities, from **multiple town centers and shopping complexes to medical facilities and recreational hubs**, The Villages® presents an ideal canvas for crafting a dynamic living experience. With a strong emphasis on safety, evidenced by one of the nation's lowest crime rates and a robust public

safety department comprising **nine fire stations and over 150 full-time firefighter/EMTs and paramedics**, investor confidence is assured.

Furthermore, with over **126 miles of golf cart trails** seamlessly connecting diverse attractions such as **12 country clubs, 42 executive golf courses, and 241 pickleball courts**, accessibility is optimized. The Villages Grown® initiative underscores a commitment to sustainability and local food production, while a **median household income averaging \$73,415** signals strong economic potential. For investors and developers seeking to capitalize on a harmonious blend of luxury, security, and community spirit, The Villages® offers a rare opportunity to shape the future of retirement living.