

Multi-Family Site on Lake-Sumter County Line

Smith & Smith
REALTY

DANNY SMITH

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www.ccimLand.com

**FOR
SALE**



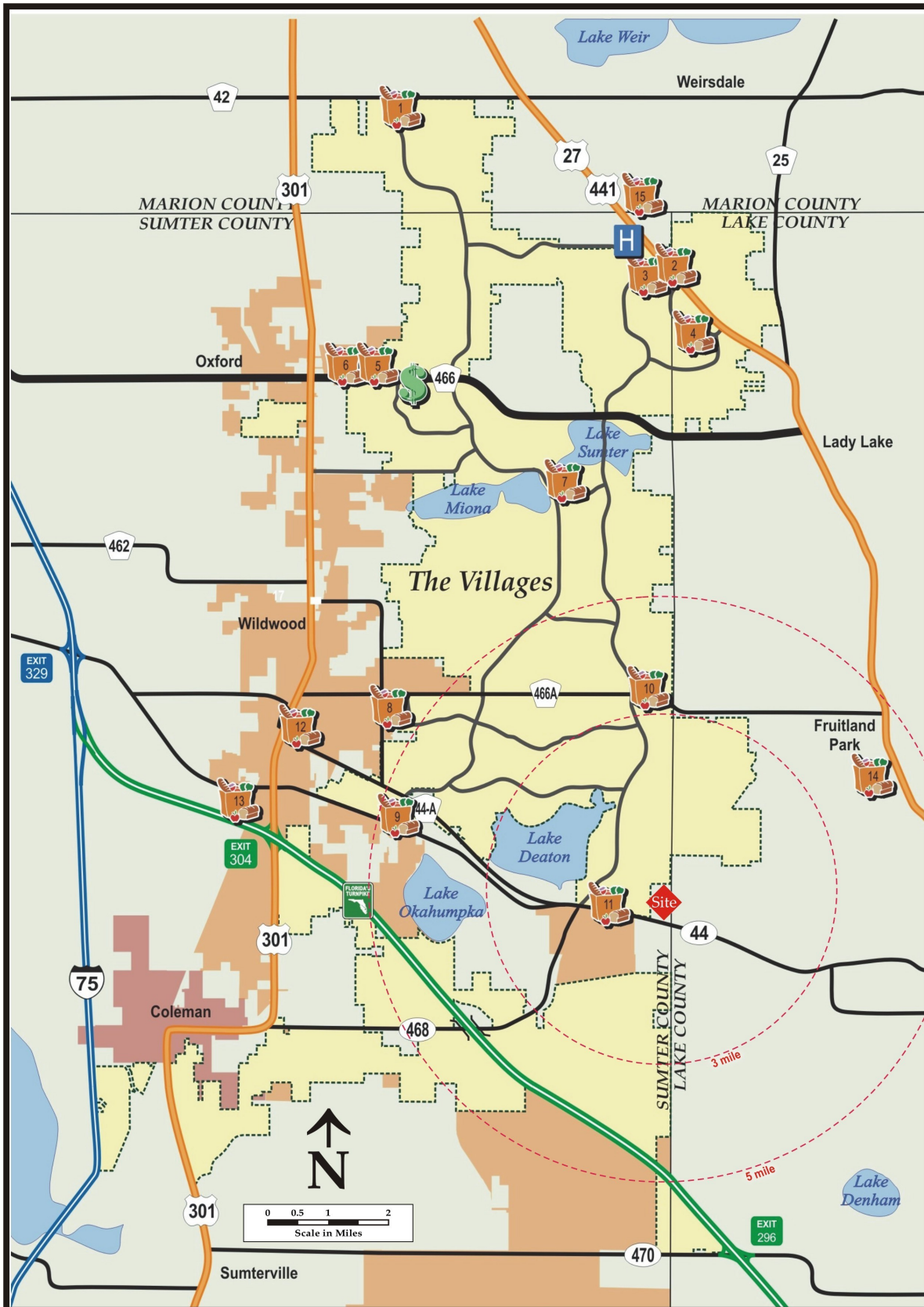
Individual Memberships



www.ccimLand.com

Office: 352.748.5656

Regional Map



Property Description

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! Sumter County Parcel G24-023. Public 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 Description

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.

Property Size

36.18 Acres

Zoning

RVPUD

Parcel ID

Sumter County, Florida Parcel G24-023

Price

\$9,500,000

Broker Contact Info

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Smith & Smith Realty, Inc.

352-461-1186

DannySmith@ccim.net

Valerie Dailey

Showcase Properties of Central
Florida, Inc.

352-816-1080

vbdailey@gmail.com



Photos



4506 NE 90th Plaza, Wildwood, FL 34785

Additional Photos

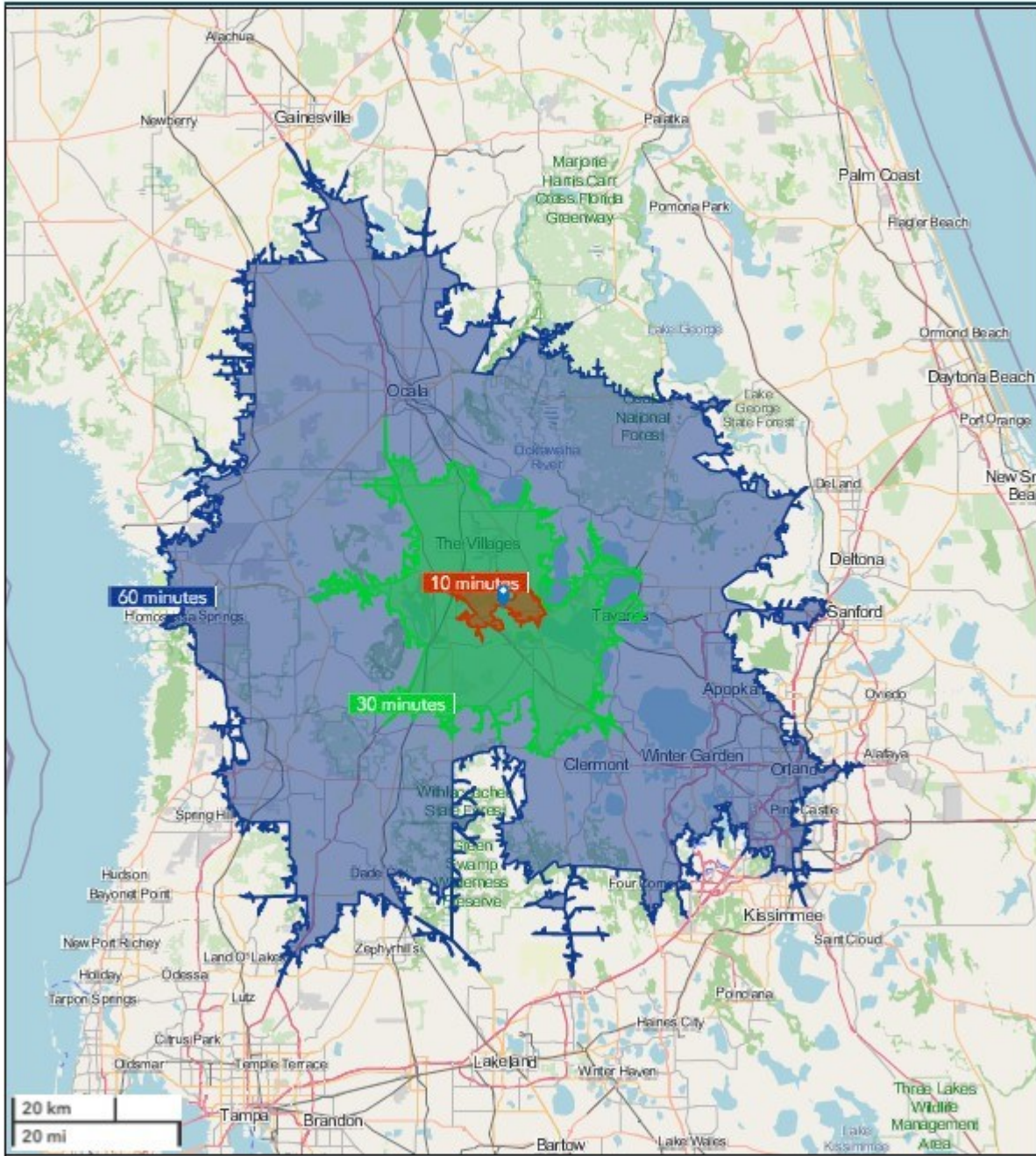


Drive Time Map



Custom Drive Time Map

4506 NE 90th Plz, Wildwood, FL 34785



February 22, 2024



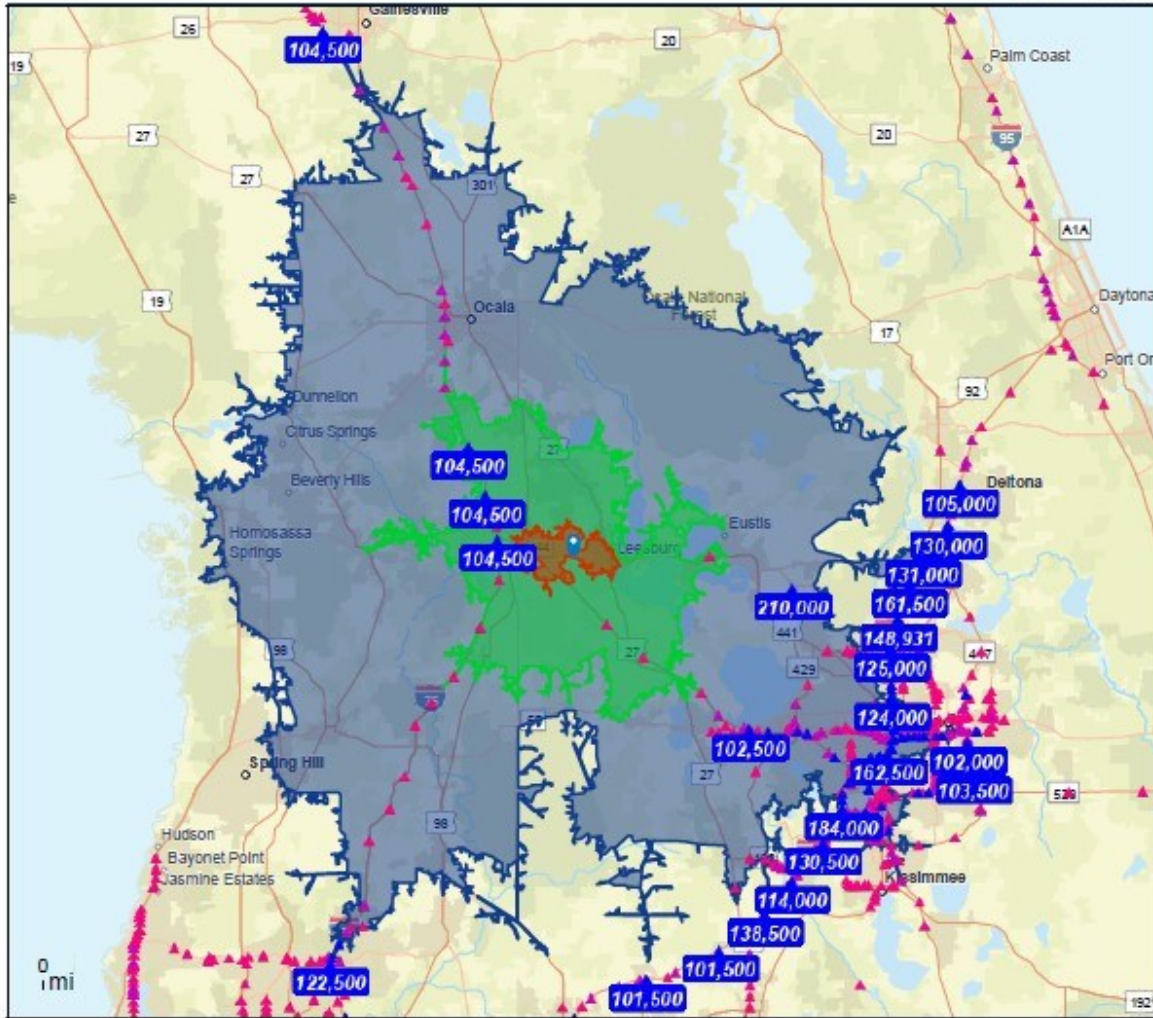
Traffic Count Map



Traffic Count Map

4506 NE 90th Plz, Wildwood, Florida, 34785
 Drive time: 10, 30, 60 minute radii

Prepared by Esri
 Latitude: 28.82142
 Longitude: -81.95490



- 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

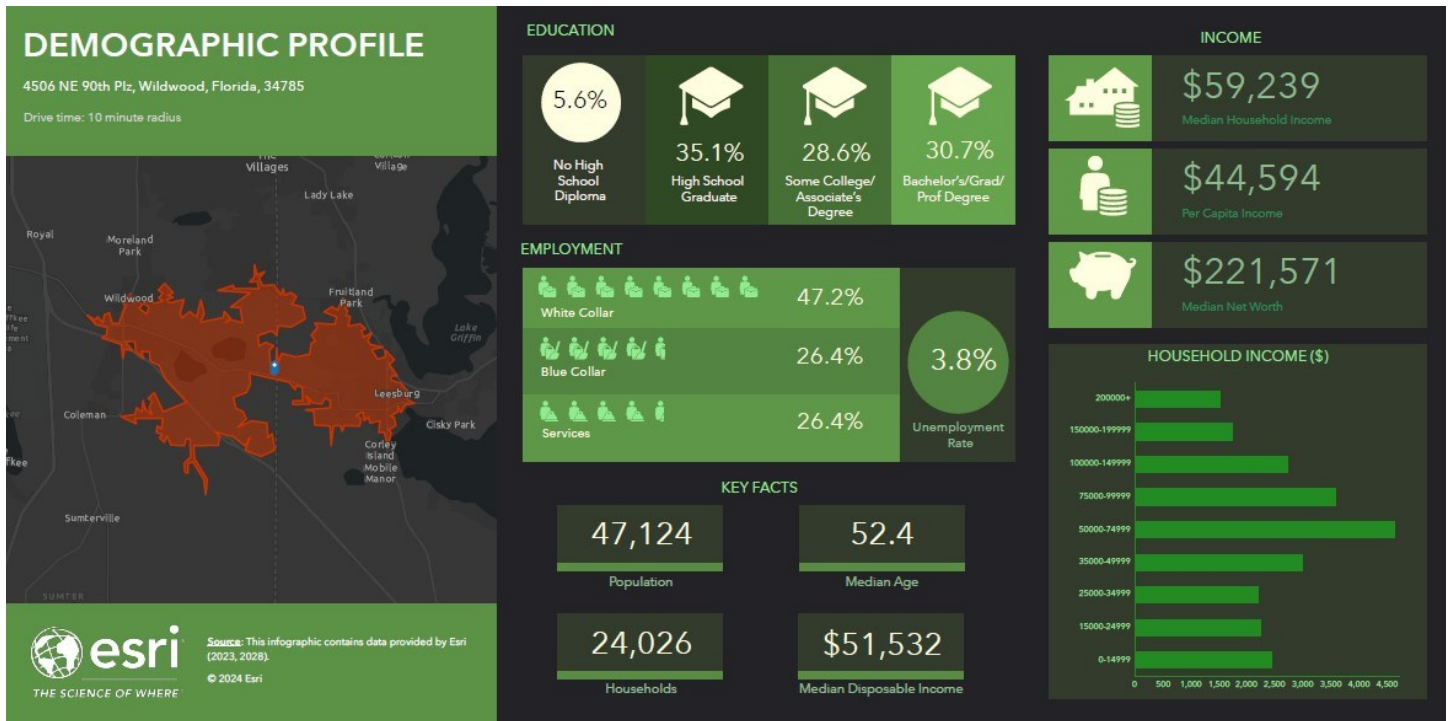


Source: ©2023 Kalibrate Technologies (Q3 2023).

February 22, 2024



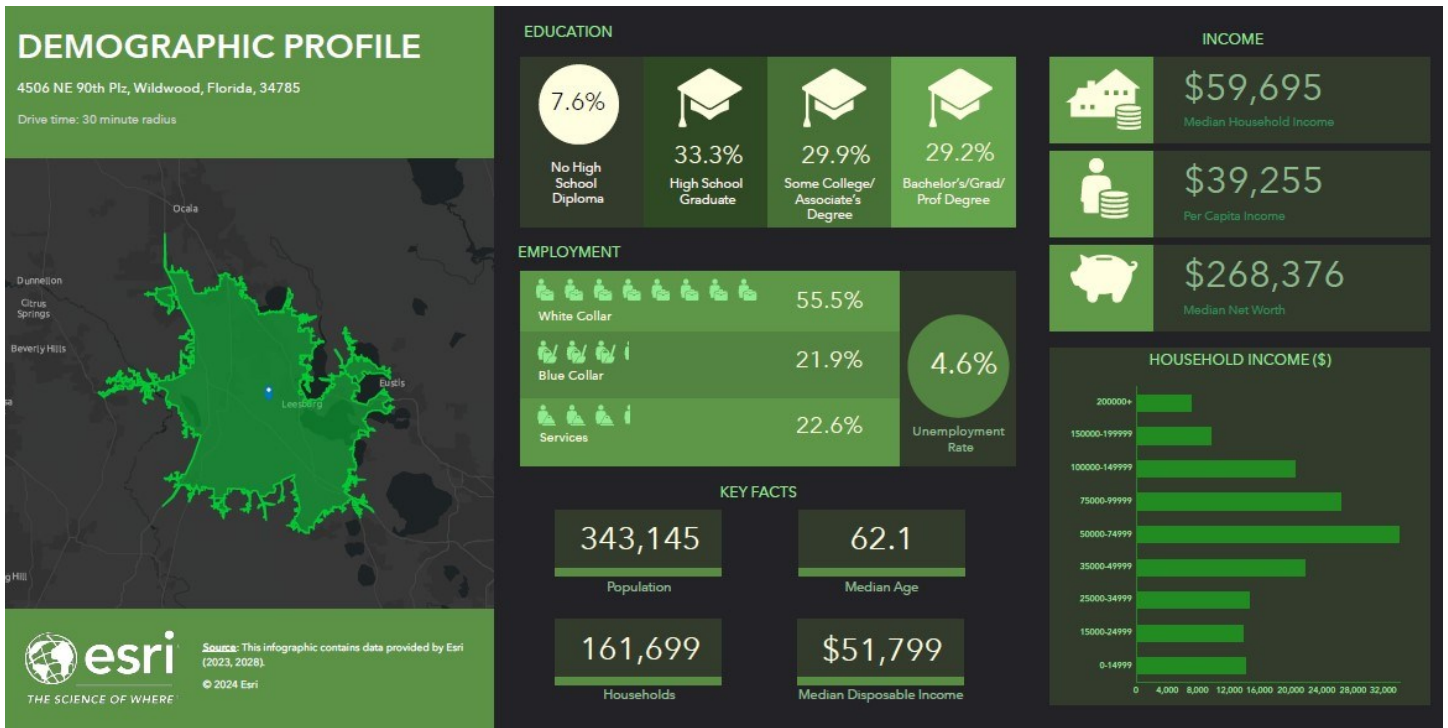
10 Minute Demographic Profile



- The Villages
 - Lake Deaton Plaza—3 minute drive
 - Magnolia Plaza— 8 minute drive
 - Brownwood— 9 minute drive
 - Grand Traverse Plaza—8 minute drive
- Wildwood—12 minute drive
 - Lake Okahumpka Park
 - Wildwood City Hall
- Lake Deaton Boat Ramp—5 minute drive
- The Villages—Sumter Service Center
- Leesburg—12-13 minute drive
 - Airport
 - Colleges
 - Singletary Park Boat Ramp—Lake Harris—11-12 minute drive
 - Lake Griffin State Park—14 minute drive



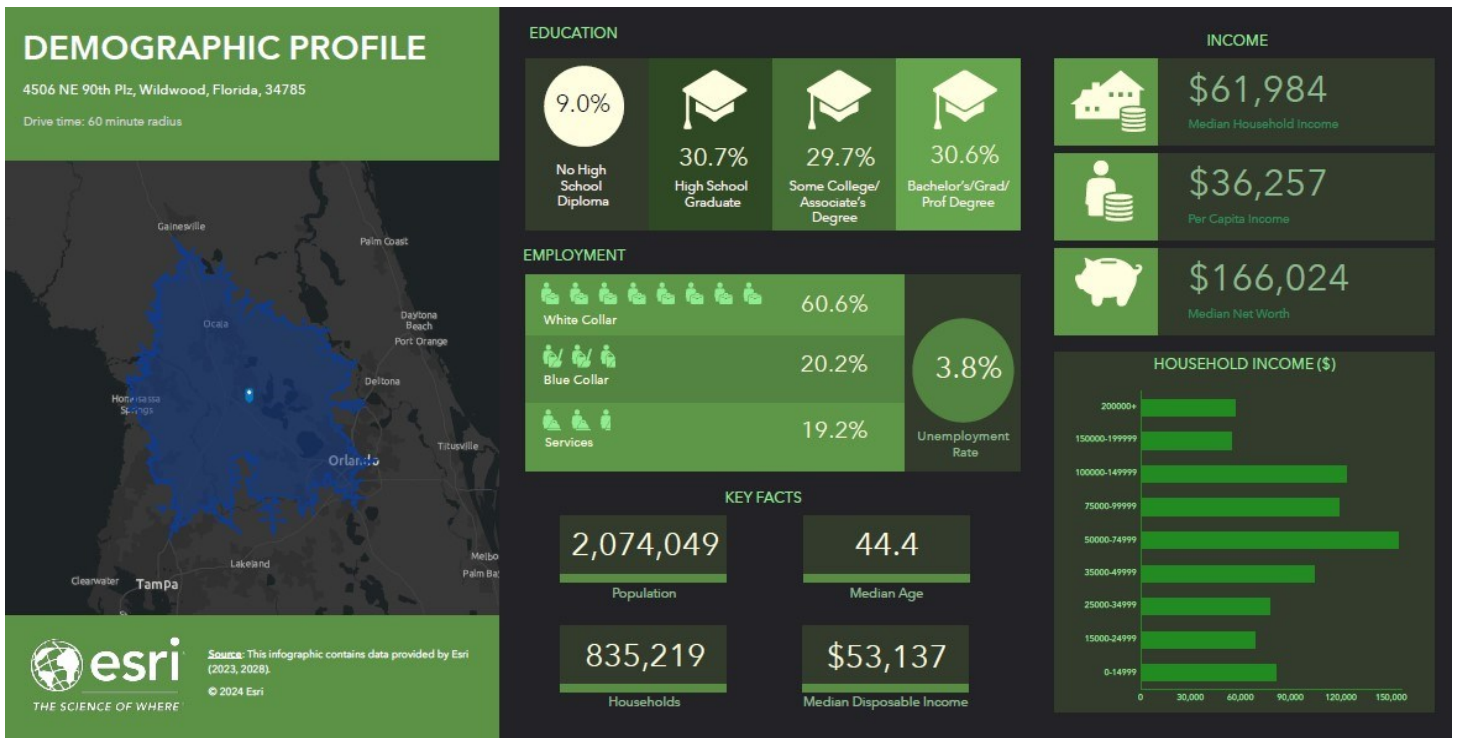
30 Minute Demographic Profile



- Fruitland Park—12-14 minute drive
 - Established commercial development from car dealerships to small businesses
- Coleman—14 minute drive
- Florida's Turnpike—15 minute drive
- I-75— 15-18 minute drive
- Sumterville—21 minute drive
 - Gov. Rick Scott Industrial Park
 - Lake Sumter State College—Sumter Campus
- Langley Health Services
- Summerfield—29-34 minute drive
 - Established commercial developments
- Lake Panasoffkee—30 minute drive
 - Swamp Fever Airboat Adventures
 - Pana Vista Lodge
 - Marsh Bend Outlet Park
 - Big Cypress Fish Camp



60 Minute Demographic Profile



- Clermont—41-43 minute drive
- Ocala—49-54 minute drive
 - World Equestrian Center
 - Mall
 - Colleges
- Orlando—55-59 minute drive
 - Theme Parks
 - Attractions
 - Malls
 - Colleges
 - Airports
- Wesley Chapel—59 minute drive
- Tampa—1 Hour and 20 Minutes
 - Airport
 - Colleges
 - Port (Cruises)
 - Theme Parks
 - Attractions
- Lakeland—1 Hour and 24 Minute-1 hour 33 minute drive
 - Colleges
 - I-4



The Villages® in a nut shell

- The Villages® is the largest single-site mixed-use real estate development in the U.S.
- Approximately 57 square miles that is completed and under development
- Properties of The Villages® sold approx. 258 new homes and villas per month in 2023.
- There are 15 Community Development Districts within The Villages®
- There are 3 Town Centers, 10 Shopping Centers, more than 10 medical plazas, a daily Newspaper, TV News Network, Radio Station, Hospital/Cancer Center and VA Outpatient Clinic.
- The Villages® has one of the lowest crime rates in the U.S.
- The Villages® Public Safety Department includes 9 fire stations with over 150 Full-Time Firefighter/EMTs and Firefighter/Paramedics
- There are 3 libraries, over 3,500 organized clubs, 115 Recreation Centers, 12 Country Clubs, 42 Executive Golf Courses, 13 championship golf courses, 241 pickleball courts, an astronomy pad, over 80,000 golf carts, approx. 126 miles of golf cart trails.
- 9 golf cart accessible Houses of Worship
- 71,000 homes spanning 104 Villages
- The Villages Grown® is a local community food system available at the Market at Sawgrass Grove and 14 local grocery stores within The Villages. Also available at 16 Grocers outside of The Villages.
- Median household income in 2022 was \$73,415
- In 2022, 85.9% of people in The Villages were over the age of 65
- The current population for The Villages® is approx. 145,000 (Marion, Sumter & Lake Counties combined)
- Major roadways include CR 42, US 301, CR 466, CR 466A, US 441/27, SR 44, Warm Springs Ave, CR 470/Central Parkway, Morse Blvd, Buena Vista Blvd, and Marsh Bend Trl

