

The Villages®



17,300 ±  
Cars/Day



INSPIRE HOMES  
WILDWOOD

10,600 ±  
Cars/Day

E County Rd 462

Sumter County Rd 134

**FOR SALE**

# The Casablanca at Wildwood

**4974 CR 134**

Wildwood, FL 34785

**PRESENTED BY:**

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# Table of Contents

<b>4</b>	<b>PROPERTY SUMMARY</b>		<b>15</b>	<b>LOCATION INFORMATION</b>	
	Executive Summary	5		Regional and Location Map	16
	Property Description	6		Retailer Map	17
	Aerial Photo	7		Demographics Map & Report	18
	Aerial Photo	8		Meet the Team	19
	Additional Photos	9			
	Additional Photos	10			
	Approved Site Plans	11			
	Approved Exterior Drawings	12			
	Approved Unit Floor Plans	13			
	In-Unit Photo Renderings	14			

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# The Villages

SUMTER  
**466A**  
COUNTY

17,300 ±  
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E County Rd 462

Sumter County Rd 134



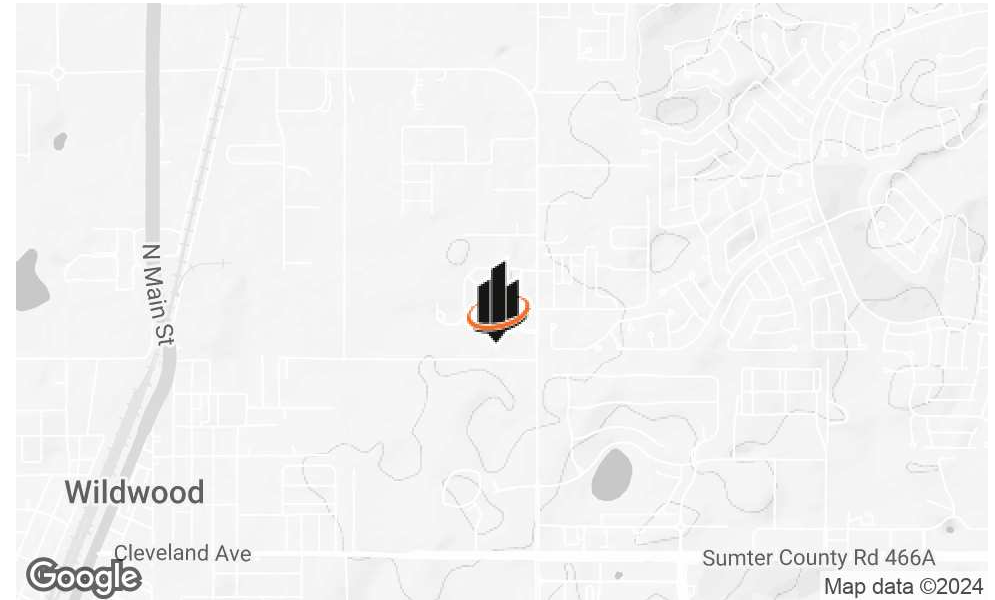
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**SECTION 1**  
Property  
Summary





## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,600,000</b>
<b>FUTURE LAND USE:</b>	Multifamily Development
<b>APPROVED # OF UNITS:</b>	54
<b>LOT SIZE:</b>	5.5 Acres
<b>PARCEL ID:</b>	D32-090 & D32-093
<b>COUNTY:</b>	Sumter County
<b>PRICE / ACRE:</b>	\$472,727
<b>ZONING:</b>	R-3

### PROPERTY OVERVIEW

Exclusively presenting The Casablanca at Wildwood multifamily development site. This prime investment opportunity in the thriving Wildwood area is in the path of growth and development! The major advantages of this fully entitled and permitted site are ready for an astute developer to come in and take it from permits to profits.

This 5.5 acre property presents an ideal prospect for the discerning Land / Multifamily investor. Featuring a strategic location and ample space for development, this property offers immense potential for lucrative returns. With its promising versatility and room for expansion, this is a not-to-be-missed chance to secure a prominent position in this sought-after market. Take advantage of this exceptional offering and make your mark in Wildwood's burgeoning real estate landscape.

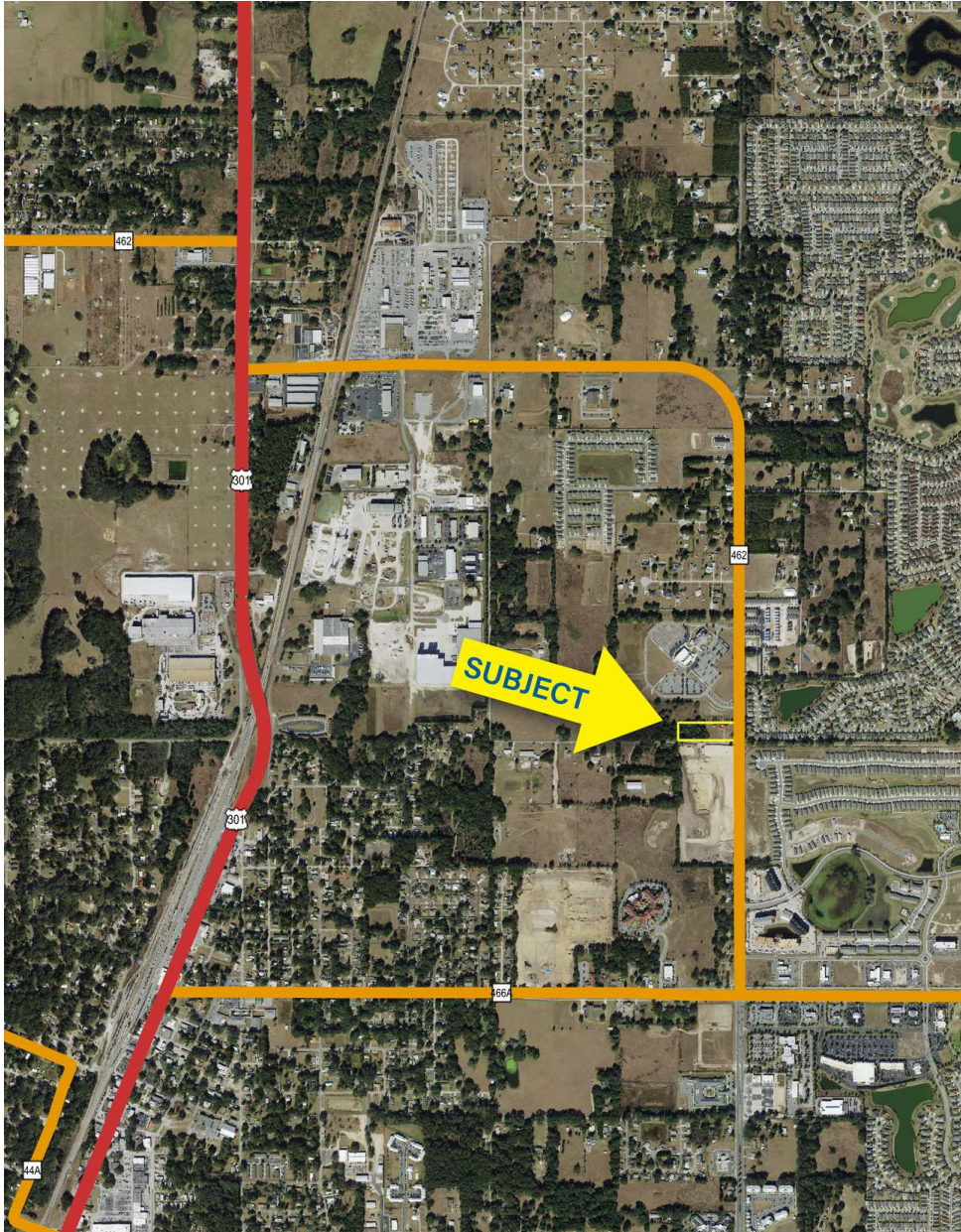
Sale and Lease comps are available upon request

### PROPERTY HIGHLIGHTS

- Fully Entitled Site for Multifamily
- Approved for 54-Units
- Permits available (12/11/24 Expiration)



## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

This property is ideally situated for development, offering prime access to one of the fastest-growing retirement communities in the country, The Villages. Located just a short distance from this renowned 55+ community, the property benefits from the significant demand for housing driven by retirees, seasonal residents, and employees in the surrounding area.

In addition to its proximity to The Villages, the property is conveniently located near a wide range of retail outlets, grocery stores, restaurants, and entertainment options. Major retailers such as Walmart, Publix, and Home Depot are all nearby, providing convenient shopping and services for future residents. With nearby roadways such as U.S. Highway 301 and State Road 44, the property offers excellent connectivity to surrounding areas, including Leesburg, Ocala, and the broader Central Florida region.



AERIAL PHOTO - SOUTH





AERIAL PHOTO - EAST





AERIAL PHOTO - SOUTHEAST



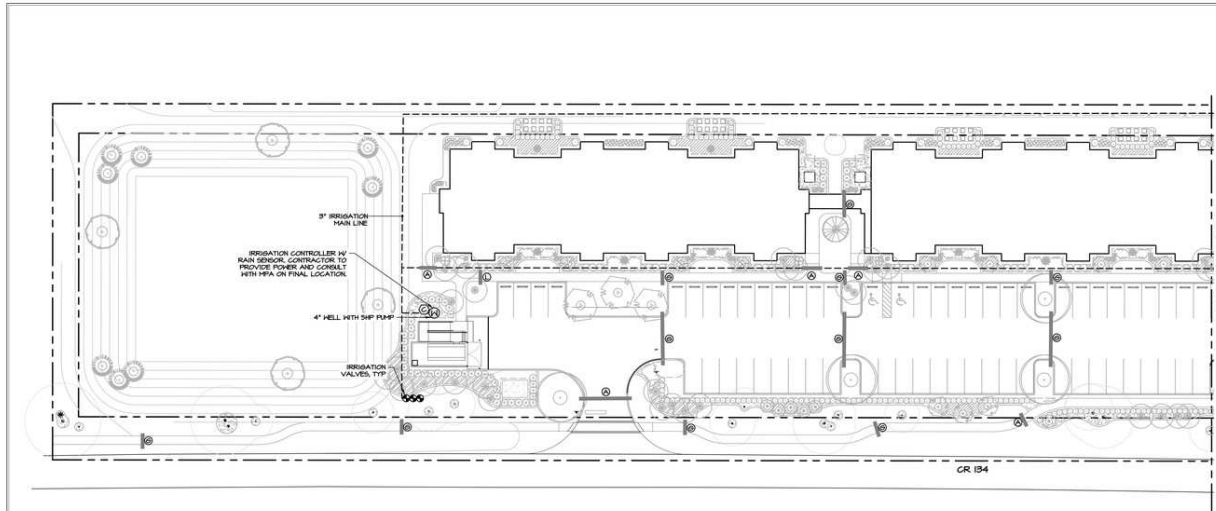


**AERIAL PHOTO - WEST**



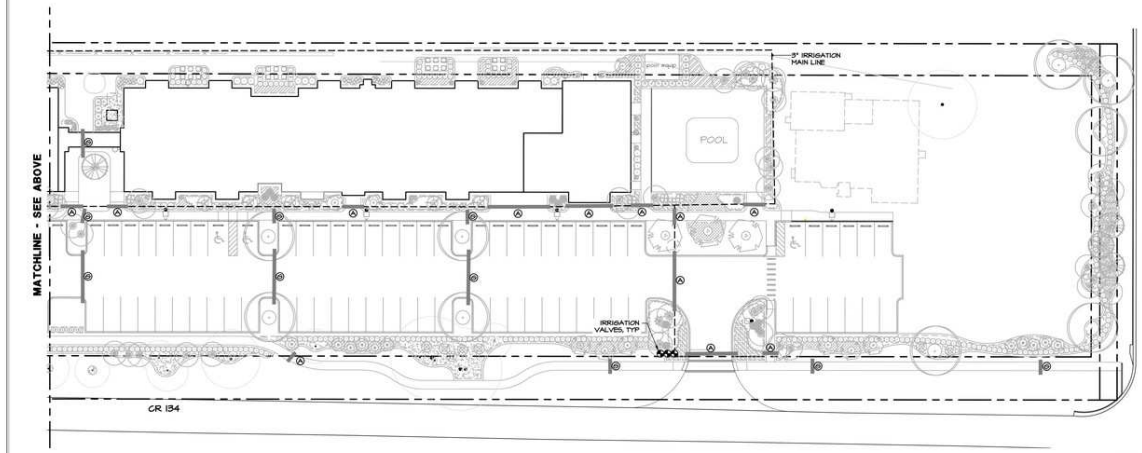


# APPROVED SITE PLAN



NOTE:  
ALL EXISTING TREES ALONG PERIMETER BOUNDARY SHALL BE ROOT PRUNED PRIOR TO TRENCHING AND IRRIGATION INSTALLATION. SEE DETAIL SHEET L-2.

SCALE: 1"=30'



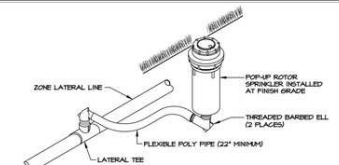
**NOTES:**

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of the project shall be restored immediately to acceptable conditions, as determined by MPA.

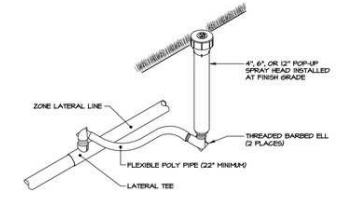
SCALE: 1"=30'

**IRRIGATION SLEEVING LEGEND**

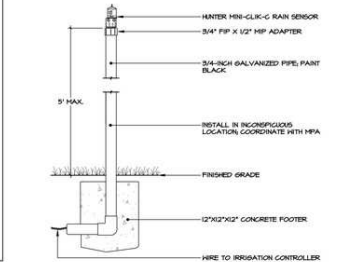
- ⊕ 6" (2' 4")
- ⊕ 4" (2' 2")
- ⊕ 3" (2' 2")
- ⊕ 2" (2' 2")
- ⊕ 1.5" (2' 2")
- ⊕ 1" (2' 2")
- ⊕ 0.75" (2' 2")
- ⊕ 0.5" (2' 2")
- ⊕ 0.25" (2' 2")
- ⊕ 0.125" (2' 2")



**ROTARY SPRINKLER INSTALLATION**  
SCALE: N.T.S.



**SPRAY HEAD INSTALLATION**  
SCALE: N.T.S.



RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL IF NO SUITABLE UNOBSTRUCTED MOUNTING LOCATION IS AVAILABLE AS DETERMINED BY MPA.  
**RAIN SENSOR - POLE MOUNT**  
SCALE: N.T.S.

**IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)**

1. The Irrigation Contractor shall generally include the following work:
    - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
    - B. Documentation and submit of actual water supply performance prior to commencing installation.
    - C. Separation of zones covering areas for independent operation where applicable.
    - D. Adjustment of pipe, head or valve location or depth to allow for landscaping.
    - E. Adjustment of riser position or relocation of heads to minimize overruns and pavement or structures and to provide satisfactory coverage to all plant material.
    - F. Programming of and labeling of controller(s) and submit of separate zone schedule and Controller Operation Manual to the Landscape Architect.
    - G. Submit of two Owner's Manuals with contents as described in the specifications.
    - H. Submit of on-site plans listing dimensions locations of all major components and any changes to the bid plan.
  1. Provide of a written guarantee.
  2. The Irrigation Contractor shall be responsible for:
    - A. Observing and reporting any conditions which would affect the performance of the system.
    - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
    - C. Reporting and reporting any damage caused by his work or actions.
    - D. Reporting any damage to a third party, professional, or the landscape owner.
    - E. Correcting any damage to a third party, professional, or the landscape owner.
    - F. Correcting any damage to a third party, professional, or the landscape owner.
    - G. Proceeding the work in a courteous and diligent manner until it is complete according to the Plans and Specifications.
    - H. Following all administrative and technical requirements of the bid documents.
  3. Michael Page & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not meet is subject to rejection and replacement by the contractor at his own cost.
- REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

REVISIONS:
DATE: BY:
<p><b>MPA</b> Michael Page &amp; Associates, P.A. LAND PLANNING - SITE DESIGN - LANDSCAPE ARCHITECTURE 2335 SE 17th Street, Ocala, FL 32330-3500 • www.mpa-la.com</p>
<p>CASABLANCA OF WILDWOOD MILWOOD, FLORIDA IRRIGATION PERMIT PLAN</p>
<p>DATE: 01-06-23 DWG BY: SS/NT/RAZ CRD BY: SS</p>
<p>SHEET 2 OF 4</p>
<p>17-1</p>



# APPROVED EXTERIOR DRAWINGS



4 Right Side Elevation

3/32" = 1'-0"



3 Left Side Elevation

3/32" = 1'-0"



2 Rear Elevation

3/32" = 1'-0"



1 Front Elevation

3/32" = 1'-0"

## SHEET NOTES

- A REFER TO SHEET A1.03 FOR GENERAL NOTES
- B REFER TO SHEET A1.04 FOR CONSTRUCTION ASSEMBLIES
- C REFER TO SHEETS A1.11 & A1.21 FOR DOOR & WINDOW SCHEDULES
- D ALL BANDS SHALL RETURN TO INTERIOR CORNER
- E ALL TRIM TO BE SMOOTH TEXTURE. ALL HORIZONTAL LAP SOING TO BE WOOD GRAIN TEXTURE
- F PAINT COLOR AND LOCATION PER OWNER
- G ALL TYPICAL ROOF SLOPES TO BE 8/12 UNO
- H REFER TO ROOF PLANS FOR GUTTERS & DOWNSPOUTS WHERE INDICATED AND COORDINATE LOCATIONS WITH SITE CONDITIONS. PROVIDE 3/4" OVERLAP ON GUTTER. WHERE NECESSARY TO AVOID OVERLAP FROM GUTTER, COLOR TO BE SELECTED BY OWNER.

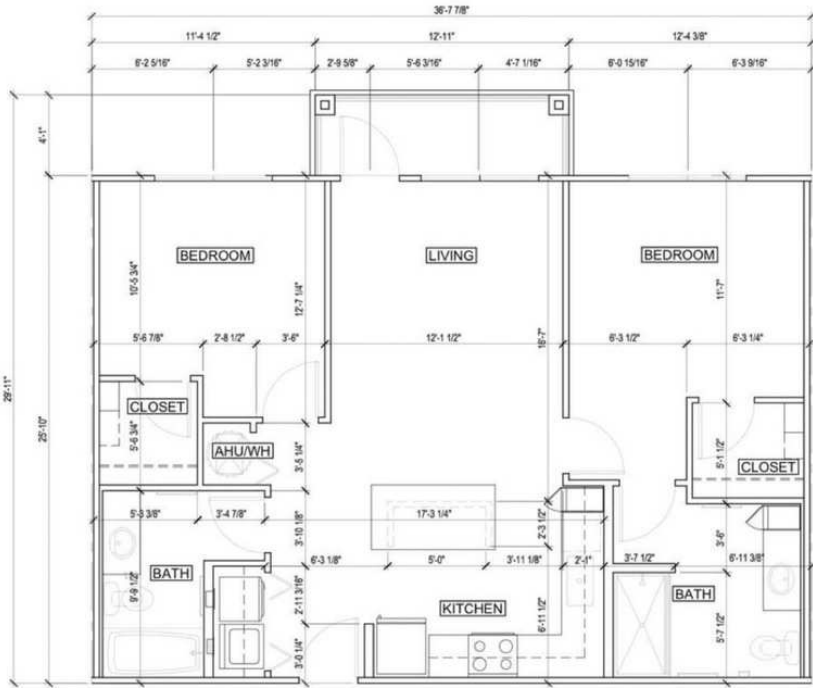
## KEY NOTES

- 01 TYPICAL FASCIA: 3/4" FIBER CEMENT FASCIA BOARD OVER 2x4 W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. 3/4" OVER 2x12 @ RAISED ROOF AREA.
- 02 ASPHALT SHINGLE ROOF PER SPECS
- 03 FIBER CEMENT PANEL
- 04 ONE-PIECE COMPOSITE CORNER TRIM 3/4"X4" UNO
- 05 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.
- 06 FIBER CEMENT 1 x 3 BATTEN
- 07 DECORATIVE FOAM BRACKET: PROVIDE 1/4" TRIM BEHIND BRACKET AS NEEDED 80 BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE DETAIL 206-01
- 08 BALCONY NOSING: 1"X4" AT UPPER FLOORS
- 09 BUILDING SIGN ON FIBER CEMENT PANEL WITH FIBER CEMENT TRIM BOARD SURROUND. PROVIDE EXTERIOR LIGHT FIXTURE ABOVE
- 10 WINDOWS AND DOORS PER SCHEDULES. PROVIDE 4" TRIM BAND TYP. @ WINDOWS AND DOOR UNO.
- 11 8"X4" 8SS 4" ALUMINUM GUTTERS, STYLE BY OWNER
- 12 4"X4" ALUMINUM SQUARE DOWN SPOUTS
- 13 FIBER CEMENT HORIZONTAL LAP SOING: 6" EXPOSURE
- 14 STEEL GUARDRAIL: 42" AFF AT BALCONIES, BREEZEWAYS AND STAIR LANDINGS. PAINTED FINISH COLOR BY OWNER
- 15 CEMENT PLASTER PER ASSEMBLY
- 16 DECORATIVE LIGHT FIXTURE PER SCHEDULE
- 17 CEMENT PLASTER TRIM, WIDTH AS INDICATED
- 18 ELECTRICAL PANEL
- 19 FACI / FIRE RISER CLOSE: SEE MEP FOR DETAILS. SEE PLANS & SITE PLAN FOR LOCATION. DOOR & FRAME TO BE PAINTED SAME AS SURROUNDING WALL.
- 20 BALCONY RAILINGS SCREEN ENCLOSURE



APPROVED UNIT FLOOR PLANS

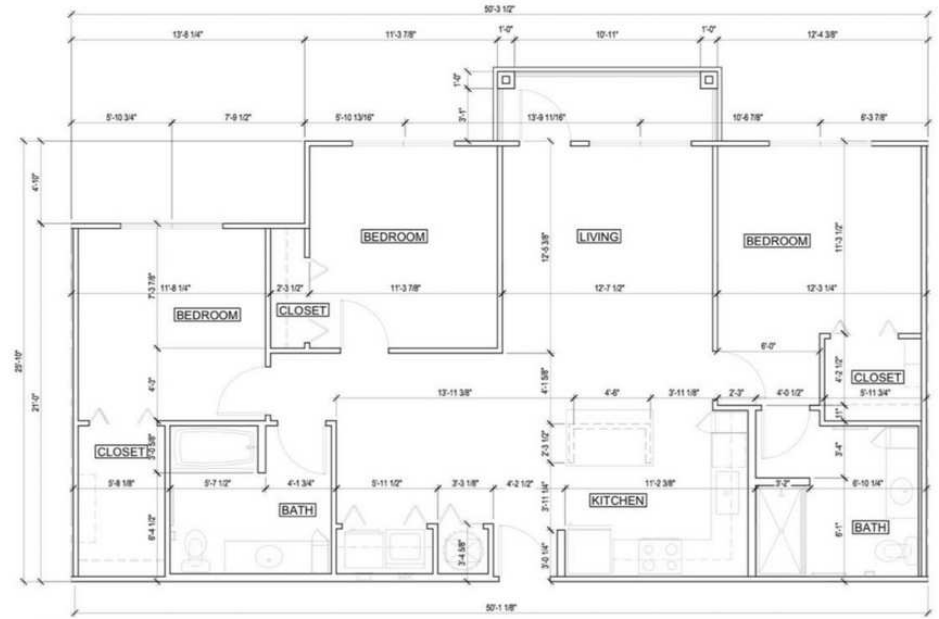
Typical 2 Bedroom



1 Unit B1- Dimension Plan

1/4" = 1'-0"

Typical 3 Bedroom



1 Unit C1- Dimension Plan



**IN-UNIT PHOTO RENDERINGS**





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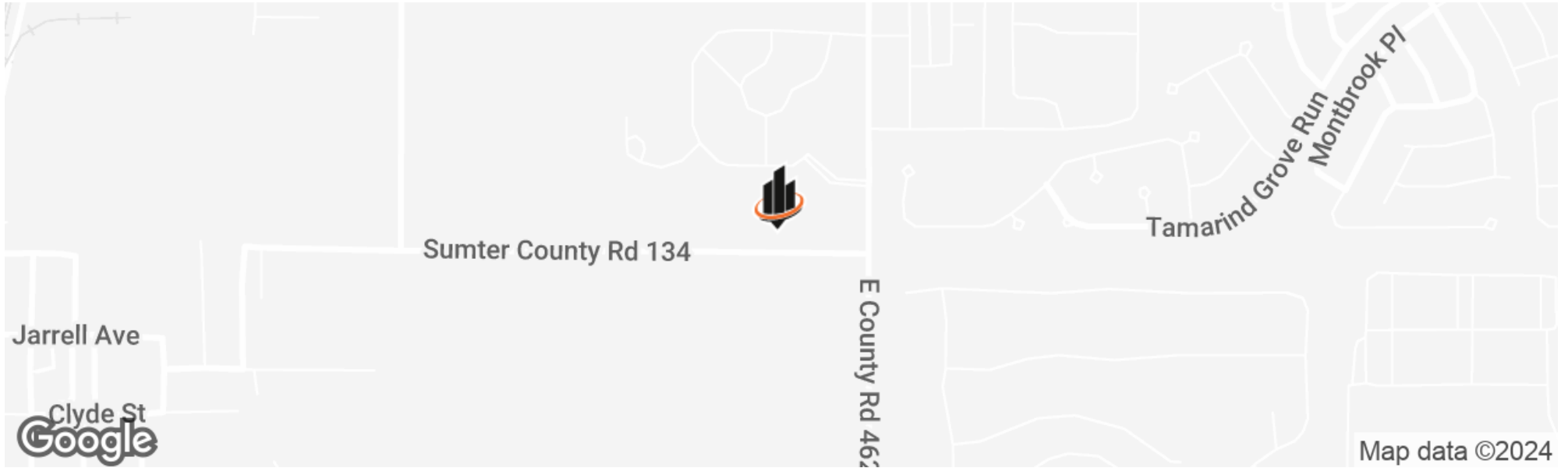
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**SECTION 2**  
Location  
Information





# REGIONAL AND LOCATION MAP





# RETAILER MAP

The Villages

A 55+ community with roughly 71,000 homes

Inspire Homes Wildwood

St. Vincent de Paul Catholic Church

301

Google

Imagery ©2024 Airbus, Maxar Technologies

**Businesses shown on map:**

- ExtraSpace Storage
- HOME2
- ABC
- Publix
- Mister Car Wash
- ALDI
- LOWE'S
- Jason Mero's
- verizon
- CIRCLE K
- STARBUCKS
- Wendy's
- BURGER KING
- DOLLAR TREE
- WALMART
- WALMART
- Calver's
- magoo's
- FIRST WATCH
- TACO BELL
- Spectrum
- Great Clips
- THE HOME DEPOT
- BANK OF AMERICA
- WELLS FARGO
- CHASE
- CIRCLE K
- Winn-Dixie
- Walgreens



# DEMOGRAPHICS MAP & REPORT

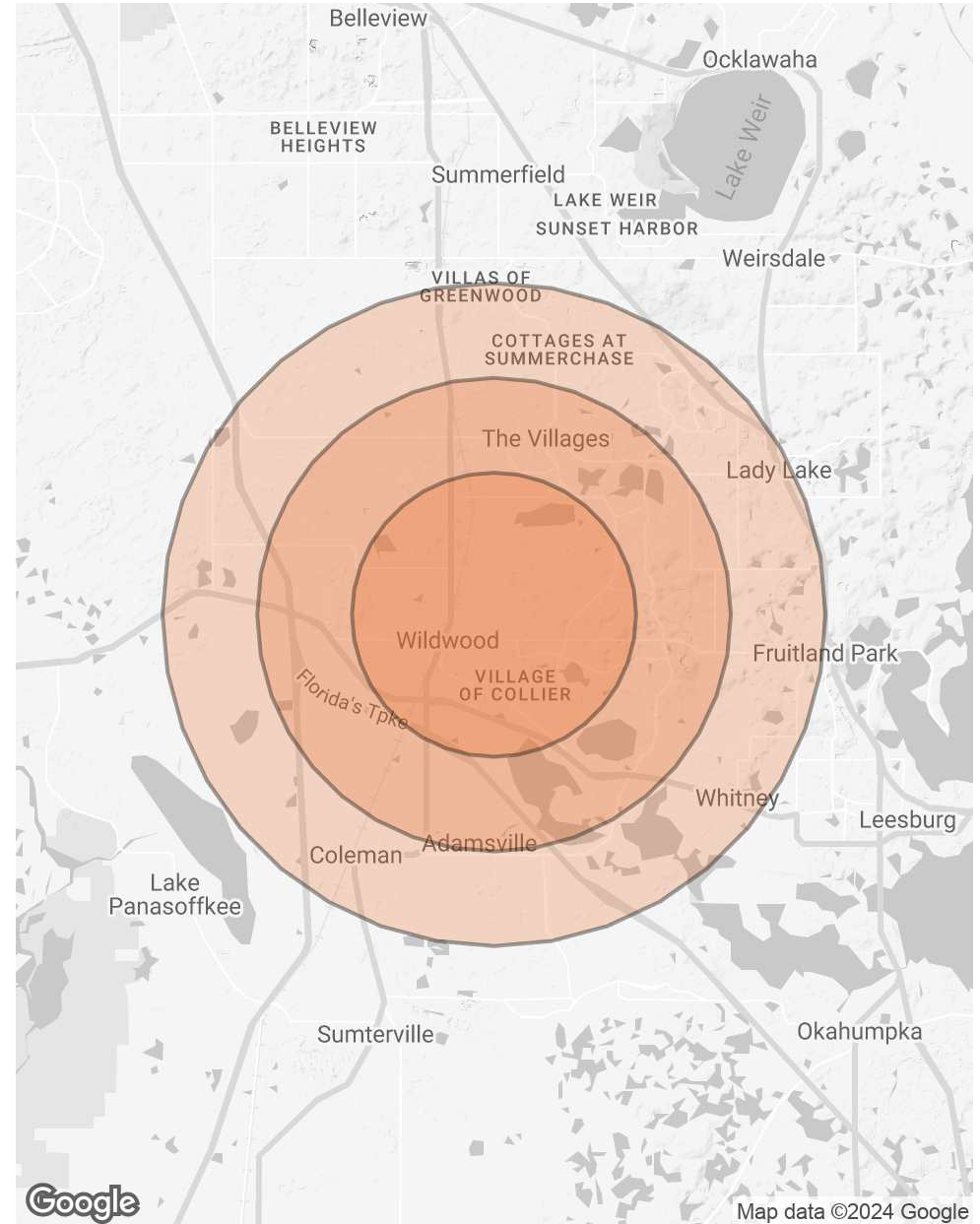
## POPULATION

	3 MILES	5 MILES	7 MILES
<b>TOTAL POPULATION</b>	44,343	91,712	152,124
<b>AVERAGE AGE</b>	67	68	67
<b>AVERAGE AGE (MALE)</b>	67	68	67
<b>AVERAGE AGE (FEMALE)</b>	67	68	67

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
<b>TOTAL HOUSEHOLDS</b>	23,802	49,922	81,641
<b># OF PERSONS PER HH</b>	1.9	1.8	1.9
<b>AVERAGE HH INCOME</b>	\$89,043	\$91,713	\$88,504
<b>AVERAGE HOUSE VALUE</b>	\$465,408	\$462,147	\$424,514

Demographics data derived from AlphaMap





## MEET THE TEAM



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Regional Managing Director

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rafael.mendez@svn.com



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Associate Advisor

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FL #SL3317523





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