



WILDWOOD 5.5 ACRES FULLY ENTITLED MULTIFAMILY LAND

4974 CR 134, Wildwood, FL 34785

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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 Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Exclusively presenting Wildwood 5.5 Acres Fully Entitled Multifamily Land. 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.

OFFERING SUMMARY

Sale Price:	\$2,600,000
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Lot Size:	5.5 Acres
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DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	23,802	49,922	81,641
Total Population	44,343	91,712	152,124
Average HH Income	\$89,043	\$91,713	\$88,504



PROPERTY DESCRIPTION

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Exclusively presenting Wildwood 5.5 Acres Fully Entitled Multifamily Land. 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.

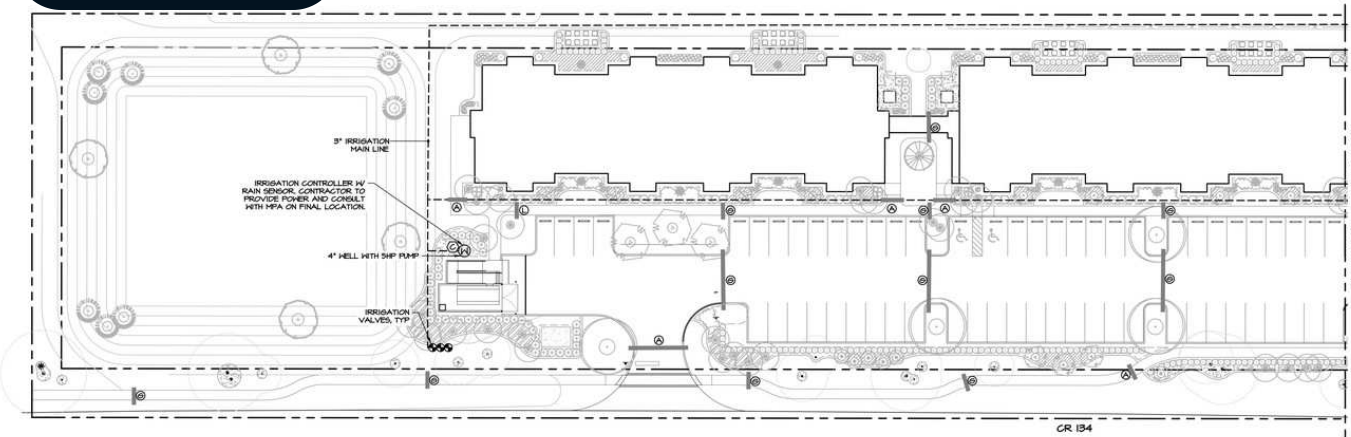
Sale and Lease comps are available upon request

LOCATION DESCRIPTION

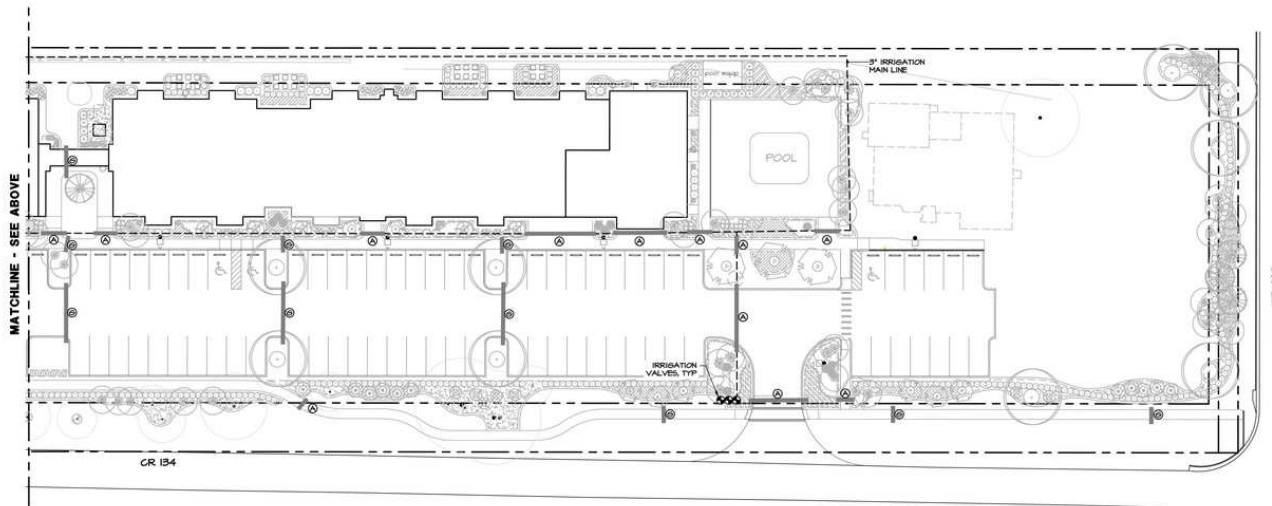
This property is ideally situated for development, offering prime access to one of the fastest-growing retirement communities in the country, The Villages. Located just a short distance from this renowned 55+ community, the property benefits from the significant demand for housing driven by retirees,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

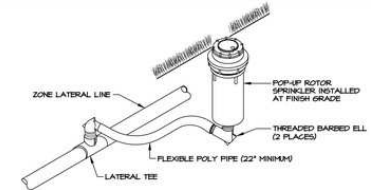
SITE PLANS



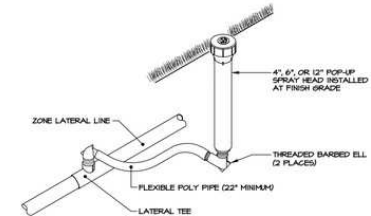
NOTE:
ALL EXISTING TREES ALONG PERIMETER
BOUNDARY SHALL BE ROOT PRUNED PRIOR
TO TRENCHING AND IRRIGATION
INSTALLATION. SEE DETAIL SHEET L-2.



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



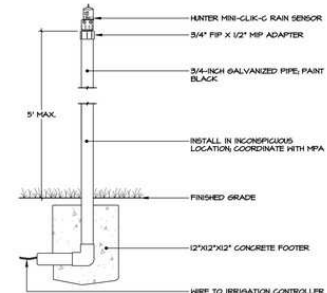
ROTARY SPRINKLER INSTALLATION
SCALE: N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.

IRRIGATION SLEEVING LEGEND

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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)

- The Irrigation Contractor shall generally include the following work:
 - 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.
 - Documentation and submittal of actual water supply performance prior to commencing installation.
 - Separation of zones covering areas for independent operation where applicable.
 - Adjustment of pipe, head or valve locations or depths to allow for landscaping.
 - Adjustment of nozzle pattern or relocation of heads to eliminate overwatering and pavement or structures and to provide satisfactory coverage to all plant material.
 - Programming of and labeling of controller and submittal of separate zone schedule and Controller Operations Manual to the Landscape Architect.
 - Submittal of two Owner's Manuals with contents as described in the specifications.
 - Submittal of as-built plans illustrating dimensions locations of all major components and any changes to the bid plan.
 - Provision of a written guarantee.
- The Irrigation Contractor shall be responsible for:
 - Observing and reporting any conditions which would affect the performance of the system.
 - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - Providing competent supervision of the work at all times.
 - Reporting and repairing any damage caused by his work or actions.
 - Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
 - Providing the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - Following all administrative and technical requirements of the bid documents.
- Michael Pape & 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 these requirements shall be rejected and replaced by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

REVISIONS
DATE BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-PA.com



CASABLANCA OF WILDWOOD
WILDWOOD, FLORIDA
IRRIGATION PERMIT PLAN

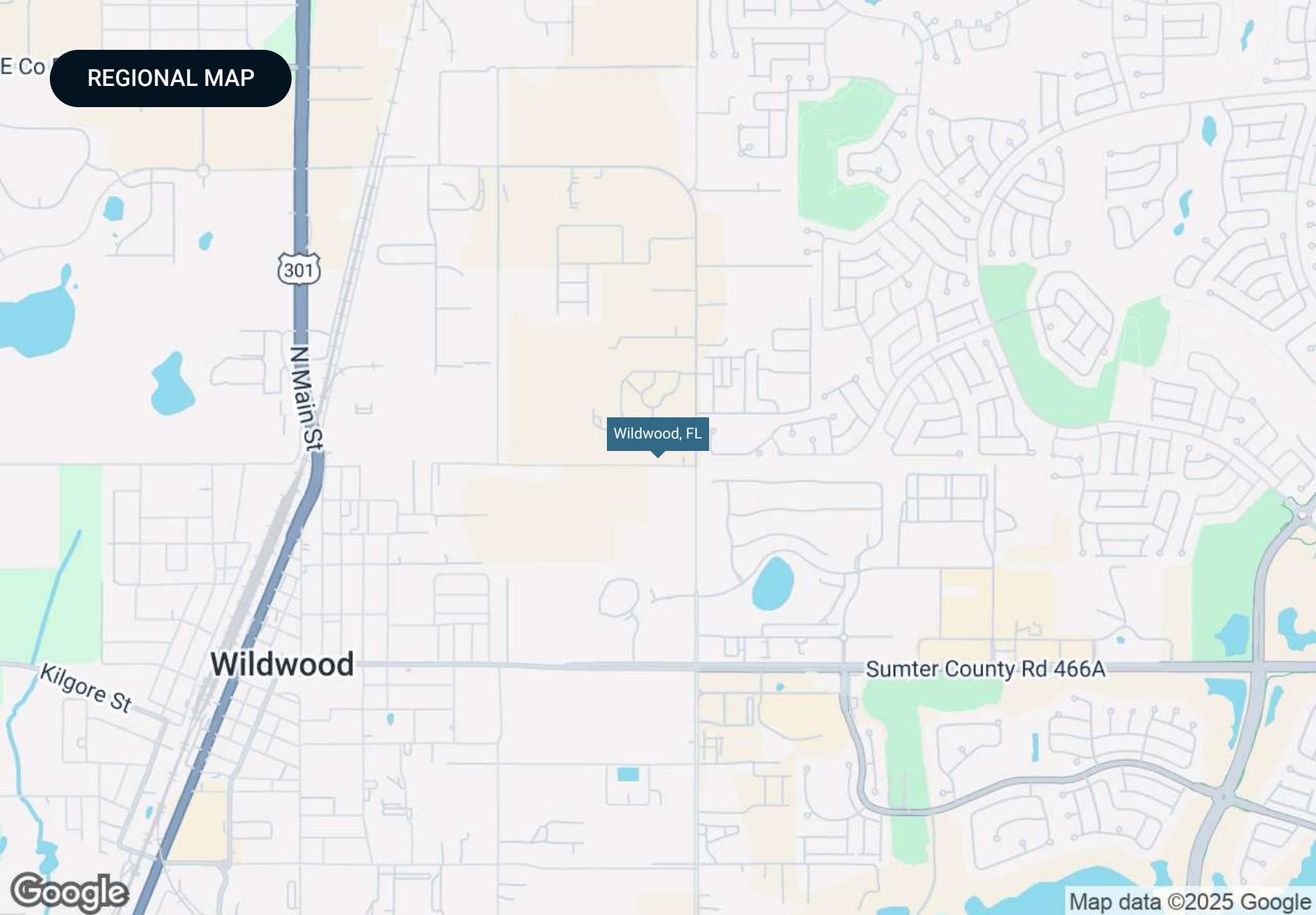
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GND. BY: SS
SHEET 2 OF 4

IR-1



Section 2

LOCATION INFORMATION



E Co

REGIONAL MAP

301

N Main St

Wildwood, FL

Wildwood

Kilgore St

Sumter County Rd 466A

Google

Map data ©2025 Google

LOCATION MAP

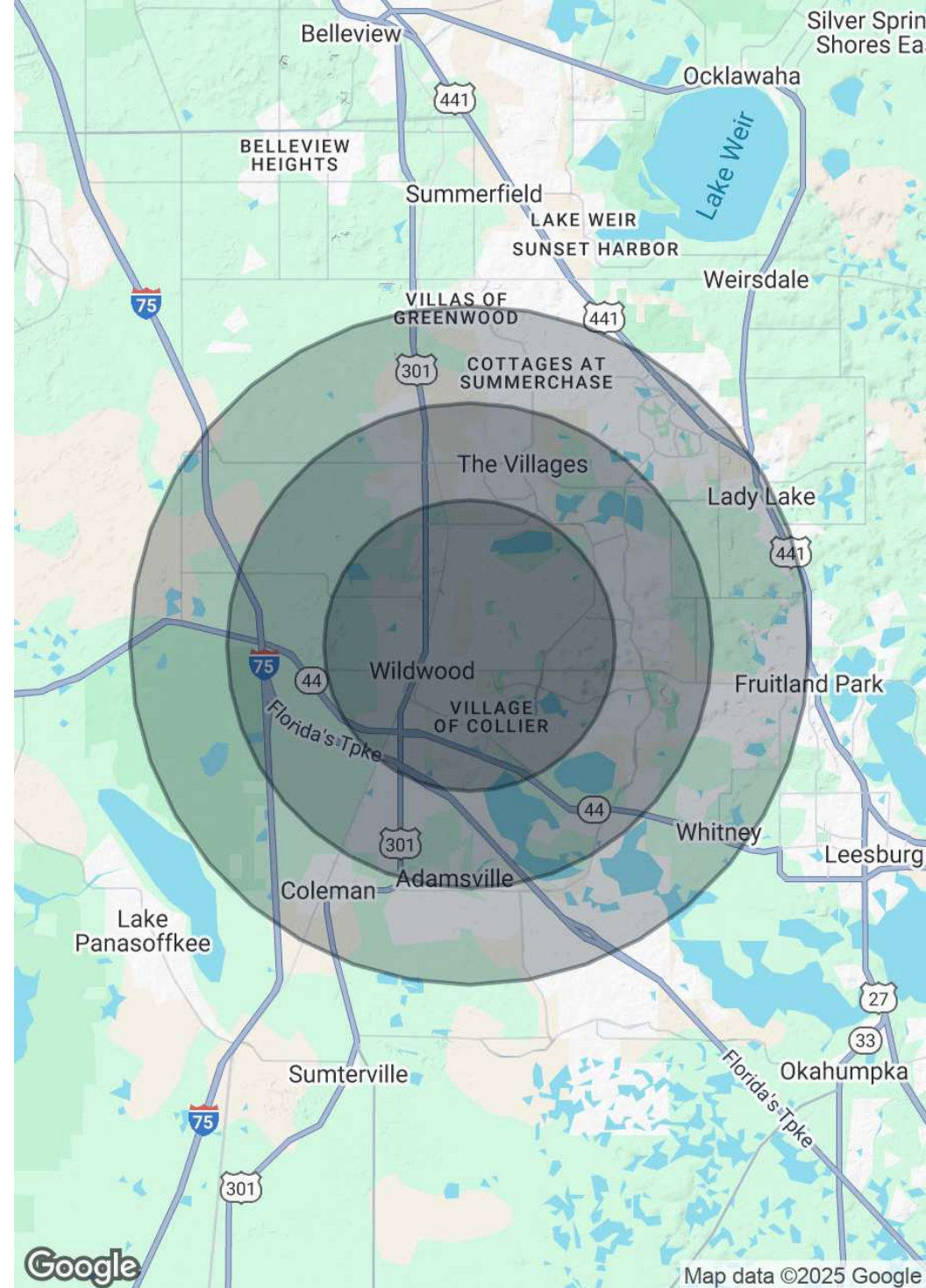


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	44,343	91,712	152,124
Average Age	67	68	67
Average Age (Male)	67	68	67
Average Age (Female)	67	68	67

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	23,802	49,922	81,641
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$89,043	\$91,713	\$88,504
Average House Value	\$465,408	\$462,147	\$424,514

Demographics data derived from AlphaMap

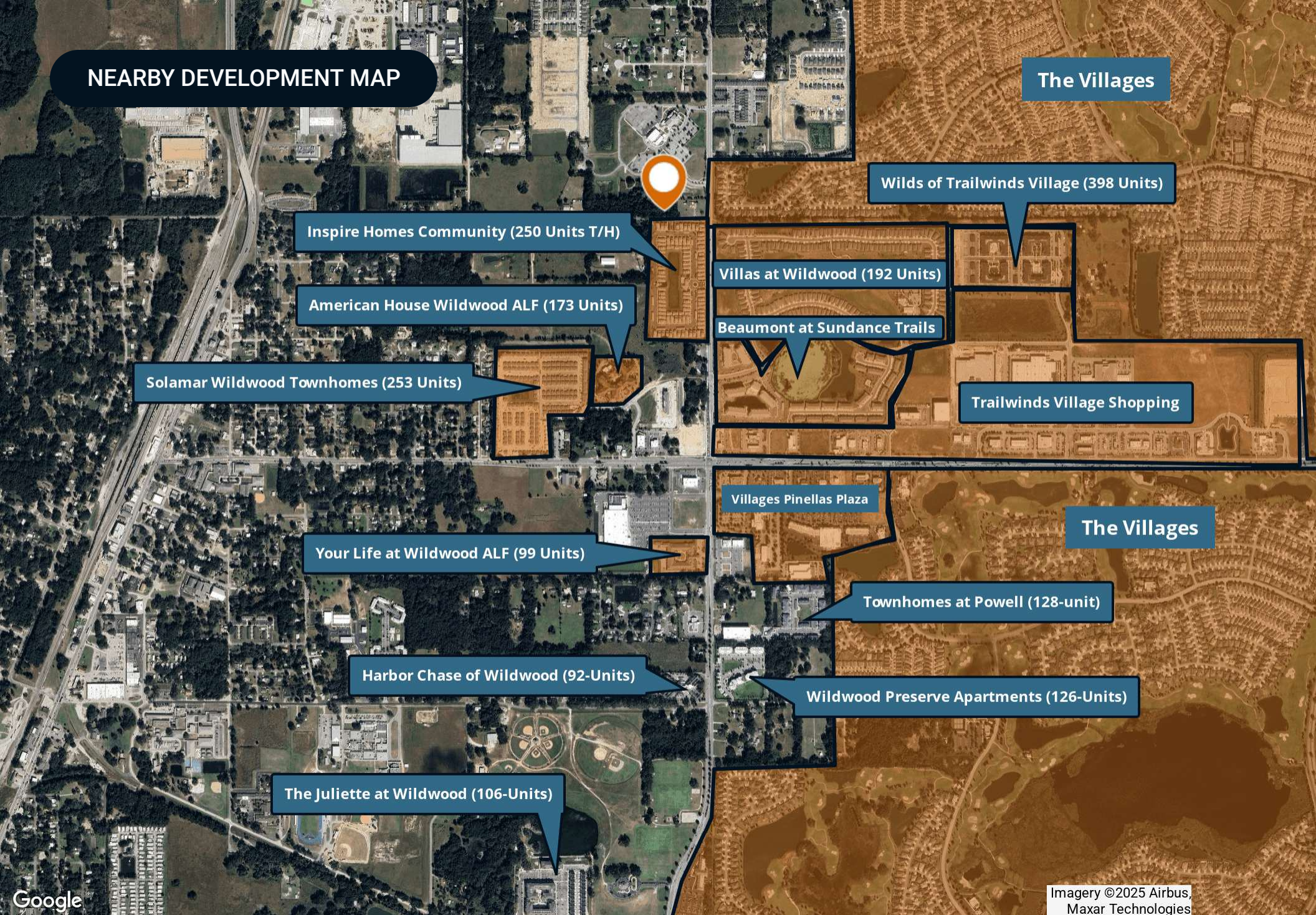




Section 3

MAPS AND PHOTOS

NEARBY DEVELOPMENT MAP



The Villages

Wilds of Trailwinds Village (398 Units)

Villas at Wildwood (192 Units)

Beaumont at Sundance Trails

Trailwinds Village Shopping

Inspire Homes Community (250 Units T/H)

American House Wildwood ALF (173 Units)

Solamar Wildwood Townhomes (253 Units)

Your Life at Wildwood ALF (99 Units)

Harbor Chase of Wildwood (92-Units)

The Juliette at Wildwood (106-Units)

Villages Pinellas Plaza

The Villages

Townhomes at Powell (128-unit)

Wildwood Preserve Apartments (126-Units)

Imagery ©2025 Airbus,
Maxar Technologies

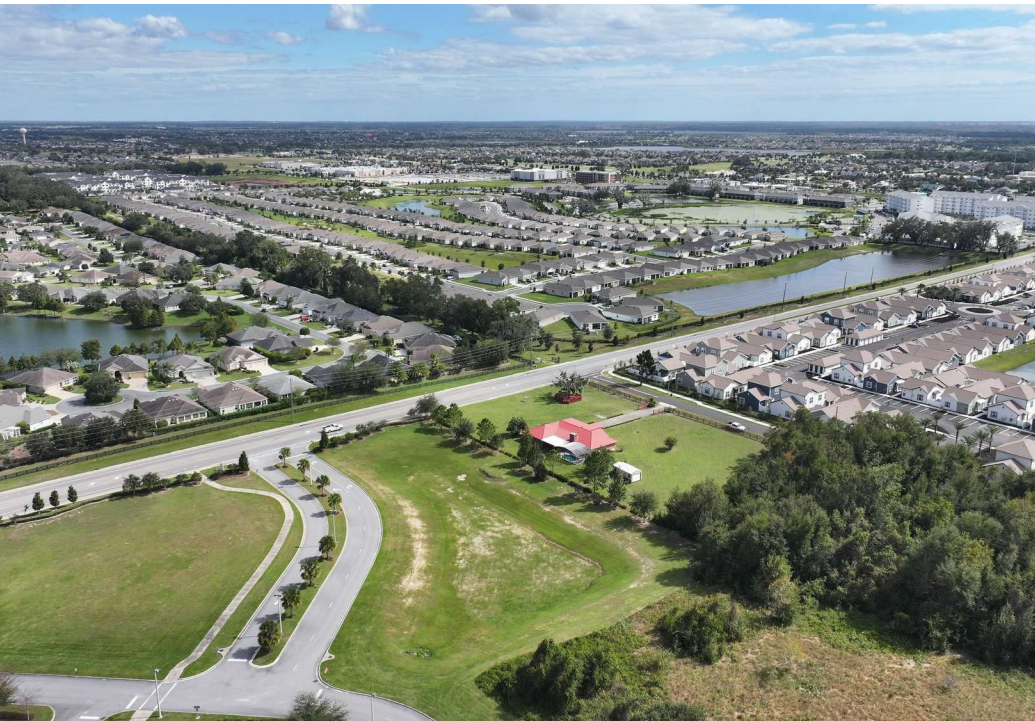
RETAILER MAP



Google

Imagery ©2025 Airbus,
Maxar Technologies

ADDITIONAL PHOTOS



APPROVED ELEVATION



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"

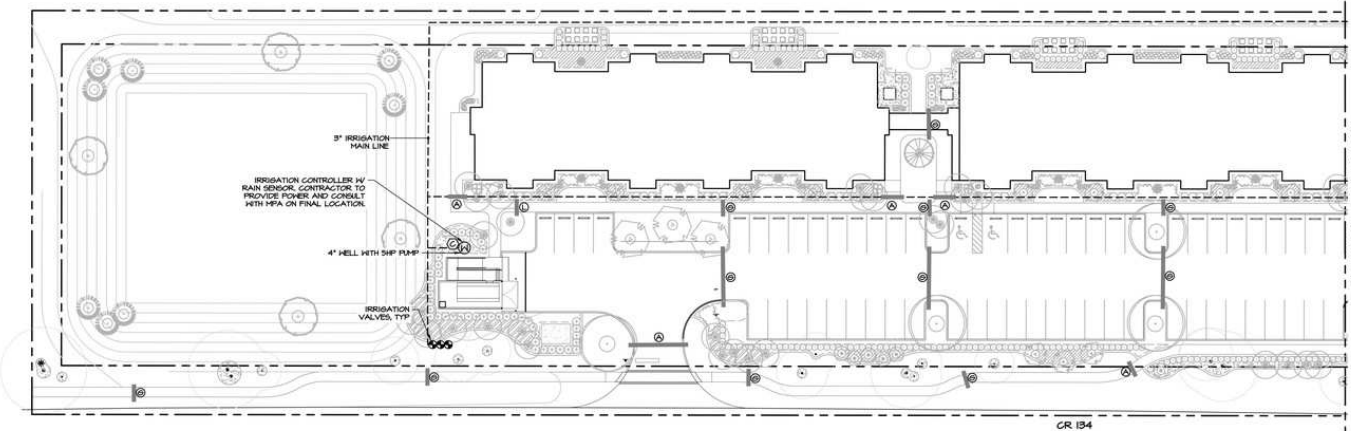
SHEET NOTES

- 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 BORDS TO BE ROUGH GRAIN TEXTURE
- F PAINT COLOR AND LOCATION PER OWNER
- G ALL TYPICAL ROOF SLOPES TO BE 5:12 UNO
- H REFER TO ROOF PLANS FOR GUTTERS & DOWNSPOUTS WHERE INDICATED AND LOCATIONS WITH SITE CONDITIONS. PROVIDE RAIN DIVERTER ON GUTTER WHERE NECESSARY TO AVOID OVERFLOW FROM GUTTER. COLOR TO BE SELECTED BY OWNER.

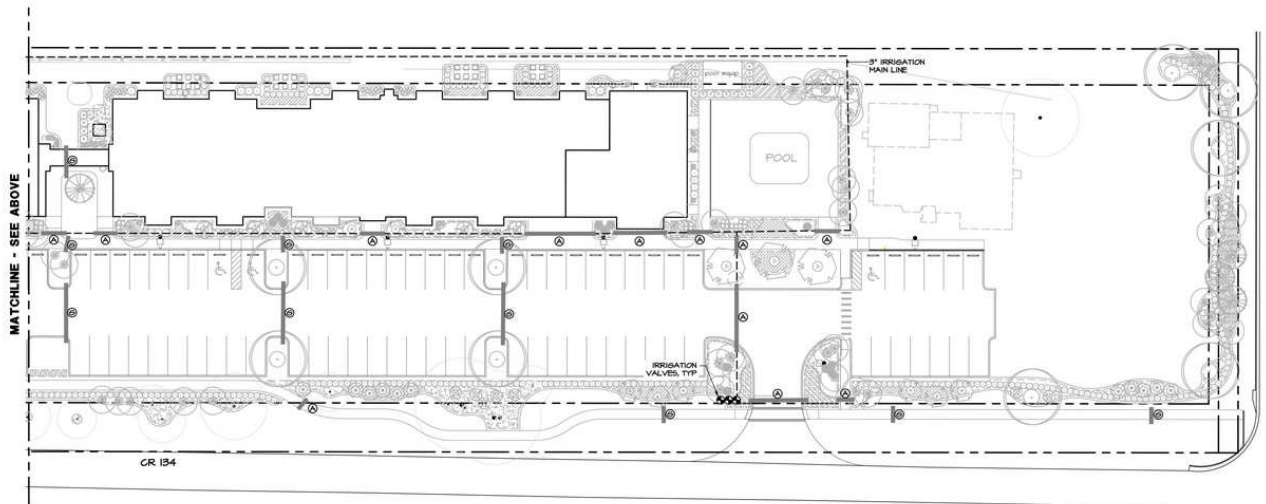
KEY NOTES

- 01 TYPICAL FASCIA TRIM: 5/8" FIBER CEMENT FASCIA BOARD OVER 2" W/ ALUMINUM Drip Edge @ ROOF PERIMETER, 5/4" OVER 2" X 12 @ RAISED ROOF JAWLS
- 02 ASPHALT SHINGLE ROOF PER SPECS
- 03 FIBER CEMENT PANEL
- 04 ONE-PIECE COMPOSITE CORNER TRIM: 5/8" W/4" UNO
- 05 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.
- 06 FIBER CEMENT 1 X 3 BATTEN
- 07 DECORATIVE TRIM BRACKET: PROVIDE 1" TRIM BOARD BRACKET AS NEEDED SO BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE DETAIL 2/4-41
- 08 BALCONY RAILING: T-BAR 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 SEAMLESS 8" ALUMINUM GUTTERS, STYLE BY OWNER
- 12 4" X 6" ALUMINUM SQUARE DOWN SPOUTS
- 13 FIBER CEMENT HORIZONTAL LAP BORDS: 8" EXPOSURE
- 14 STEEL GUARDRAIL: 42" APF AT BALCONIES, BREZEEWAYS AND STAIR LANDINGS. PAINTED TRIM-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 FACP / FIRE RISER CLOSET: SEE MEP FOR DETAILS. SEE PLANS & SITE PLAN FOR LOCATION. DOOR & FRAME TO BE PAINTED SAME AS SURROUNDING WALL.
- 20 BALCONY RAILING SCREEN ENCLOSURE

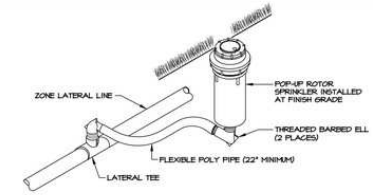
APPROVED SITE PLANS



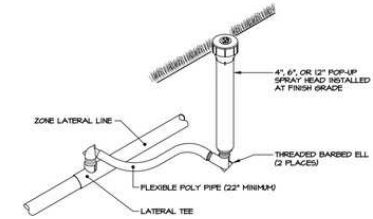
NOTE:
ALL EXISTING TREES ALONG PERIMETER
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INSTALLATION. SEE DETAIL SHEET L-2.



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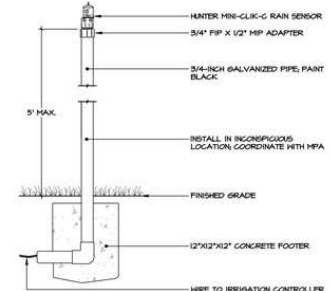
ROTARY SPRINKLER INSTALLATION
SCALE: N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.

IRRIGATION SLEEVING LEGEND

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RAIN SENSOR - POLE MOUNT
SCALE: N.T.S.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

- The Irrigation Contract shall generally include the following work:
 - 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.
 - Disconnection and removal of existing irrigation system prior to commencing installation.
 - Separation of zone covering annuals for independent operation where applicable.
 - Adjustment of pipe head or valve locations or design to allow for landscaping.
 - Adjustment of nozzle pattern or relocation of heads to minimize overwatering onto pavement or structures and to provide satisfactory coverage to all plant material.
 - Programming of and labeling of Controller(s) and installation of separate zone schedule and Controller Operations Manual to the Landscape Architect.
 - Submission of two Owner's Manuals with contents as described in the Specifications.
 - Submission of as-built plans illustrating dimensioned locations of all major components and any changes to the bid plan.
 - Provision of a written guarantee.
- The Irrigation Contractor shall be responsible for:
 - Observing and reporting any conditions which would affect the performance of the system.
 - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - Providing competent supervision of the work at all times.
 - Reporting and repairing any damage caused by his work or actions.
 - Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
 - Proceeding with the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - Following all administrative and technical requirements of the bid documents.
- Michael Pope & 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 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

MPA Michael Pope & Associates, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street • Ocala, FL • 352.351.3500 • www.MPA.LA.com



This plan has been electronically signed and sealed by:
Michael Pope, License No. 20121
State of Florida
Printed copies of this document are not considered plans and sealed and are not to be used for any other purpose.

CASABLANCA OF WILDMOOD
WILDMOOD, FLORIDA
IRRIGATION PERMIT PLAN

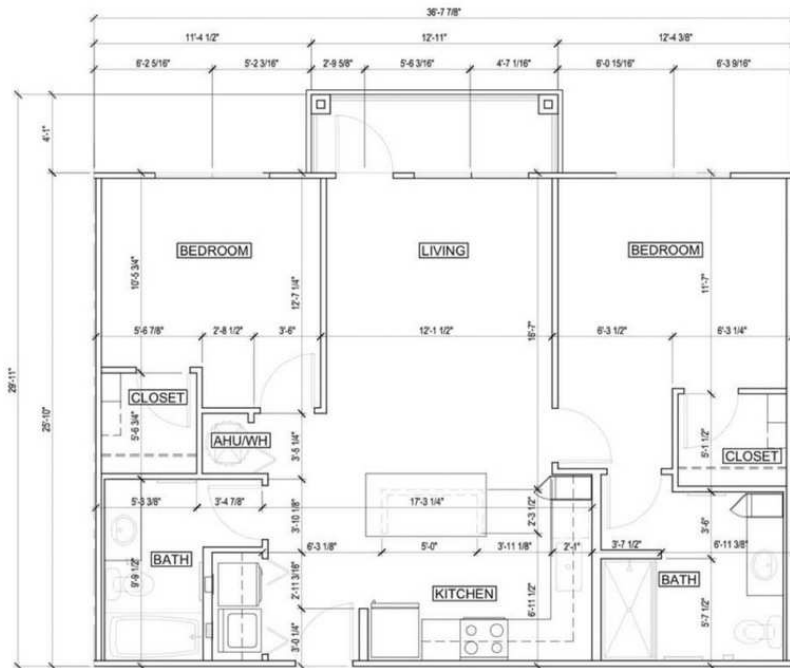
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CRD BY: SSS

SHEET 2 OF 4

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APPROVED FLOOR PLANS

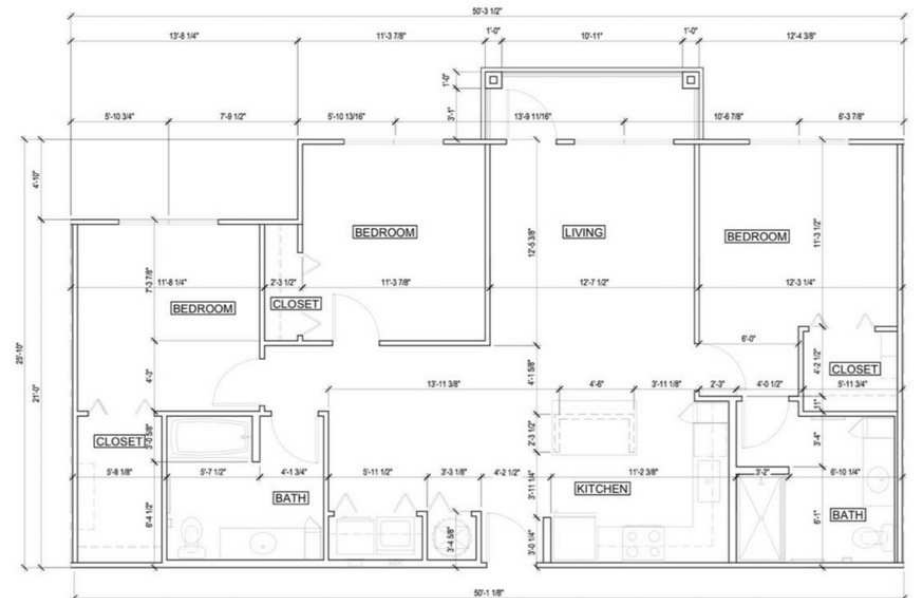
Typical 2 Bedroom



1 Unit B1- Dimension Plan

1/4" = 1'-0"

Typical 3 Bedroom



1 Unit C1- Dimension Plan

1/4" = 1'-0"

CONCEPTUAL INTERIOR DESIGN





Section 4

SALE COMPARABLES

SALE COMPS



WILDWOOD 5.5 ACRES FULLY ENTITLED MULTIFAMILY LAND

4974 CR 134, Wildwood, FL 34785

Subject Property

Price:	\$2,600,000	Bldg Size:	1 SF
Lot Size:	5.5 Acres	Price/Acre:	\$472,727

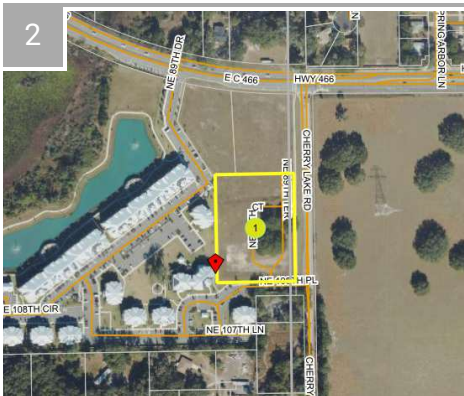


6920 POWELL RD

Wildwood, FL 34785

On Market

Price:	\$3,250,000	Lot Size:	4.76 Acres
Price/Acre:	\$682,773.11		



LAKE LAKE CR100

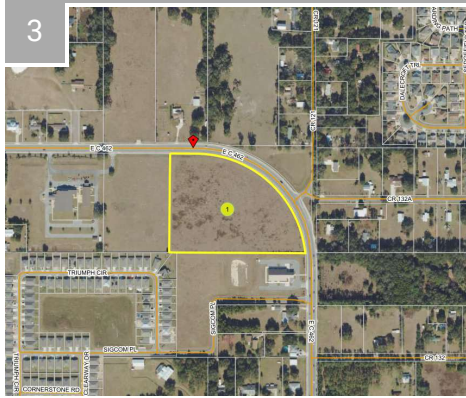
Lady Lake, FL 32159

Sold 5/31/2024

Price:	\$1,660,000	Lot Size:	3.24 Acres
Price/Acre:	\$512,345.68		



SALE COMPS



4817 COUNTY ROAD 462

Wildwood, FL 33585

Sold 2/26/2024

Price: \$2,200,000 Lot Size: 9.94 Acres

Price/Acre: \$221,327.97



7102 POWELL RD

WILDWOOD, FL 34785

Sold 8/22/2023

Price: \$1,400,000 Lot Size: 4.54 Acres

Price/Acre: \$308,370.04



7587 PENROSE PL

WILDWOOD, FL 34785

Sold 4/1/2022

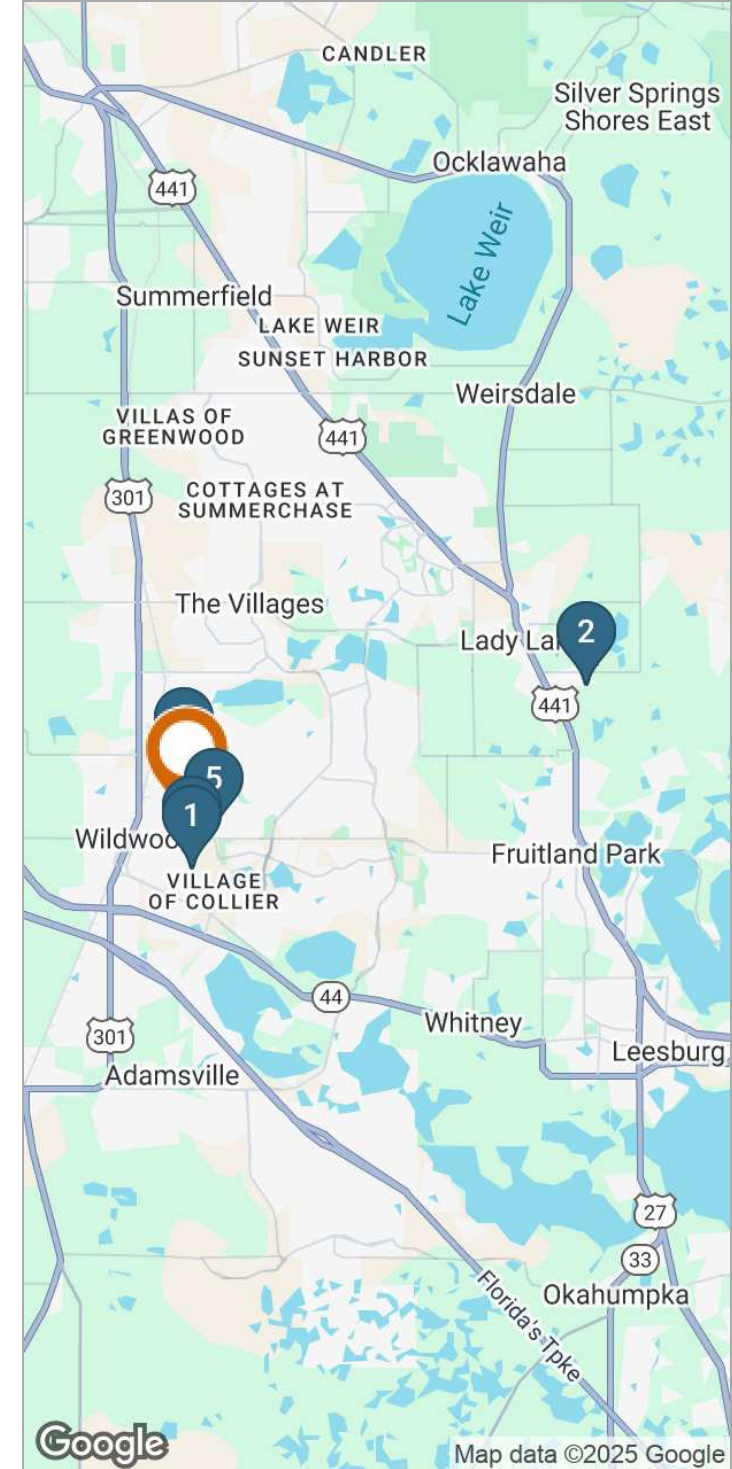
Price: \$1,600,000 Lot Size: 3.53 Acres

Price/Acre: \$453,257.79



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE	DEAL STATUS
★	Wildwood 5.5 Acres Fully Entitled Multifamily Land 4974 CR 134 Wildwood, FL	\$2,600,000	5.5 Acres	\$472,727	Subject Property
1	6920 Powell Rd Wildwood, FL	\$3,250,000	4.76 Acres	\$682,773.11	On Market
2	Lake Lake CR100 Lady Lake, FL	\$1,660,000	3.24 Acres	\$512,345.68	Sold 5/31/2024
3	4817 County Road 462 Wildwood, FL	\$2,200,000	9.94 Acres	\$221,327.97	Sold 2/26/2024
4	7102 POWELL RD WILDWOOD, FL	\$1,400,000	4.54 Acres	\$308,370.04	Sold 8/22/2023
5	7587 Penrose PL WILDWOOD, FL	\$1,600,000	3.53 Acres	\$453,257.79	Sold 4/1/2022
AVERAGES		\$2,022,000	5.20 ACRES	\$435,614.92	





Section 5

LEASE COMPARABLES

NEARBY COMMUNITY RENTAL RATES + UNIT MIX

PROPERTY NAME	YEAR BUILT	UNIT COUNT	1-BR RATES	2-BR RATES	3-BR RATES
Rolling Acres Reserves Apartments 850 CR 466 Lady Lake, FL	2024	92	\$1,344 p/mo	\$1,572 p/mo	\$2,399 p/mo
Lake Sumter Reserve 10840 NE 89th Dr Lady Lake, FL	2021	88	\$1,195 p/mo	\$1,557 p/mo	\$1,815 p/mo
The Mark at Wildwood 3795 Bismarck Ct Oxford, FL	2023		\$1,462 p/mo	\$1,559 p/mo	\$2,037 p/mo
The Juliette 6629 San DiCiolla Dr Wildwood, FL	2024	330	\$1,601 p/mo	\$2,054 p/mo	\$2,902 p/mo
Lake Sumter Apartment Homes 10816 NE 87th Loop, Lady Lake FL	2021	156	\$1,014 p/mo	\$1,286 p/mo	\$1,420 p/mo
Wildwood Preserve Apartments 7011 Homestead Loop Wildwood, FL	2021	126	\$1,259 p/mo	\$1,535 p/mo	\$1,656 p/mo
Cypress Oaks 336 Sandy Oaks Cir Leesburg, FL	2005	140	\$	\$1,179 p/mo	\$1,119 p/mo
AVG. TOTALS		175	\$1,264	\$1535	\$1,907



Section 6

AGENT AND COMPANY INFO

MEET RAFAEL MENDEZ, CCIM



RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael@saundersrealestate.com

Direct: **407.813.1984** | Cell: **407.748.8970**

FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

EDUCATION

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate
- CCIM CI 101-104 - Commercial Investment + Financial Analysis

MEMBERSHIPS

- CCIM Designee
- CFCAR Board of Directors - Secretary 2023
- CFCAR Board of Directors - President 2024
- Florida CCIM Chapter Membership Chair, 2023
- Florida CCIM Chapter Central District Board Member, 2022, 2023, 2024
- Florida CCIM Chapter Central District Mentorship Chair, 2022, 2023, 2024
- Florida CCIM Chapter State Level Young Professional Network, 2022
- Urban Land Institute (ULI) Member
- NAIOP Member
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®

MEET BILL NGUYEN



BILL NGUYEN

Associate Advisor

bill@saundersrealestate.com

Direct: **407.304.0553** | Cell: **407.304.0553**

PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at Saunders Real Estate.

Before joining Saunders, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- Central Florida Commercial Real Estate Association (CFCREA)
- International Council of Shopping Centers (ICSC)



For more information visit www.saundersrealestate.com

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