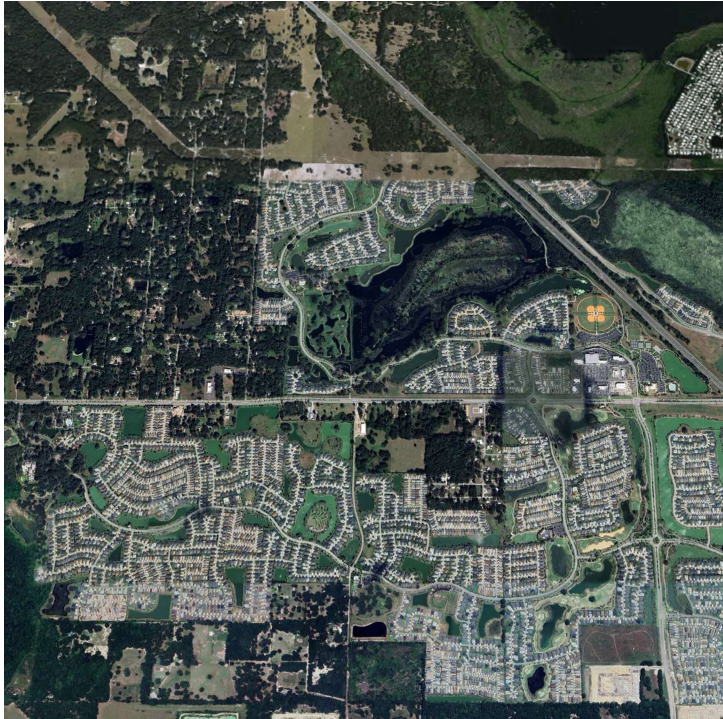


VACANT LAND NEXT TO THE VILLAGES

5099 WARM SPRINGS AVE, WILDWOOD, FL 34785

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price: Negotiable

Lot Size: 2.12 Acres

Zoning: RR1

Traffic Count Street: 18,900

PROPERTY OVERVIEW

2.23 acres on 2 parcels directly on Warm Springs Avenue in Wildwood. Surrounded by The Villages, but not subject to The Villages restrictions etc. It is 1 mile from the Turnpike, 1.5 miles from 301 and is surrounded by Middleton and Moultrie Creek. The Villages is consistently one of the fastest-growing metro areas, indicating a high demand for commercial properties. The Villages population is large and affluent, providing a strong consumer base. Commercial land, not bound the rules and regulations of The Villages, is rare, especially on a main thoroughfare like Warm Springs Ave. The Villages offers a wide range of commercial business needs including retail, medical, and professional services.

PROPERTY HIGHLIGHTS

- 2 Contiguous Lots
- On a divided and beautifully landscaped Hwy
- Surrounded by "The Villages" Property

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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ADDITIONAL PHOTOS

LAND FOR SALE



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LOCATION MAP

LAND FOR SALE



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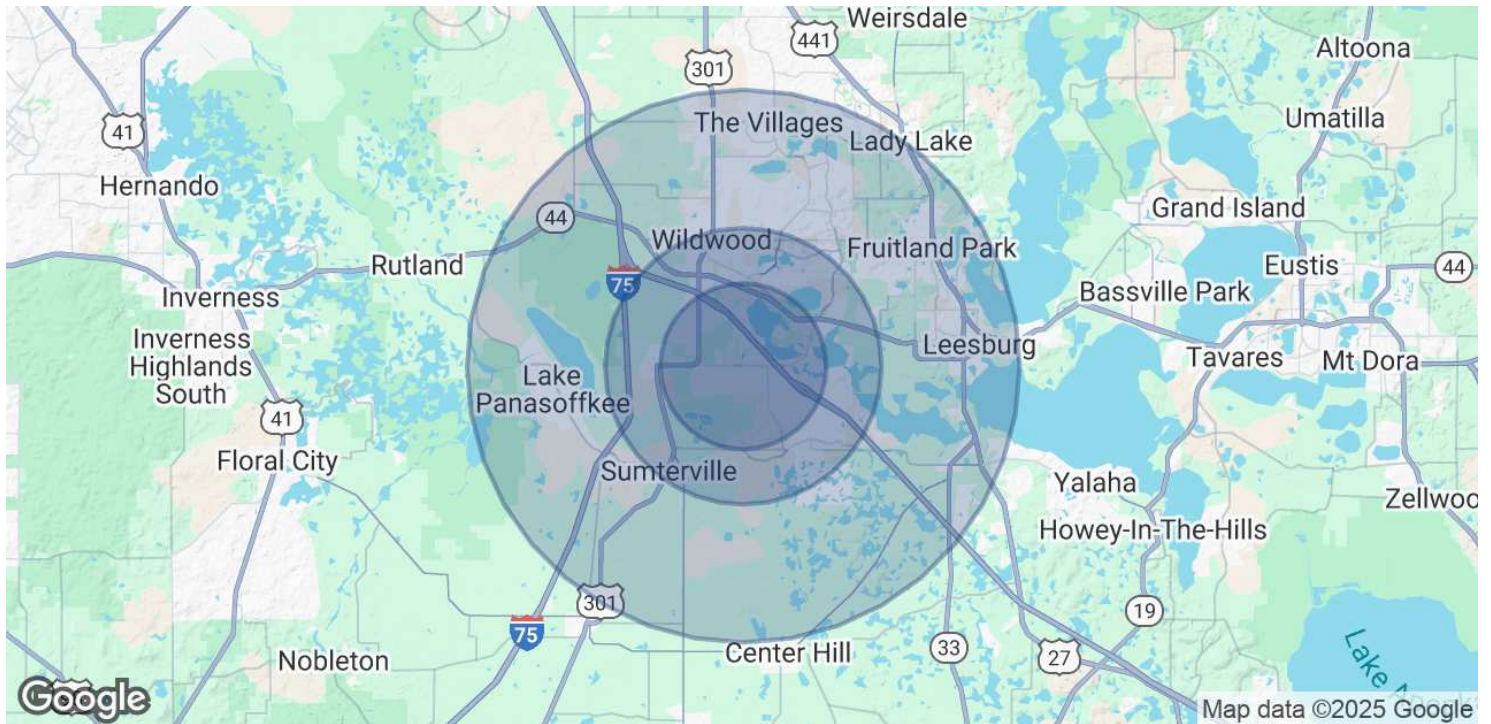


VACANT LAND NEXT TO THE VILLAGES

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DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,720	43,342	177,507
Average Age	58	62	60
Average Age (Male)	58	61	60
Average Age (Female)	59	62	61

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,441	19,509	87,259
# of Persons per HH	2.7	2.2	2
Average HH Income	\$97,103	\$96,109	\$84,489
Average House Value	\$373,577	\$441,540	\$384,129

Demographics data derived from AlphaMap

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