



# Wildwood Prime Residential Development Land

County Road 505/Bigham Trail, Wildwood, Florida 34785

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CR 505/Bigham Trl

The Villages  
(10 ± Minutes)



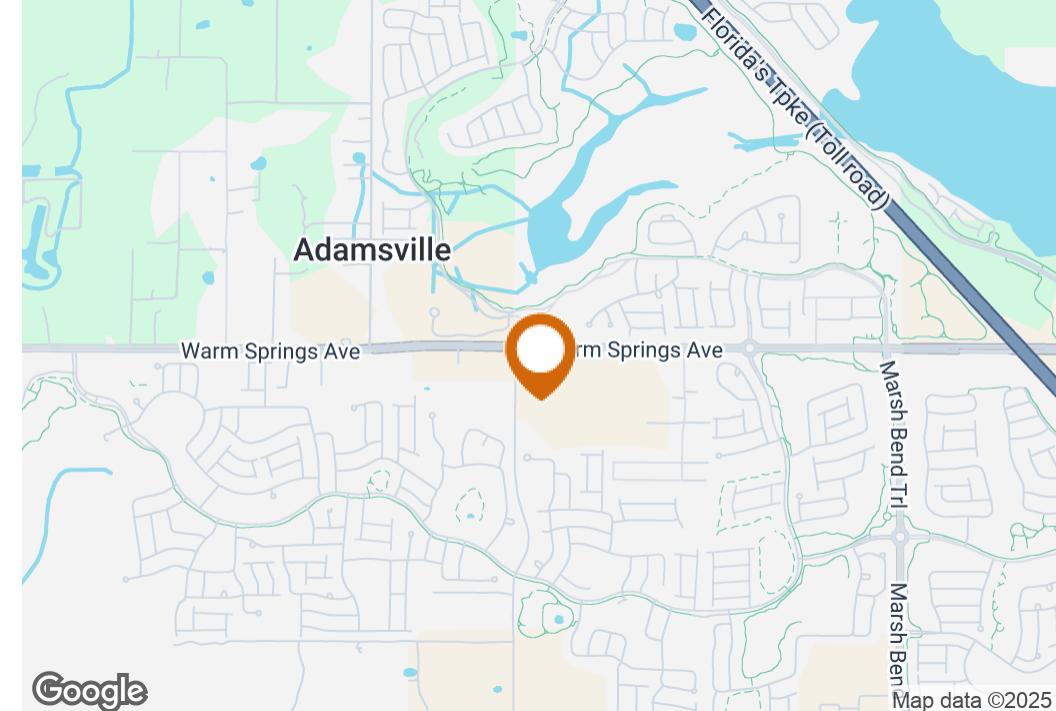
## TABLE OF CONTENTS



## Table of Contents

Aerial Photo	2
Property Summary	4
Location Summary	5
Regional Map	6
Location Map	7
Demographics	8
Proximity To The Villages	9
Neighborhood Map	10
Market Area Map	11
Additional Photos	12
Advisor Biography	13

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$4,200,000
Lot Size:	16.94 Acres
Price / Acre:	\$247,934
Zoning:	R-4
City	Wildwood
County	Sumter
State	Florida
Water Source & Utilities:	City of Wildwood
Road Frontage:	265 ± FT (CR 505/Bigham Trail)
Taxes:	\$37.42 (2024)
Property Type:	Development Land

## Property Overview

Introducing a prime opportunity for development land in Wildwood, Florida. Great potential for development of multifamily, townhouses, SFR or BTR. Strategically located property on County Road 505/Bigham Trail, Wildwood, FL, 34785, just off of Warm Springs/468. This R-4 zoned parcel offers a promising foundation for residential development in the thriving Wildwood area. Do not miss your chance to secure a valuable asset in a coveted location with immense potential for lucrative development opportunities in an amazing location.

## Property Highlights

- Prime location in Wildwood area
- Ideal for single family residential development
- Potential for multifamily projects
- Great location for townhome development
- Leverage growing demand for housing
- Strategically positioned investment opportunity

## LOCATION SUMMARY



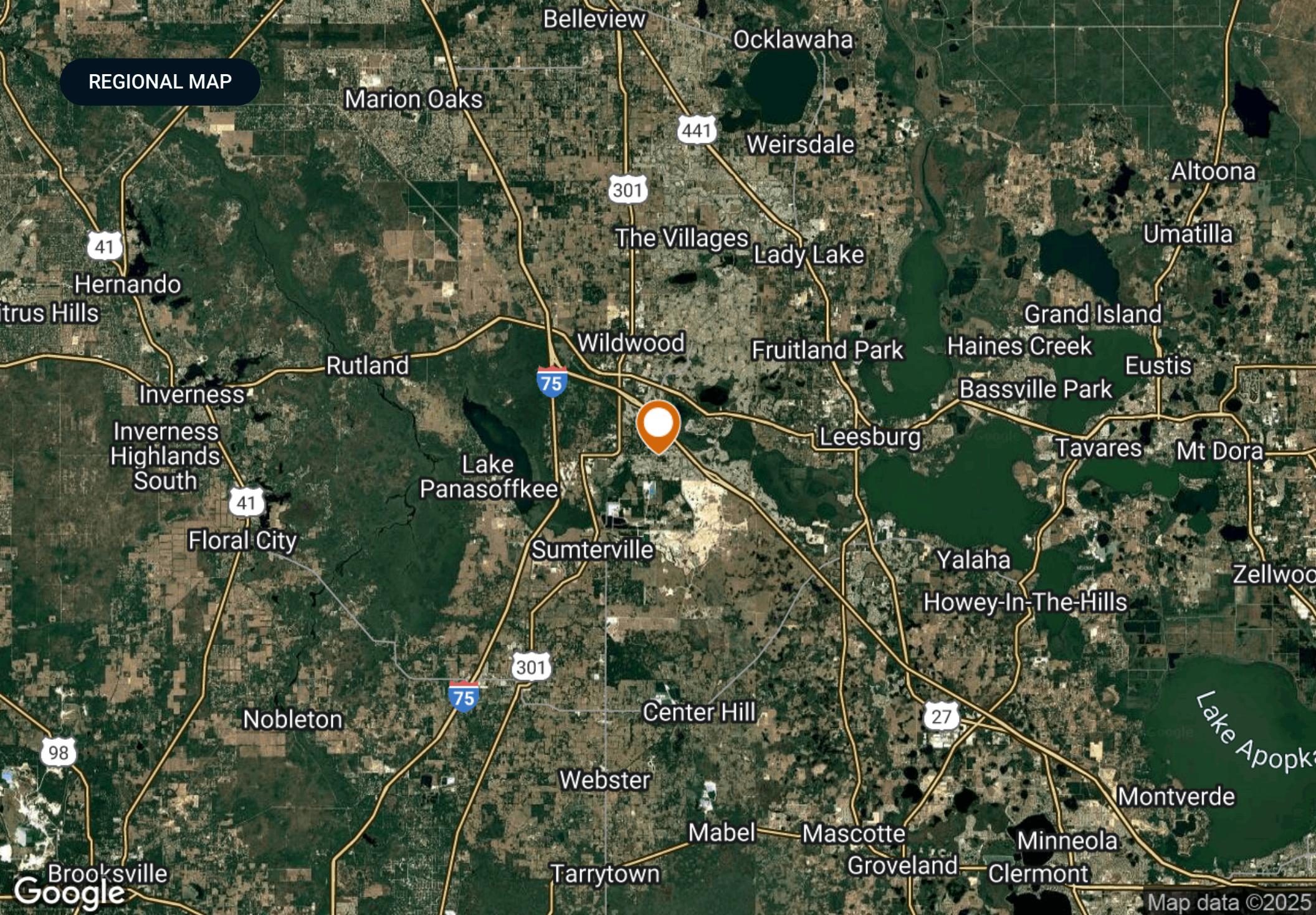
### Location Description

Located in Sumter County, Florida, this site sits east of Interstate 75 and west of the Florida Turnpike, providing exceptional regional connectivity. The property lies roughly 10 minutes from central Wildwood and The Villages, one of the fastest-growing communities in the state, and about 20 minutes from Leesburg. Its central position places it within an hour's drive of both Orlando and Ocala, offering convenient access to major employment centers, retail hubs, and distribution corridors. With U.S. Highway 301 and State Road 44 nearby, the location benefits from strong transportation links.

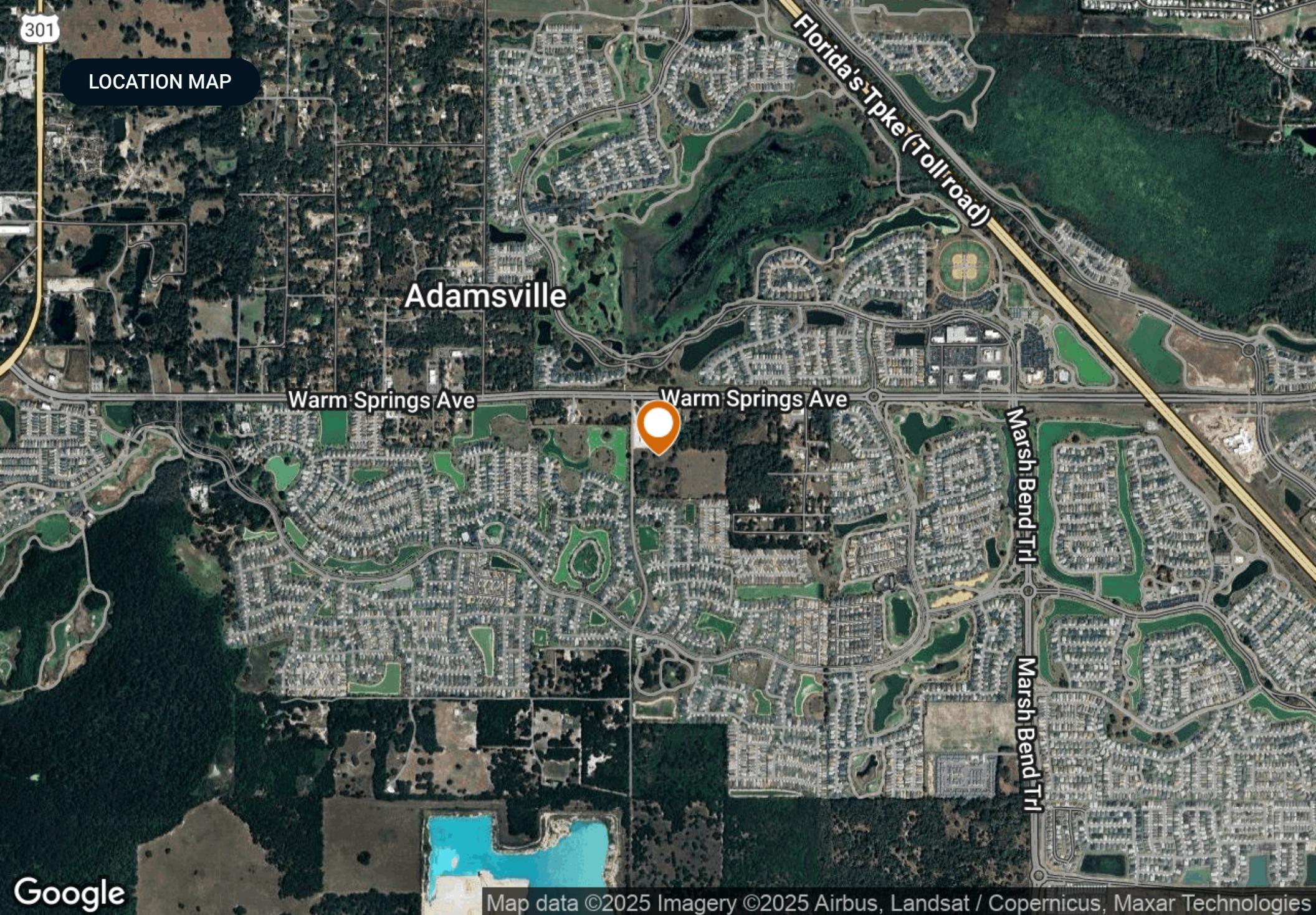
### Location Highlights

- Conveniently located in Sumter County, Florida
- Near the intersection of I-75 and the Florida Turnpike
- Approximately 10 minutes from Wildwood and The Villages
- About 20 minutes from Leesburg and less than an hour to Orlando or Ocala
- Excellent access to major transportation routes including U.S. Highway 301 and State Road 44
- Surrounded by expanding growth corridors and established infrastructure

## REGIONAL MAP



## LOCATION MAP



Google

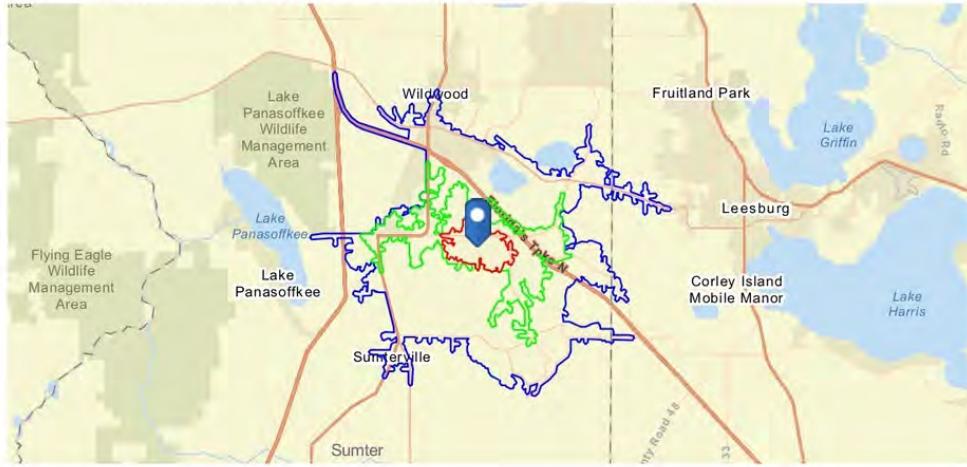
Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

## DEMOCRAPHICS

# Benchmark Demographics

5654 Botner Dr, The Villages, Florida, 32163

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes	Sumter County	Florida	United States
Population Age 0-4	1.27%	1.45%	1.16%	0.70%	1.77%	4.69%	5.39%
Population Age 5 to 9	1.42%	1.60%	1.28%	0.81%	1.88%	5.03%	5.75%
Population Age 10 to 14	1.55%	1.71%	1.28%	0.83%	2.05%	5.34%	5.98%
Population Age 15 to 19	1.71%	1.88%	1.43%	0.96%	2.26%	5.84%	6.47%
Population Age 20 to 34	5.49%	5.94%	10.82%	3.12%	7.30%	18.43%	20.33%
Population Age 35 to 54	10.28%	10.72%	20.41%	6.12%	12.35%	24.41%	25.20%
Population Age 55 to 74	53.81%	52.81%	43.12%	58.57%	42.45%	25.55%	22.82%
Population Age 75+	24.39%	23.88%	20.49%	28.91%	29.91%	10.74%	8.05%



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Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
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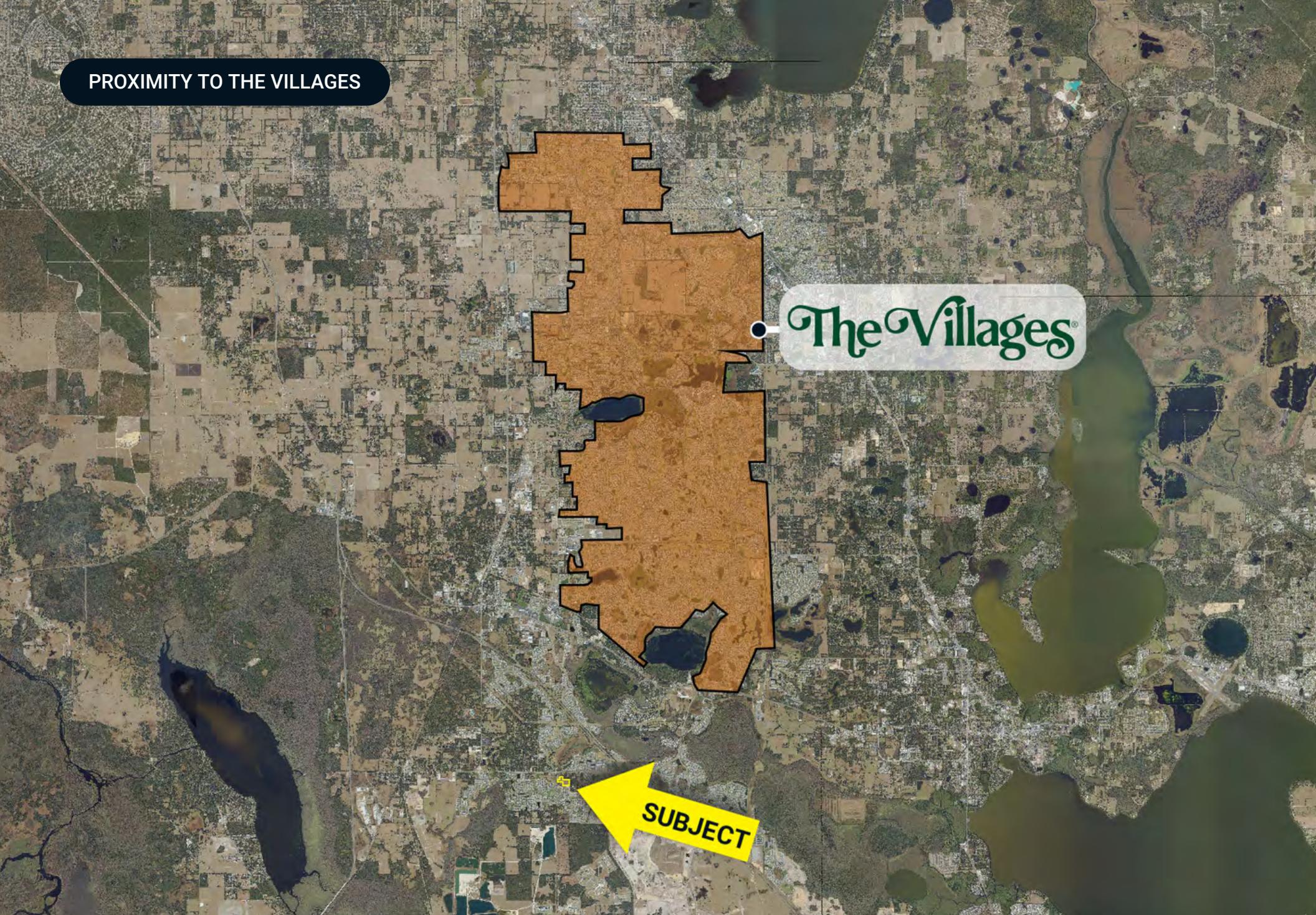
Household Income	5 minute drive	10 minute drive	15 minute drive	Sumter County	Florida	United States
<\$15,000	6.5%	6.5%	6.8%	4.9%	8.0%	8.3%
\$15,000-\$24,999	2.4%	2.5%	5.5%	5.7%	5.8%	5.9%
\$25,000-\$34,999	3.3%	3.6%	6.4%	7.9%	6.7%	6.3%
\$35,000-\$49,999	8.7%	8.8%	10.8%	11.1%	10.5%	9.8%
\$50,000-\$74,999	15.3%	15.5%	16.3%	17.6%	16.9%	15.6%
\$75,000-\$99,999	17.7%	17.7%	16.1%	15.9%	12.9%	12.5%
\$100,000-\$149,999	24.5%	24.1%	20.9%	22.4%	18.4%	17.8%
\$150,000-\$199,999	9.7%	9.6%	8.1%	7.5%	8.7%	9.8%
\$200,000+	11.9%	11.7%	9.2%	7.0%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Sumter County	Florida	United States
Population	7,509	11,085	27,040	154,302	23,027,836	339,887,819
Daytime Population	6,229	10,659	22,004	157,409	22,846,618	338,218,372
Employees	1,885	2,813	5,347	32,842	10,832,721	167,630,539
Households	3,864	5,982	11,277	76,102	9,263,074	132,422,916
Average HH Size	1.91	1.83	1.85	1.92	2.43	2.50
Median Age	68.1	67.8	64.4	69.2	43.6	39.6
Housing Facts						
Median Home Value	493,865	489,935	436,469	422,121	416,969	370,578
Owner Occupied %	94.8%	94.5%	93.6%	88.6%	67.2%	64.2%
Renter Occupied %	5.2%	5.5%	6.4%	11.4%	32.8%	35.8%
Total Housing Units	5,396	8,404	14,910	91,614	10,635,372	146,800,552
Income Facts						
Median HH Income	\$93,071	\$91,770	\$80,177	\$78,351	\$78,205	\$81,624
Per Capita Income	\$70,282	\$68,337	\$46,405	\$49,527	\$44,891	\$45,360
Median Net Worth	\$800,468	\$774,830	\$613,272	\$569,586	\$253,219	\$228,144

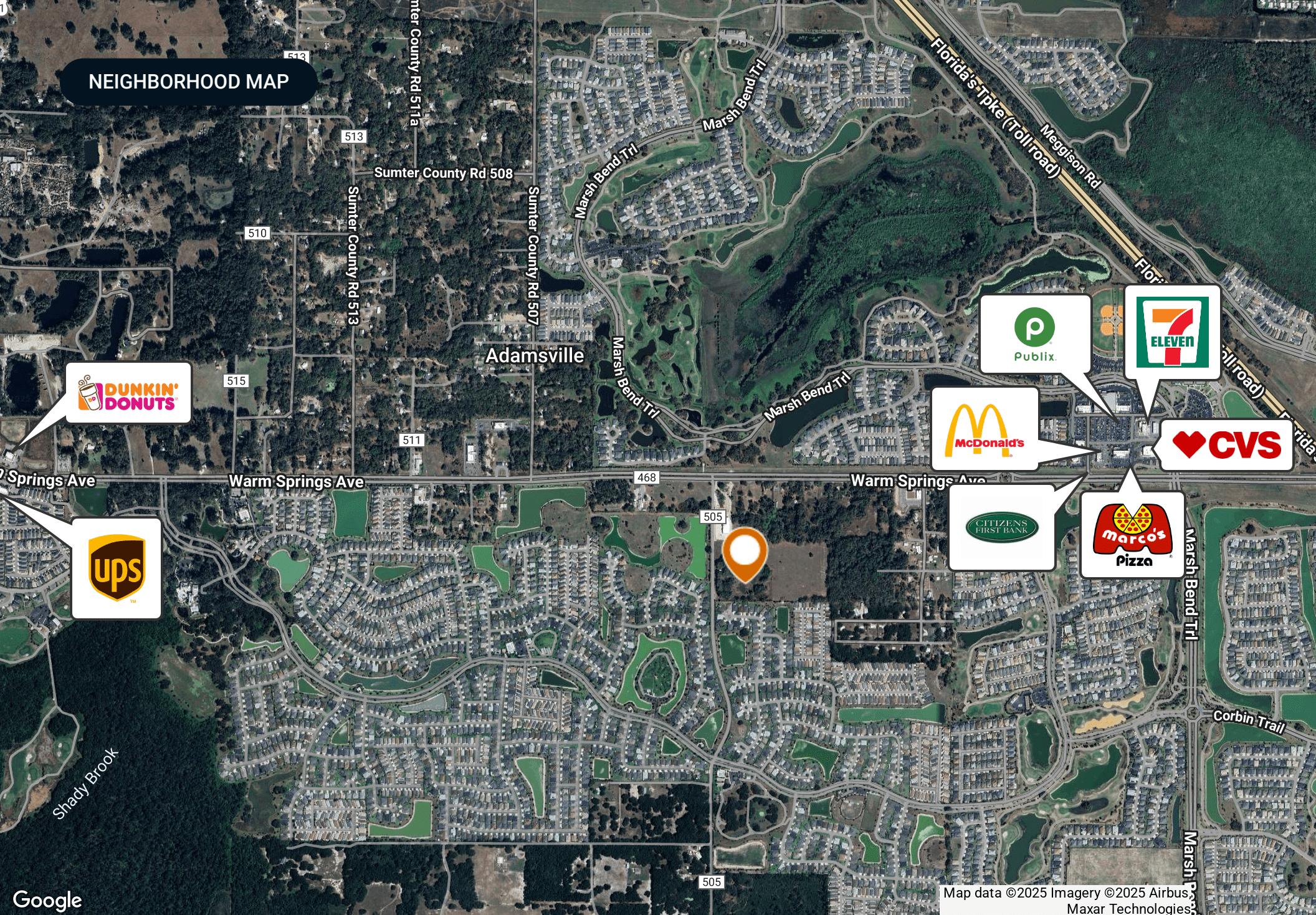
**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



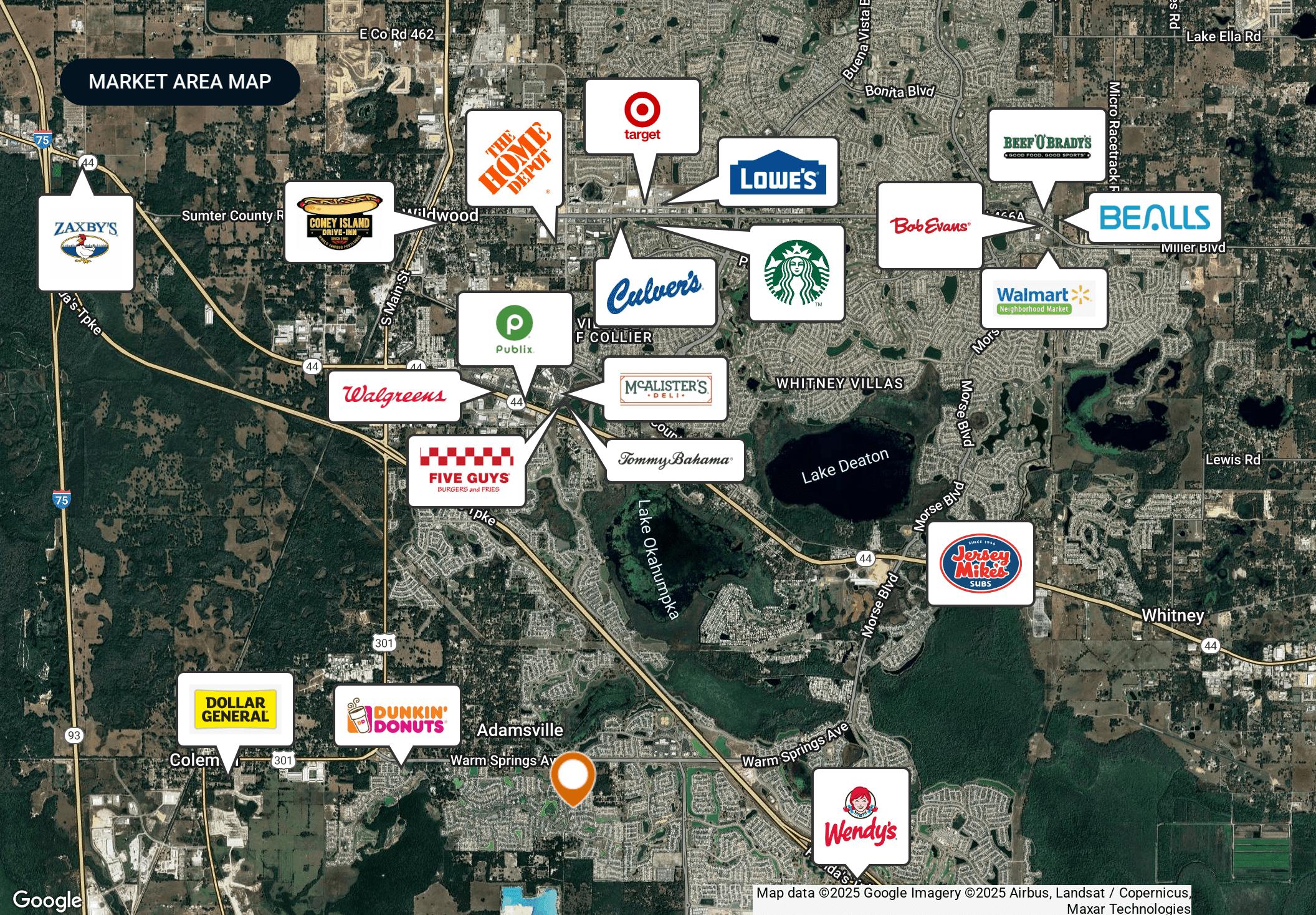
PROXIMITY TO THE VILLAGES



## NEIGHBORHOOD MAP



## MARKET AREA MAP



## ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Tim Sennett, MBA, ALC, CCIM

Senior Advisor

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## Professional Background

Tim Sennett, MBA, ALC, CCIM is a Senior Advisor at Saunders Real Estate.

Since his first sale in 1985, Tim has specialized in the commercial and vacant land sector. In 1999, he earned his CCIM (Certified Commercial Investment Member) designation. Tim also holds his ALC (Accredited Land Consultant) designation through the REALTORS® Land Institute (RLI). His experience, combined with his CCIM and ALC recognitions, qualifies Tim as an expert in land and commercial real estate.

Tim has received numerous awards in his field, including Realtor of the Year. He has served various roles under REALTOR® Associations—including President—and has chaired several committees, like the Commercial Committee. Currently, Tim serves on the national Governmental Affairs Committee of the REALTORS® Land Institute (RLI) and serves on the board of directors for the RLI Florida Chapter.

Tim has served on the City of Leesburg's Planning and Zoning Commission for 16 years—13 years as chairman—and is a 2002 graduate of Leadership Lake County. He has twice served as President on the local hospice operations board as well as been selected to be on their Board Emeritus. Tim has also served on the Board of Directors for Central Florida Health Alliance, the two local hospitals' governing board, and four times as president on the local Boys and Girls Club Board. He has been awarded President of the Year, Jaycee of the Year, and his Senatorship from the United States, Florida, and Leesburg Jaycee organizations.

In pursuing his education, Tim earned an AA from Lake Sumter Community College, a BA in Business from Barry University, and an MBA from Crummer Graduate School of Business at Rollins College.

Tim was born in Florida and grew up in the Leesburg area. He has two daughters, Jessie and Tre'Lannah, and two "grandbuddies," Jackson and Jonah.

Tim specializes in

- Commercial
- Vacant Land



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