



For Sale

- 4.98 Acres
- Zoned M-1
- Future Land Use: Industrial
- Willard Peebles Industrial Park
- Retention in back of property



\$1,250,000

849 Industrial Drive
Wildwood, FL 34785



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

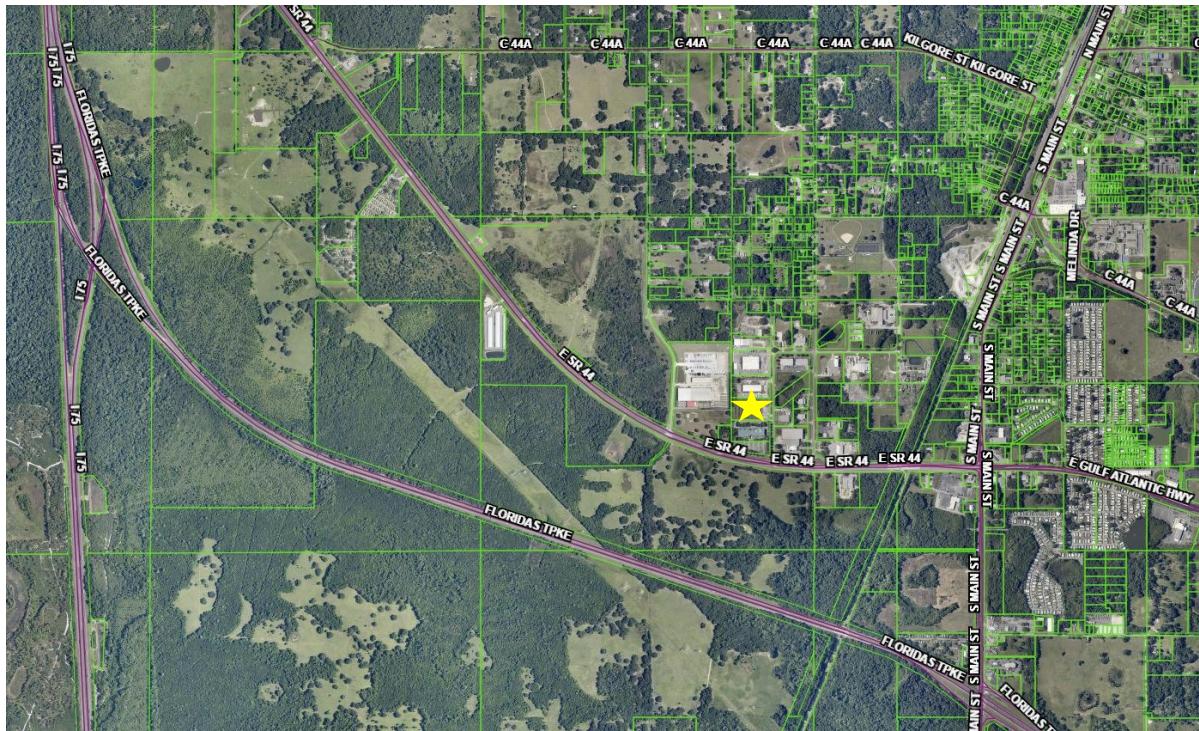
11804 CR 201

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

Map of Property



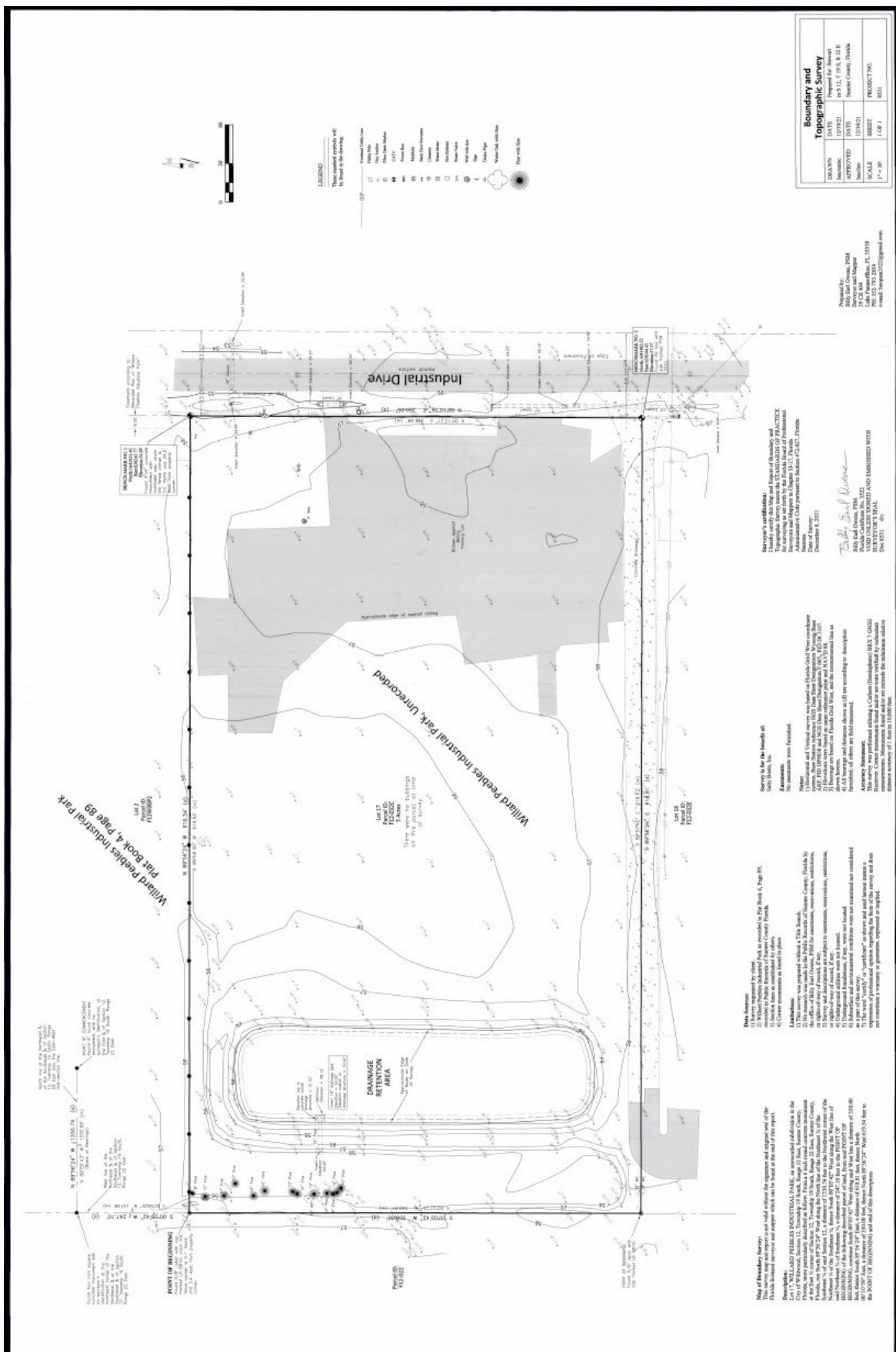
Nearby Highways

- SR 44
- I-75
- US 301
- Florida's Turnpike

Additional Photos



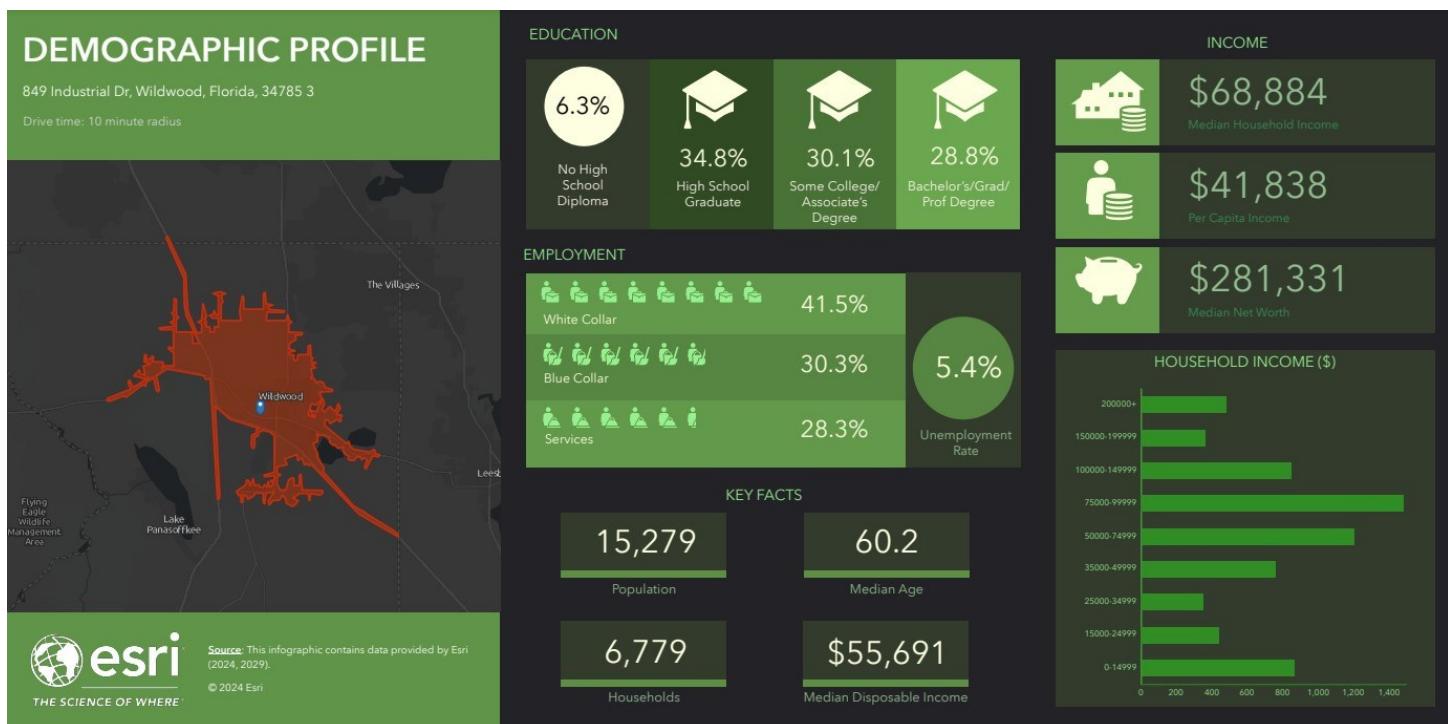
Survey



Property Description

4.98 acres located in the desirable Willard Peebles Industrial Park. Directly behind Florida Department of Children & Families and Russell Stover. Property is zoned M-1, which can be used for light industrial uses. Acreage has some stabilized surface and a retention pond has been added. Future land use is industrial. Approximately 352 feet of frontage on Industrial Drive and 570 feet of frontage on the paved road on the south side of the property. There is a 10" water main along Industrial Dr. in front of the property. An 8" sewer line runs along the same route in front of the property. It also appears that a 4" lateral sewer line runs to the property from the existing 8" but would need verification. The 3,400-acre Monarch Ranch to the South of the property recently sold with plans for development. The Villages is to the East and South. Close to major highways such as US Hwy 301, the Florida Turnpike and I-75. It is approximately an one hour drive to Tampa and Orlando.

Demographic Profile

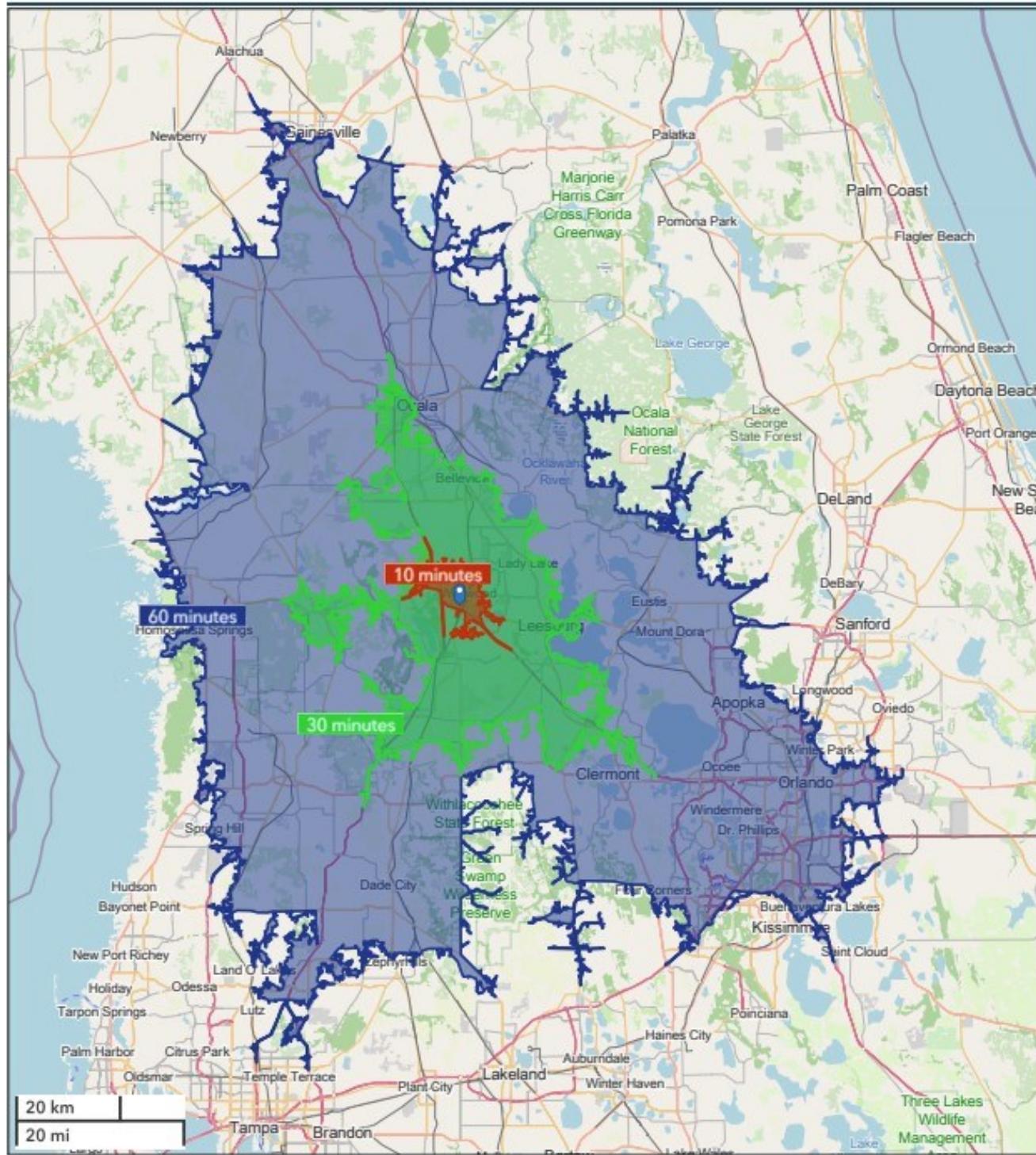


Drive Time Map



Drive Time Map

849 Industrial Drive, Wildwood, FL 34785



September 10, 2024

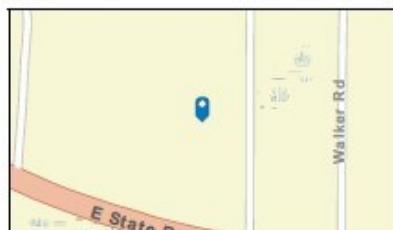
Traffic Count Map



Traffic Count Map

849 Industrial Dr, Wildwood, Florida, 34785 2
849 Industrial Dr, Wildwood, Florida, 34785
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.84976
Longitude: -82.05694



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



September 10, 2024