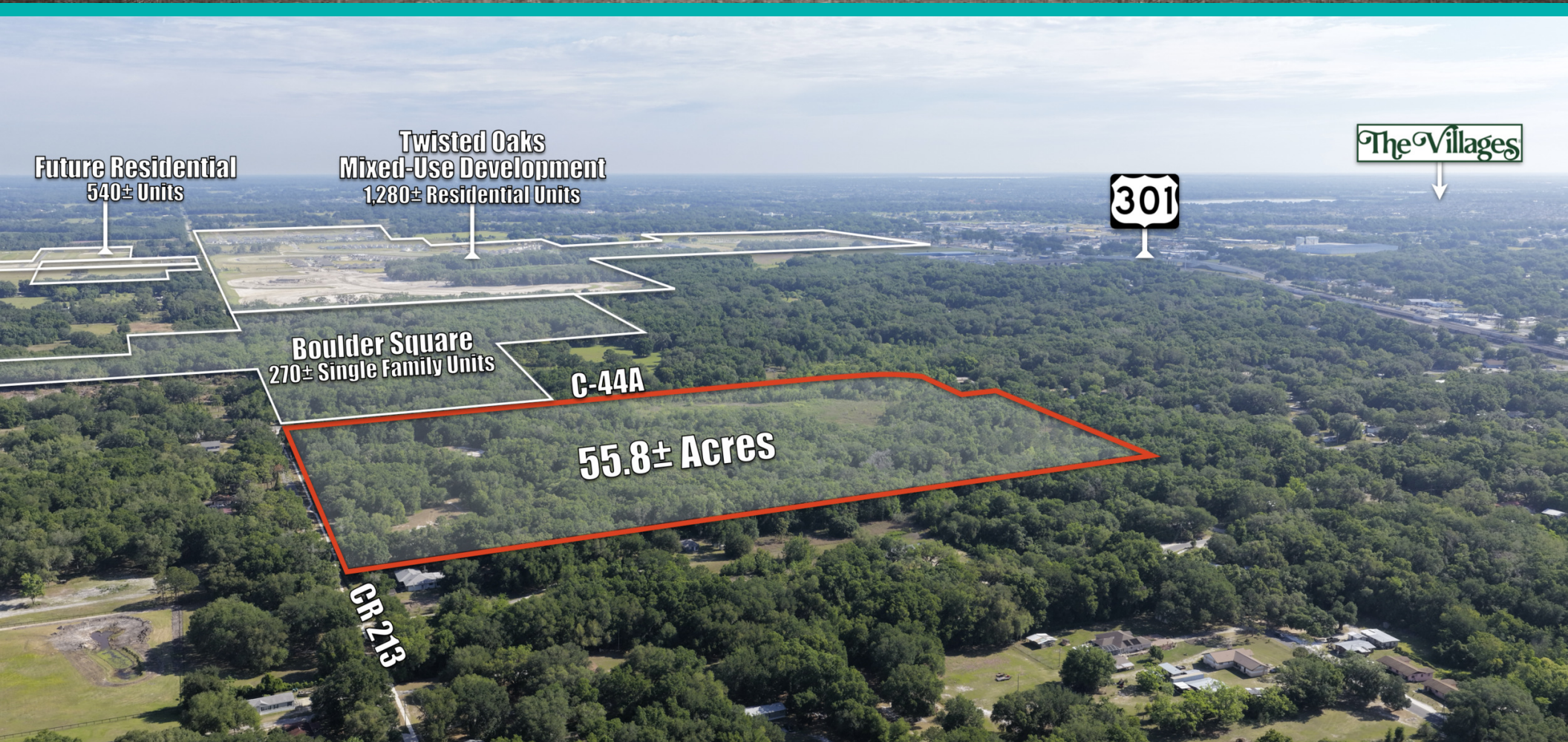


Offering Memorandum



WILDWOOD III

COUNTY ROAD 213, WILDWOOD, FL 34785

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Executive Summary

Eshenbaugh Land Company is pleased to present the opportunity to acquire Wildwood III, a 55.8± acre entitled residential development site located within the City of Wildwood, Florida.

Positioned at the southeast corner of Sumter County Roads 44A and 213, the property is approved for up to 350 residential units under a Planned Development Overlay with R-3 zoning, allowing for a variety of residential product types.

Wildwood III sits directly within the path of explosive regional growth driven by:

- Continued expansion of The Villages
- Rapid industrial and logistics growth along the I-75 corridor
- Major infrastructure investments throughout Wildwood and Sumter County
- Significant nearby mixed-use residential development activity.

The property benefits from immediate access to CR 44A, US 301, and Interstate 75, creating exceptional regional connectivity to Orlando, Tampa, Ocala, and Florida's broader distribution network.

Surrounding developments including Twisted Oaks, Tillman Oaks, Matteo Oaks, and the continued expansion of The Villages have transformed the area into one of Central Florida's most active residential growth corridors.

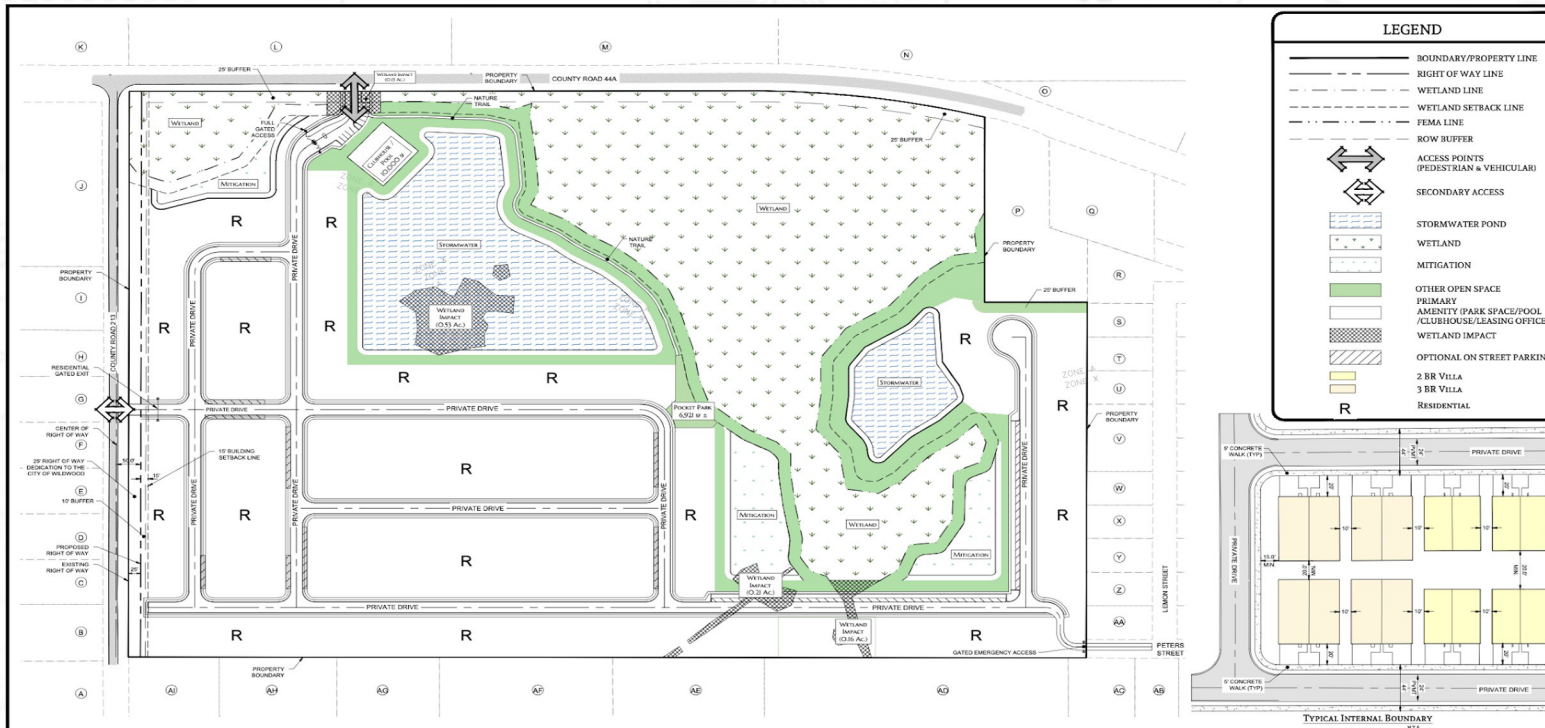
With entitlements already secured, utility access available through the City of Wildwood, and strong long-term demographic and employment fundamentals, Wildwood III offers developers the opportunity to capitalize on one of Florida's fastest-growing markets.



Aerial Overview

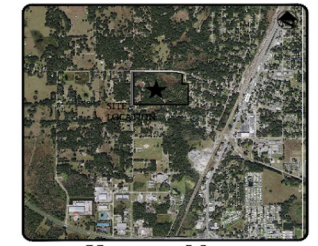
Property Overview	
Address	SEC of CR 44A & CR 213
Municipality/County	City of Wildwood/Sumter County
Land Area	55.8± Acres
Zoning	R-3 with PD Overlay
Future Land Use	MDR
Approved Units	Up to 350 Units
Status	Fully Entitled
Pricing	Call Broker for Guidance

Conceptual Site Plan



LEGEND

- BOUNDARY/PROPERTY LINE
- RIGHT OF WAY LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- FEMA LINE
- ROW BUFFER
- ACCESS POINTS (PEDESTRIAN & VEHICULAR)
- SECONDARY ACCESS
- STORMWATER POND
- WETLAND
- MITIGATION
- OTHER OPEN SPACE
- PRIMARY AMENITY (PARK SPACE/POOL/CLUBHOUSE/LEASING OFFICE)
- WETLAND IMPACT
- OPTIONAL ON STREET PARKING
- 2 BR VILLA
- 3 BR VILLA
- RESIDENTIAL

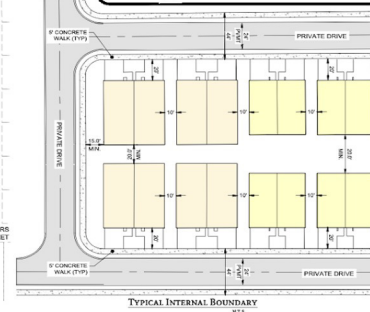


VICINITY MAP

N.T.S.
SCALE: FEET

SITE DATA TABLE

PROJECT LOCATION	CITY OF WILDWOOD, FLORIDA
FUTURE LAND USE	MDR
PROPOSED ZONING	R-3
OVERLAY	PD
PID #	G06-007, G06-012A, G06-012, G06-204
FLOOD ZONES	'X' and 'A' FIRM Panel No. 12119C013D DATED: AUGUST 27, 2013
CURRENT PROPERTY USE	VACANT
PROPOSED PROPERTY USE	RESIDENTIAL - MULTI-FAMILY
PROJECT AREA:	55.8± ACRES
WETLAND AREA:	15.84± ACRES
WETLAND IMPACT AREA:	40± ACRES*
TOTAL DEVELOPABLE AREA:	40± ACRES*
MAX PROPOSED UNITS:	350
PROPOSED GROSS DENSITY:	6.3± DU/ACRE
PROPOSED NET DENSITY:	8.76± DU/ACRE
MINIMUM BUILDING SEPARATION:	10' SIDE/ 20' REAR
PERIMETER BUILDING SETBACK:	15'
CR 44A ROW BUFFER:	25'
CR 213 ROW BUFFER:	10'
REQUIRED OPEN SPACE:	13.95± ACRES (25%)
PROVIDED OPEN SPACE:	20.59± ACRES



PROPERTY DESCRIPTION

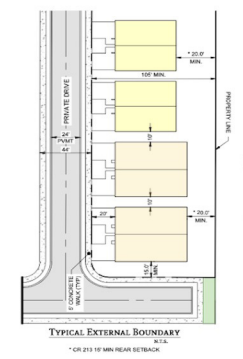
LEGAL DESCRIPTION PROVIDED BY: TRANSYSTEMS
DESCRIPTION: (OR 6267, PG 210)

PARCEL A
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMNER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCELS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

SURROUNDING PROPERTY INFORMATION:

A ZONING: R2M PARCEL ID: F01-045	J ZONING: R1R1 PARCEL ID: F01-018	S ZONING: R2M PARCEL ID: G06-132	AE ZONING: R1R1 PARCEL ID: G06-141
B ZONING: R2C PARCEL ID: F01-061	K ZONING: C2 PARCEL ID: F01-018	T ZONING: R2M PARCEL ID: G06-131	AD ZONING: R1R1 PARCEL ID: G06-043
C ZONING: R2C PARCEL ID: F01-028	L ZONING: A10C PARCEL ID: G06-004	V ZONING: R2M PARCEL ID: G06-128	AG ZONING: R2M PARCEL ID: G06-150
D ZONING: R2C PARCEL ID: F01-025	M ZONING: A10C PARCEL ID: G06-187	W ZONING: R2M PARCEL ID: G06-119	AH ZONING: R1R1 PARCEL ID: G06-215
E ZONING: R2C PARCEL ID: F01-024	N ZONING: R2M PARCEL ID: G06-188	X ZONING: R2M PARCEL ID: G06-122	AJ ZONING: R2M PARCEL ID: G06-018
F ZONING: R2C PARCEL ID: F01-023	O ZONING: R2M PARCEL ID: G06-180	Y ZONING: R2M PARCEL ID: G06-121	AA ZONING: R2M PARCEL ID: G06-093
G ZONING: R2C PARCEL ID: F01-022	P ZONING: C-1 PARCEL ID: F01-022	Z ZONING: C-1 PARCEL ID: G06-111	AB ZONING: R2M PARCEL ID: G06-094
H ZONING: R2C PARCEL ID: F01-021	Q ZONING: R2M PARCEL ID: G06-006	AA ZONING: R2M PARCEL ID: G06-127	AC ZONING: R2M PARCEL ID: G06-023
I ZONING: R2C PARCEL ID: F01-069	R ZONING: C-1 PARCEL ID: G06-111		



- ### NOTES:
- RESIDENTIAL POND AND DRIVE LOCATIONS ARE CONCEPTUAL AND TO BE FINALIZED WITH FINAL ENGINEERING.
 - NO BUFFER IS REQUIRED WHERE WETLAND/RESERVATION ADJACENT TO A PROPERTY BOUNDARY.
 - PROJECT WILL CONNECT TO CITY OF WILDWOOD UTILITIES LOCATED NOW OF SR 44A.
 - AMENITIES INCLUDE CELEBRATION POOL, IN-NATUR TRAIL, AND POCKET PARK.
 - PARKING SHALL COMPLY WITH OVERLAYS AS SET FORTH IN LOCAL ORDINANCE.

DEVELOPER:
WILDWOOD III, LLC
2910 KURT STREET
EUSTIS, FLORIDA 32762
PHONE: (727) 364-1970

ENGINEER & PLANNING:
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505 E. JACKSON STREET SUITE 200
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EMAIL: ERIC@LEVELUPFLORIDA.COM

SURVEY:
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565 SOUTH HERCULES AVENUE
CLEARWATER, FLORIDA 33764
PHONE: (727) 822-4151

ENVIRONMENTAL:
MERIDIAN ENVIRONMENTAL, INC.
10408 BLOOMINGDALE AVENUE
RIVERVIEW, FLORIDA 33578
PHONE: (813) 626-9551

PROJECT NAME:
WILDWOOD III

DRAWING TITLE:
PD CONCEPTUAL PLAN

PREPARED FOR:
WILDWOOD III, LLC

PROJECT No.: 208-01-01
SHEET: 1 of 1

LEVELUP CONSULTING, LLC

 505 E. JACKSON STREET SUITE 200
 TAMPA, FLORIDA 33602
 OFFICE: 813-375-0616
 WWW.LEVELUPFLORIDA.COM

Eshenbaugh LAND COMPANY

 The Dirt Dog

The Wildwood Growth Corridor

Regional Growth & Transformation

Wildwood has rapidly transformed from a historically rural crossroads community into one of Central Florida's fastest-growing development corridors. Positioned near the convergence of Interstate 75, Florida's Turnpike, US 301, and State Road 44, the area has become a major beneficiary of both The Villages' continued expansion and increasing industrial and commercial growth throughout Sumter County.

Over the past decade, Wildwood has experienced significant residential growth as development activity continues pushing south and west from The Villages. What was once viewed primarily as a retirement-driven market has evolved into a broader regional growth story supported by workforce housing demand, commercial expansion, healthcare investment, and growing employment opportunities throughout the corridor.

Development Highlights: What's Driving Growth

1. The Villages Continues Expanding Throughout Sumter County

The Villages remains one of the nation's top-selling master-planned communities and continues expanding throughout Sumter, Lake, and Marion Counties. Its continued growth has significantly increased demand for supporting housing, retail, healthcare, dining, and commercial services throughout the surrounding Wildwood area. The broader market has increasingly attracted younger workforce residents and families supporting the region's expanding economy.

2. Twisted Oaks Mixed-Use Development

Located directly north of the property, Twisted Oaks represents one of the area's most significant nearby residential developments, planned for approximately 1,280 residential units. Additional surrounding communities including Tillman Oaks, Tillman Villas, Matteo Oaks, and Boulder Square continue reinforcing the long-term residential growth trajectory of the immediate corridor.

3. Industrial & Employment Growth Along SR 44 and I-75

The SR 44 corridor has emerged as an increasingly active industrial and logistics corridor due to its exceptional connectivity to Interstate 75 and Florida's Turnpike. Warehouse, distribution, manufacturing, and service-related users continue targeting the area, creating a growing regional employment base and increasing demand for workforce and attainable housing throughout the market.



WILDWOOD
FLORIDA

Infrastructure & Regional Connectivity

Major transportation improvements throughout Wildwood and Sumter County continue supporting future development activity and long-term regional growth.

- Interstate 75 and Florida's Turnpike interchange improvements have significantly enhanced regional accessibility and traffic flow.
- Continued roadway and utility infrastructure expansion throughout the corridor is helping unlock additional residential and commercial development opportunities.
- The property benefits from strong regional connectivity to Tampa, Orlando, Ocala, and broader Central Florida employment hubs.

Positioned within the center of this expanding corridor, Wildwood III offers the opportunity to capitalize on one of Florida's most active and rapidly evolving growth markets.

New Activity & Regional Investment

1. Continued Expansion of The Villages

The Villages continues to expand throughout Central Florida and remains the nation's top-selling master-planned community by annual home sales.

Growth throughout the southern portions of the community continues driving:

- new residential development, retail expansion, healthcare facilities, hospitality investment, recreation amenities, and supporting employment growth throughout Sumter County.

This ongoing expansion continues generating substantial demand for nearby residential communities serving both residents and workforce populations connected to the broader regional economy.

2. Industrial & Employment Growth Along State Road 44

The State Road 44 corridor has emerged as one of the region's most active industrial and employment growth corridors.

Wildwood and surrounding areas continue attracting:

- warehouse users, logistics operators, light industrial development, distribution facilities, and regional service businesses.

Recent approvals for large-scale warehouse and industrial projects further reinforce the long-term trajectory of the corridor as a regional employment center. This growing employment base continues supporting long-term demand for housing options throughout the market.

3. Transportation & Infrastructure Improvements

Wildwood continues benefiting from substantial infrastructure investment throughout the region, including:

- Interstate 75 interchange improvements,
- Turnpike connectivity enhancements,
- State Road 44 roadway expansion,
- utility infrastructure upgrades, and regional transportation improvements supporting future growth.

These infrastructure investments continue improving accessibility, traffic circulation, and development readiness throughout the corridor.

The Villages®

4. Retail, Healthcare & Commercial Expansion

As population growth accelerates throughout Sumter County, the broader Wildwood market continues attracting new retail, dining, healthcare, and commercial investment.

The Villages and surrounding communities continue seeing:

- new shopping centers, grocery expansion, healthcare campuses, hospitality uses, entertainment venues, and service-oriented commercial development.

This continued commercial growth further strengthens the long-term livability and desirability of the broader Wildwood market.

5. Demand for Flexible Residential Product

The evolution of Wildwood from a retirement-oriented market into a broader regional employment and residential corridor has created increasing demand across multiple housing types.

- The market now supports: build-to-rent communities, workforce housing, attached villas, multifamily development, and traditional residential product.

Wildwood III's approved entitlements and strategic location position the site to capitalize on these evolving residential demand trends.

Aerial Facing East



Aerial Facing North



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



CR 213

C-44A

55.8± Acres

C-44A

Your Advisors



Tyler Woody, ALC
Advisor
813.287.8787 x111
tyler@TheDirtDog.com



Questions | Give us a call or drop us an email



The Dirt Dog

www.thedirtdog.com