

FOR SALE
\$2,950,000



Property Highlights

- 16 Acres Agriculture and R-PUD Zoned Land bordering The Villages
- Located 1/4 mile from Brownwood Paddock Square
- Two adjacent parcels: G16=002 (10Ac w/home zoned AG) & G16=059 (6 Ac zoned RPUD)
- Site is in a Joint Planning Area (JPA) agreement with County and City for redevelopment control
- JPA approves continuation of existing use, or would allow R2 up to 2 stories
- Electric on site. Water/Sewer 1 mile away and Sewer would be required for redevelopment.
- 1700 feet of frontage on County Road 44A

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,971	17,266	39,185
Total Population	3,747	31,661	75,276
Average HH Income	\$102,818	\$101,349	\$97,240



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16 Acres borders The Villages

5618 County Road 44A, Wildwood, FL 34785



Property Description

FOR SALE - 16 Acres of part Agricultural and part RPUD Zoned land with underlying Agriculture Future Land Use in 2 parcels. This land borders The Villages 1/4 mile from the Brownwood Paddock Square with 1700 feet of frontage on CR44A. One parcel is 10 Acres Zoned Agriculture A10 contains a 1166 SF home but being sold for land value. Other parcel 6 Acres RPUD Zoned land mostly cleared and level. Buyer can continue using land under its Agricultural Sumter County unincorporated zoning for existing residential or agricultural uses however it is located in a Joint Planning Area (JPA) with City of Wildwood and could be annexed into the City to allow R2 Zoning up to 2 stories. City of Wildwood water & sewer are located approx 1 mile away at SR 44 intersection with Buena Vista Blvd and the City would require the development tie into Water and Sewer at this location since Septic or Package Plants are not supported or not feasible with current regulations.

Location Description

Located on County Road 44A approx 1/4 mile east of the roundabout at Buena Vista Blvd north of the Brownwood Paddock Square town center in The Villages.

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Sale Price

\$2,950,000

Location Information

Building Name	16 Acres borders The Villages
Street Address	5618 County Road 44A
City, State, Zip	Wildwood, FL 34785
County	Sumter
Market	Wildwood FL
Sub-market	The Villages
Cross-Streets	Buena Vista Blvd

Building Information

NOI	\$0.00
Cap Rate	0.0
Number of Lots	2
Best Use	RPUD Zoning with current Land Use of Agriculture

Property Information

Property Type	Land
Property Subtype	Multifamily
Zoning	AG & RPUD
Lot Size	16 Acres
APN #	G16-002 and G16-059

Parking & Transportation

Utilities & Amenities

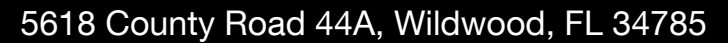
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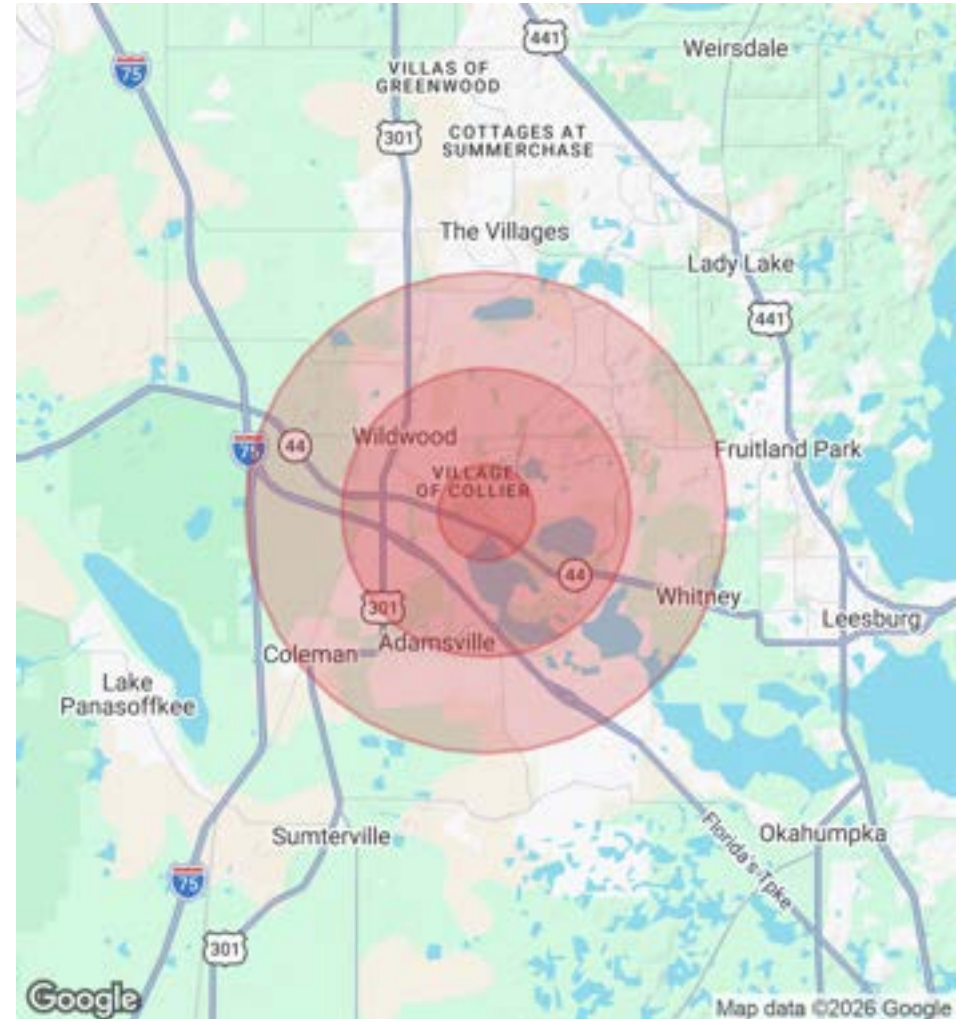
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,747	31,661	75,276
Average Age	67.4	69.2	67.1
Average Age (Male)	70.7	71.0	68.3
Average Age (Female)	63.0	67.4	66.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,971	17,266	39,185
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$102,818	\$101,349	\$97,240
Average House Value	\$507,065	\$452,144	\$441,096

2023 American Community Survey (ACS)



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Professional Background

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England and Pennsylvania: Engineering and Manufacturing Management including capacity increases domestic & international plant start-up leadership and expansions management of site construction contractors and converting/packaging technology and personnel. Plants ranged in size from 350 to 3000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp (now LLC) 2004 - Present: The leading and largest commercial property management company in Ocala FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed it became necessary to keep the management capabilities within Heritage Management and create a separate entity with new tools reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management LLC.

Education

University of South Florida - Bachelor of Science Mechanical Engineering (BSME) 1991

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