

PROPERTY FOR SALE

SR 44 VACANT LAND

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 14 ZONING

Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS
Managing Partner & Broker
Gary@SRDcommercial.com | 863.877.2828



David Hungerford

Sales Associate & Director of Research
DHungerford@SRDcommercial.com
863.272.7156



Augie Schmidt

Sales Associate & Research Analyst
ASchmidt@SRDcommercial.com
863.774.7133



CONFIDENTIALITY & DISCLAIMER

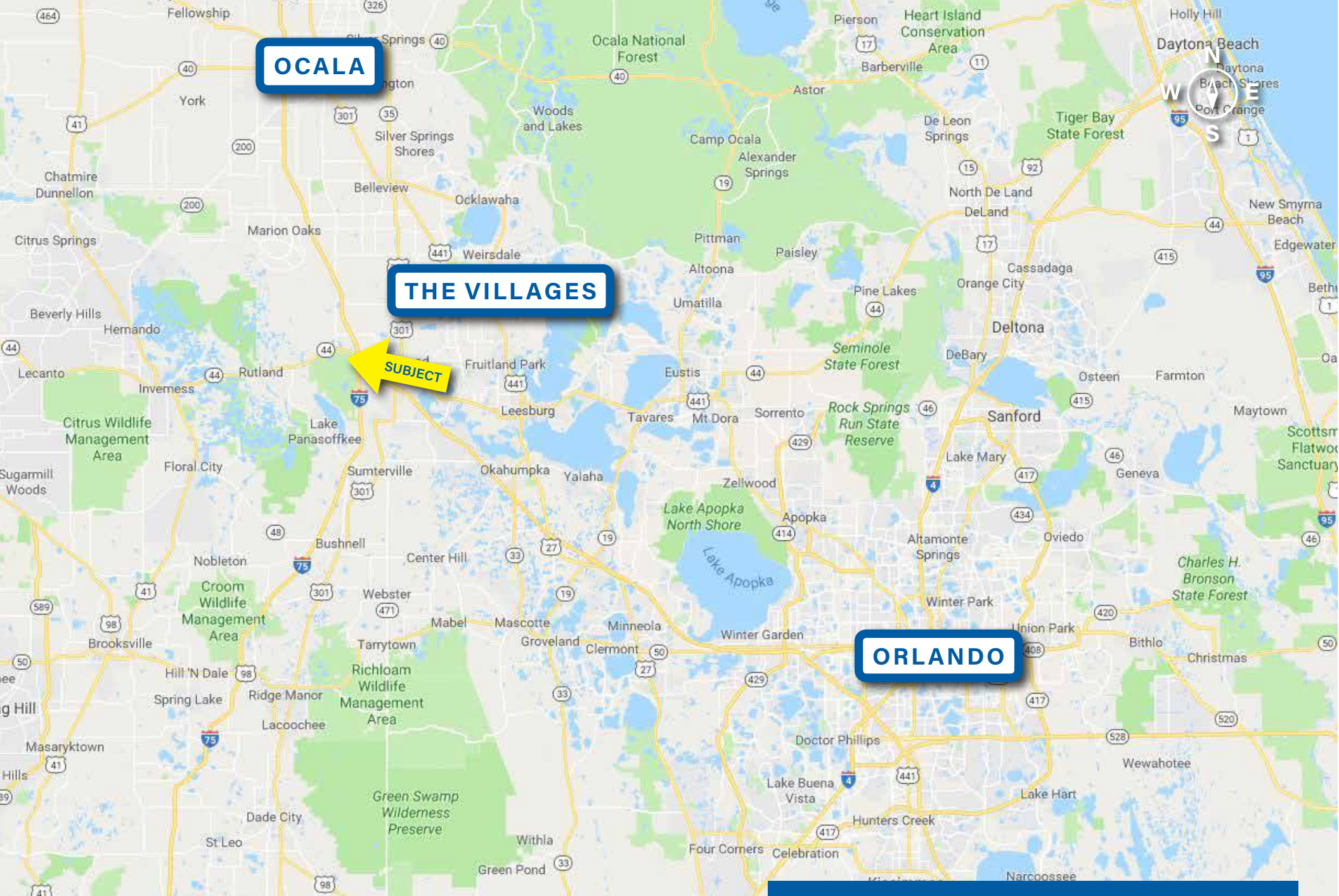
©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. ©2018 Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

EXECUTIVE SUMMARY

SR 44 VACANT LAND

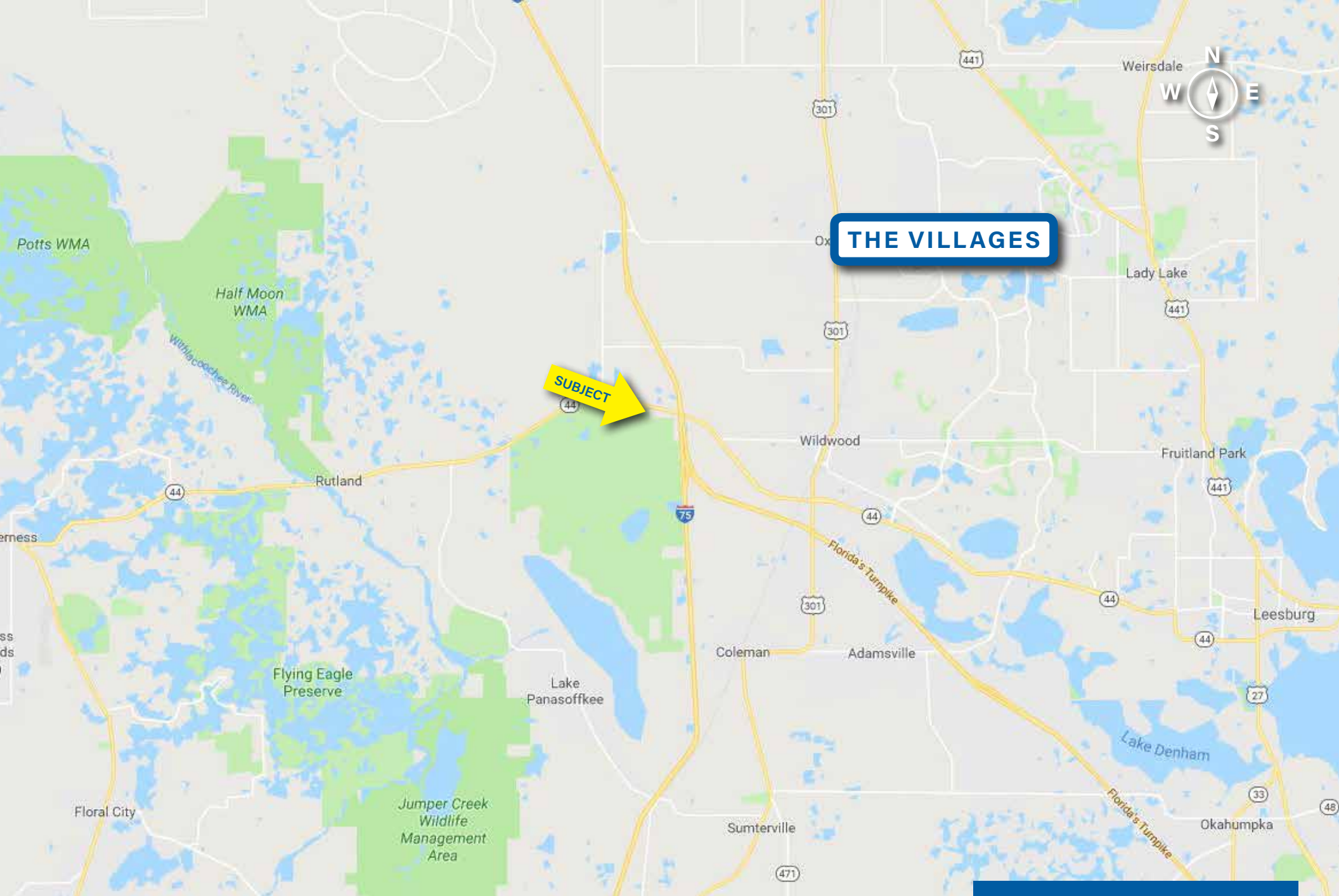
The subject property is 50 +/- acres of vacant land in Wildwood, FL, just west of the Inverness and Wildwood I-75 interchange. The subject benefits from frontage on SR 44, proximity to I-75, and proximity to the Villages. Several household names like Pilot and McDonalds are at the interchange, and there is dense retail commerce along US 301 to the east. The site can be re-zoned for commercial, industrial, or residential uses.

Site Address:	0 West State Road 44, Wildwood, FL 34785
County:	Sumter
PIN (Property Identification Number):	C33-009
Land Size:	50 +/- acres (47 +/- Upland acres)
Building Size:	N/A
Year Built:	N/A
Property Use:	Commercial Vacant
Zoning:	A10C General Agriculture w/Conventional Housing (Sumter County)
Taxes:	\$0 (Government Owned)
Traffic Count:	10,900 cars/day on SR 44
Asking Price:	\$999,000



Located in The Villages MSA, between Ocala and Orlando.

REGIONAL LOCATION MAP

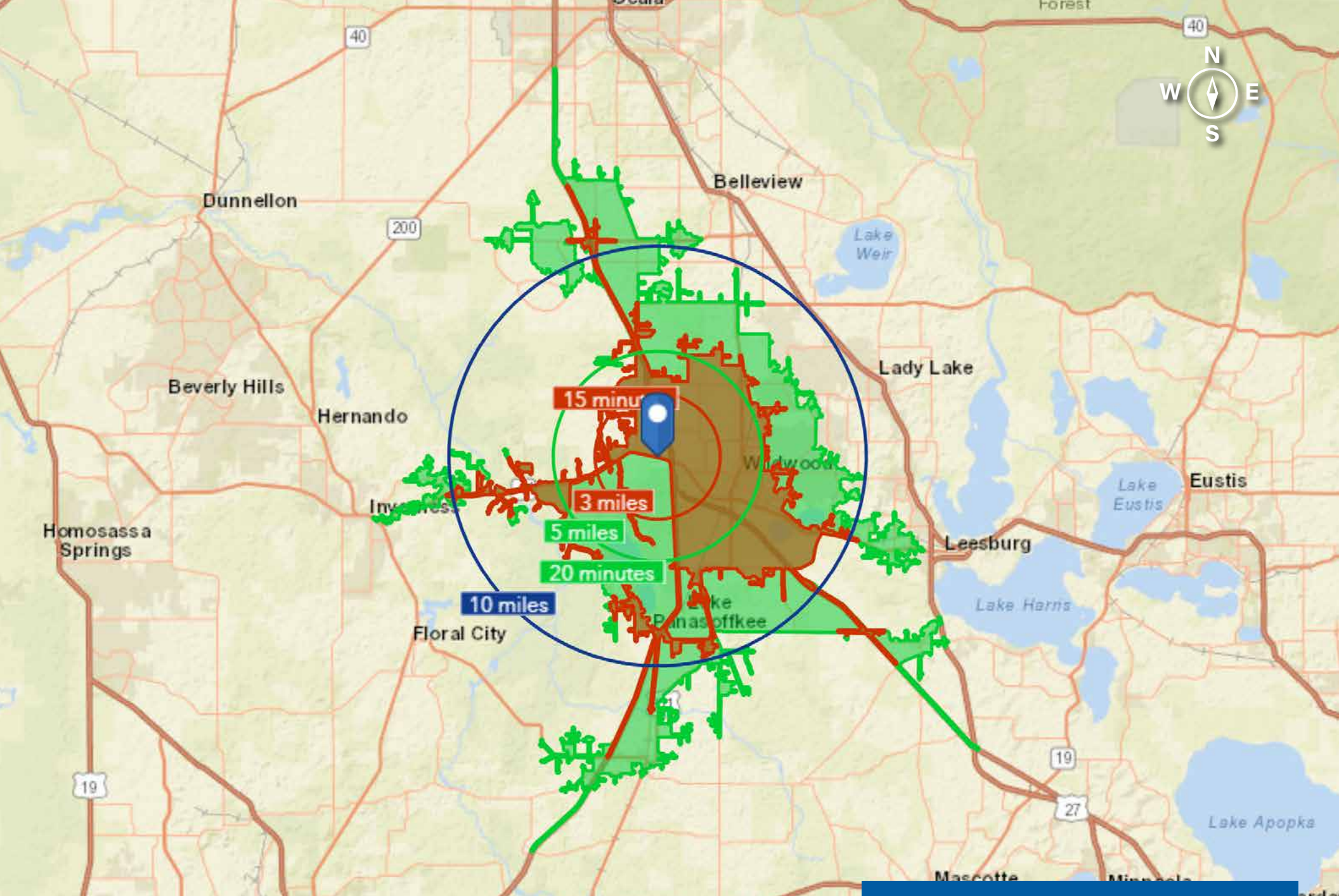


THE VILLAGES

SUBJECT

LOCATION MAP

The subject is located just west of the I-75 interchange in Wildwood, the primary gateway into the Villages.



3, 5, 10 mile radius
15, 20 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles	15 Mins	20 Mins	Sumter	FL	US
Population	1,899	10,310	139,855	22,315	103,080	130,989	20,875,686	330,088,686
Households	628	4,163	65,457	9,408	44,377	59,880	8,152,541	124,110,001
Families	474	2,843	45,781	6,225	30,709	41,809	5,273,287	81,631,156
Average Household Size	3.02	2.47	2.04	2.36	2.18	2.05	2.51	2.59
Owner Occupied Housing Units	446	3,319	59,865	8,026	38,774	54,599	5,193,134	78,262,285
Renter Occupied Housing Units	182	843	5,592	1,382	5,603	5,281	2,959,407	45,847,716
Median Age	41.6	47.9	64.0	52.4	57.5	62.5	42.3	38.3
<i>Income</i>								
Median Household Income	44,197	42,038	51,394	41,628	49,032	50,955	52,098	58,100
Average Household Income	58,196	55,455	68,103	56,787	65,781	68,073	75,281	83,694
Per Capita Income	21,773	23,381	32,179	25,559	28,898	31,941	29,913	31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	4.69%	5.12%	3.77%	5.03%	4.01%	4.10%	1.41%	0.83%
Households	4.64%	5.14%	3.89%	4.93%	4.33%	4.32%	1.36%	0.79%
Families	4.55%	5.08%	3.82%	4.92%	4.26%	4.26%	1.30%	0.71%
Owner HHs	6.53%	6.05%	3.95%	5.40%	4.53%	4.52%	1.91%	1.16%
Median Household Income	3.46%	3.93%	2.25%	4.09%	2.51%	2.34%	2.52%	2.50%

Within a 10 mile radius there are almost 140,000 people. At 3.77%, the population is growing nearly three times faster than the state average, 1.41%.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Sumter FL US

Households by Income

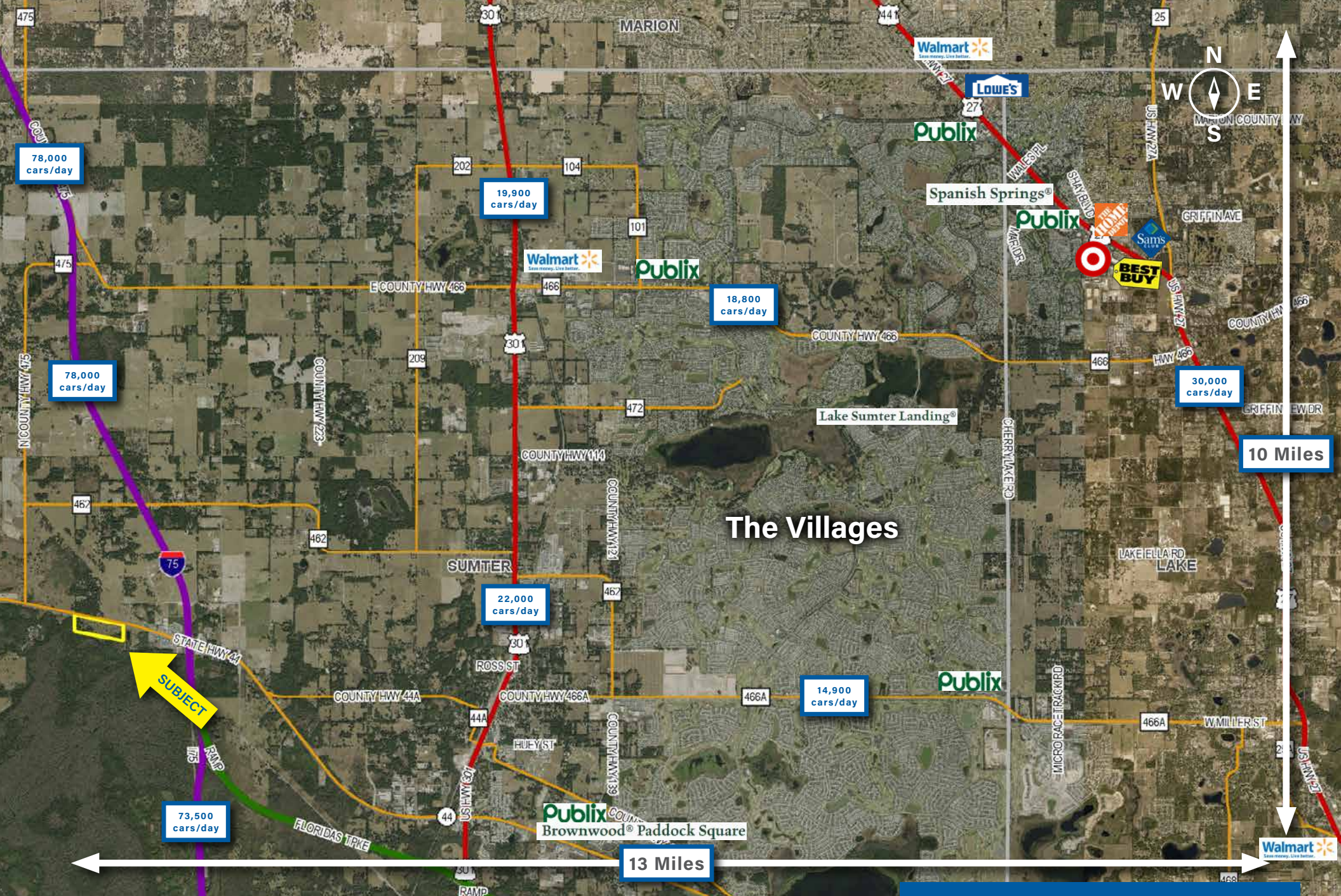
<\$15,000	12.30%	13.30%	8.50%	12.60%	10.30%	9.70%	11.70%	11.20%
\$15,000 - \$24,999	15.60%	16.20%	10.70%	15.90%	11.90%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	10.00%	12.00%	11.40%	13.70%	12.10%	11.40%	10.70%	9.30%
\$35,000 - \$49,999	17.50%	15.30%	17.20%	15.00%	16.40%	15.80%	14.70%	12.80%
\$50,000 - \$74,999	19.40%	20.90%	23.70%	20.70%	22.00%	22.70%	18.70%	17.60%
\$75,000 - \$99,999	11.00%	10.50%	12.20%	10.50%	11.30%	11.80%	11.90%	12.50%
\$100,000 - \$149,999	11.60%	8.60%	10.10%	7.70%	9.90%	10.40%	12.10%	14.40%
\$150,000 - \$199,999	0.80%	1.20%	2.80%	1.60%	2.70%	2.90%	4.50%	6.00%
\$200,000+	1.80%	1.80%	3.30%	2.30%	3.30%	3.50%	5.10%	6.70%

Population by Age

0 - 4	6.00%	5.40%	2.80%	4.90%	3.80%	2.90%	5.30%	6.00%
5 - 9	6.50%	5.70%	2.80%	4.90%	3.80%	2.90%	5.40%	6.20%
10 - 14	6.50%	5.50%	2.80%	4.80%	3.80%	2.90%	5.60%	6.30%
15 - 19	5.80%	5.10%	2.60%	4.50%	3.50%	2.80%	5.70%	6.40%
20 - 24	5.20%	4.70%	2.80%	4.40%	3.70%	3.10%	6.30%	6.90%
25 - 34	12.20%	10.90%	7.20%	10.10%	9.70%	7.90%	13.20%	13.90%
35 - 44	11.40%	9.80%	6.80%	9.00%	9.10%	7.70%	11.70%	12.50%
45 - 54	13.10%	11.20%	7.20%	10.20%	9.10%	7.80%	12.70%	12.80%
55 - 64	14.60%	15.20%	17.50%	15.50%	17.20%	17.70%	13.60%	13.00%
65 - 74	11.80%	15.80%	31.40%	18.70%	24.50%	29.80%	11.50%	9.40%
75 - 84	5.30%	8.00%	13.20%	9.60%	9.10%	11.80%	6.30%	4.60%
85+	1.60%	2.80%	3.10%	3.40%	2.50%	2.70%	2.70%	2.00%

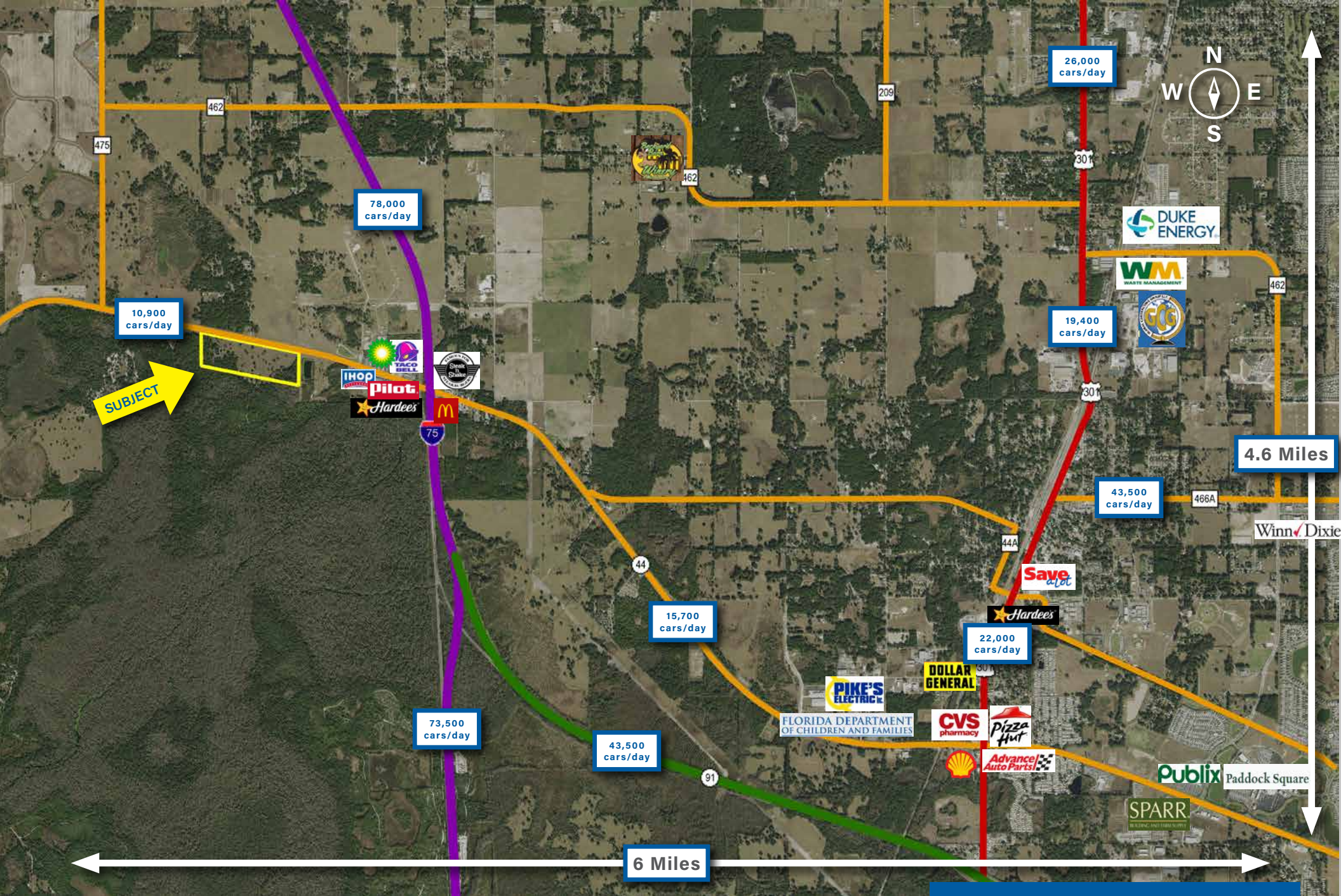
Race and Ethnicity

White Alone	71.10%	71.40%	85.30%	79.00%	80.40%	85.10%	73.00%	69.90%
Black Alone	23.30%	22.90%	9.40%	15.50%	12.90%	9.50%	16.40%	12.90%
American Indian Alone	0.50%	0.50%	0.40%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.90%	1.10%	1.30%	1.10%	1.30%	1.30%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.30%	2.60%	2.00%	2.10%	2.70%	2.00%	4.30%	6.90%
Two or More Races	0.80%	1.50%	1.60%	1.70%	2.10%	1.60%	3.00%	3.40%
Hispanic Origin (Any Race)	10.40%	9.10%	8.70%	7.90%	11.50%	7.50%	25.90%	18.30%



MARKET AREA MAP

The subject is located at the primary I-75 interchange for the Villages, one of the largest and most well known senior communities in the nation.



TRADE AREA MAP

The trade area includes the Southwestern portion of The Villages. The main commerce driver for the area is Paddock Square, a Florida cattle-town inspired shopping area.



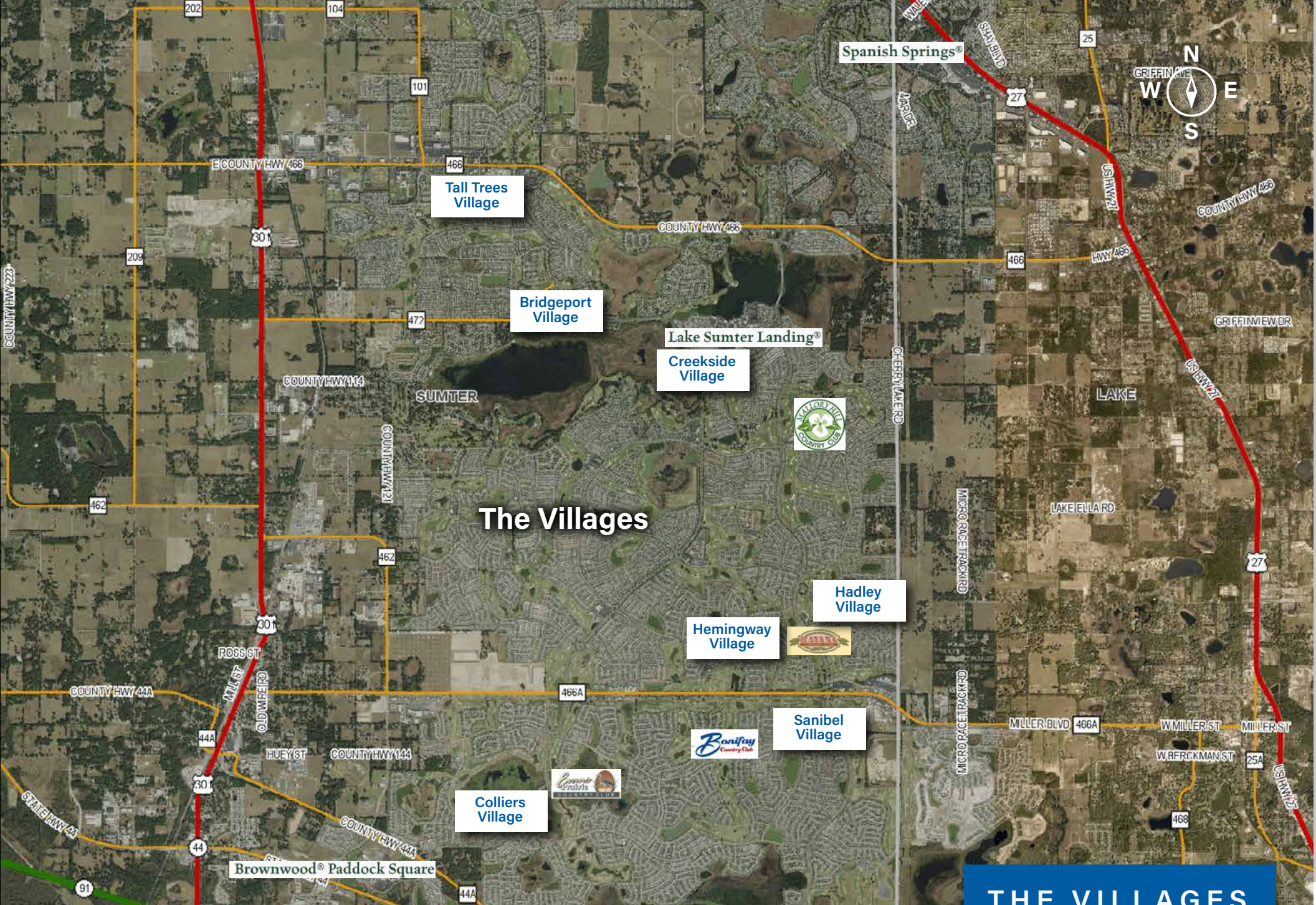
The neighborhood includes the I-75 interchange.

NEIGHBORHOOD AERIAL



The subject has full access via the median cut on SR 44.

SITE AERIAL



The Villages

THE VILLAGES

The Villages has over 100,000 residents and was named the fastest growing town in America from 2007-2010.

<https://www.thevillages.com/index.html>



CBC Saunders Ralston Dantzler Realty

877.518.5263

114 N. Tennessee Ave.

Lakeland, FL 33801

SRDcommercial.com