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# Wildwood 56

# Eshenbaugh

LAND COMPANY



The Dirt Dog

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# Overview



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 55.82± acres in Wildwood, FL. It's estimated that there are 12.5± acres of wetlands. The property is zoned Neighborhood Mixed Use-7 (NMU-7) which allows a maximum density of 7 units per acre. Sanitary Sewer force main is available along the East side of CR 213. There is currently no potable water available until the city completes the CR 209 water main extension. The project will be roughly 1 to 3 years depending on what phase it lies in. Phase 1 has started, which is where these parcels lie, and may be ready in roughly 1 year give or take.

## LOCATION DESCRIPTION

The subject property is located across from 2963 C-44A, Wildwood, FL 34785. It is ideally located between just off I-75 and State Road 44, in the City of Wildwood. The Wildwood area was mainly know for the Villages but is now starting to see a boom in the Industrial and Residential sectors. Wildwood is conveniently located between Ocala, Orlando, and Tampa. The site is approximately 30 minutes from Downtown Ocala, 50 minutes from Downtown Orlando, and 60 minutes from Downtown Tampa.

## MUNICIPALITY

City of Wildwood

## PROPERTY SIZE

55.82 Acres

## ZONING

Neighborhood Mixed Use-7 (NMU-7)

## PARCEL ID

G06-012A, G06-204, G06-012, G06-007

## PRICE

\$4,500,000

## BROKER CONTACT INFO

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# Property Photos



# Additional Photos



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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.

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