



PROPERTY FOR SALE

SR 44 VACANT LAND

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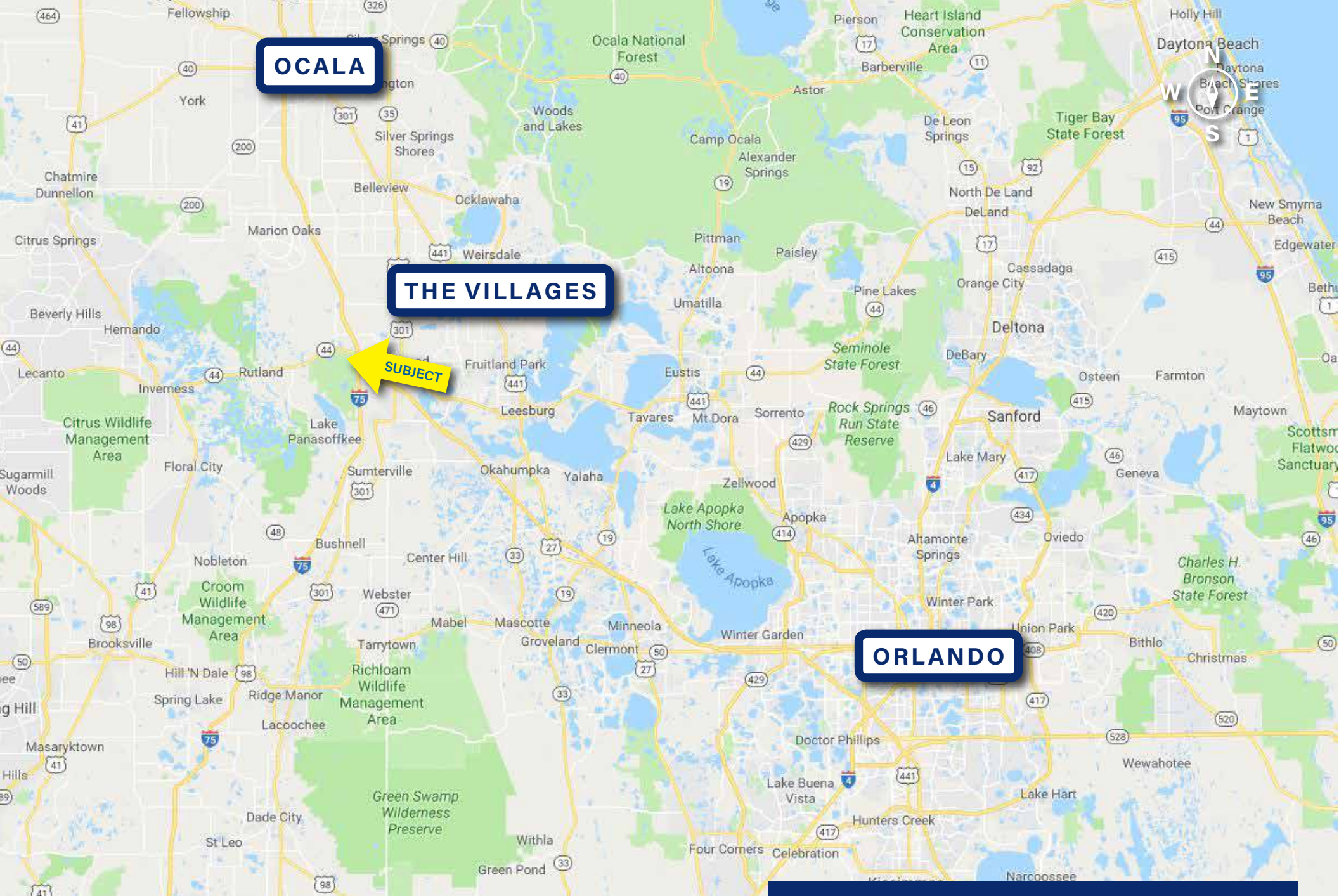


EXECUTIVE SUMMARY

SR 44 VACANT LAND

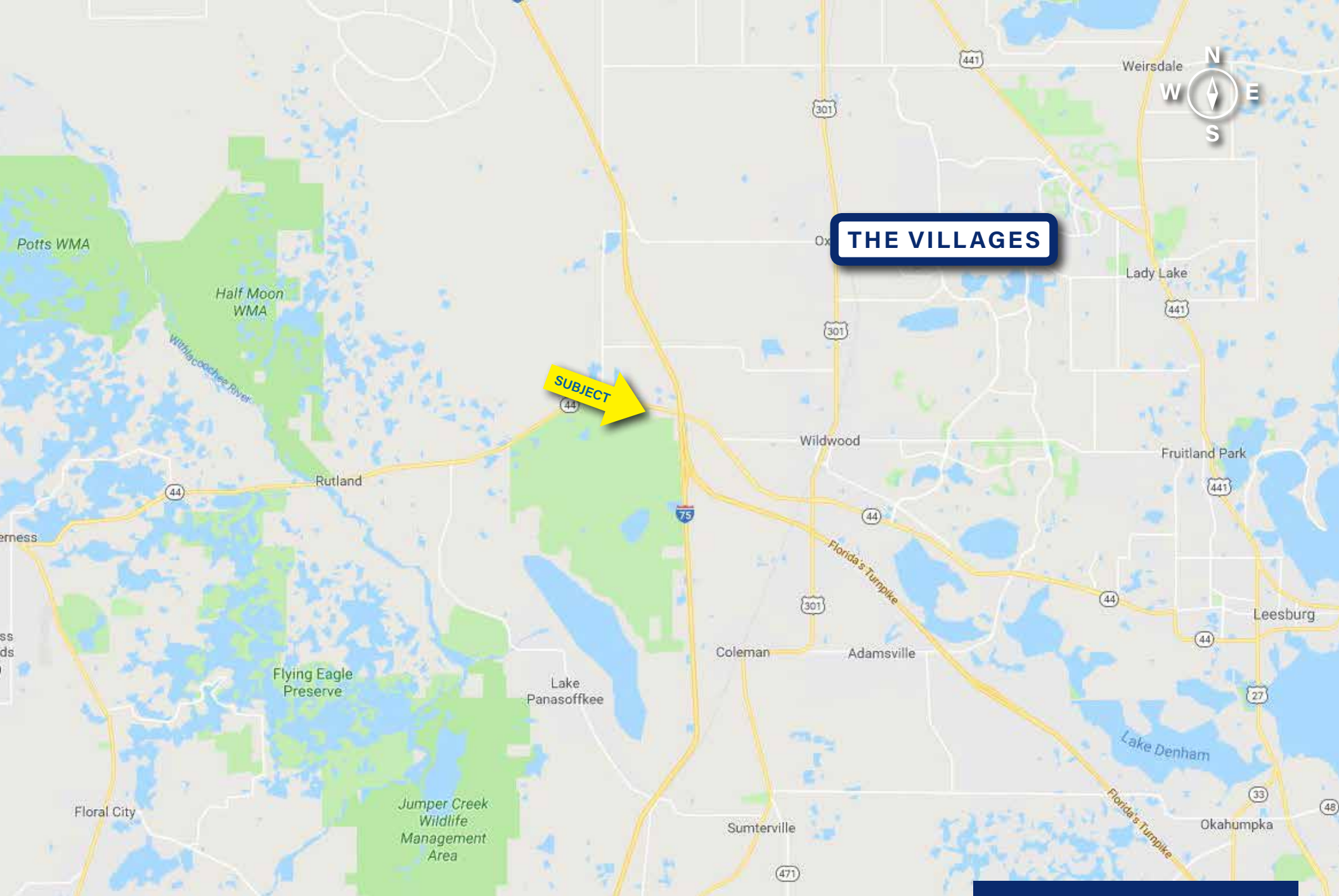
The subject property is 50 +/- acres of vacant land in Wildwood, FL, just west of the Inverness and Wildwood I-75 interchange. The subject benefits from frontage on SR 44, proximity to I-75, and proximity to the Villages. Several household names like Pilot and McDonalds are at the interchange, and there 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



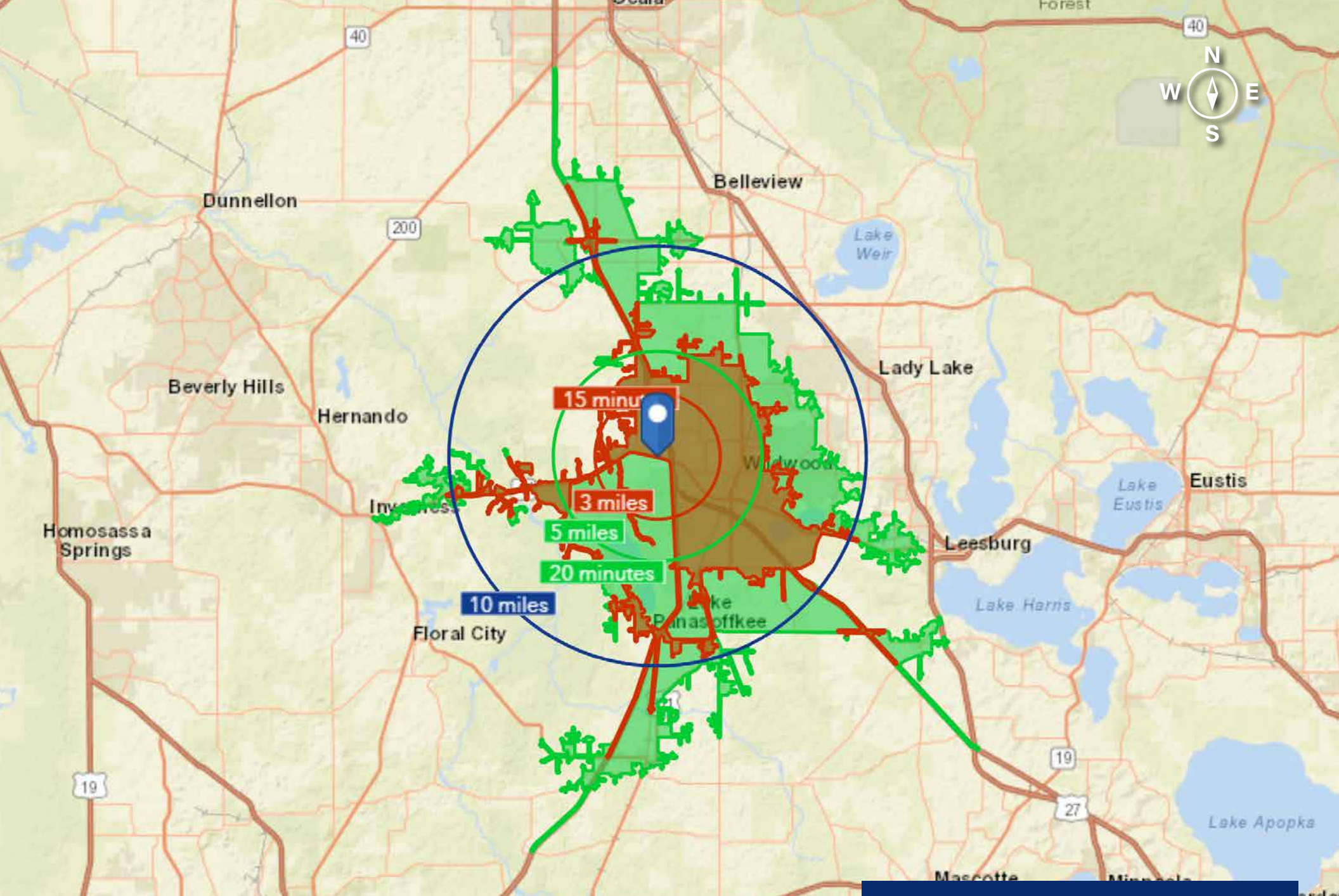
Located in The Villages MSA, between Ocala and Orlando.

REGIONAL LOCATION MAP



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

LOCATION MAP



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

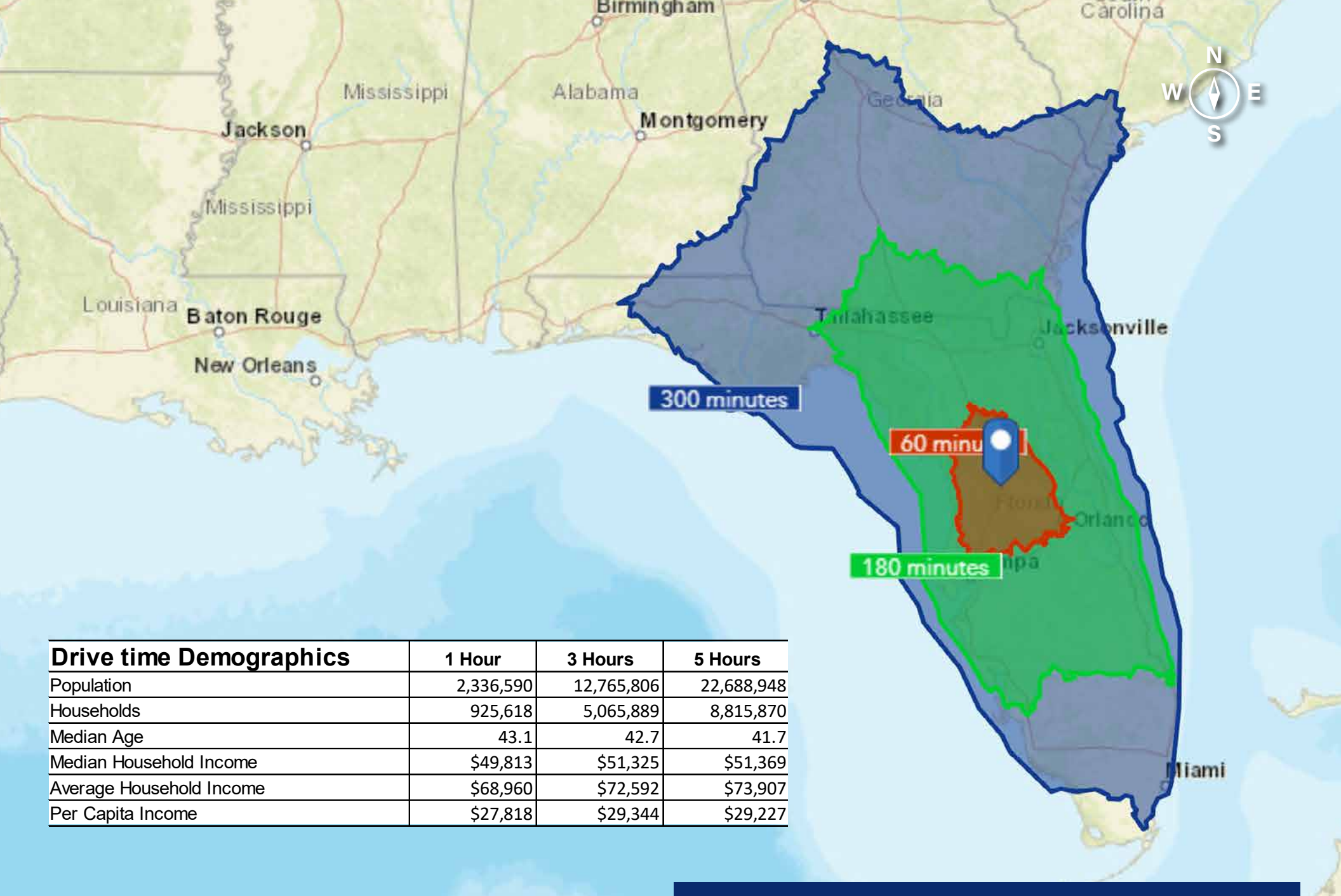
<\$15,000	12.30%	13.30%	8.50%	12.60%	10.30%	9.70%	11.70%	11.20%
\$15,000 - \$24,999	15.60%	16.20%	10.70%	15.90%	11.90%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	10.00%	12.00%	11.40%	13.70%	12.10%	11.40%	10.70%	9.30%
\$35,000 - \$49,999	17.50%	15.30%	17.20%	15.00%	16.40%	15.80%	14.70%	12.80%
\$50,000 - \$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

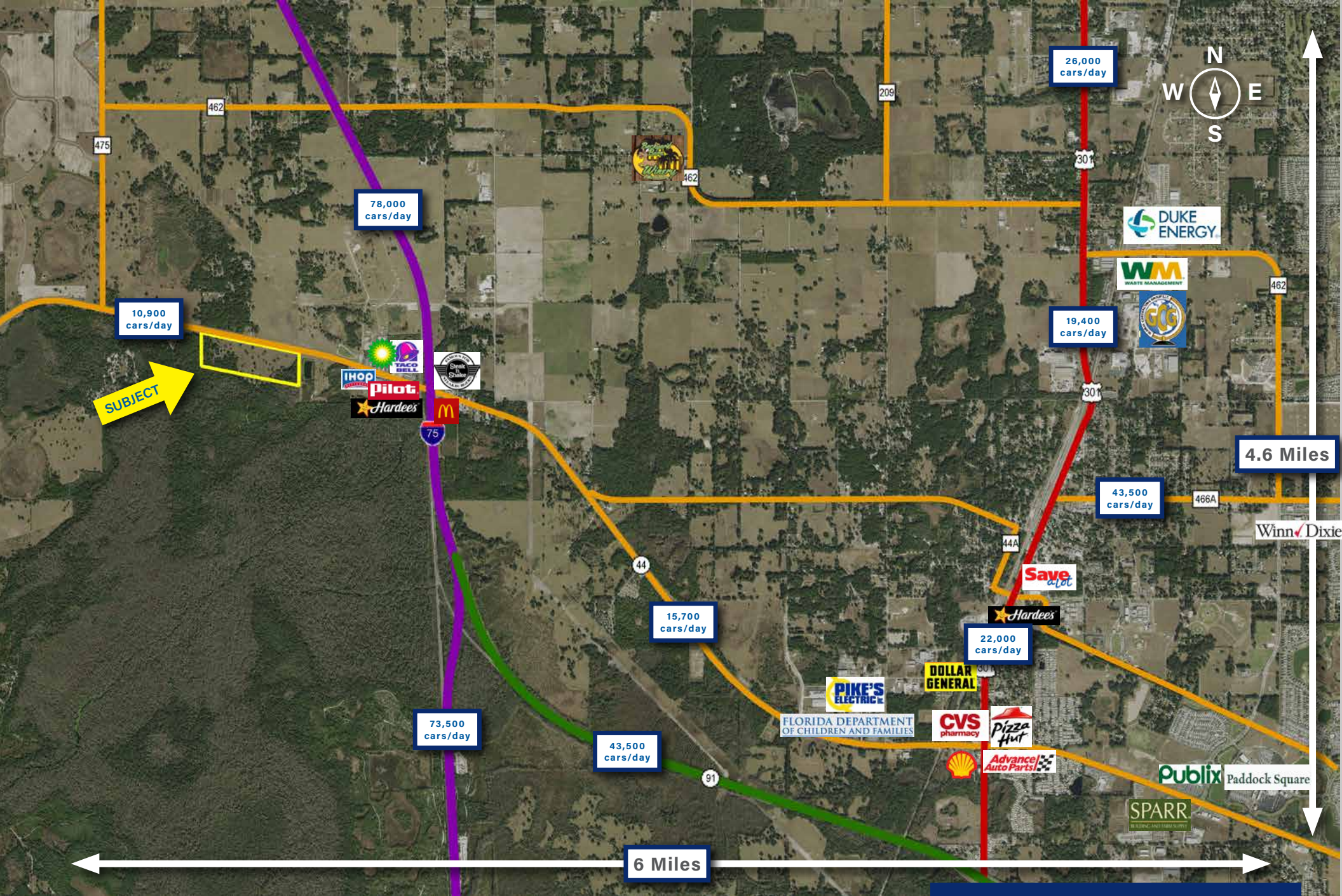
White Alone	71.10%	71.40%	85.30%	79.00%	80.40%	85.10%	73.00%	69.90%
Black Alone	23.30%	22.90%	9.40%	15.50%	12.90%	9.50%	16.40%	12.90%
American Indian Alone	0.50%	0.50%	0.40%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.90%	1.10%	1.30%	1.10%	1.30%	1.30%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.00%	0.00%	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%



Drive time Demographics	1 Hour	3 Hours	5 Hours
Population	2,336,590	12,765,806	22,688,948
Households	925,618	5,065,889	8,815,870
Median Age	43.1	42.7	41.7
Median Household Income	\$49,813	\$51,325	\$51,369
Average Household Income	\$68,960	\$72,592	\$73,907
Per Capita Income	\$27,818	\$29,344	\$29,227

More than 22,000,000 people within 5 hours!

DISTRIBUTION DEMOGRAPHICS



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.



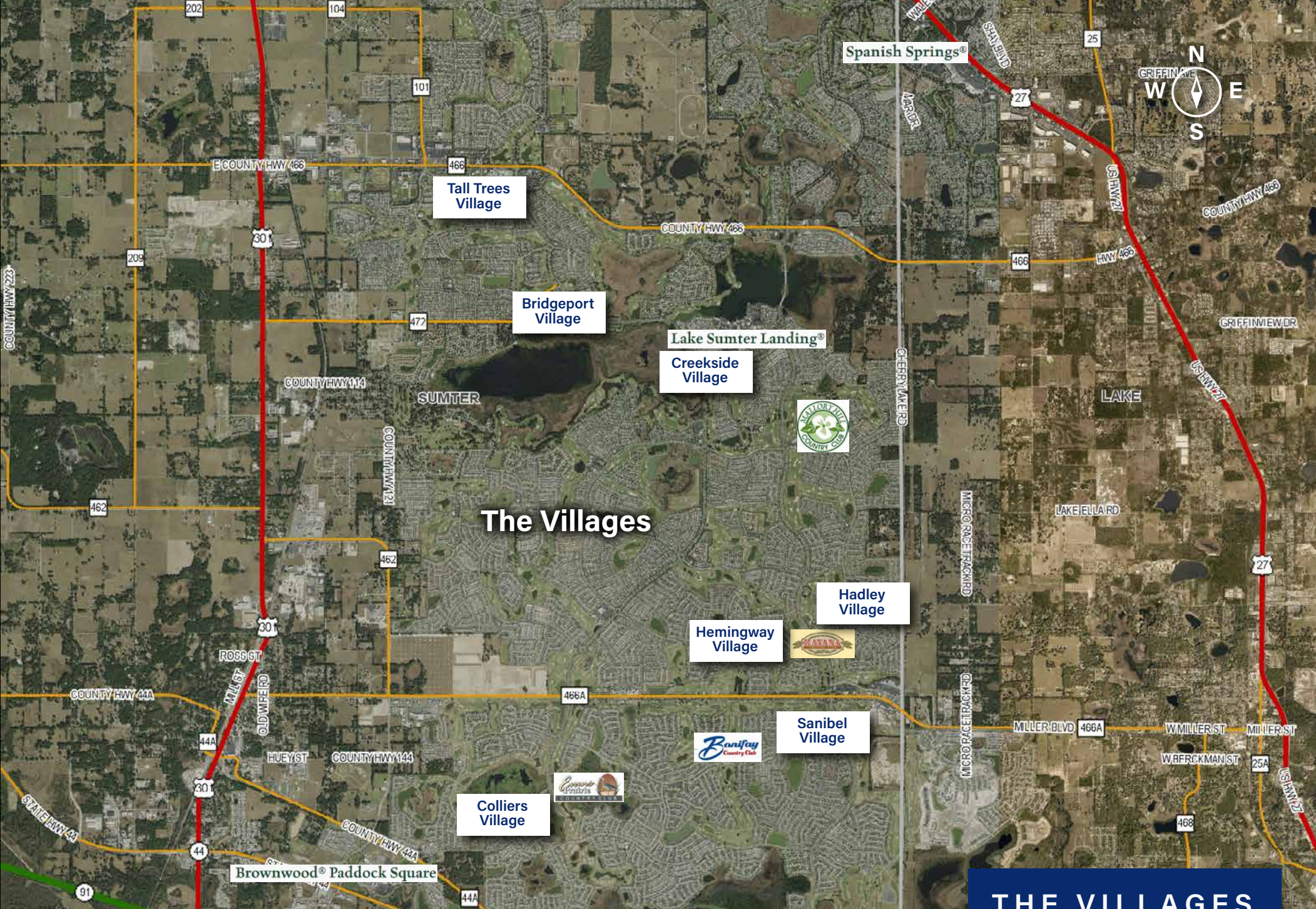
The neighborhood includes the I-75 interchange. The proximity to the interchange is excellent for distribution.

NEIGHBORHOOD AERIAL



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

SITE AERIAL



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>

THE VILLAGES

ZONING



General Agricultural with Conventional Housing (A10C)

The A10 and A10C districts are intended to allow all agricultural, aquaculture, forestry and horticulture activities either as a permitted or special use, and, depending on the district, may allow one (1) conventional or mobile home dwelling unit per parcel as a permitted use. In addition, accessory uses and other special or conditional uses are allowed when specified in this chapter. See Table 13-431A for permitted uses.

The subject needs to be rezoned for commercial, industrial, or residential uses.



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