

# WILDWOOD, FL A CENTRAL FLORIDA DEVELOPMENT OPPORTUNITY

John Thomas



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Development  
Opportunity

2072 CR 501,  
WILDWOOD,  
FL 34785  
20 ACRES





20 ACRES | WILDWOOD, FL 32615

## THE VILLAGES

2072 CR 501,  
WILDWOOD, FL 34785

### ZONING

- Zoned Agricultural (06000)
- Option to annexation into City of Wildwood

### HIGHLIGHTS

- 20 Acres in heart of new Village's expansion of residential construction with 70,000+/- homes
- Frontage road now under construction and targeted to be completed 2018
- Newly completed 4 lane highway
- No jurisdiction wetland or FEMA flood plain on site
- Flat topography
- All utility connections available in front of site, water and sewer mains have been oversized for future development
- Best uses are Shopping Center, ALF, Multi-Family, Office Medical, Cluster Homes, Storage Facilities
- Ownership will consider Sale, Ground Lease, JV, or Build-to-Suite



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REALTY, LLC  
COMMERCIAL & LAND DIVISION



## AVAILABLE

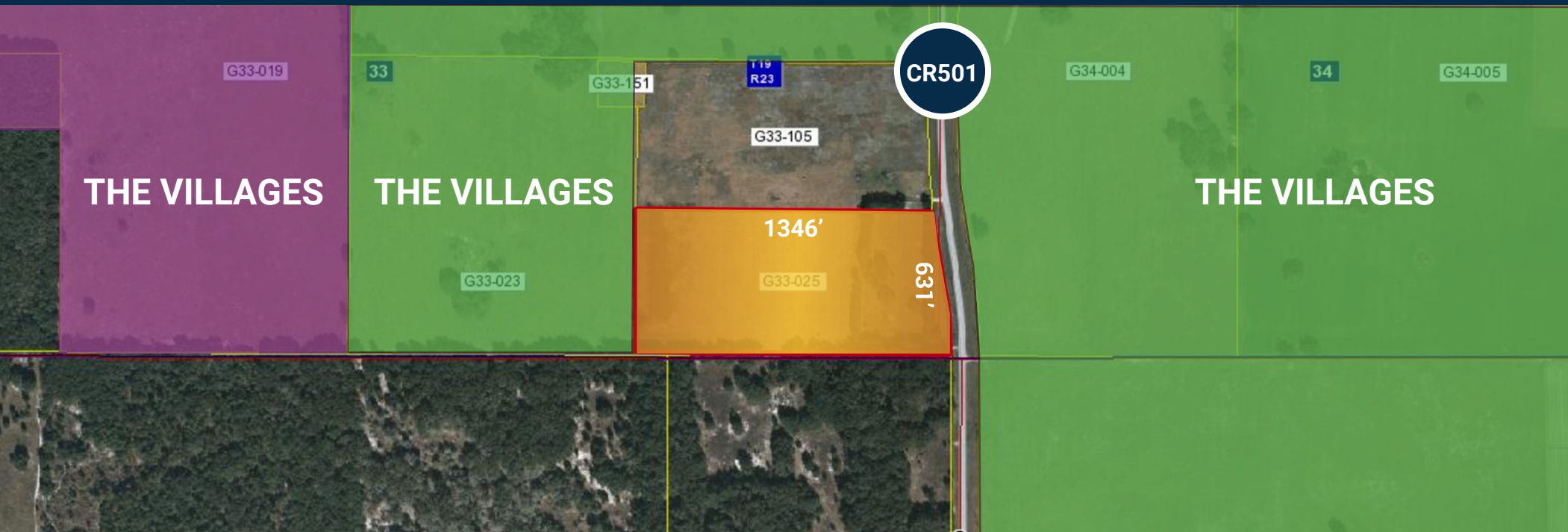
631' x 1346'

PARCEL ID G33-025

19 Acres

PARCEL ID G33-024

1 Acre





## PROPERTY NEIGHBORS

14,614 Acres and 61,725+ Residential Units

### THE SANDSTONE COMMUNITIES

- 4,000 acres
- 8,025 residential units
- 18 hole golf course + amenities

### THE VILLAGES OF FENNEY

- 1,048 acres
- 3,700 residential units
- 18 hole golf course plus amenities

### THE VILLAGES OF SOUTHERN OAKS

- 9,566 acres
- 50,000 residential units
- 18 hole golf course + amenities
- Three 9 hole golf courses



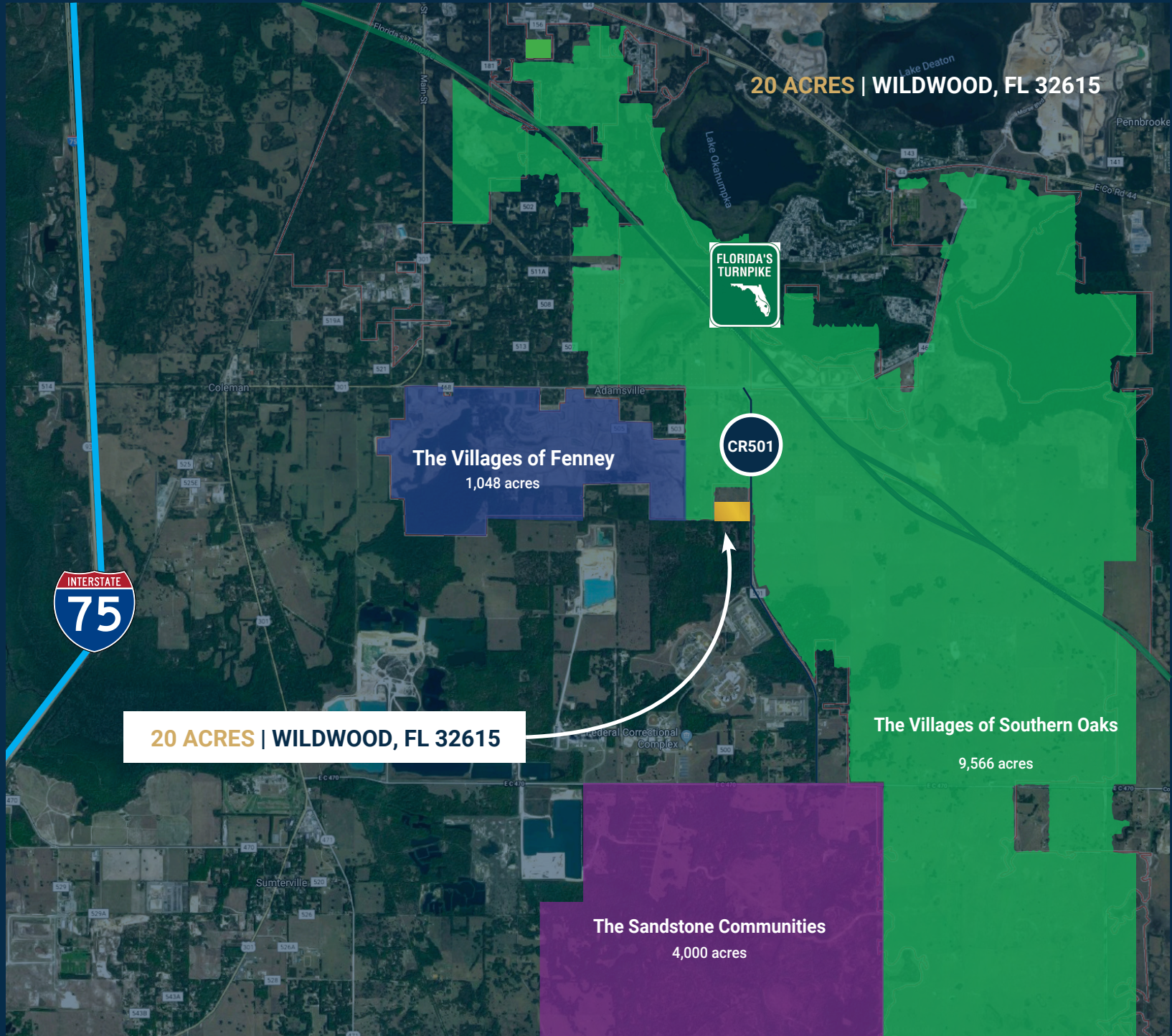




The Villages of Fenney

The Villages of  
Southern Oaks

The Sandstone  
Communities  
4,000 acre site



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CR501

The Villages of Fenney  
1,048 acres

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The Villages of Southern Oaks  
9,566 acres

The Sandstone Communities  
4,000 acres



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THE VILLAGES

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631'

1346'

THE VILLAGES



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## ROAD IMPROVEMENTS



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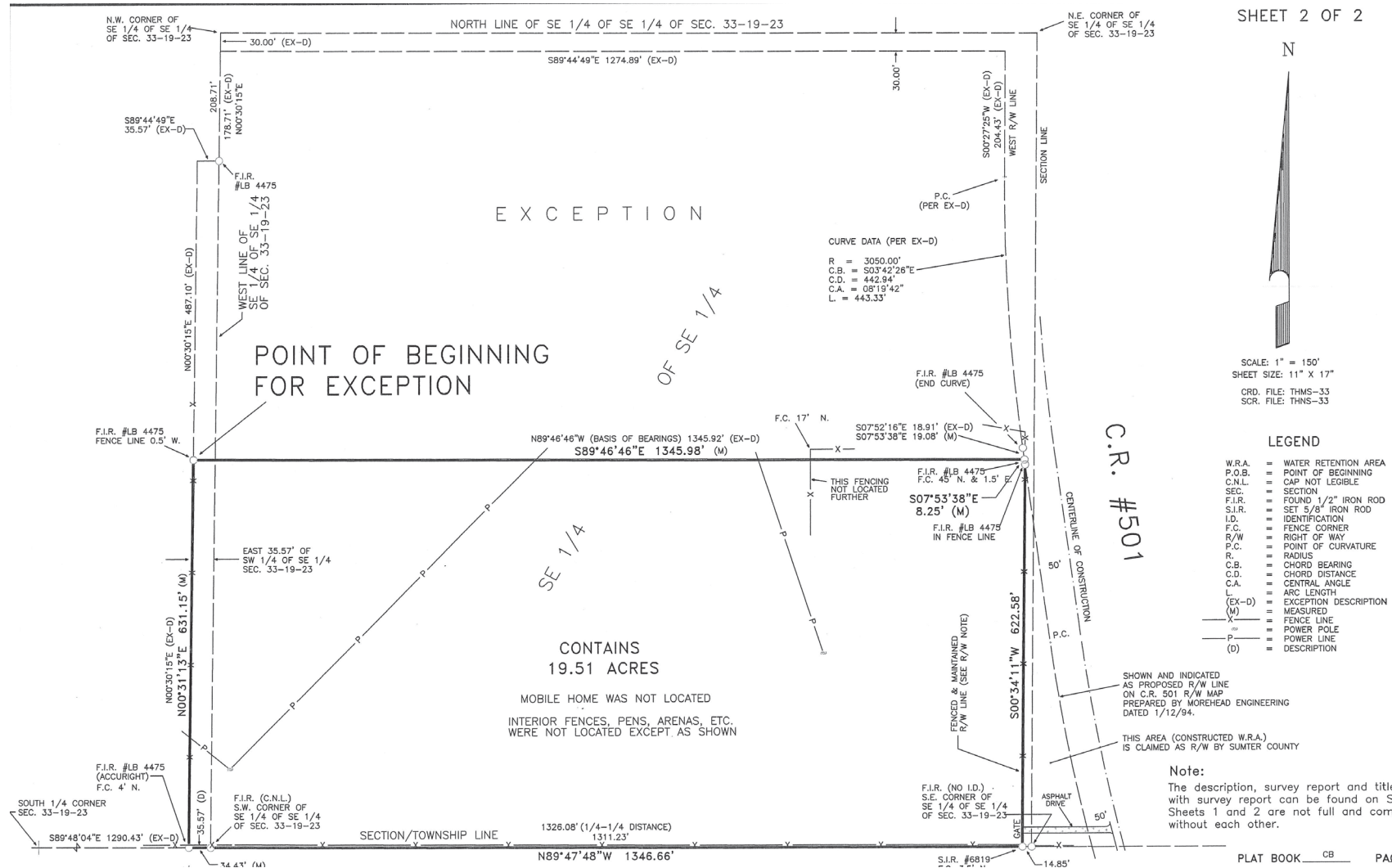
## SURROUNDING HOME DEVELOPMENTS



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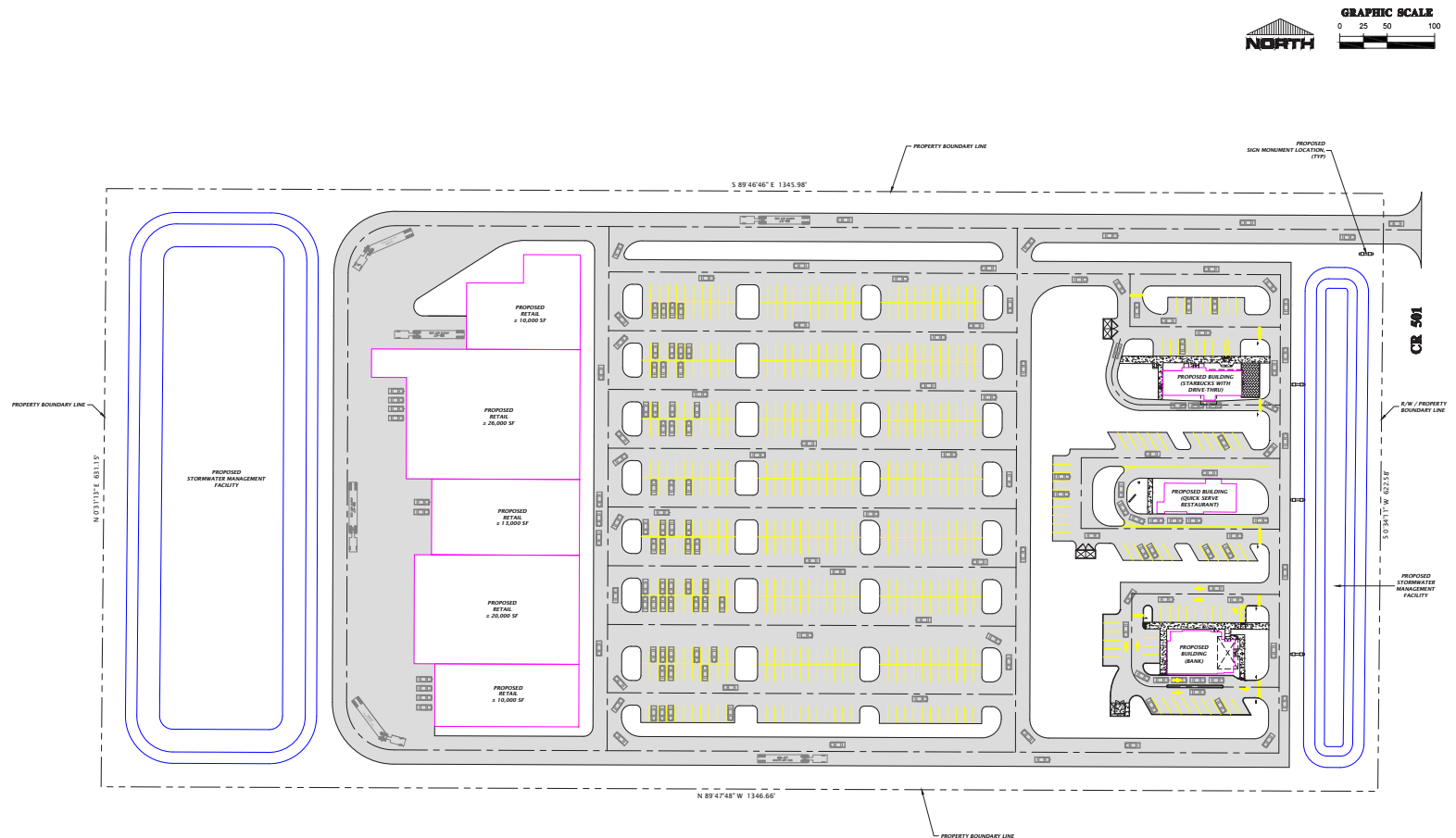
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## BOUNDARY SURVEY





## COLOR SHOPPING CENTER CONCEPTUAL