

The Villages®



17,300 ±
Cars/Day



INSPIRE HOMES
WILDWOOD

10,600 ±
Cars/Day

County Rd 462

Sumter County Rd 134

FOR SALE

Wildwood 5.5 Acres Fully Entitled Multifamily Land

4974 CR 134

Wildwood, FL 34785

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The Villages

SUMTER
466A
COUNTY

17,300 ±
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E County Rd 462

Sumter County Rd 134

SECTION 1
Property
Summary



INSP

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,600,000
FUTURE LAND USE:	Multifamily Development
APPROVED # OF UNITS:	54
LOT SIZE:	5.5 Acres
PARCEL ID:	D32-090 & D32-093
COUNTY:	Sumter County
PRICE / ACRE:	\$472,727
ZONING:	R-3
TRAFFIC COUNT:	10,800

PROPERTY OVERVIEW

Exclusively presenting Wildwood 5.5 Acres Fully Entitled Multifamily Land. This prime investment opportunity in the thriving Wildwood area is in the path of growth and development! The major advantages of this fully entitled and permitted site are ready for an astute developer to come in and take it from permits to profits.

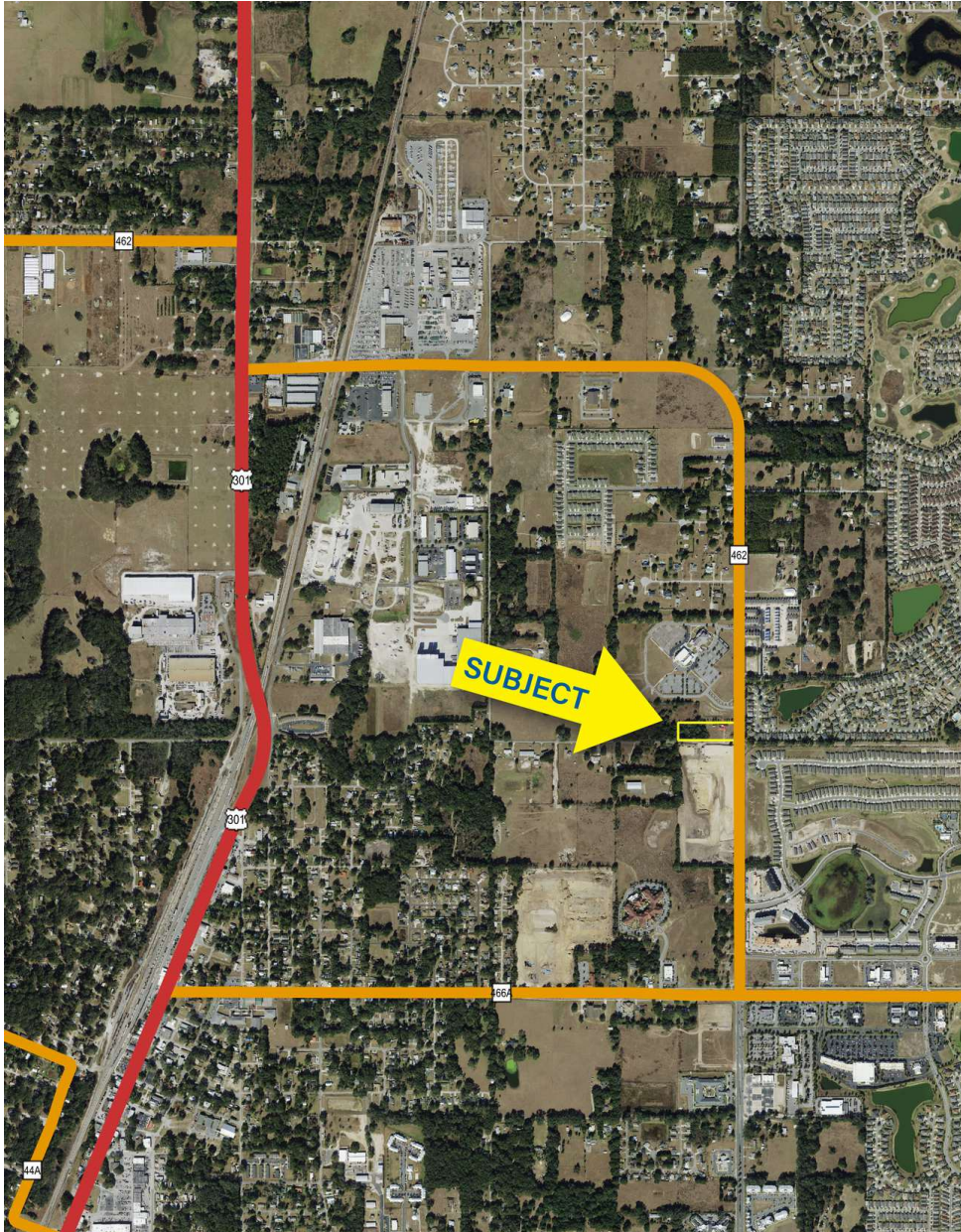
This 5.5 acre property presents an ideal prospect for the discerning Land / Multifamily investor. Featuring a strategic location and ample space for development, this property offers immense potential for lucrative returns. With its promising versatility and room for expansion, this is a not-to-be-missed chance to secure a prominent position in this sought-after market. Take advantage of this exceptional offering and make your mark in Wildwood's burgeoning real estate landscape.

Sale and Lease comps are available upon request

PROPERTY HIGHLIGHTS

- Fully Entitled Site for Multifamily
- Approved for 54-Units
- Permits available (12/11/25 Expiration)

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

This property is ideally situated for development, offering prime access to one of the fastest-growing retirement communities in the country, The Villages. Located just a short distance from this renowned 55+ community, the property benefits from the significant demand for housing driven by retirees, seasonal residents, and employees in the surrounding area.

In addition to its proximity to The Villages, the property is conveniently located near a wide range of retail outlets, grocery stores, restaurants, and entertainment options. Major retailers such as Walmart, Publix, and Home Depot are all nearby, providing convenient shopping and services for future residents. With nearby roadways such as U.S. Highway 301 and State Road 44, the property offers excellent connectivity to surrounding areas, including Leesburg, Ocala, and the broader Central Florida region.

AERIAL PHOTO - EAST



AERIAL PHOTO - SOUTHEAST



AERIAL PHOTO - WEST



APPROVED EXTERIOR DRAWINGS



4 Right Side Elevation

3/32" = 1'-0"



3 Left Side Elevation

3/32" = 1'-0"



2 Rear Elevation

3/32" = 1'-0"



1 Front Elevation

3/32" = 1'-0"

SHEET NOTES

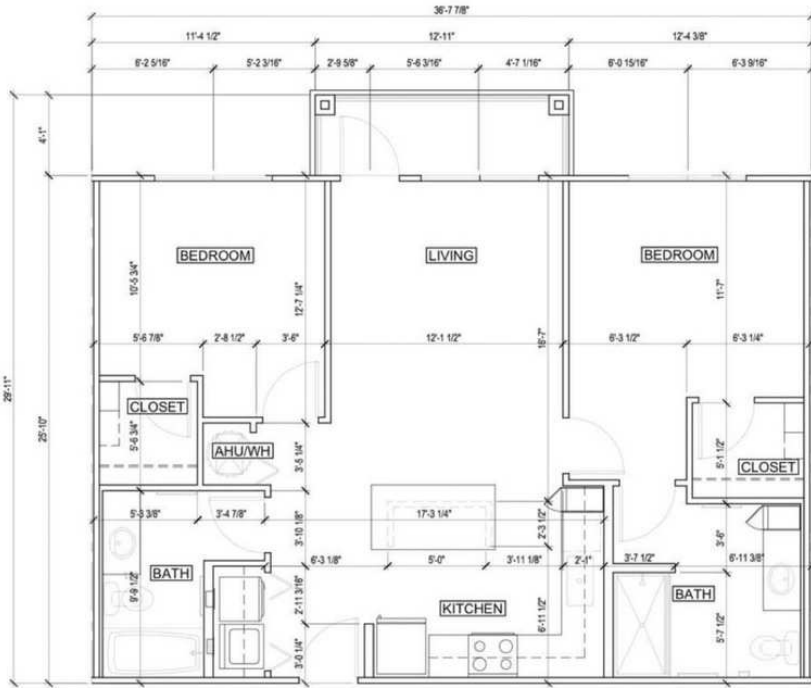
- A REFER TO SHEET A1.03 FOR GENERAL NOTES
- B REFER TO SHEET A1.04 FOR CONSTRUCTION ASSEMBLIES
- C REFER TO SHEETS A1.11 & A1.21 FOR DOOR & WINDOW SCHEDULES
- D ALL BANDS SHALL RETURN TO INTERIOR CORNER
- E ALL TRIM TO BE SMOOTH TEXTURE. ALL HORIZONTAL LAP SOING TO BE WOOD GRAIN TEXTURE
- F PAINT COLOR AND LOCATION PER OWNER
- G ALL TYPICAL ROOF SLOPES TO BE 8/12 UNO
- H REFER TO ROOF PLANS FOR GUTTERS & DOWNSPOUTS WHERE INDICATED AND COORDINATE LOCATIONS WITH SITE CONDITIONS. PROVIDE 3/4" OVERLAP ON GUTTER. WHERE NECESSARY TO AVOID OVERLAP FROM GUTTER, COLOR TO BE SELECTED BY OWNER.

KEY NOTES

- 01 TYPICAL FASCIA TRIM: 3/4" X 8" FIBER CEMENT FASCIA BOARD OVER 2x4 W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. 3/4" X 2 OVER 2" X 4 RAISED ROOF AREA.
- 02 ASPHALT SHINGLE ROOF PER SPECS
- 03 FIBER CEMENT PANEL
- 04 ONE PIECE COMPOSITE CORNER TRIM 3/4" X 4" UNO
- 05 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.
- 06 FIBER CEMENT 1 X 3 BATTEN
- 07 DECORATIVE FOAM BRACKET: PROVIDE 1/4" TRIM BEHIND BRACKET AS NEEDED 80 BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE DETAIL 206-01
- 08 BALCONY NOSING: 7/8" X 4" AT UPPER FLOORS
- 09 BUILDING SIGN ON FIBER CEMENT PANEL WITH FIBER CEMENT TRIM BOARD SURROUND. PROVIDE EXTERIOR LIGHT FIXTURE ABOVE
- 10 WINDOWS AND DOORS PER SCHEDULES. PROVIDE 4" TRIM BAND TYP. @ WINDOWS AND DOOR UNO.
- 11 8" X 8" ESS 4" ALUMINUM GUTTERS, STYLE BY OWNER
- 12 4" X 4" ALUMINUM SQUARE DOWN SPOULTS
- 13 FIBER CEMENT HORIZONTAL LAP SOING: 6" EXPOSURE
- 14 STEEL GUARDRAIL: 42" AFF AT BALCONIES, BREEZEWAYS AND STAIR LANDINGS. PAINTED FINISH COLOR BY OWNER
- 15 CEMENT PLASTER PER ASSEMBLY
- 16 DECORATIVE LIGHT FIXTURE PER SCHEDULE
- 17 CEMENT PLASTER TRIM, WIDTH AS INDICATED
- 18 ELECTRICAL PANEL
- 19 FACI / FIRE RISER CLOSET: SEE MEP FOR DETAILS. SEE PLANS & SITE PLAN FOR LOCATION. DOOR & FRAME TO BE PAINTED SAME AS SURROUNDING WALL.
- 20 BALCONY RAILINGS SCREEN ENCLOSURE

APPROVED UNIT FLOOR PLANS

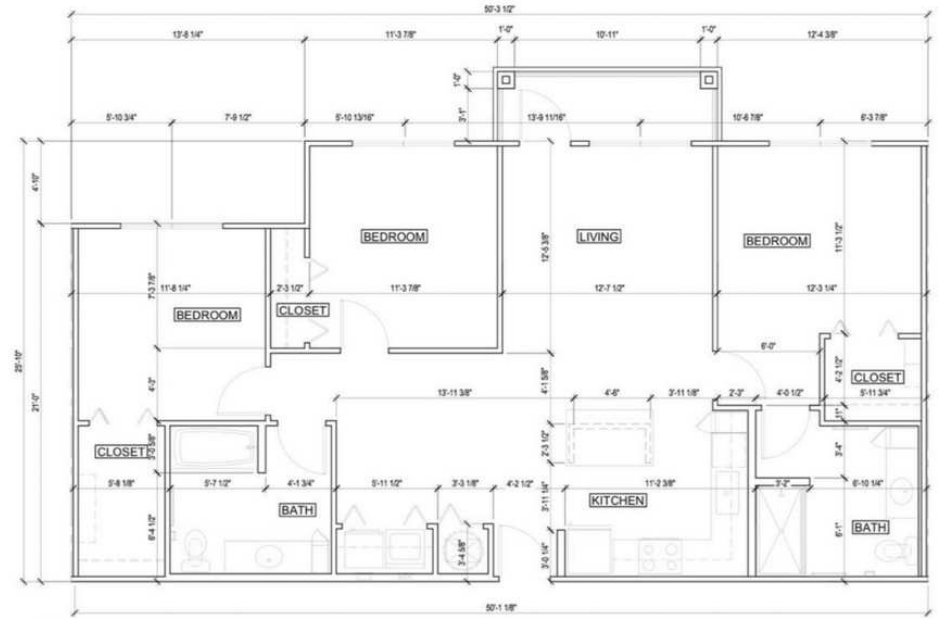
Typical 2 Bedroom



1 Unit B1- Dimension Plan

1/4" = 1'-0"

Typical 3 Bedroom



1 Unit C1- Dimension Plan

IN-UNIT PHOTO RENDERINGS



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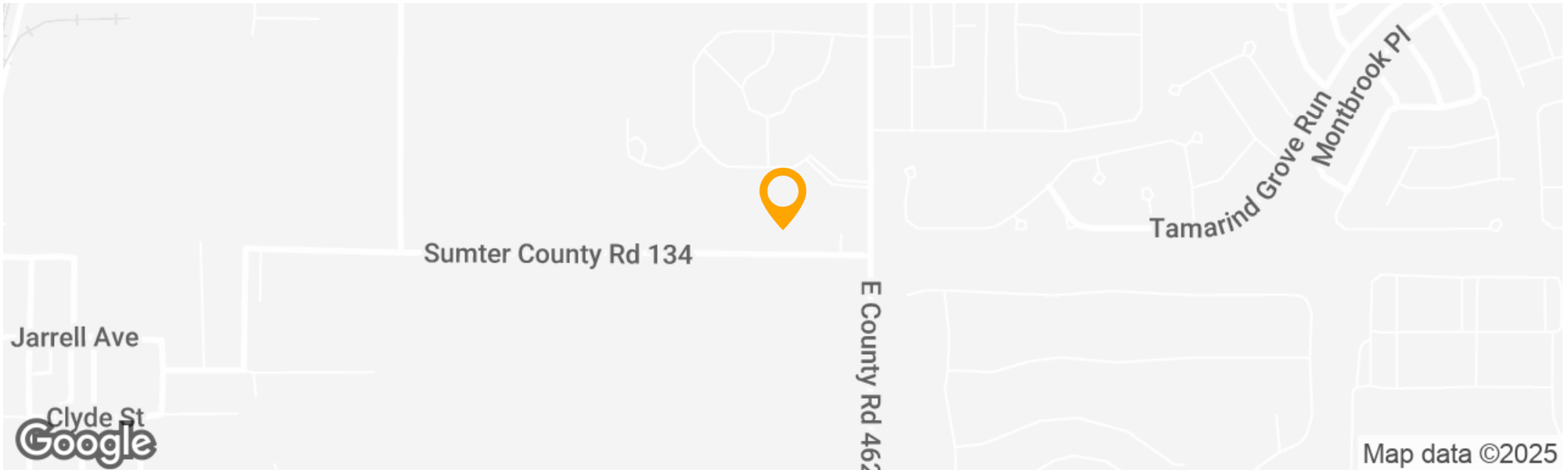
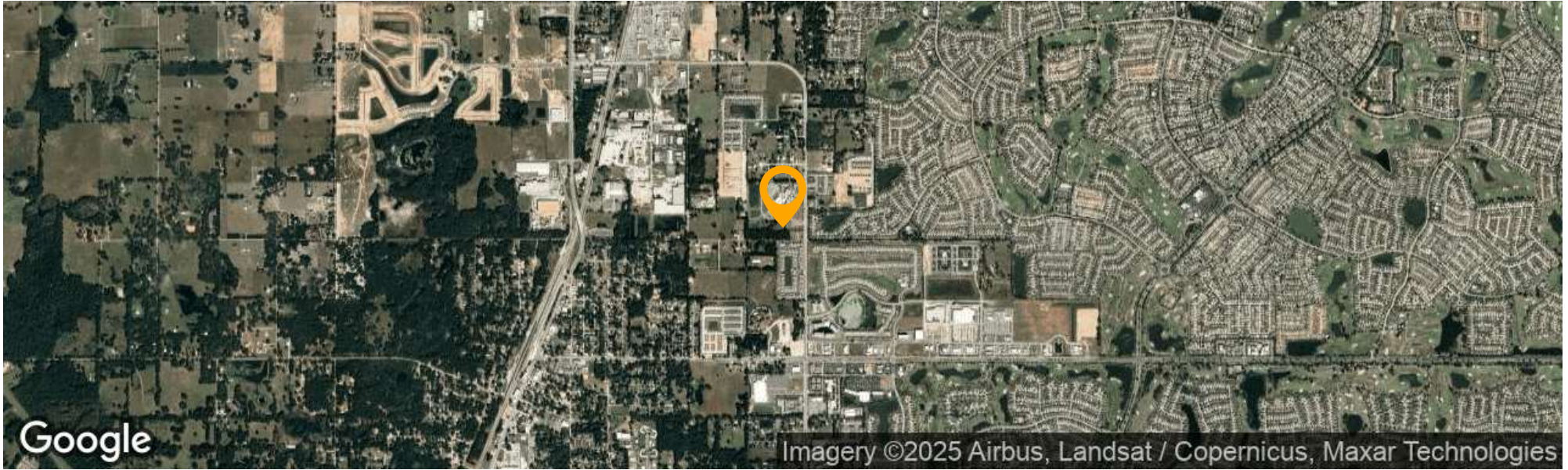


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SECTION 2
Location
Information



REGIONAL AND LOCATION MAP



DEMOGRAPHICS MAP & REPORT

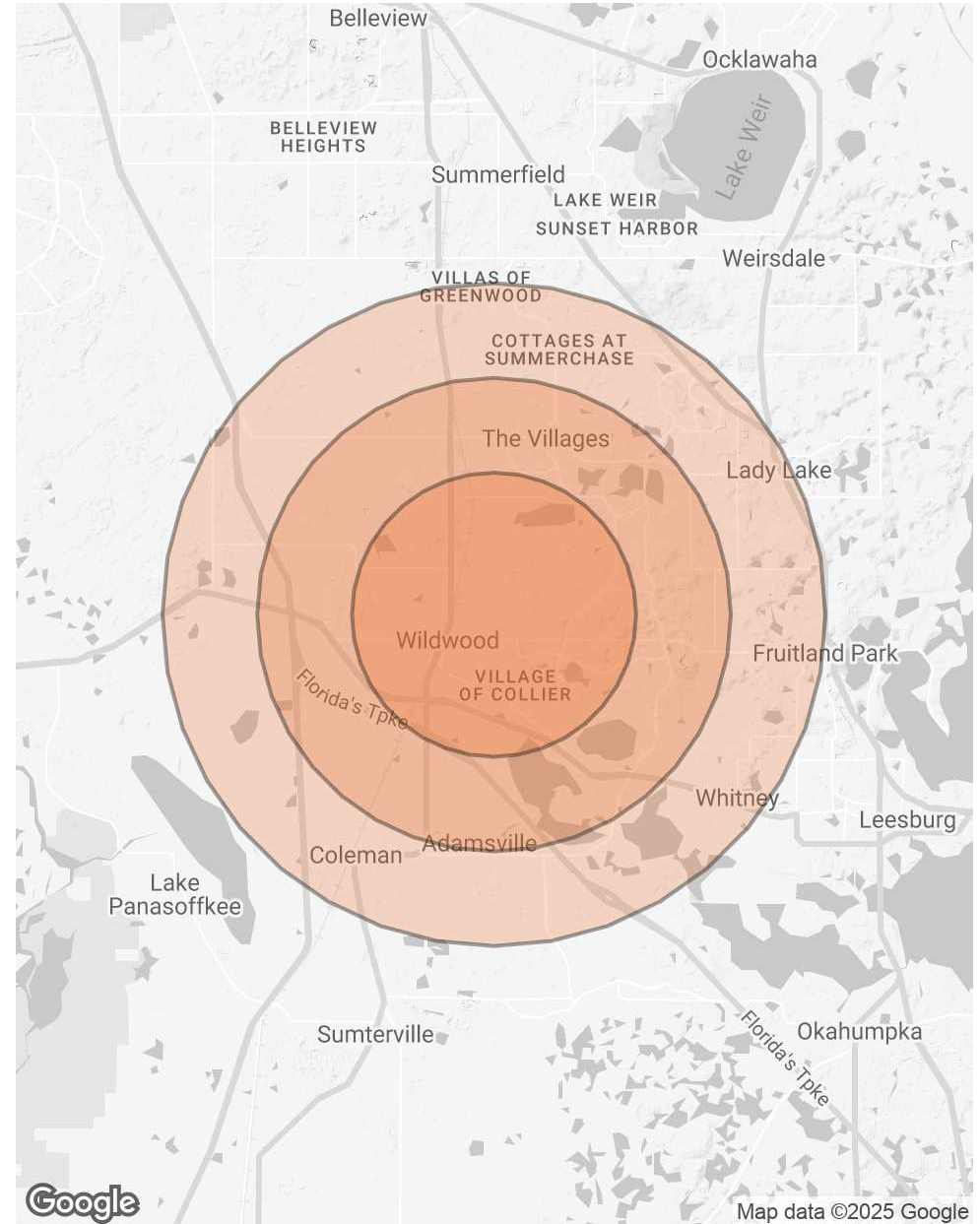
POPULATION

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	44,343	91,712	152,124
AVERAGE AGE	67	68	67
AVERAGE AGE (MALE)	67	68	67
AVERAGE AGE (FEMALE)	67	68	67

HOUSEHOLDS & INCOME 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	23,802	49,922	81,641
# OF PERSONS PER HH	1.9	1.8	1.9
AVERAGE HH INCOME	\$89,043	\$91,713	\$88,504
AVERAGE HOUSE VALUE	\$465,408	\$462,147	\$424,514

Demographics data derived from AlphaMap



MEET THE TEAM



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