

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Photo



Property Description

PROPERTY DESCRIPTION

This 8± acre retail/medical site is located on the north side of CR-44A close to the Brownwood Town Center in Wildwood, FL. It is zoned PUD as part of a larger project that includes 342 apartments and 160 bed independent living facility, both actively under construction. The property is being delivered pad ready with offsite retention in place and utilities available to the property line.

LOCATION DESCRIPTION

This property is located in the north-west quadrant of CR-44A and Powell Rd in Wildwood, FL. The property is adjacent to the Brownwood Town Center development which is one of the main town centers in the heart of The Villages offering retail/restaurants to residents 365 days a year. It is in an outstanding location near UF Health, The Villages Hospital and The Center for Advanced Healthcare.

PROPERTY SIZE

8.0 Acres

ZONING

PUD

PARCEL ID

G08-017, G08C001, G08-071, G08C007, G08C004, G08C002

PROPERTY OWNER

BLOUNT DEVELOPMENT WILDWOOD LLC

PRICE

Call for details

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Aerial Facing North



Aerial



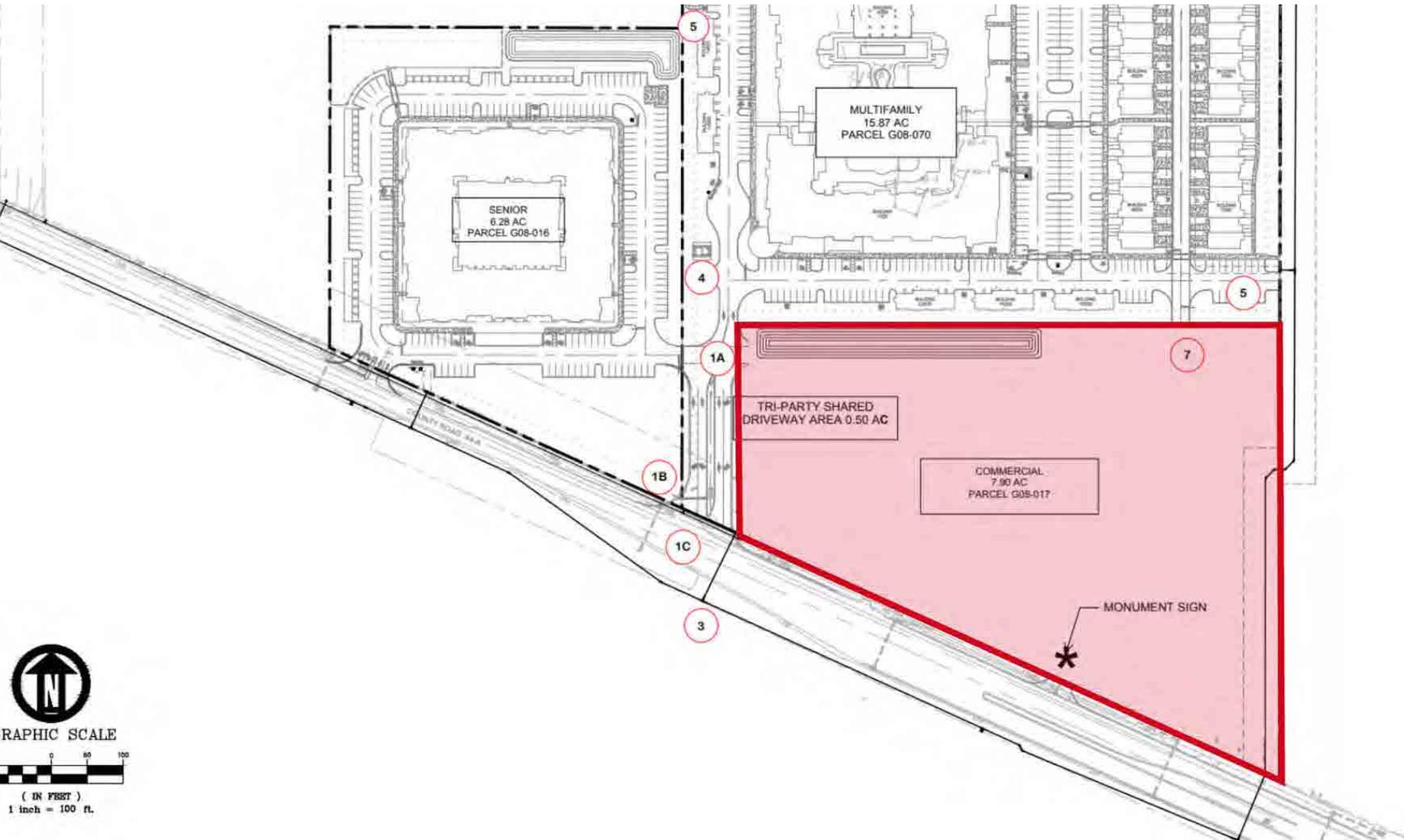
Additional Photos



Additional Photos



Site Plan



Demographics Map & Report

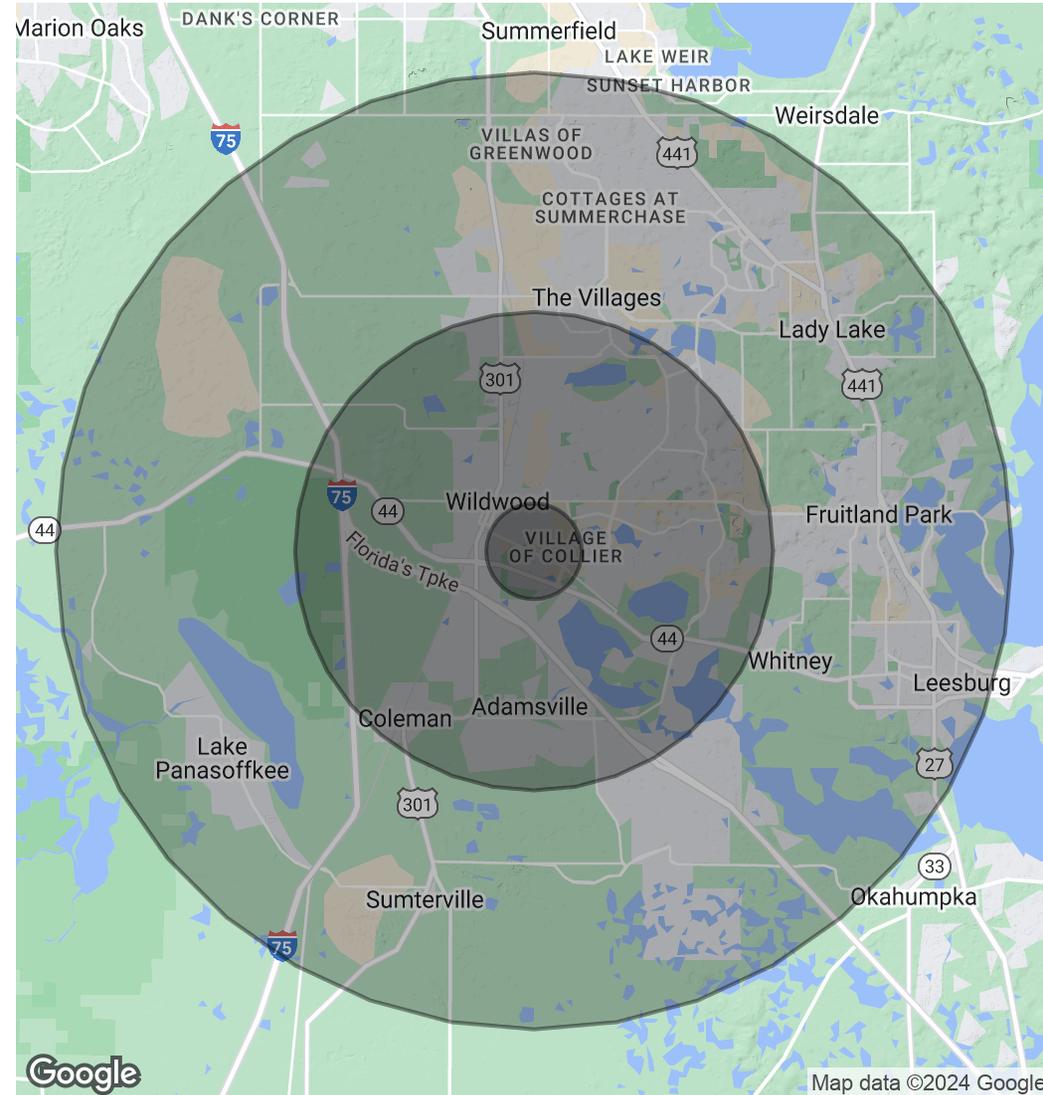
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,828	76,911	178,970
Average Age	68.9	60.2	61.1
Average Age (Male)	69.2	59.5	60.4
Average Age (Female)	68.7	61.0	61.7

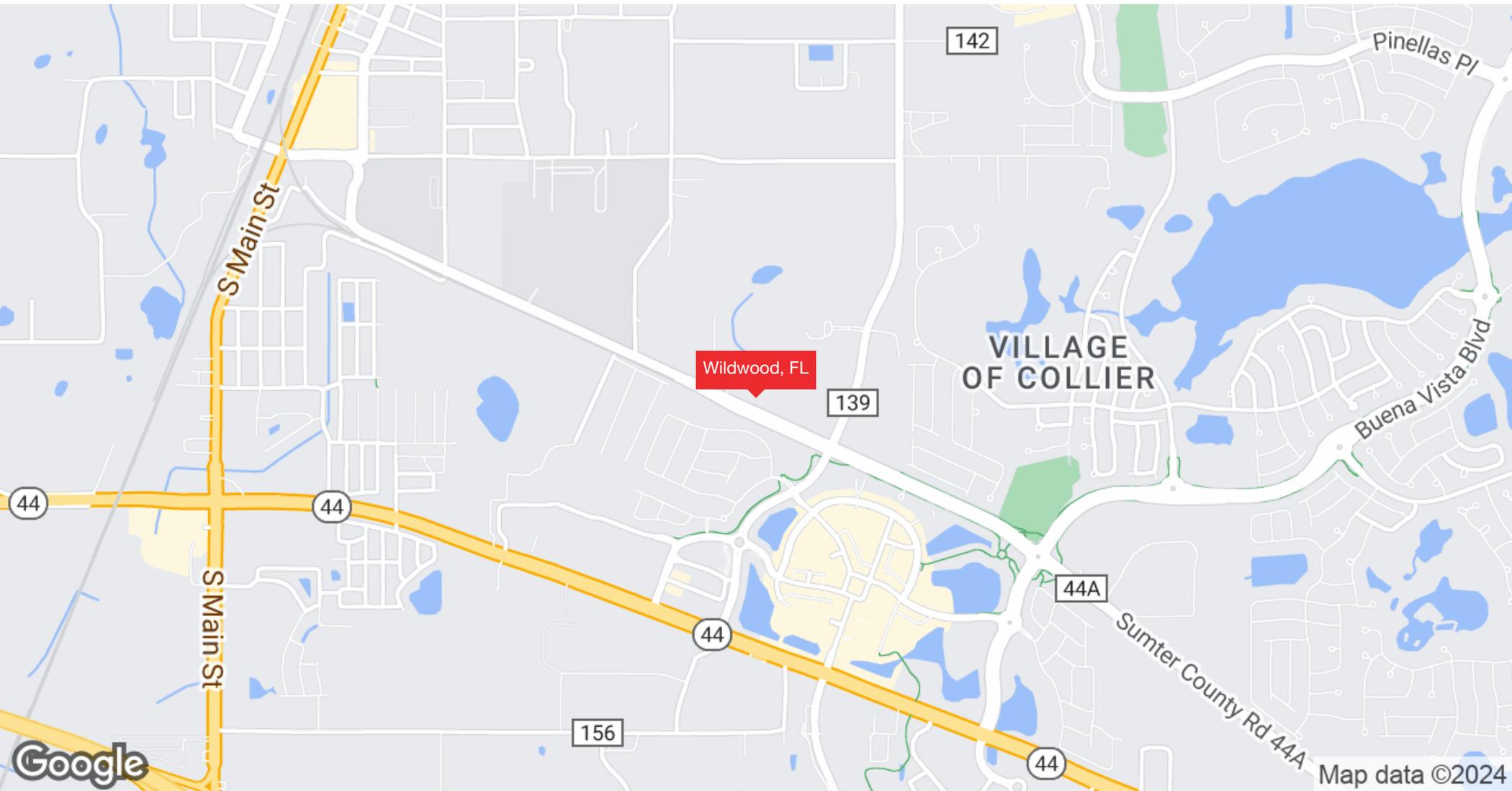
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,902	41,973	103,855
# of Persons per HH	1.5	1.8	1.7
Average HH Income	\$71,867	\$66,243	\$57,558
Average House Value	\$336,460	\$274,218	\$233,276

2020 American Community Survey (ACS)



Regional Map



Location Map



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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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