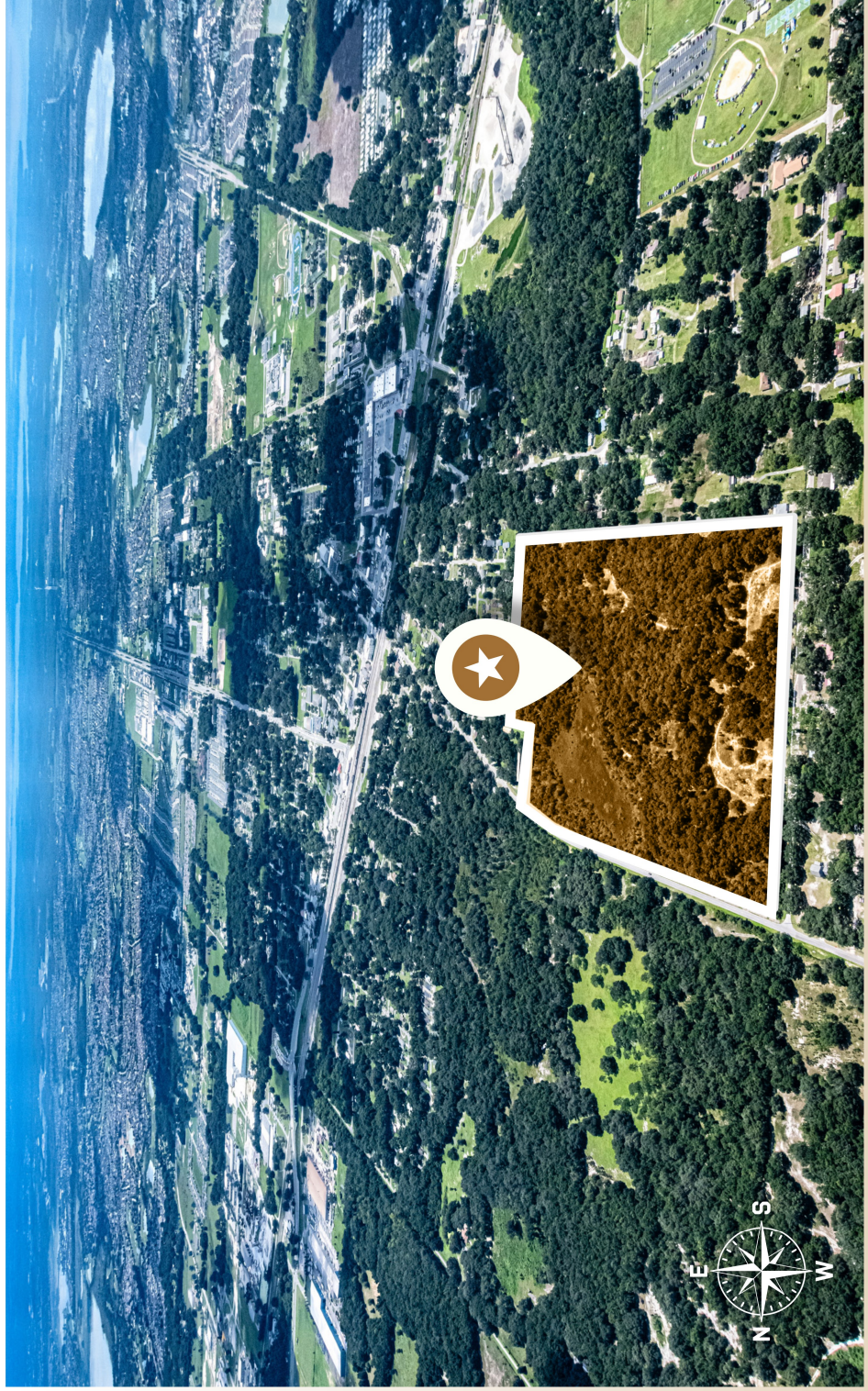




WILDWOOD III

SUMTER COUNTY

SEC of Sumter County Roads 213 & 44A, Wildwood, FL 34785



A ± 56-ACRE FULLY ENTITLED BTR SITE IN WILDWOOD, FLORIDA

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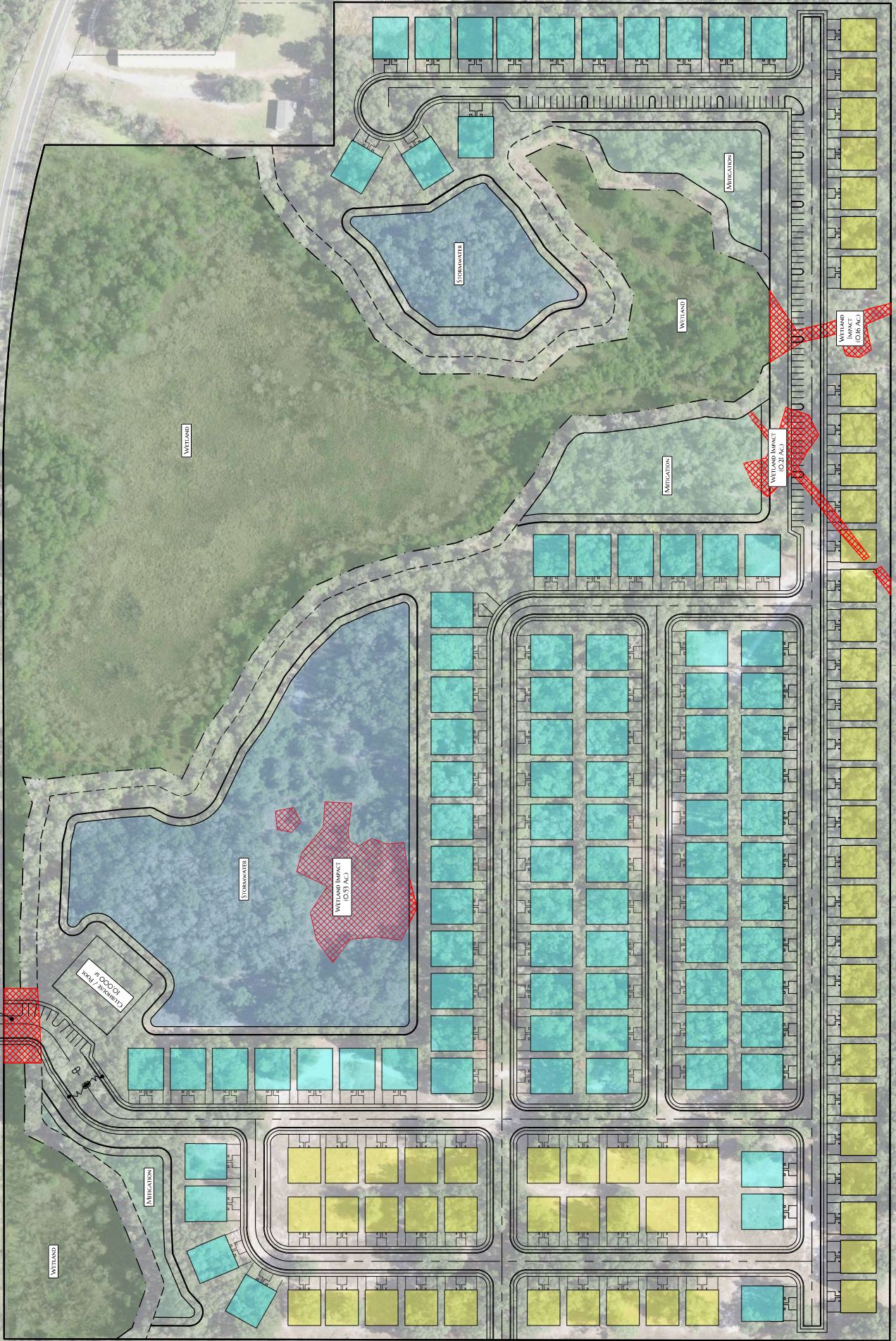
TAMPA OFFICE

ONE TAMPA CITY CENTER, SUITE 2865, TAMPA, FL 33602

NORTHMARQ.COM



Sumter County Rd 44A



Sumter County Rd 213

WILDWOOD III

SUMTER COUNTY

INVESTMENT HIGHLIGHTS



ADDRESS	SEC of Sumter County Roads 213 & 44A Wildwood, Florida 34785
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	±55.80 Acres
WETLANDS AREA	±16.33 Acres
MAX PROPOSED UNITS	350 Build-To-Rent Units
FUTURE LAND USE	MDR
CURRENT ZONING	Neighborhood Mixed-Use
PROPOSED ZONING	R-3
OVERLAY	PD
PARCEL ID NUMBER	G06-012A, G06-204, G06-012, G06-007

TAX RATE	1.296460
COUNTY	Sumter County
SUBMARKET	City of Wildwood
CURRENT USE	Vacant Land
PROJECTED SITE USE	Build-To-Rent Community
SCHOOL DISTRICT	Sumter County School District

UTILITIES	PROVIDER	LOCATION
Water/Wastewater	City of Wildwood	To the Site
Electric	Duke Energy	To the Site

DEVELOPMENT PROGRAM

Of the site's 56 acres, it is estimated that roughly ±16.33 acres may be comprised of wetlands, though this figure should be confirmed through further due diligence by the buyer. Below is the 2024 PD Conceptual Plan.

2024 PD CONCEPTUAL PLAN

PROJECT LOCATION	City of Wildwood, Florida
FUTURE LAND USE	MDR
PROPOSED ZONING	R-3
OVERLAY	PD
PID#	G06-007, G06-012A, G06-012, G06-204
FLOOD ZONES	"X" and "A" Firm Panel No. 12119C0131D Dated: August 27, 2013
CURRENT PROPERTY USE	Vacant
PROPOSED PROPERTY USE	Residential - Multifamily
PROJECT AREA	± 55.80 Acres
WETLAND AREA	± 15.84 Acres
WETLAND IMPACT AREA	± 1.0 Acres
TOTAL DEVELOPMENT AREA	± 40 Acres
MAX PROPOSED UNITS	350
PROPOSED GROSS DENSITY	± 6.3 DU/Acre
PROPOSED NET DENSITY	± 8.76 DU/Acre
MINIMUM BUILDING SEPARATION	10' Side/ 20' Rear
PERIMETER BUILDING SETBACK	15'
SCR 44A ROW BUFFER	25'
SCR 213 ROW BUFFER	10'
REQUIRED OPEN SPACE	± 13.95 Acres (25%)
PROVIDED OPEN SPACE	± 20.59 Acres



COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

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WILDWOOD III

SUMTER COUNTY

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