



- HOME
- VISION
- LOCATION
- PLAN
- MARKET



# ECHO SPRINGS

A NEW MIXED-USE  
COMMERCIAL DISTRICT  
BY THE TEAM AT

SCHRIMSHERHAGE

OP  
POR  
TUN  
ITY  
R  
UN  
S  
D  
EE  
P

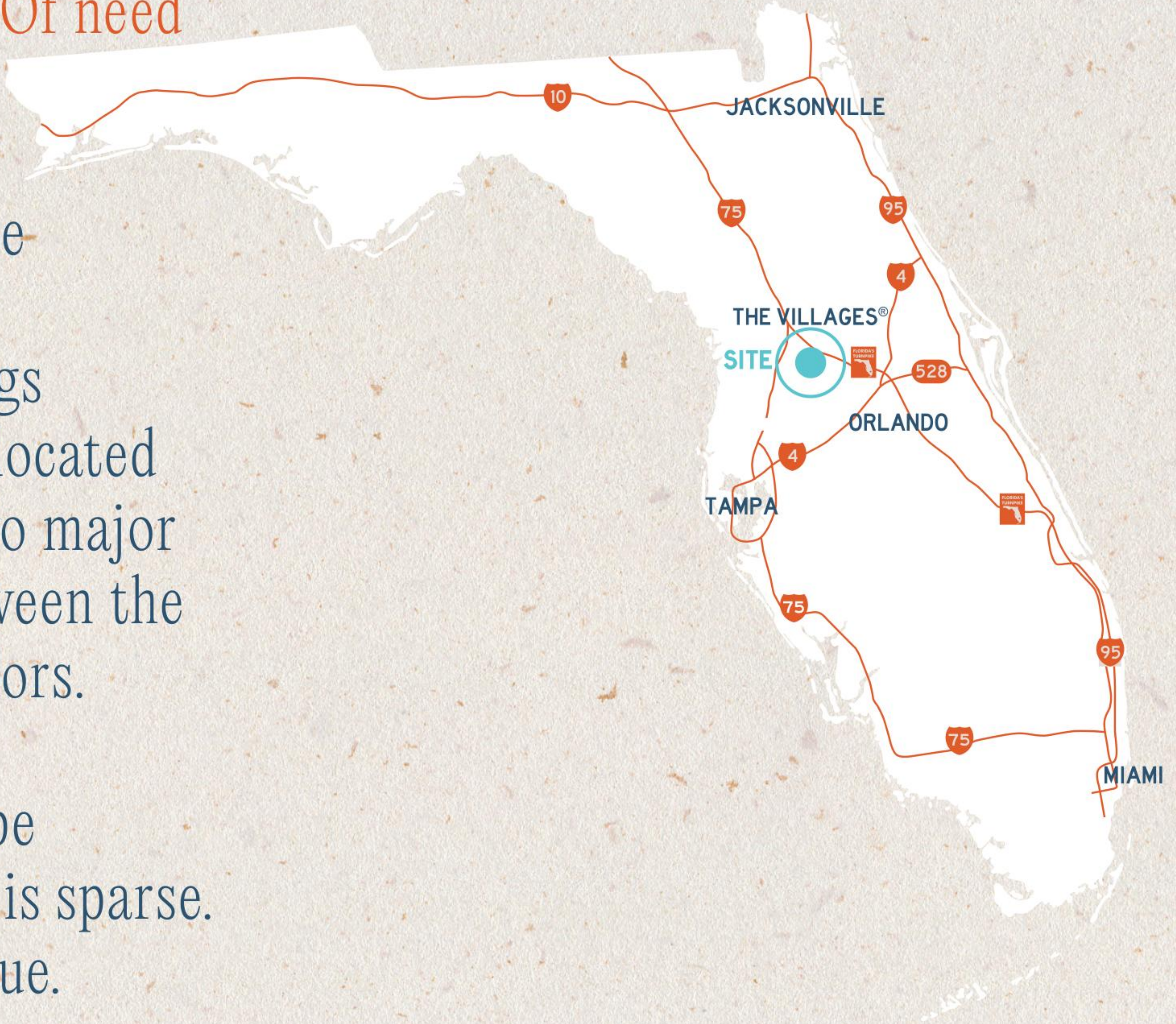


In a region defined by growth, movement, and untapped potential, a new destination is taking shape—one that not only serves demand, but also channels it.

This is Echo Springs. Not just a place, but a confluence. Of roads and opportunity. Of residents and travelers. Of need and *next*.

Positioned on the edge of The Villages®, one of the fastest-growing and most economically powerful retirement communities in the nation, Echo Springs offers unmatched transit connectivity. The site is located on a brand-new arterial roadway that connects two major expressways **75** + **FLORIDA'S TURNPIKE** and creates fluid access between the region's most active residential and tourism corridors.

And yet, in all directions, the commercial landscape remains underbuilt. Retail demand surges. Dining is sparse. Wellness, grocery, and everyday services are overdue.



HOME

VISION

LOCATION

PLAN

MARKET



OPPORTUNITY RUNS DEEP

Echo Springs is a master-planned, mixed-use destination strategically designed to meet the region's growing demand for retail, recreation, and residential experiences.

HOME

VISION

LOCATION

PLAN

MARKET



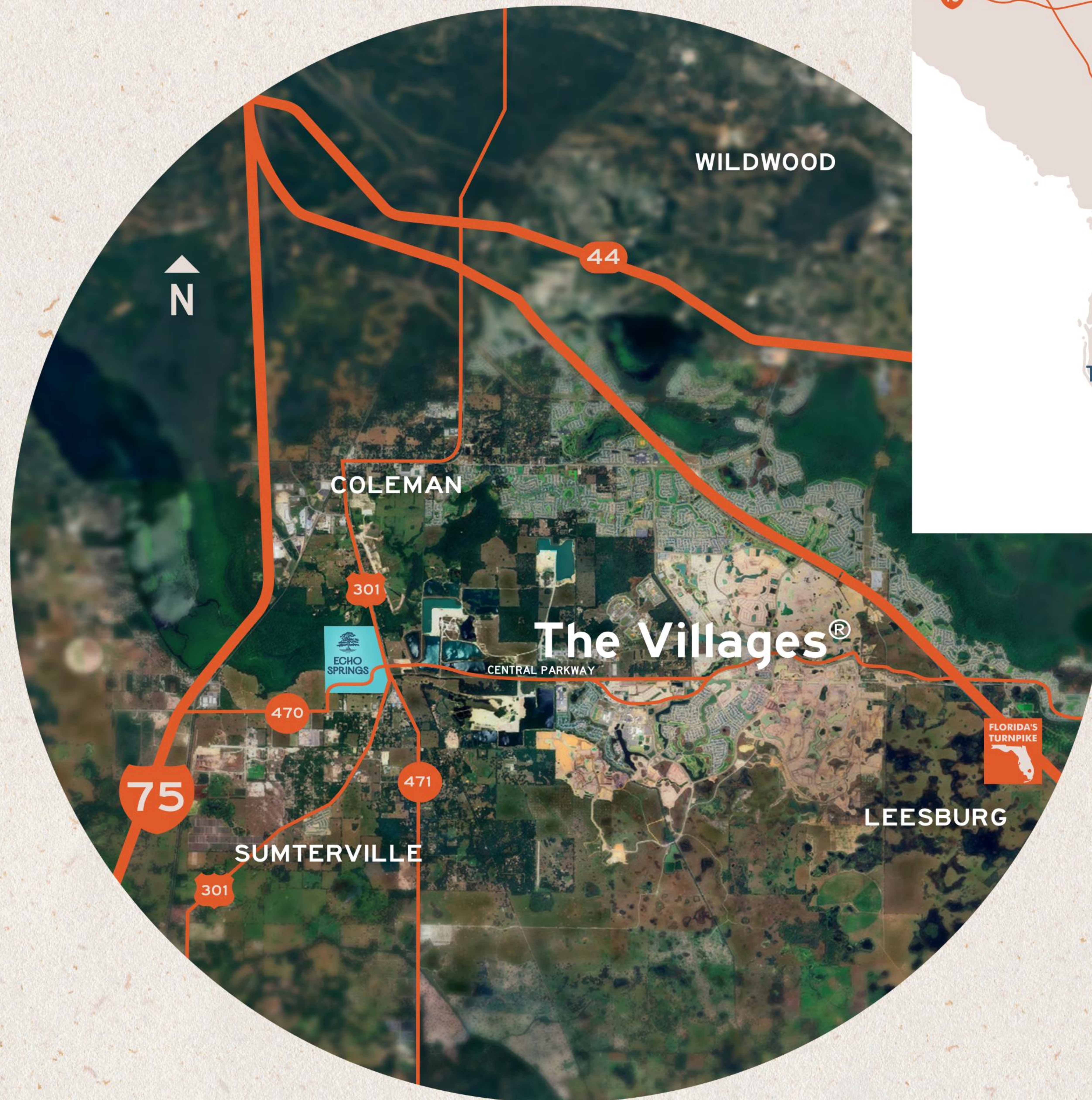
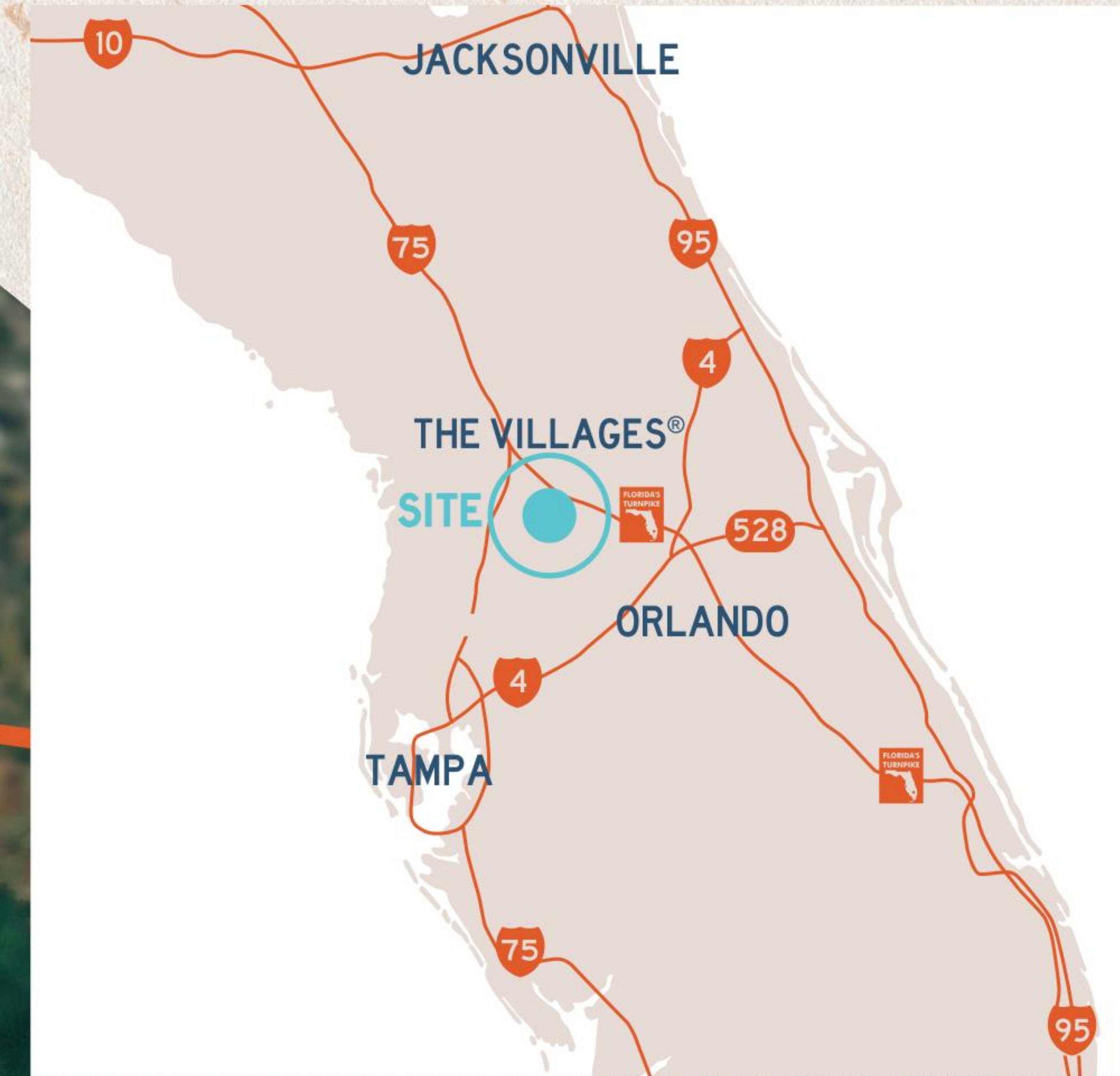
At Echo Springs, upscale conveniences and thoughtfully curated offerings meet the expectations of two high-value audiences: the affluent active adults of The Villages® community and the outdoor enthusiasts traveling Florida's scenic byways.

With over \$90 million in unmet retail potential within reach, Echo Springs isn't a speculative bet—it's the calculated answer to a question the market's been asking for years.

Surrounded by an affluent, mobile population, Echo Springs is designed for real estate that moves people—and moves with them.

From retail and restaurants to hospitality, healthcare, and recreation, this is not just where opportunity lives. Echo Springs is where *opportunity runs deep*.





Echo Springs sits at the crossroads of regional growth and established rivers of mobility, offering unmatched visibility and convenience for businesses, travelers, and locals alike. It's not just well-connected—it's *fluid by design*.

HOME  
VISION  
LOCATION  
PLAN  
MARKET





HOME  
VISION  
LOCATION  
PLAN  
MARKET



WILDWOOD

44

COLEMAN

301

SITE

470

471

75

301

SUMTERVILLE

CENTRAL PARKWAY

The Villages®

LEESBURG

FLORIDA'S  
TURNPIKE

## Fluid Access to Major Highways

Echo Springs is within five minutes of I-75 and under 15 minutes from Florida's Turnpike, offering rare dual-expressway access that enhances logistics, reduces travel friction, and invites regional engagement.

With the future extension of Central Parkway (CR 470) flowing through the site, Echo Springs is poised to become the newest tributary of Central Florida commerce.



HOME

VISION

LOCATION

PLAN

MARKET



Roadway transformation projects  
flowing through Echo Springs

WILDWOOD

Widening of  
Highway 301 north  
of Echo Springs to  
Florida's Turnpike

COLEMAN

Realignment of  
County Road 470/  
Central Parkway to  
flow through Echo  
Springs

The Villages®

Widening of  
Central Parkway on  
the east edge of Echo  
Springs all the way  
to the Villages®

LEESBURG

SUMTERVILLE

OPPORTUNITY  
RUNS  
DEEP

HOME

VISION

LOCATION

PLAN

MARKET



MIXED-USE ACREAGE  
FOR SALE OR GROUND LEASE

**130± acre** mixed-use master plan allowing phased development and scalable opportunities

**Wide variety of land uses**, including office, retail, restaurant, self-storage, hotel, multifamily, and more

**High visibility** with 4,100± feet of frontage on Hwy 301 and 3,900± feet of frontage on CR 470/Central Parkway



HOME

VISION

LOCATION

PLAN

MARKET



**Echo Springs** features a variety of mixed-use commercial outparcels and zones fronting Highway 301 and the brand new Central Parkway. The master plan is highly flexible, offering phased development and scalable opportunities for:

- Retail
- Restaurants and QSR
- Medical offices
- Health & wellness
- Fuel and convenience services
- Hotel
- Office
- Storage and other industrial
- Multifamily

**Future multifamily** is expected to be located along the northern end of the master plan, offering walkable access to Echo Springs and encouraging a strong live local/spend local dynamic that enhances weekday and weekend foot traffic.





## Gateway to The Villages® and Beyond

The Villages® is the most successful master-planned community in U.S. history, by both volume and longevity, making it an exceptionally strong demand driver for adjacent developments like Echo Springs.

As this master-planned community continues expanding southward and shows no signs of stopping, Echo Springs becomes the first major commercial destination encountered by residents and visitors on their approach from I-75. Its high visibility and residential proximity create a steady, reliable current of consumers—ideal for retailers and service providers seeking volume without oversaturation.

HOME

VISION

LOCATION

PLAN

MARKET



OPPORTUNITY RUNS DEEP



THE FUTURE FLOWS HERE



WILDWOOD

2 miles from **75** and The Villages®  
America's fastest-growing city

44

4

10

6

9

8

11

12

13

16

15

14

7

5

3

2

1

COLEMAN

The Villages®  
CENTRAL PARKWAY

SITE



LEESBURG

SUMTERVILLE

75

301

471

470

301

- HOME
- VISION
- LOCATION
- PLAN
- MARKET**



- 1: Rick Scott Industrial Park
- 2: Coleman Ridge
- 3: Village of Fenney
- 4: Village of Marsh Bend
- 5: Village of McClure
- 6: Village of St. Johns
- 7: Village of Monarch Grove
- 8: Village of Hawkins
- 9: Village of Bradford
- 10: Village of Chitty Chatty
- 11: Village of Citrus Grove
- 12: Village of Newell
- 13: Village of Lake Denham
- 14: Village of Eastport
- 15: Village of Middleton
- 16: Future Village under construction



HOME

VISION

LOCATION

PLAN

MARKET



## Southern Living

### This Florida Hotspot Just Became The Fastest-Growing City In The U.S.

Southern cities dominate the top 10 on this list.

By [Melissa Locker](#) | Updated on July 15, 2025



READ THE  
ARTICLE

#1 fastest-growing metro in the U.S.

by new home sales 2023, 2022, and 2021 (U.S. Census Bureau)

#1 master-planned community *since 2012*

(RCLCO Real Estate Advisors and John Burns Real Estate Consulting)

\$6.2B+ in annual consumer spending (ESRI)

\$75,000

The Villages® Median Household Income, 33% higher than the national MHI of \$56,000 (2023)

145,000+  
(2023)

93,000  
(2010)

56% population growth

O  
P  
P  
O  
R  
T  
U  
N  
I  
T  
Y  
  
R  
U  
N  
S  
  
D  
E  
E  
P



HOME

VISION

LOCATION

PLAN

MARKET

Follow the current of  
growth and discover the  
source of what's *next*.

ECHOSPRINGSFL.COM

EXPLORE CURRENT OPPORTUNITIES

A NEW MIXED-USE  
COMMERCIAL DISTRICT  
BY THE TEAM AT

**SCHRIMSHERHAGE**

JAKE SCHRIMSHER  
jake@schrimsherhage.com

PRESTON HAGE  
preston@schrimsherhage.com



OPPORTUNITY  
RUNS  
DEEP



HOME

VISION

LOCATION

PLAN

MARKET

This brochure is provided for informational and advertising purposes only. All information, including but not limited to prices, features, amenities, and development plans, is subject to change without notice. Renderings and illustrations are conceptual and should not be relied upon as representations of final construction. The developer makes no guarantees, representations, or warranties, express or implied, regarding the accuracy or completeness of this information, and expressly disclaims liability for any loss or damage arising from its use. ©2026. All rights reserved. This is not an offering where prohibited by law.



O  
P  
P  
O  
R  
T  
U  
N  
I  
T  
Y  
  
R  
U  
N  
S  
  
D  
E  
E  
P