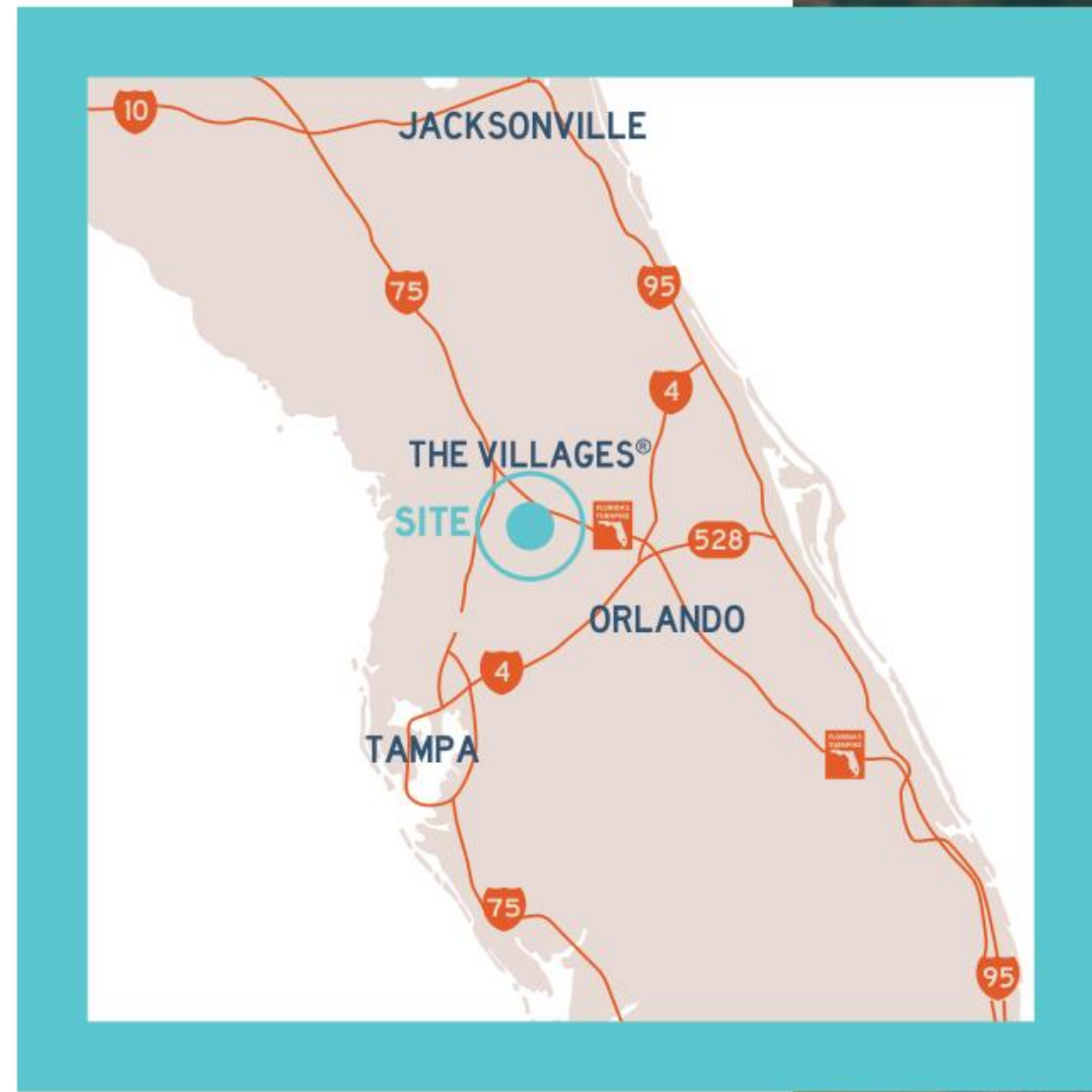


ECHO SPRINGS



Conveniently located 2 miles from **75** at the new western entrance to The Villages®

$\frac{3}{4}$ mile of frontage on the new re-aligned CR 470

4,100± feet of frontage on Hwy 301

ECHOSPRINGSFL.COM

An aerial map of The Villages area. A red line represents a proposed road or boundary. Numbered blue circles 1 through 16 are placed along this line. The map includes labels for 'WILDWOOD', 'COLEMAN', 'The Villages®', 'CENTRAL PARKWAY', 'SUMTERVILLE', and 'LEESBURG'. Highway shields for 75, 301, 470, 471, and 44 are visible. A north arrow is in the top right corner.

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

**ECHO
SPRINGS**

**130 ACRES OF MIXED-USE LAND
FOR SALE OR GROUND LEASE**

A NEW MIXED-USE
COMMERCIAL DISTRICT
BY THE TEAM AT

SCHRIMSHERHAGE

JAKE SCHRIMSHER
jake@schrimsherhage.com

PRESTON HAGE
preston@schrimsherhage.com

ECHO SPRINGS

Land for Sale or Ground Lease

- 130 Acres Net of Retention – Will Divide

Approved Land Uses:

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

Coming 2027:

- Re-alignment of CR 470/Central Parkway with frontage on both sides of the highway
- Widening of Central Parkway east to the Villages®
- 4-lane widening of Hwy 301 north to the Turnpike

