

FOR SALE



19.09 ACRES +/- VACANT LAND, 2 CONTIGUOUS PARCELS

LIKELY COMMERCIAL ZONING RIGHTS, WITHIN PRIMARY ECONOMIC ACTIVITY CENTER 1

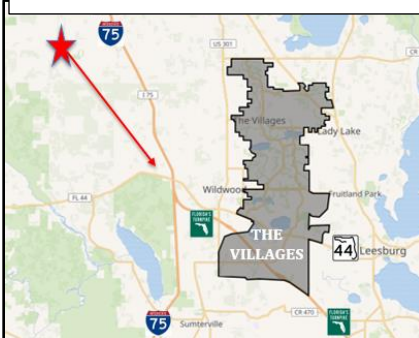
W SR 44, WILDWOOD, FL, 34787



19 acre site

PROPERTY HIGHLIGHTS

LOCATION VICINITY THE VILLAGES



- **Combined Land Size:** 19.09 acres +/-
- **RED Parcel:** 6.59 ac +/- **BLUE Parcel:** 12.5 ac +/-
- **Municipality:** Sumter County **Frontage SR 44:** 1,148 FT
- **Zoning:** **RR5C & A10C** FLU: Agriculture
- **Sumter County Completed Large Scale Comp Plan Amendment:** County Staff Recommends Commercial Land Uses for the Site *See Pages 7 & 8 enclosed*
- **Water & Sanitary Lines:** Water at SEC, Blue Parcel
Sanitary 3/10 mile from SEC, Blue Parcel *See Page 4*
- **Close to:** The Villages, I-75, Ocala, Orlando, Tampa
- **Asking Price:** \$6,679,591 **Asking Per Ac:** \$349,900

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

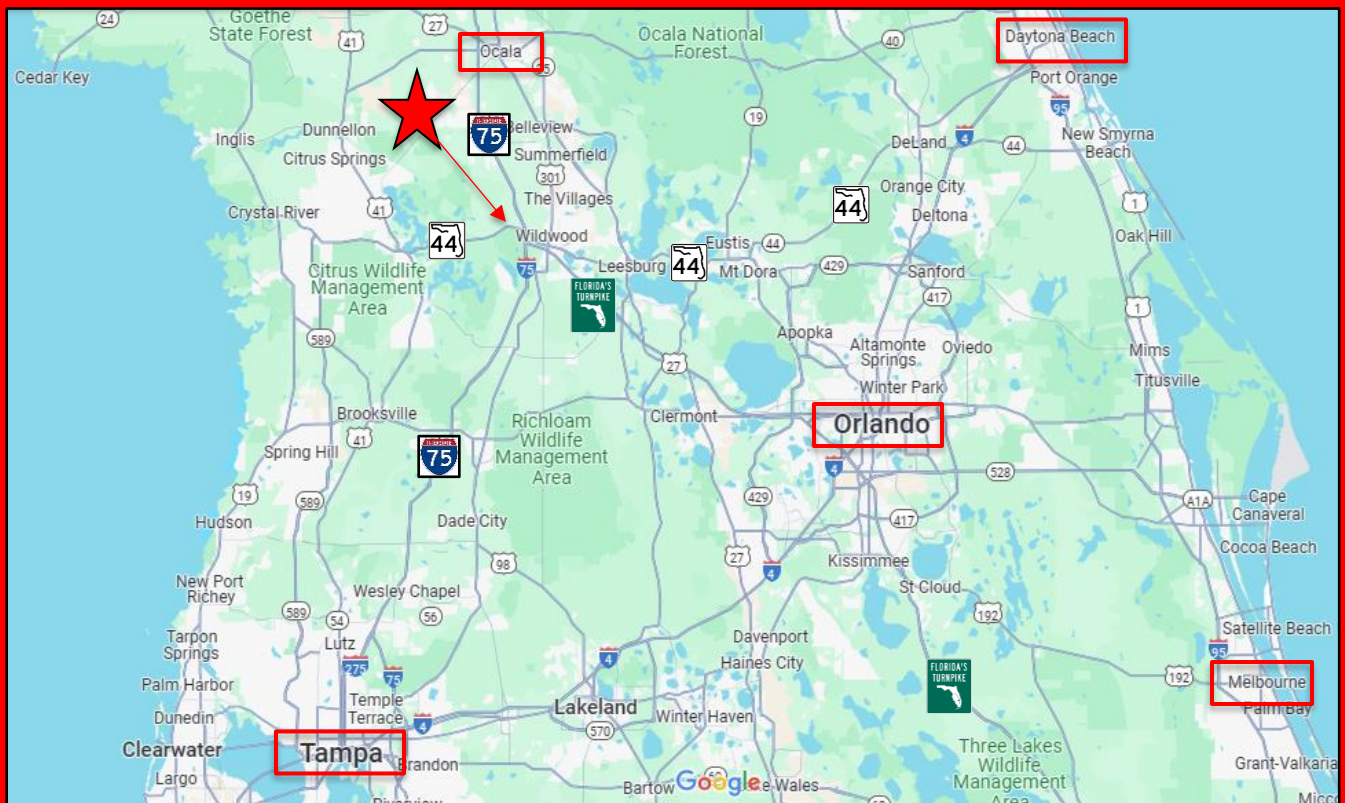
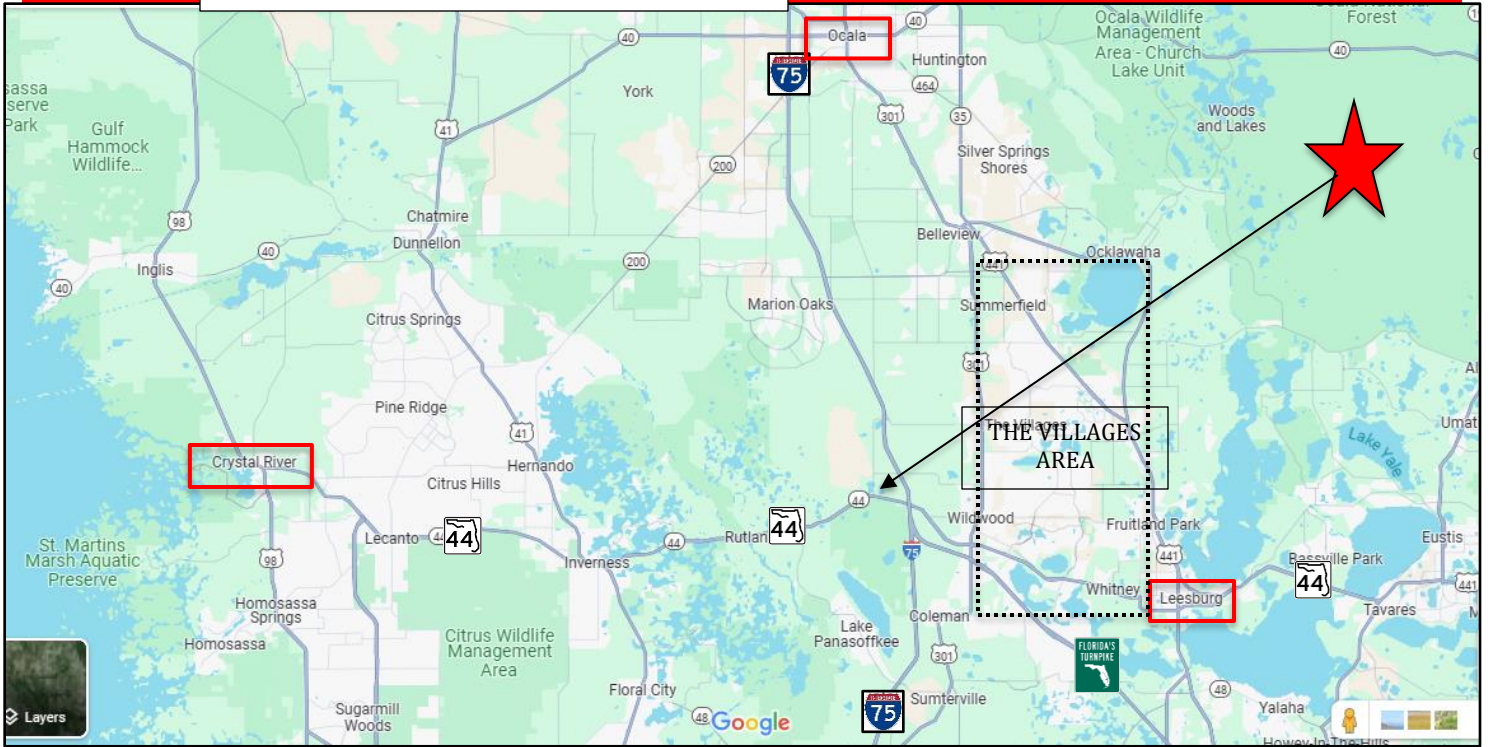
Scott@BossCRE.com

www.BossCRE.com

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MAP OVERVIEWS OF LOCATION



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AERIAL SHOWING VICINITY PROPERTY ROADWAY & NEIGHBORING PARCEL DEVELOPMENT PLAN



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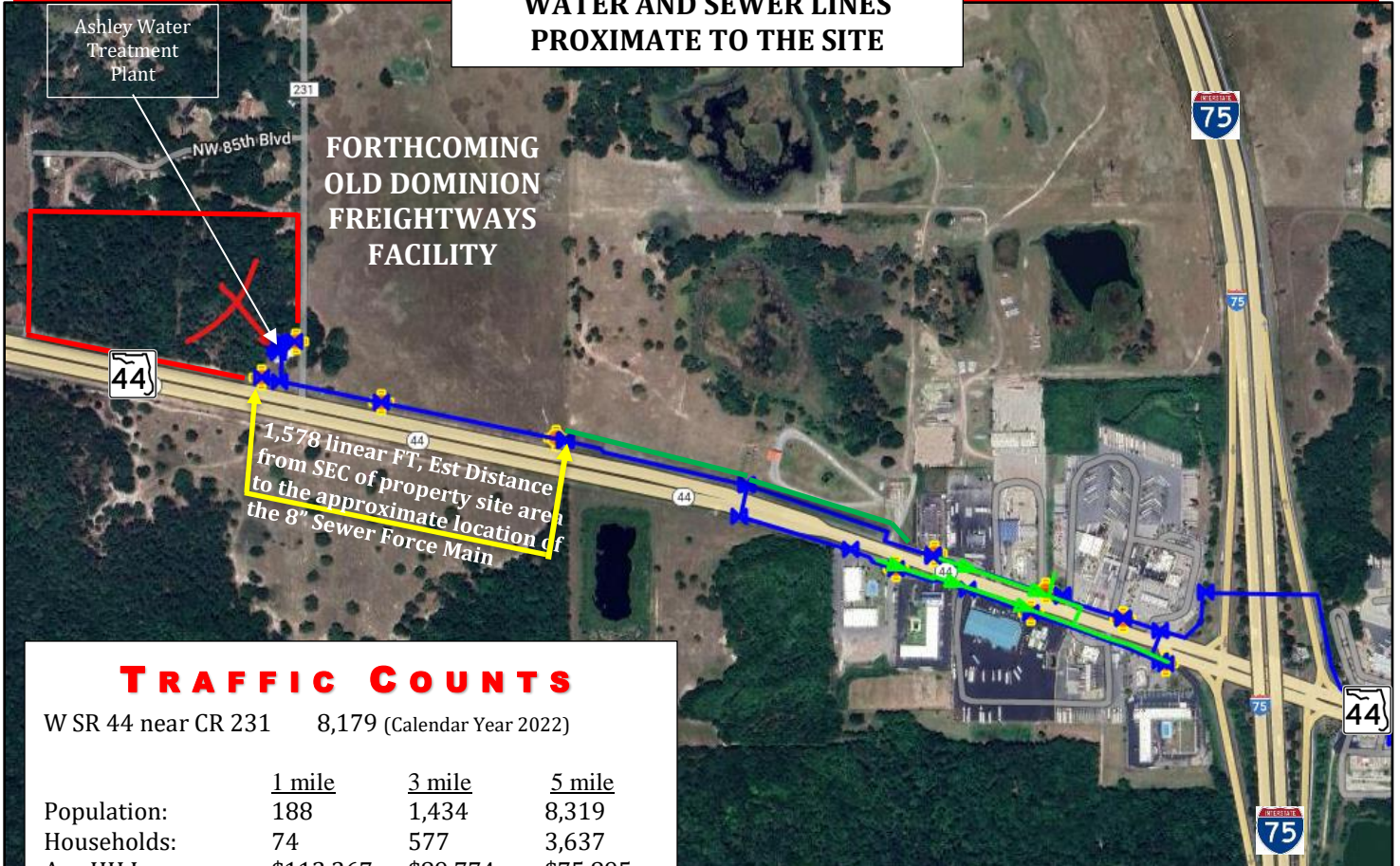
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WATER AND SEWER LINES PROXIMATE TO THE SITE



TRAFFIC COUNTS

W SR 44 near CR 231 8,179 (Calendar Year 2022)

	1 mile	3 mile	5 mile
Population:	188	1,434	8,319
Households:	74	577	3,637
Avg HH Income:	\$112,267	\$89,774	\$75,895

The Ashley Water Treatment Plant is a water plant/well

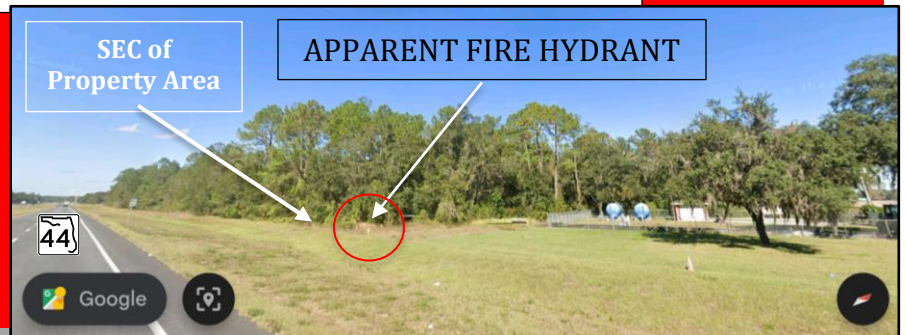
1. There is a 12" water main running along SR 44 (blue line)
2. There is an 8" Sewer Force Main approximately 1,578 linear FT east of the SEC of the property area (green line)
3. No reclaimed water use in the area
4. There appears to be a fire hydrant at the SEC of the property area

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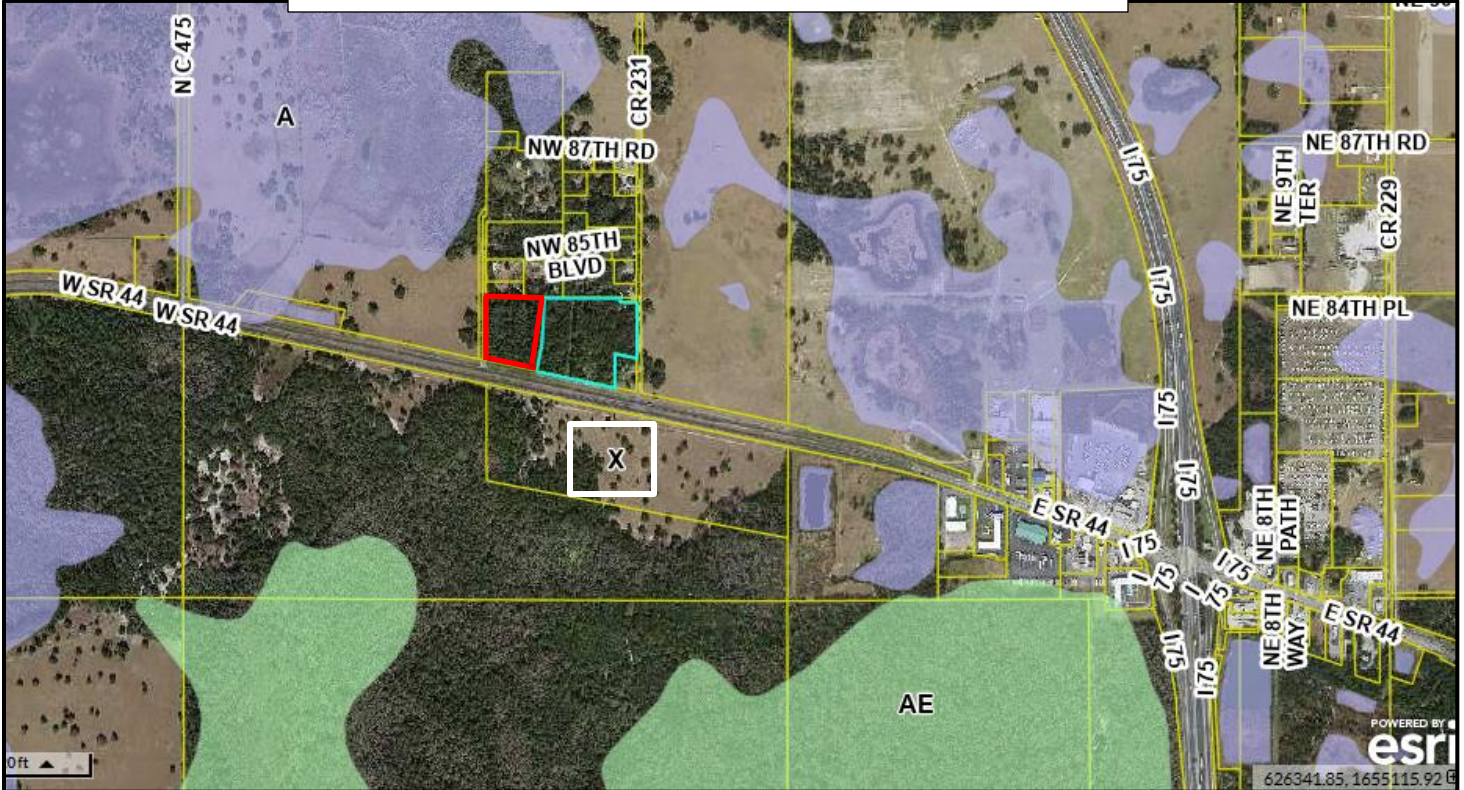


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FEMA FLOOD MAP, AREA OF PROPERTY

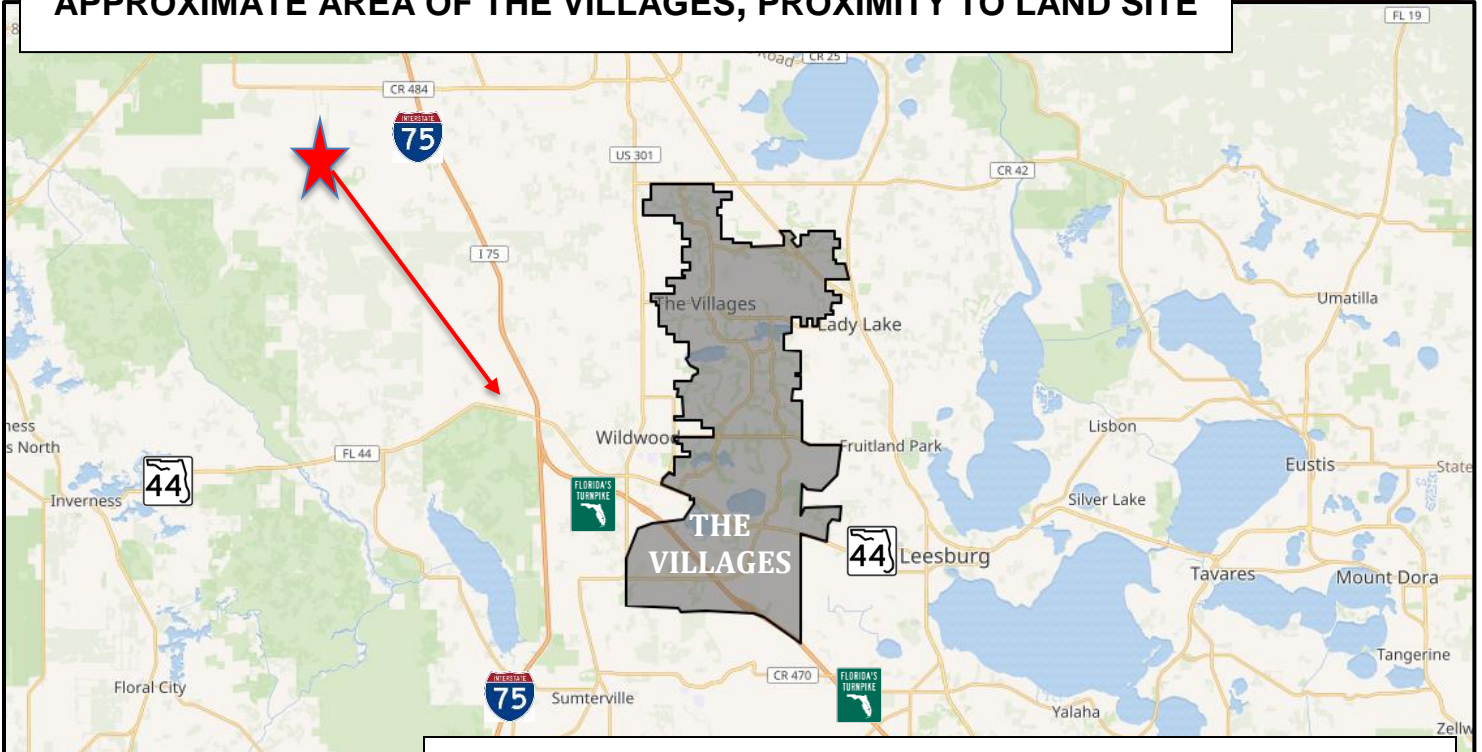


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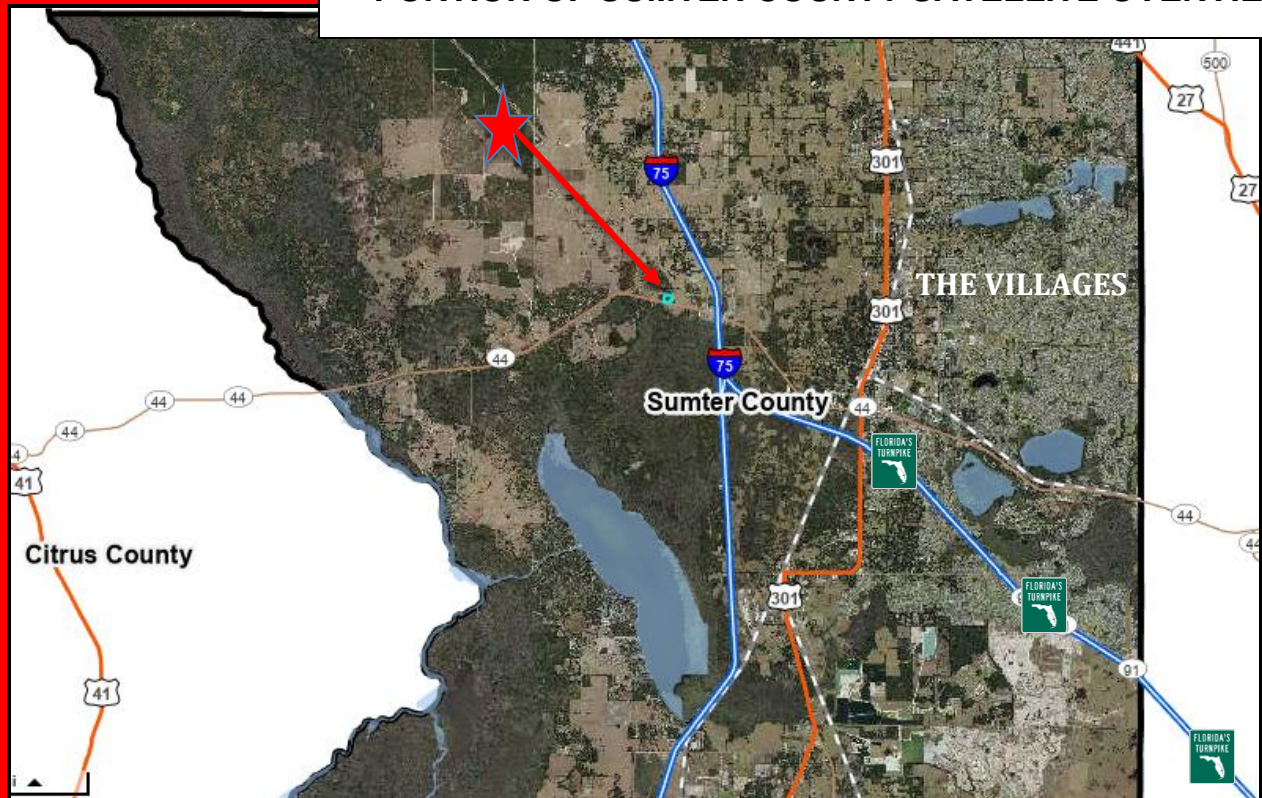
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APPROXIMATE AREA OF THE VILLAGES, PROXIMITY TO LAND SITE



PORTION OF SUMTER COUNTY SATELLITE OVERVIEW

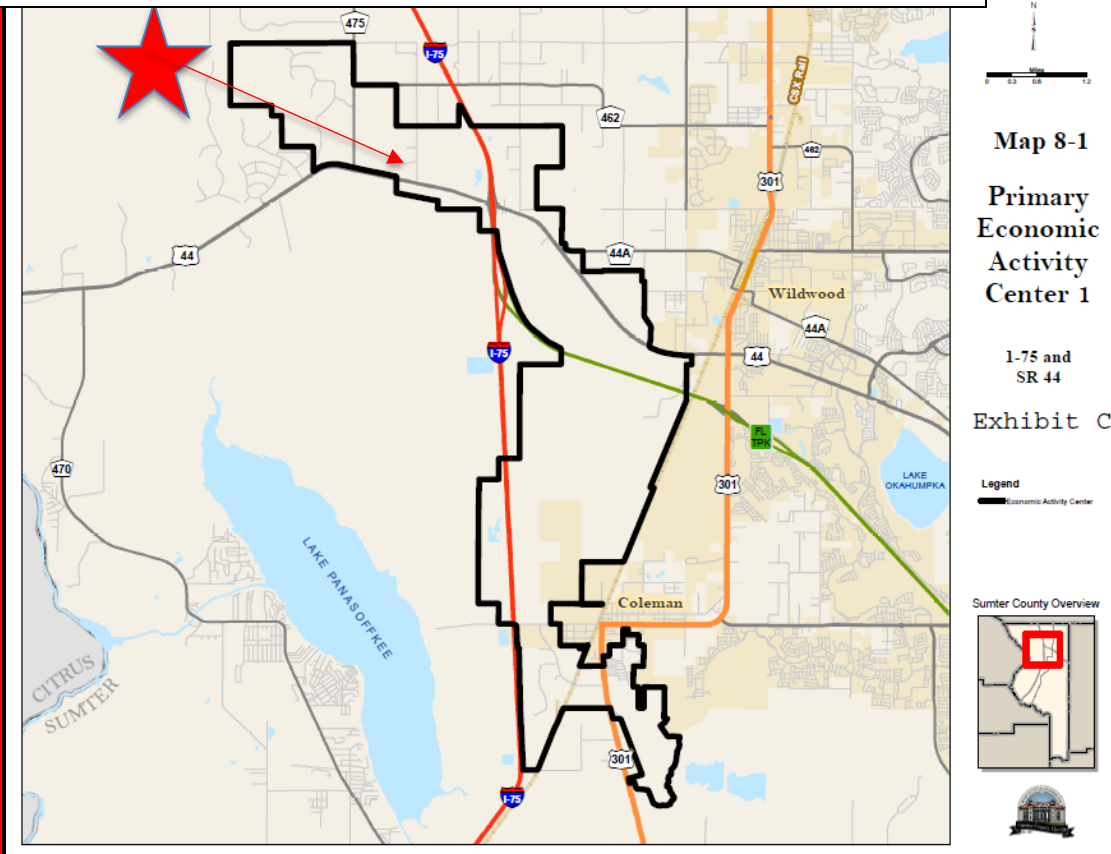


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PRIMARY ECONOMIC ACTIVITY CENTER 1, AREA BOUNDARY



Primary Economic Activity Center 1:

Primary Economic Activity Center 1 is located generally at the intersection of the Florida Turnpike, Interstate 75 and SR 44, northeast of Lake Panasoffkee. The CSX rail line runs to the east of the Center. This area also has the City of Coleman to the south and the City of Wildwood to the east.

The area contains several existing Industrial, Commercial, Mixed Use and active Agricultural developments. As the economic activity of this area continues to grow, it is anticipated that portions, if not all of the acreage will be annexed into the Municipalities providing them with enhanced economic vitality. The boundary identification for this area is shown in Exhibit C.

The following acreages do not include acreage dedicated to infrastructure. Land Use

Agriculture 778.48 Ac.
Commercial 617.57 Ac.
Conservation 16.00 Ac.
High Density Residential 46.55 Ac.
Industrial 4,698.08 Ac.
Mixed Use 2,054.56 Ac.
Municipal 624.78 Ac.
Public/ Institutional 4.99 Ac.
Rural Residential 0.10 Ac.
Urban Residential 157.61 Ac.

The identified acreages are as of the date of the initial hearing and do not preclude an Applicant from changing the Land Uses at a future date. The lands contained in the boundary remain the same.

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SUMTER COUNTY INDUSTRIAL PARCELS



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POSSIBLE COMMERCIAL ZONING DISTRICTS FOR THE SUBJECT PROPERTY

Link to Table of Uses for the below commercial zoning districts
<https://ln5.sync.com/dl/ba68fe8c0/v2u64b7v-3y9qpfr-n8qjvq9k-xr9gcd4f>

SUMTER COUNTY, LDC, Sec. 13-424. - Non-residential zoning districts.

(1) CN Zoning District.

a. The purpose and intent of this zone is to provide for limited retail sales and services necessary to meet the immediate needs of the neighborhood from a location that is central, convenient, safe, and harmonious to existing and proposed development. This zone shall be limited to facilities no more than two stories (not exceeding twenty (20) feet in height), and not more than fifteen thousand (15,000) square feet of gross leasable area per parcel.

1. Neighborhood commercial may be allowed within the Agricultural future land use category, provided such district is within or adjacent to residentially zoned major development.

2. The district shall front on a road designated as arterial or collector on comprehensive plan Map 2-2 Existing Road Network—Functional Classification, or on another paved and publicly maintained road at a location with direct access to an arterial or collector road.

(2) CL (Light Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services.

b. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

(3) CH (Heavy Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted both inside and outside of an enclosed structure. Uses in this zoning district typically require outdoor storage or activities, have higher trip generation rates, or have the potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation, than neighborhood and light commercial uses. This zoning district also allows moderate processing of products as an accessory use to sales and services.

b. Heavy commercial districts shall only be allowed within areas designated as commercial on the FLUM.

(4) CR (Regional Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for those retail and wholesale sales and services necessary to meet the needs of several communities, as well as intrastate or interstate visitors and commerce, and to allow a moderate amount of processing of products.

b. Regional commercial districts shall only be allowed within the commercial future land use category. This zoning district shall cluster in depth at intersections of federal, state or county arterial or collector roads.

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(5) CP (Planned Commercial) Zoning District.

a. *Purpose and intent.* The purpose of the planned commercial (CP) district is to provide for any commercial land use currently available in any other commercial district. The intent of this zoning district is to establish CP districts individually under approved site plans, submitted at the initial rezoning stage and conditions necessary to promote the general welfare and to secure economic and coordinated land use. CP is appropriate for situations where a mix of commercial uses is sought, or where a potential for negative impact to surrounding residential properties exists.

b. *General requirements.*

1. *Location.* Property zoned CP shall be allowed only within the commercial future land use category.

a) *Roadway.* Fronting on a federal, state or county arterial or collector road at such location that will make it convenient to and easily accessible from intersecting federal, state or county arterial roads.

b) *Minimum setbacks.* The setbacks generally required under this article may be waived on an individual basis where it is determined by the Development Services Director, that a lesser setback would not be detrimental to proper land use, development, and the general welfare.

c) *Sign structure setbacks.* Refer to [section 13-591](#) for sign setback requirements.

2. *Parking requirements.* Off-street parking and loading requirements shall be determined individually on each specific application and depend upon the requested land use and its potential intensity. All parking and loading areas shall be properly screened as determined by the development services division.

3. *Access management.* Access points into the development must be paved.

4. *Screening and buffering requirements.* Generally, buffering and/or screening is required between incompatible land uses to protect adjoining uses from negative impacts. For specific information on buffering and screening requirements between land uses, see [section 13-503](#).

a) *Permitted uses.* In a planned commercial district, any commercial land use may be requested; however, the specific ordinance authorizing the establishment of a particular CP district related to a specific tract of land shall delineate the allowable uses, and place conditions on the land use and operation of the commercial function. These conditions shall run with the land.

Link to Table of Uses for the commercial zoning districts
<https://ln5.sync.com/dl/ba68fe8c0/v2u64b7v-3y9qpfr-r-n8qjvq9k-xr9gcd4f>

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