

# State Road 44 West

**STATE ROAD 44 WEST**  
**WILDWOOD, FL 34785**

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**bounat**

Boutique Firm | National Reach



# Property Summary



## PROPERTY DESCRIPTION

Rare opportunity to acquire a highly sought-after 18.2-acre assemblage adjacent to the largest residential development in the United States. Current entitlements include 43,600 SF of medical and office space and 36,000 SF of retail, totaling 79,600 SF of entitled development across the 18.2-acre site. The property is partially developed, with limestone base, parking, and stormwater retention already in place, allowing for seamless vertical development and near-term tenant occupancy and cash flow.

Positioned along the highly trafficked State Road 44 corridor, the property benefits from traffic counts exceeding 28,000 vehicles per day, approximately 615 feet of frontage, a newly constructed westbound deceleration lane, full access from C44-A to the north, and direct median cross-access.

## PROPERTY HIGHLIGHTS

- 18.2-acre, partially developed master-planned site
- Adjacent to The Villages, the largest residential development in the United States
- Located within a half mile of Brownwood Paddock Square
- Current entitlements include 43,600 SF of medical and office space and 36,000 SF of retail, totaling 79,600 SF of entitled development across the 18.2-acre site
- Full frontage on two county roads with 28,000+ vehicles per day
- Surrounded by established residential, commercial, and retail uses
- Located in a high-demand, supply-constrained medical and retail submarket

## OFFERING SUMMARY

Sale Price:	Contact
Lot Size:	18.2 Acres



# Complete Highlights



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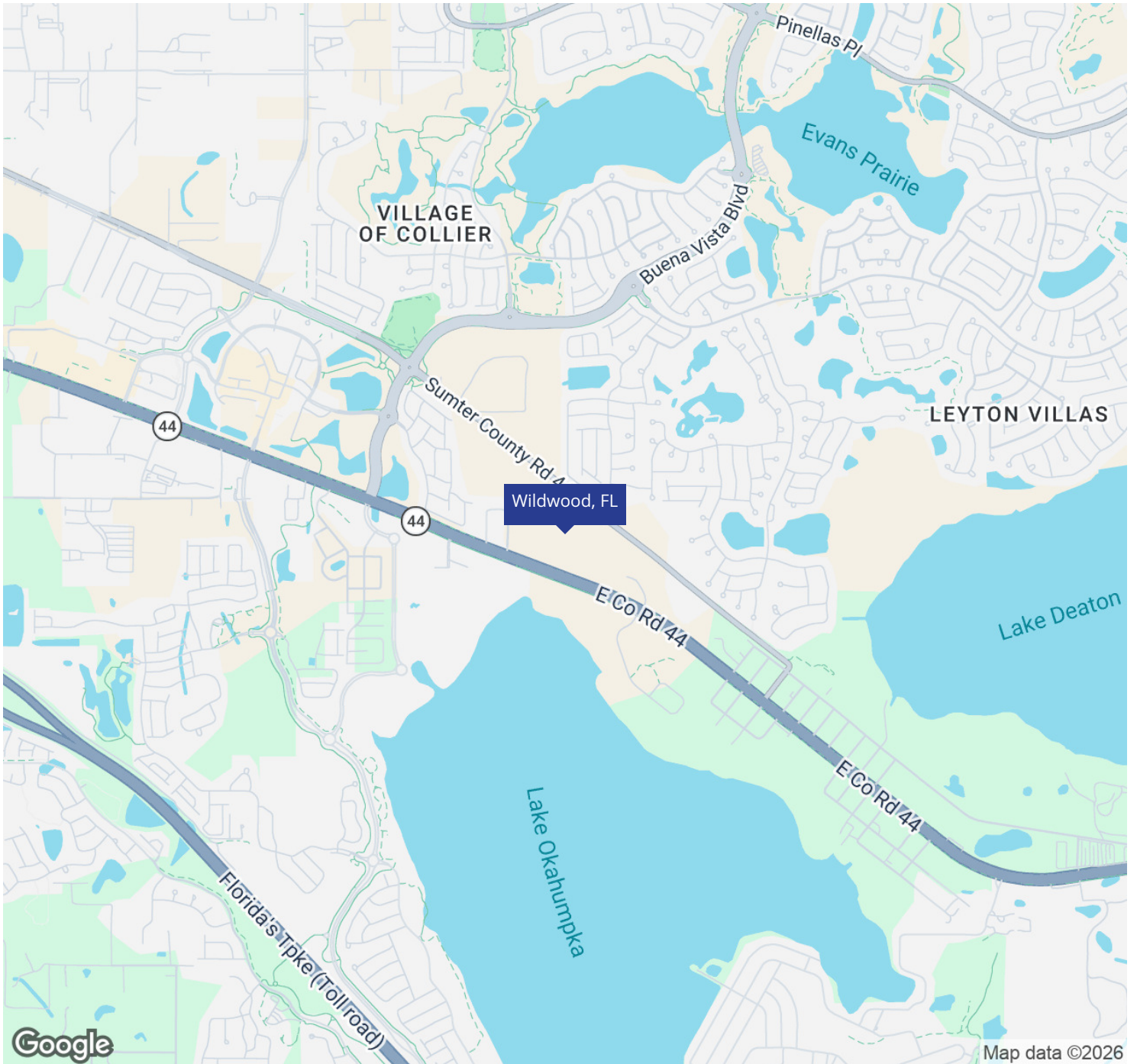
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### LOCATION DESCRIPTION

Discover the endless potential of investing in the vibrant community of Wildwood, FL. Situated in close proximity to major highways, including I-75 and the Florida Turnpike, the area offers convenient access for businesses and commuters alike. With the Lake Panasoffkee Wildlife Management Area just a short drive away, outdoor enthusiasts can explore and escape into nature. For a taste of local culture, the historic downtown area is filled with charming shops and dining options. As the community continues to grow, the property presents an exciting opportunity for land or office investors to be part of Wildwood's ongoing development and economic expansion.



# Regional Map



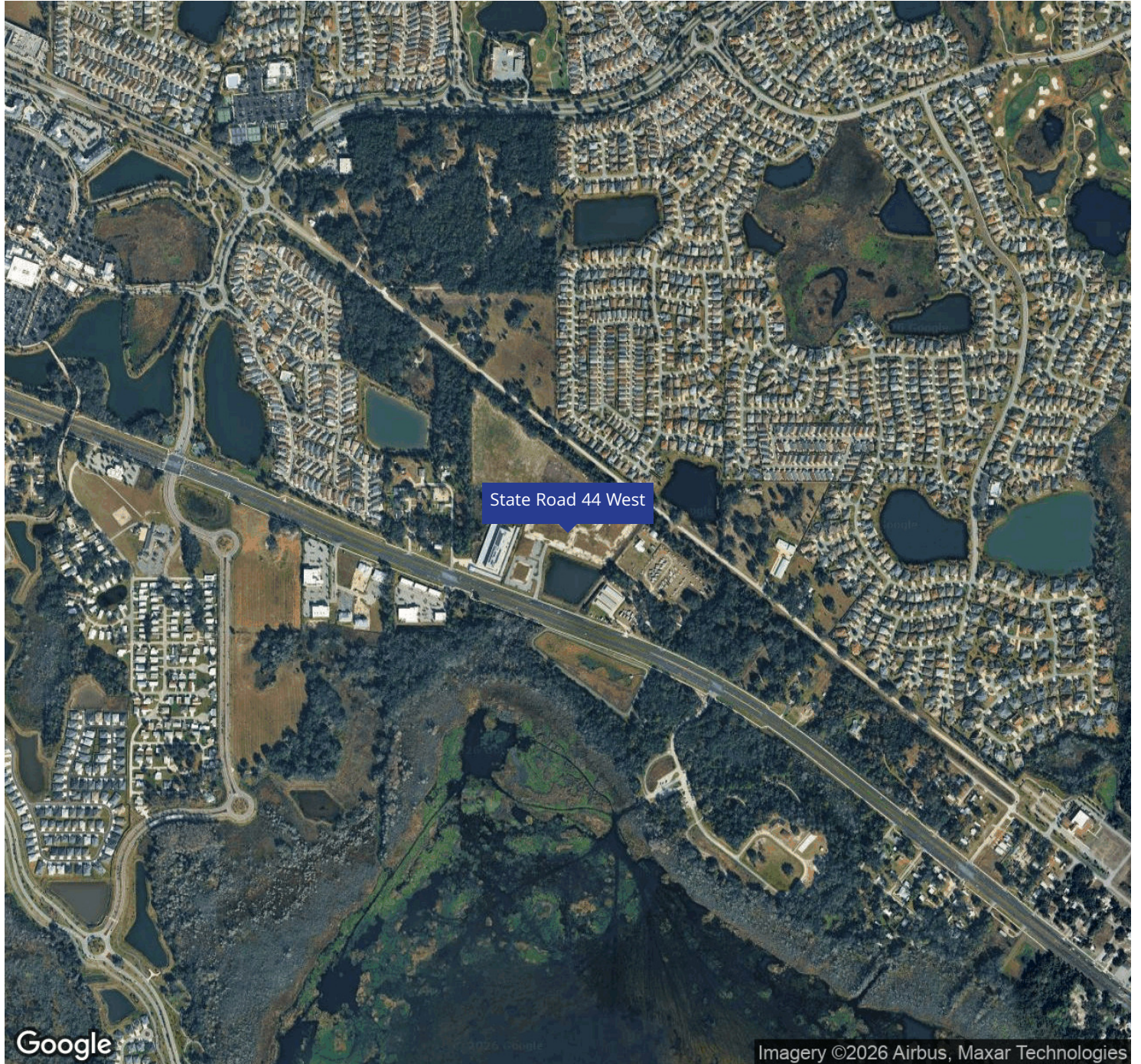


# Location Map





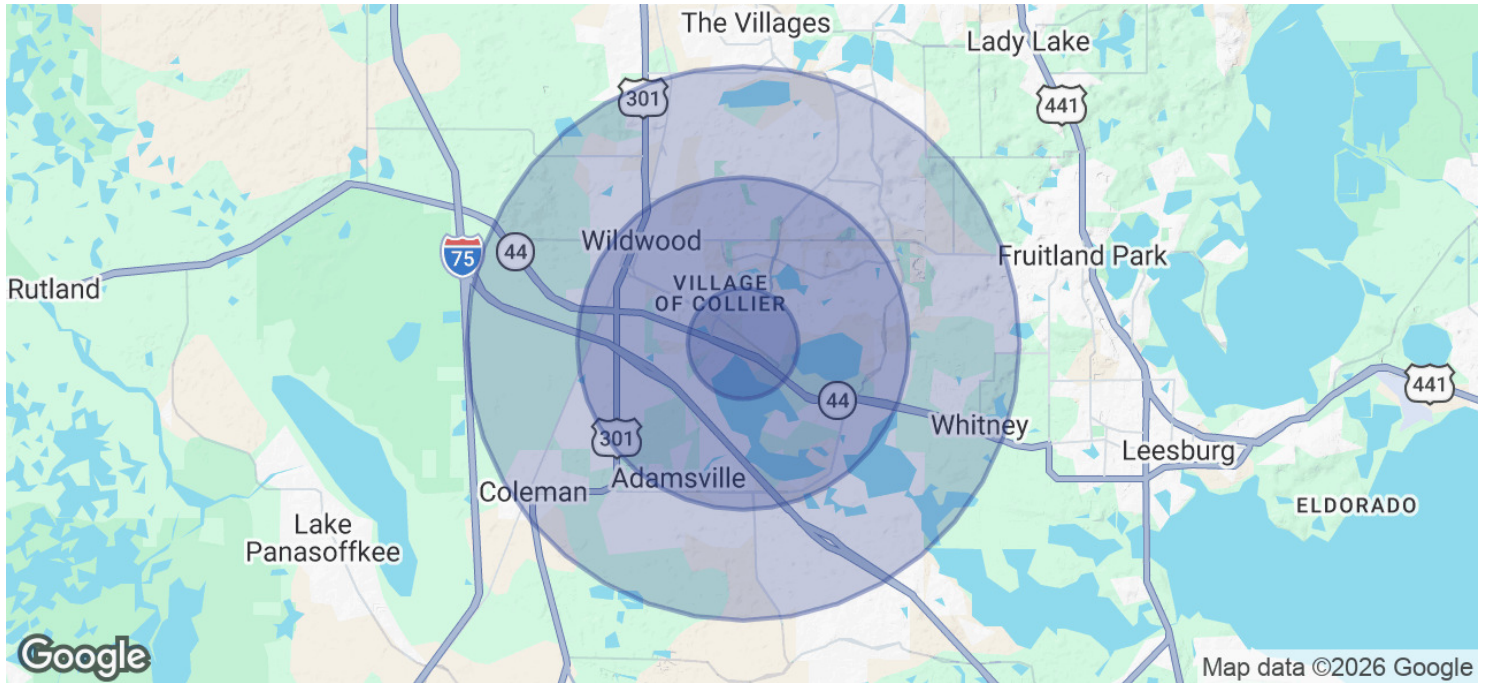
# Aerial Map







# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,110	27,270	79,142
Average Age	63	65	67
Average Age (Male)	62	65	67
Average Age (Female)	63	65	67
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,678	14,309	42,228
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$73,019	\$91,881	\$93,433
Average House Value	\$385,971	\$462,958	\$469,493

*Demographics data derived from AlphaMap*