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 TERRA  
VILLA PARK

Marcus & Millichap  
SP MULTIFAMILY GROUP

## EXCLUSIVE ENGAGEMENT

SP Multifamily Group of Marcus & Millichap invites you to review Terra Villa Park, a mixed-use asset located in Winter Springs, FL. The property is available to qualified investors free and clear of existing debt. Contact listing agents for more information on the debt available.

## MARKETING TEAM



### BENJAMIN SKINNER

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## FINANCING TEAM



### GARRETT FIERSTEIN

Senior Director Investments  
Capital Markets  
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## FINANCING OPTIONS

This Property is offered on a free & clear basis. If you wish to obtain new financing, MMCC has provided a soft quote, which can be found on Page 4 of this Offering Memorandum. It is advised that all prospective purchasers obtain and review all financing options prior to submitting an offer.

## OFFER SUBMISSION

The Seller will respond to competitive offers. However, should we elect to set a formal call for offers date, investors will be notified two weeks prior to the actual date bids are due. Formal letters of intent are requested by the call for offers date, although investors are welcome to present offers at any time prior to that date. The Seller requests that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions, including, but not limited to:

- Price
- Earnest Money Deposit(s)
- Due Diligence and Closing Timeline
- Debt & Equity Structure
- Any Other Contingencies

The Seller retains the right to modify the sale/marketing process at any time.

*LETTERS OF INTENT SHOULD BE SUBMITTED TO THE ATTENTION OF:*

Benjamin Skinner  
Senior Director Investments, Marcus & Millichap  
300 S. Orange Ave., Suite 700  
Orlando, FL 32801

Matthew Prozzillo  
Senior Director Investments, Marcus & Millichap  
300 S. Orange Ave., Suite 700  
Orlando, FL 32801

## UNDERWRITING & DUE DILIGENCE

It is strongly advised that all prospective purchasers complete their own underwriting and due diligence of the offering prior to submitting an offer. Please contact a listing agent to answer questions regarding underwriting assumptions, comparables, expenses, and historical financial information.

## COMMUNICATION

All communications, inquiries, and requests should be addressed to the listing agents, as representatives of the Seller. To avoid disrupting the Property's operations, do not contact on-site management, residents, or any personnel. A Marcus & Millichap representative will accompany you on property tours. All tours will require a minimum 48-hours advance notice and are subject to schedule availability. All tours must be coordinated by a listing agent.

## DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

## NON-ENDORSEMENTS

Marcus & Millichap Real Estate Investment Services of Florida, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Florida, Inc. © 2025 Marcus & Millichap. All rights reserved.

CONDITIONS OF OFFERING

DISCLAIMERS & CONFIDENTIALITY

# PROPERTY AMENITIES

- Controlled Access
- Gated Parking
- Elevator
- Fitness Center
- Excellent Schools
- Public Transportation
- Jogging & Biking Trails
- Walk to Shopping & Dining
- Sitting & Gathering Spaces



# WINTER SPRINGS TOWN CENTER NEIGHBORHOOD AMENITY



## CONDO-GRADE UNIT INTERIORS

Terra Villa Park offers true condo-grade unit interiors designed to deliver both durability and elevated living standards. Each residence features a cohesive blend of high-quality finishes, including stainless steel appliances, granite countertops, and solid wood cabinetry, complemented by crown molding and refined lighting packages that create a clean, modern aesthetic. Spacious layouts are further enhanced by functional design elements such as double sinks, ample storage, and architectural features, positioning the interiors competitively against newer product while supporting long-term tenant appeal and rent durability.

- Stainless Steel Appliances
- Granite Countertops
- Solid Wood Raised Panel Cabinets
- Wide Baseboards & Crown Moulding Throughout
- Modern Lighting Fixtures
- Master Suites
- Walk-In Closets





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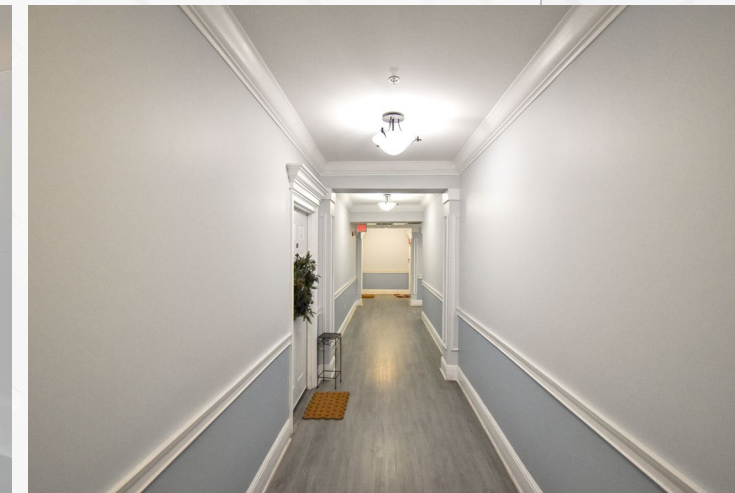
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# WINTER SPRINGS TOWN CENTER TENANTS

- Publix
- Foxtail Coffee Co.
- Tijuana Flats
- Edward Jones
- TruEar
- Pinch A Penny
- Victoria Edward Spa
- Acai Republic
- Great Clips
- The Greek Eatery
- The UPS Store
- Jersey Mike's Subs
- Winter Springs Dentistry
- Sushi Delight and Bowl
- Ristorante Positano
- And More...



**CROSS SEMINOLE TRAIL**  
 The Cross Seminole Trail spans approximately 23 miles, connecting the 7.5-mile Cady Way Trail in Winter Park to the 14-mile Seminole Wekiva Trail. It also forms part of the ~1,500-mile Florida National Scenic Trail, which extends from South Florida to the Florida-Alabama state line, enhancing regional connectivity and outdoor recreation access.

**SEMINOLE CROSSING**  
 TOWNHOMES STARTING AT \$400,000+

**VISION SOURCE**  
 NEWLY COMPLETED MEDICAL OFFICE

**TERRA VILLA PARK**

**ST. JOHNS LANDING**  
 MOST RECENT HOME SALE REACHED \$1,325,000

**1379 TARFLOWER DR.**  
 3BD/2.5BA TOWNHOME LISTED AT \$485k

**HICKORY GROVE**  
 TOWNHOMES STARTING AT \$385k+

**WINTER SPRINGS HIGH SCHOOL**

**ORLANDO HEALTH**  
 CHILDREN'S NEUROSCIENCE INSTITUTE

**WINTER SPRINGS TOWN CENTER**



# TERRA VILLAPARK

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