



OFFERING MEMORANDUM

PIKE 75

2068 E SR 44, WILDWOOD, FL 34785

RYAN SAMPSON, CCIM, ALC
Principal
D. 813.287.8787 x4
M. 813.417.5928
Ryan@TheDirtDog.com

BILL ESHENBAUGH, CCIM, ALC
President, Lic. Real Estate
Broker
D. 813.287.8787 x1
M. 727.410.9595
bill@thedirtdog.com



PROPERTY DESCRIPTION

Pike 75 Logistics Center is a shovel-ready industrial site planned for over 2,300,000 square feet of class A warehouse and distribution. It is planned as a strategic transportation regional distribution center totaling over 239± acres, and is located in Sumter County at the apex of Central Florida's transportation hub. This site is fully permitted with all utilities available and all due diligence complete. With the site directly located in Central Florida, it makes for easy highway transportation to major cities such as Orlando (48 miles away) and Tampa (75 miles away). The seller would sell the entire site, an undeveloped portion of the site or pad ready sites. Call for details.

LOCATION DESCRIPTION

Located directly off SR 44, this industrial land site has quick access to many of Florida's major highways. The site is located just 1.5 miles away from highway I-75, 1.7 miles from 301, and 1.9 miles away from the Florida Turnpike. Pike 75 is located in the regional distribution hub of Sumter County. North of us in Ocala, Fed Ex bought 150 acres and built a 450,000 sf. distribution center with the ability to expand up to 750,000 sf. South of Pike 75, the sale of a 8,354± acres along SR 471 was announced on April 2019 for future development by The Villages.

PROPERTY SIZE

239.8+/- Acres

ZONING

Industrial

PROPERTY OWNER

Sumter LLC

PRICING

\$80,000/acre for a bulk sale

\$100,000/acre if subdivided (minimum 20 acres)

\$160,000/acre pad ready (minimum 20 acres)

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Bill Eshenbaugh, CCIM, ALC

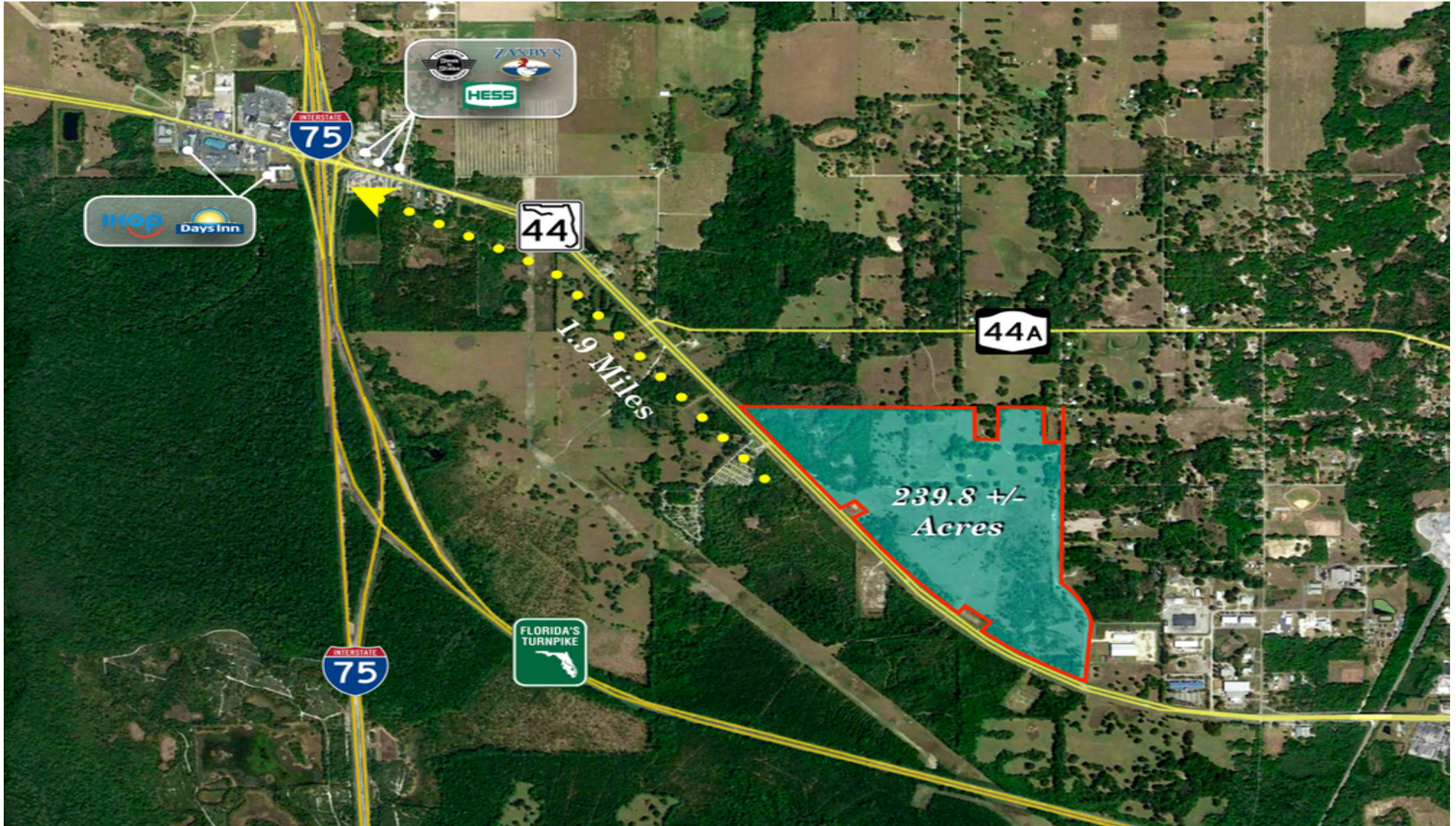
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Utilities

Electric: Duke Energy 12.47 kV within 2.5 miles, 4 MVA capacity

Natural Gas: TECO Peoples Gas

Water: City of Wildwood, 1.03 mgd

Sewer: City of Wildwood

Data: Spectrum, Century Link

Transportation

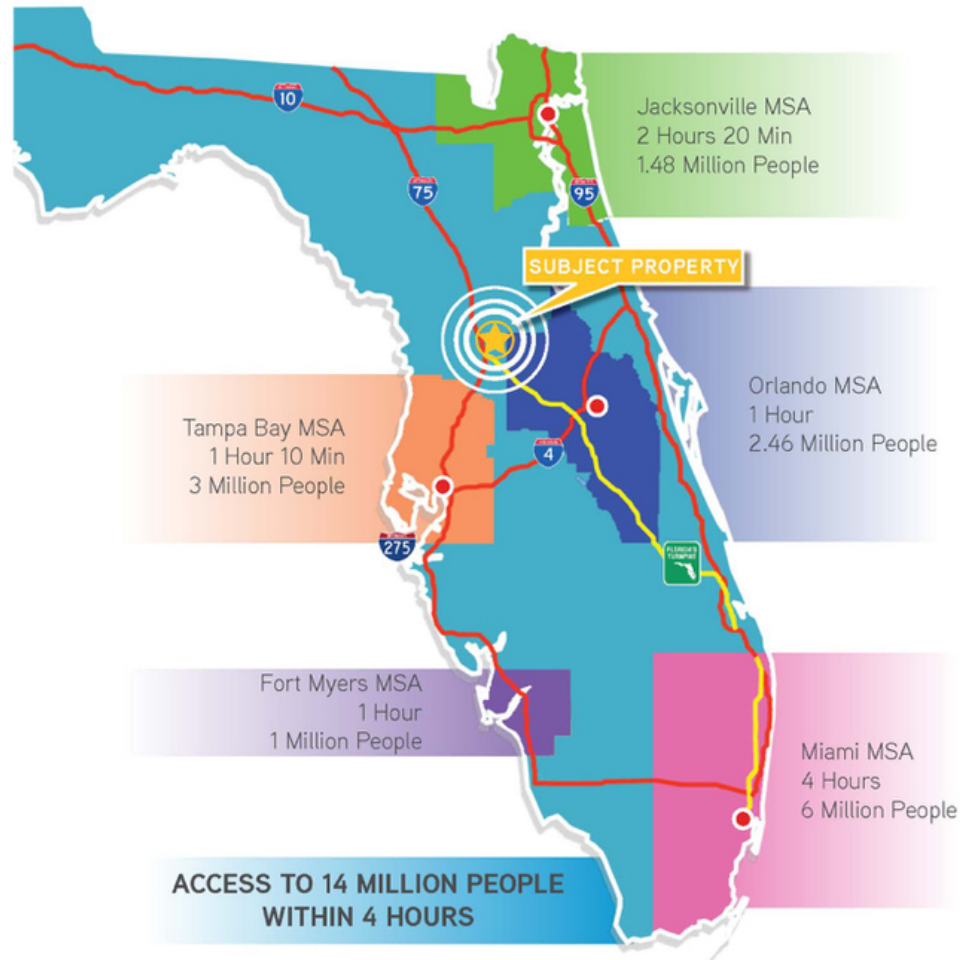
Highways Serving Site: Interstate-75, Florida Turnpike, SR 44, US 301

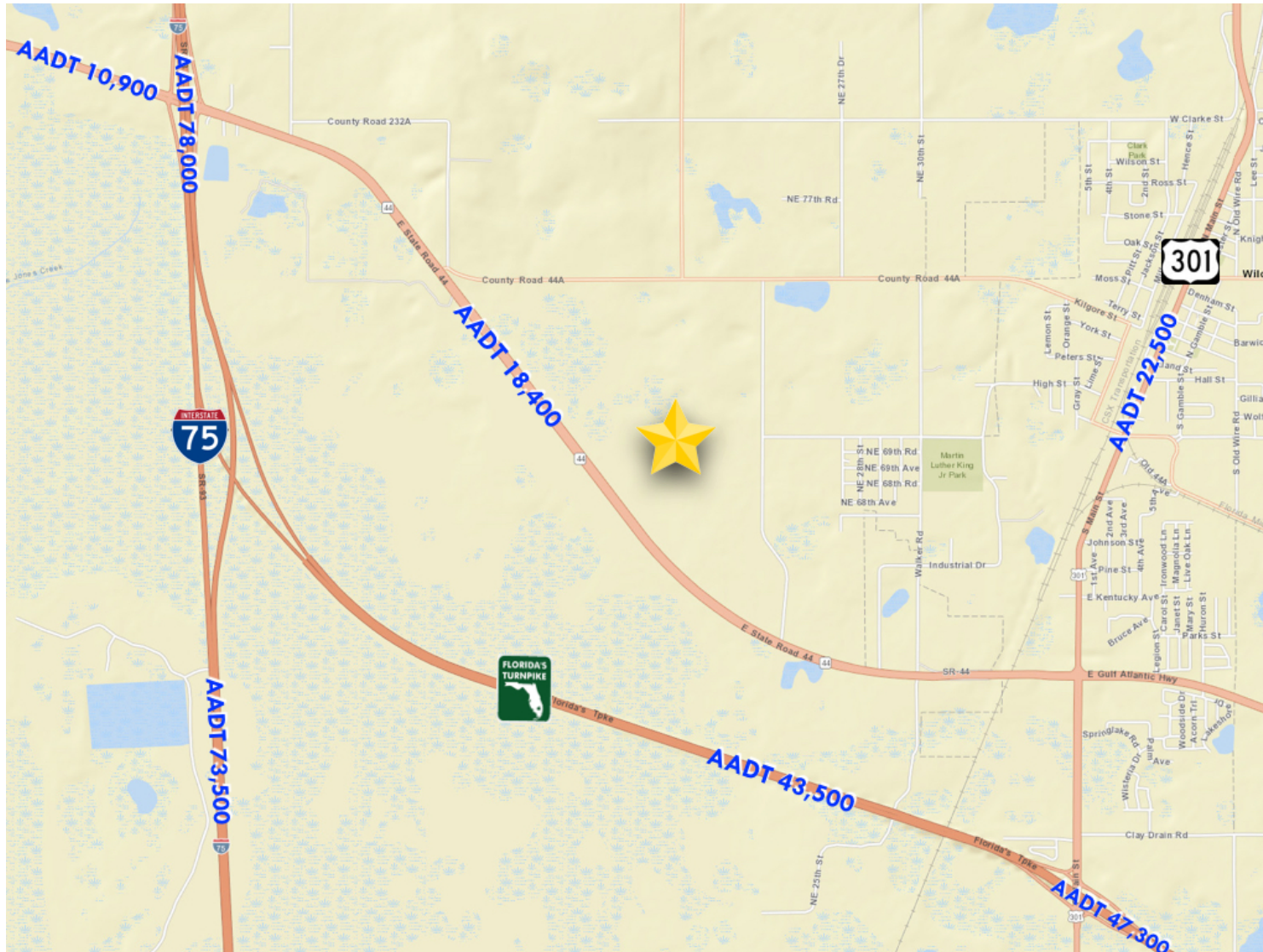
Seaports: Tampa -1hr; Jax – 2.5 hrs; Miami – 3.5 hrs.

Commercial Airports: Leesburg Int'l. – 30 min; Tampa Int'l. – 1hr; Orlando Int'l. – 1hr

Rail Access: CSX Rail access; S-Line

WHY LOCATE TO CENTRAL FLORIDA

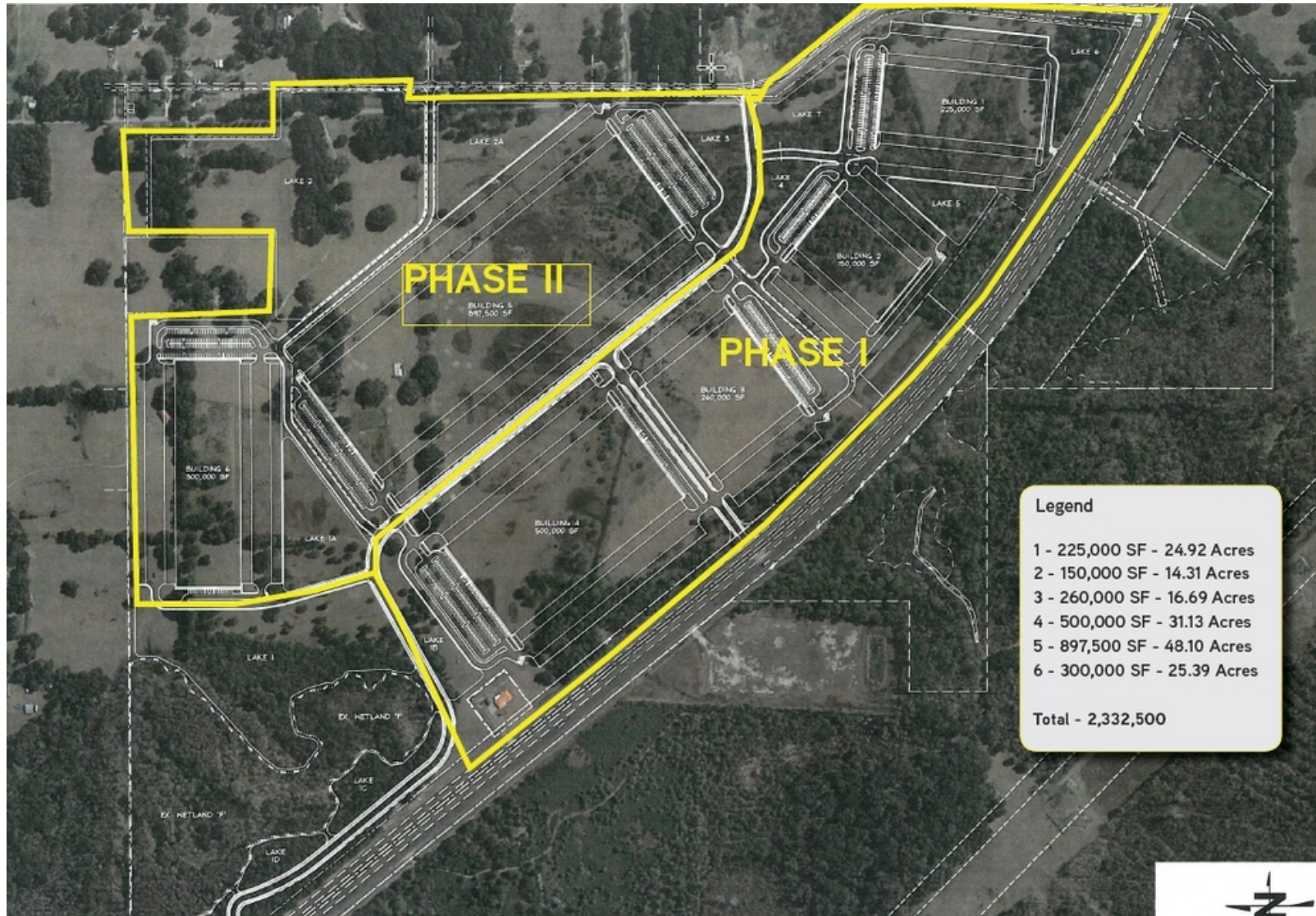


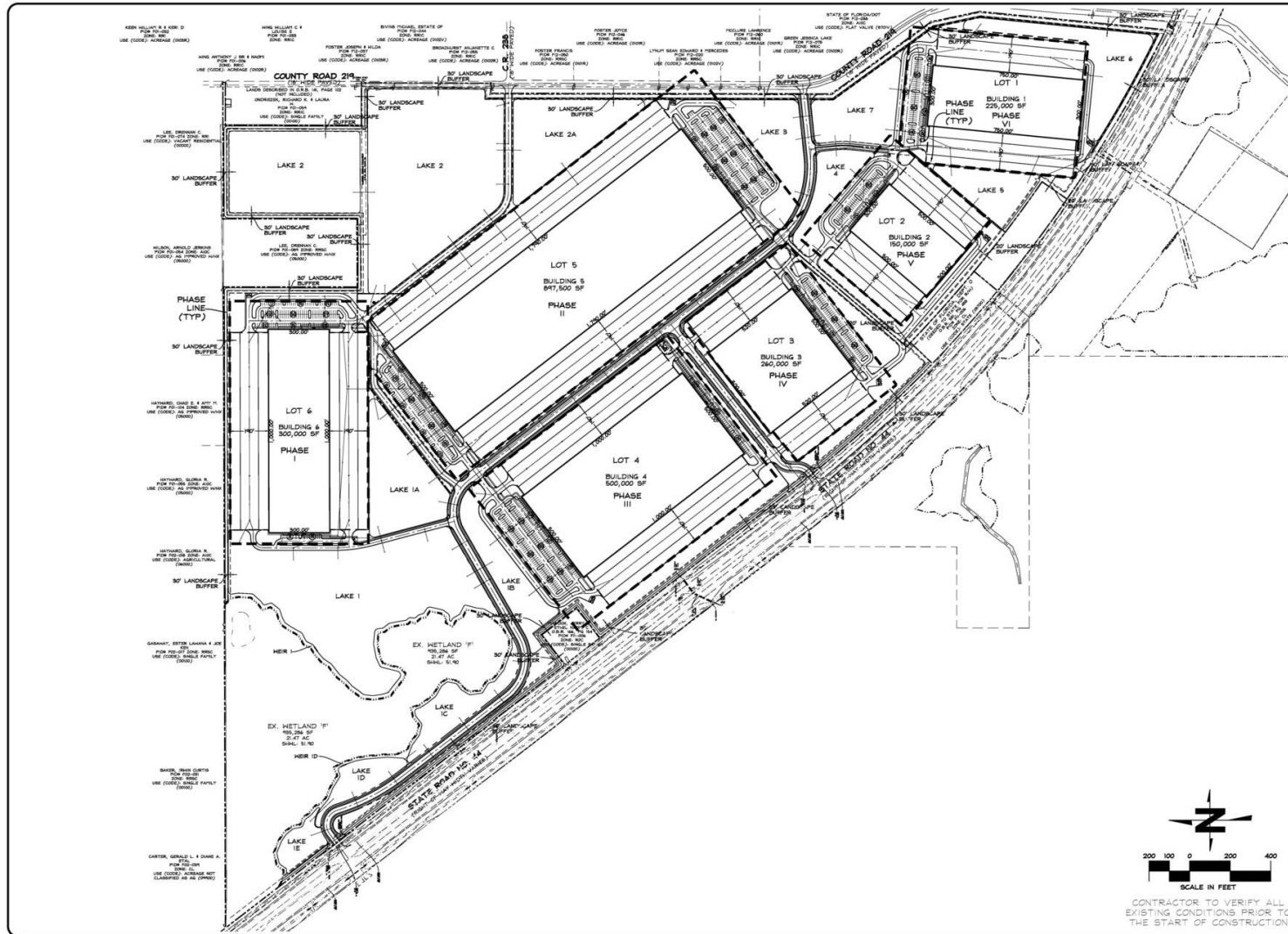


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ESHENBAUGH LAND COMPANY // 304 S. WILLOW AVENUE, TAMPA, FL 33606 // THEDIRTDOG.COM







AVOLI Engineering, Inc.
Consulting Civil Engineers
1001 N.W. 107th Ave., Suite 100, Fort Lauderdale, FL 33309
(954) 372-5447
www.avolieng.com

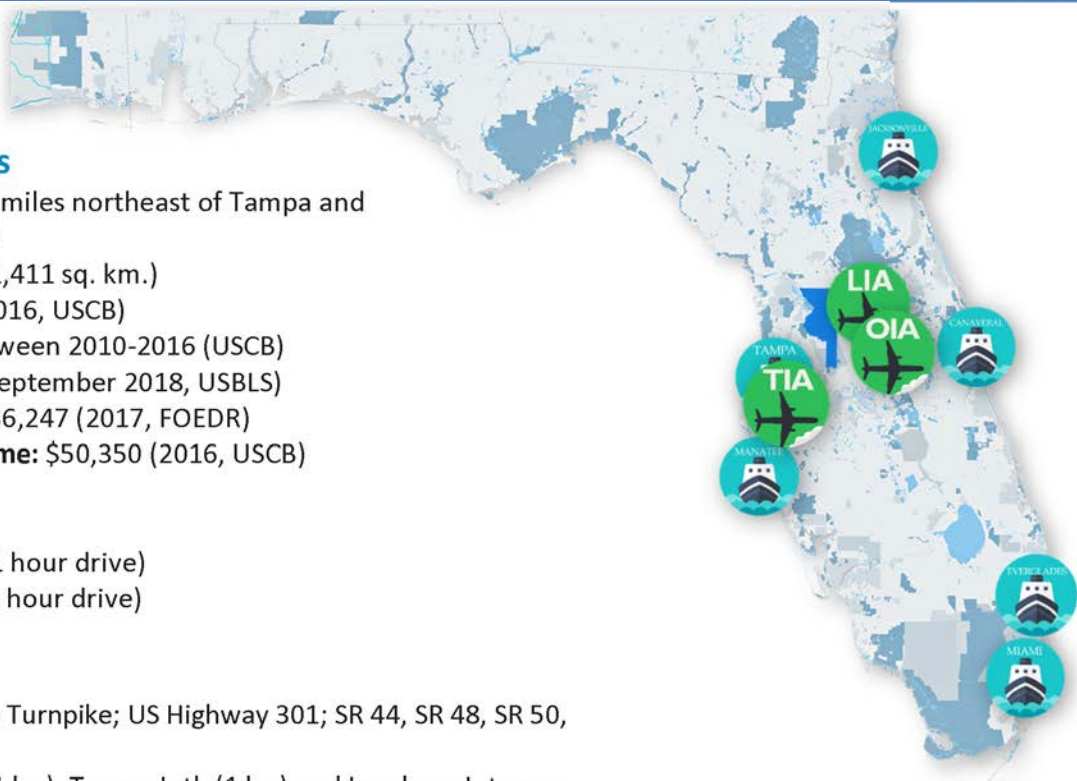
CLIENT: SUMTER LLC
PROJECT: SUMTER INDUSTRIAL PARK
SHEET: MASTER SITE PLAN

DATE	DESCRIPTION
02/26/19	DATE 1/19

SCALE
1" = 200'
JOB NO.
BRUP56
SHEET
7

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

Sumter County, Florida | Data at a Glance



Local Demographics

Location: Central, FL; 58 miles northeast of Tampa and 49 miles west of Orlando

Land Area: 545 sq. mi. (1,411 sq. km.)

Population: : 123,996 (2016, USCB)

Growth Rate: 32.7% between 2010-2016 (USCB)

Unemployment: 4.3% (September 2018, USBLS)

Average Annual Wage: 36,247 (2017, FOEDR)

Median Household Income: \$50,350 (2016, USCB)

Regional Data

Population: 2,815,800 (1 hour drive)

Workforce: 1,585,955 (1 hour drive)

Transportation

Highways: I-75; Florida’s Turnpike; US Highway 301; SR 44, SR 48, SR 50, SR 471

Airports: Orlando Intl. (1 hr.), Tampa Intl. (1 hr.) and Leesburg International Airport (20 min.)

Seaports: Deepwater Ports of Tampa (1 hr.), Manatee (1.5 hrs.), Jacksonville (2.5 hrs.), Canaveral (2 hrs.), and Miami (4 hrs.)

Rail: Industrial rail service by CSX Transportation’s main Eastern Seaboard freight line (S-Line)

Education

- ◇ Sumter County School System “A” or “B” rated for 8-years running by the Florida State Board of Education.
- ◇ Financially “A rated” district by Standard and Poor’s for fiscal responsibility.
- ◇ High school attainment in Sumter County is higher than Florida average: Sumter= 78.1%, Florida= 77.8%.
- ◇ Lake-Sumter State College partners with the University of Central Florida and Lake Technical College to offer healthcare Bachelor’s degrees, vocational certificates and technology diplomas.

2018 Certified Millage Rates

Sumter County	5.3365
Public Schools	5.507
Water Board	.2955
Total for County	11.139
City of Bushnell	4.2299
City of Wildwood	3.658
City of Center Hill	4.3854
City of Coleman	4.700
City of Webster	7.0000

Sumter County, Florida | Business Incentives



Targeted Industry Business Incentives

In an effort to help attract businesses within the targeted industries of manufacturing, distribution, and agriculture, Sumter County adopted a target-industry business cash incentive for new companies locating and/or expanding their operations in the county.

Sumter County represents a distribution hub unique in the state, strategically located at the crossroads of I-75, Florida's Turnpike and CSX Rail's main freight line, making it an ideal location for warehouse distribution centers. The county offers a targeted cash incentive for new distribution center operations to capitalize on this central location.

Sumter County embraces a diversified economy to offset adverse impacts on market fluctuations and support the domestic production of goods. Sumter County offers a targeted manufacturing cash incentive coupled with a targeted manufacturing research and development (R&D) incentive.

Sumter County encourages research and development (R&D) investments to foster innovation and economic growth in the county. Sumter County offers a cash incentive for agribusinesses directly engaged in R&D activities in the Agricultural Sciences industry.

SUMTER STRENGTHS

- * A major, regional transportation hub for Central Florida at the crossroads of Interstate 75, the Florida Turnpike and CSX's main freight line, with access to major airports and seaports less than 90 minutes away.
- * Pro-business county leadership and economic development team with a personal commitment and passion for supporting local businesses.
- * An Industrial Development Authority whose sole mission is to facilitate business growth and expedite the processing of tax-exempt bonds with no county issuance fees other than the bond counsel fee.

MAJOR BUSINESSES

Suwanee American Cement

Cemex

Central Florida Health Alliance

Charlotte Pipe & Foundry

Metal Industries

Primus Pipe & Tube

Cal-Maine Foods

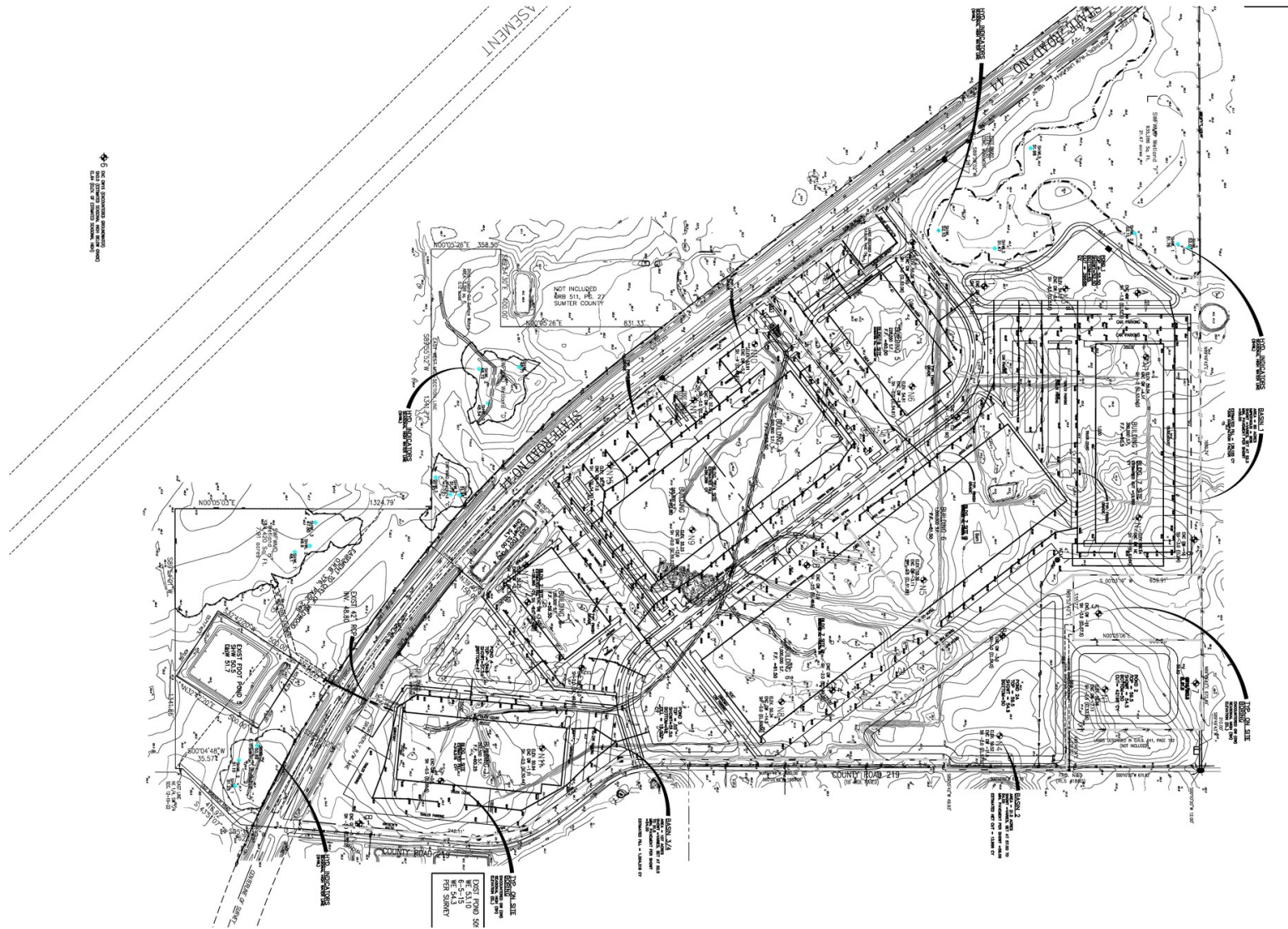
Publix

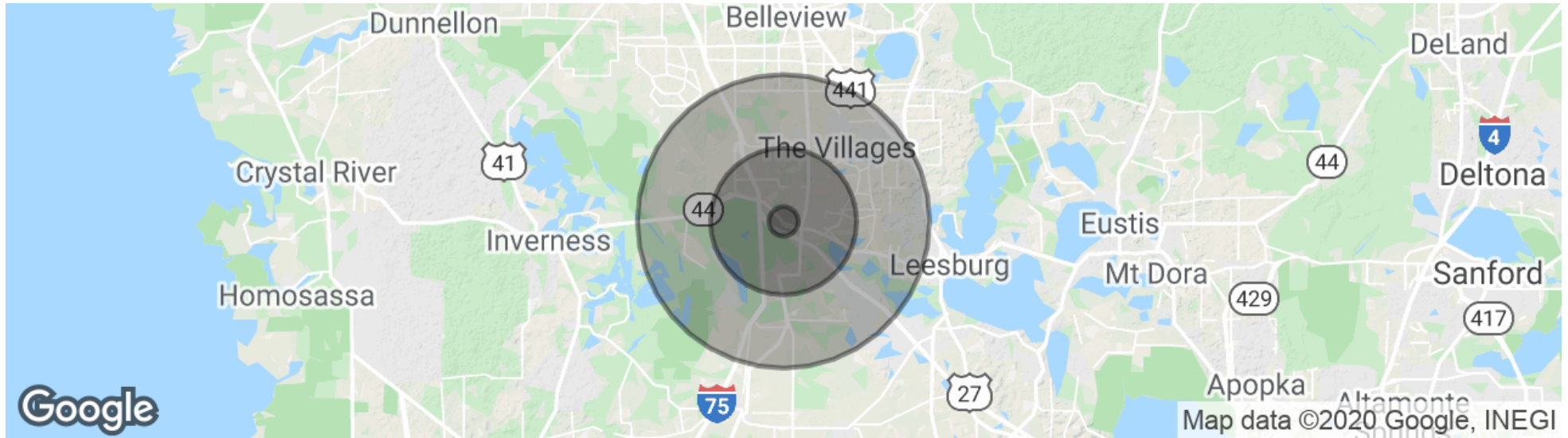
SECO Energy

T&D Distribution

The Villages® community

Time Definite Services





POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

1,030
21.8
20.1
22.6

5 MILES

13,730
52.0
51.8
52.4

10 MILES

101,798
56.6
57.2
56.6

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

284
3.6
\$31,899
\$325,760

5 MILES

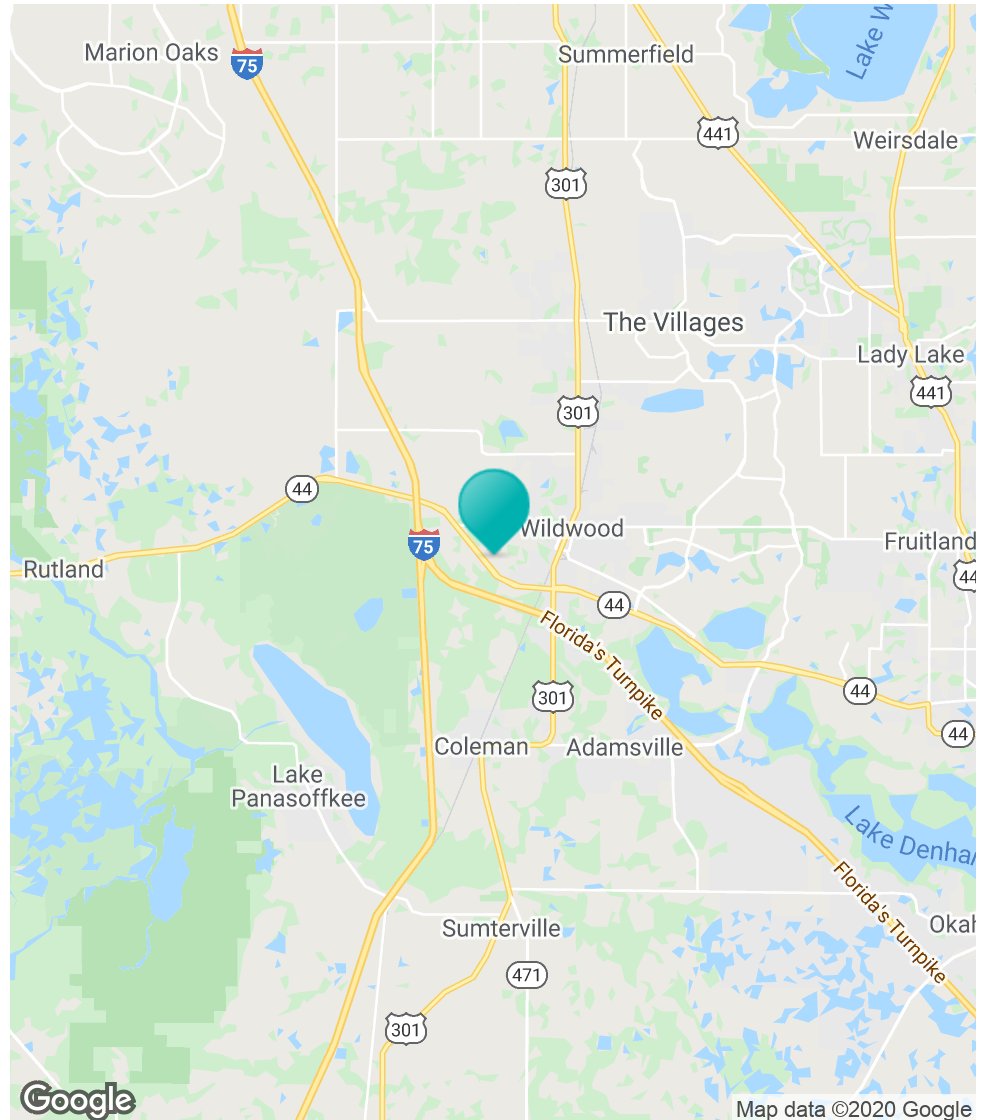
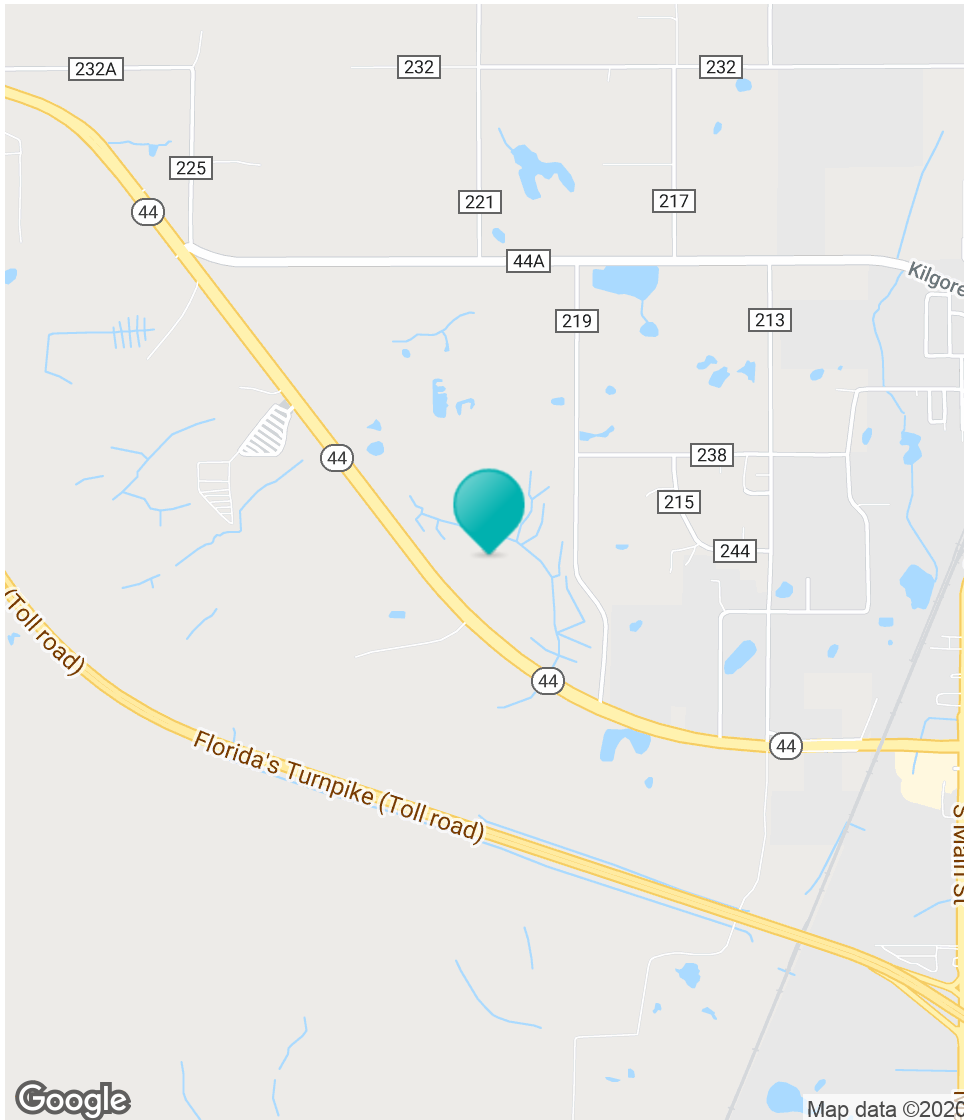
6,235
2.2
\$54,301
\$244,335

10 MILES

46,764
2.2
\$54,841
\$225,026

* Demographic data derived from 2010 US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.