

OFFERING MEMORANDUM

# 39 ACRE MULTIFAMILY SITE

10318 CR 117, WILDWOOD, FL 34484

**RYAN SAMPSON, CCIM, ALC**  
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**Eshenbaugh**  
LAND COMPANY



## PROPERTY DESCRIPTION

This 39 acre property was annexed into the City of Wildwood with mixed use designation. The current zoning allows for up to 7 units per acre on up to 80% of the property with the remainder having to be commercial. The property is currently pasture land with a house on it. However, due to its proximity to The Villages, it is ripe for development. Water and sewer are available to the site.

## LOCATION DESCRIPTION

The property is located on the SW corner of CR 472 and CR 117 in the city of Wildwood, FL. It is located less than a half mile from The Villages and their Arnold Palmer Golf Course. Both shopping and recreation amenities are just minutes away in The Villages. This area is in need of housing for those working in the nearby vicinity under the age of 55!

## PROPERTY SIZE

39.0 Acres

## ZONING

NMU-7 (Neighborhood Mixed Use, 7 units per acre)

## PARCEL ID

D20=030

## PROPERTY OWNER

Mark Waldrop  
Sundown Land of the Villages, LLC

## PRICE

\$2,000,000

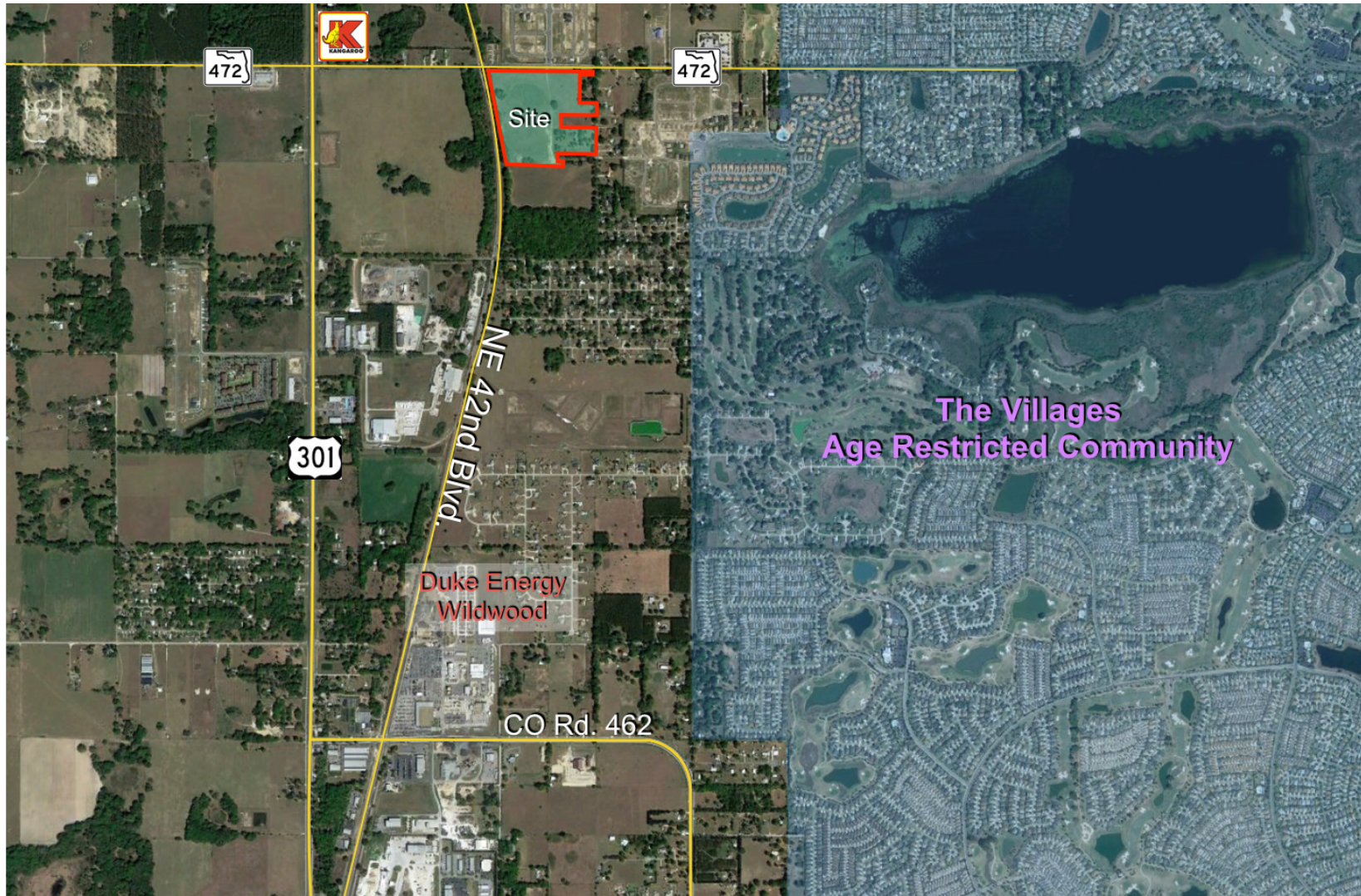
## BROKER CONTACT INFO

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[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)













**TABLE 3-4: Density, Intensity, and Lot Standards**

C																																						
Mixed Use Zoning Districts																																						
Zoning District:	RMU					RMU -10*					RIO					NMU-4					ECNMU-7					NMU-7					ARD							
Maximum Density (units per acre)	5					10					15					4					7					7					15							
Minimum Open Space (%)	25					25					25					40					25					25					20							
Maximum FAR						0.5					0.6					0.3					0.5					0.3					0.5**							
Maximum ISR (%)						60					80					60					60					60					80							
Building Type:	SFD	SFA	MH	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB					
Minimum Living Area (Sq. ft)	750	750	750		750	750	600			750	750	600		750	750	600			750	750	600			750	750	600			750	750	600			750	750	600		
Minimum Lot Width (ft)	75	75	75		40					75	75			40					40					40					40					40				
Maximum Lot Coverage (%)	40	40	40	40						40	40	40	40																					80	80	80		
Minimum Setbacks (ft):																																						
Front	25	25	25	25	30					25	20	30	25	30					30					30					30					7.5	10	10		10
Rear	15	15	15	15	15					15	15	20	15	15					15					15					15					0	10	10		0
Side	10	10	10	10	5					10	10	15	10	5					5					5					5					0	0	0		0
Minimum Building Separation (ft)														10					10					10					10					10	10	10		10

**Abbreviations:**

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

MUB - Mixed Use Building

NRB - Nonresidential Building

MUC - Mixed Use Center

**Notes:**

1) Setback requirements waived if developing under section 3.21

2) \* - Density dependent upon distance to MUC- Extent of project within a 1/4 mile - 10 du/acre; within 1/2 mile - 7 du/acre; further than 1/2 mile - 5 du/acre

3) Minimum building separation between two different building types is 25 feet

4) \*\*up to a 3.0 FAR may be used in a town center or similar use.

5) Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.



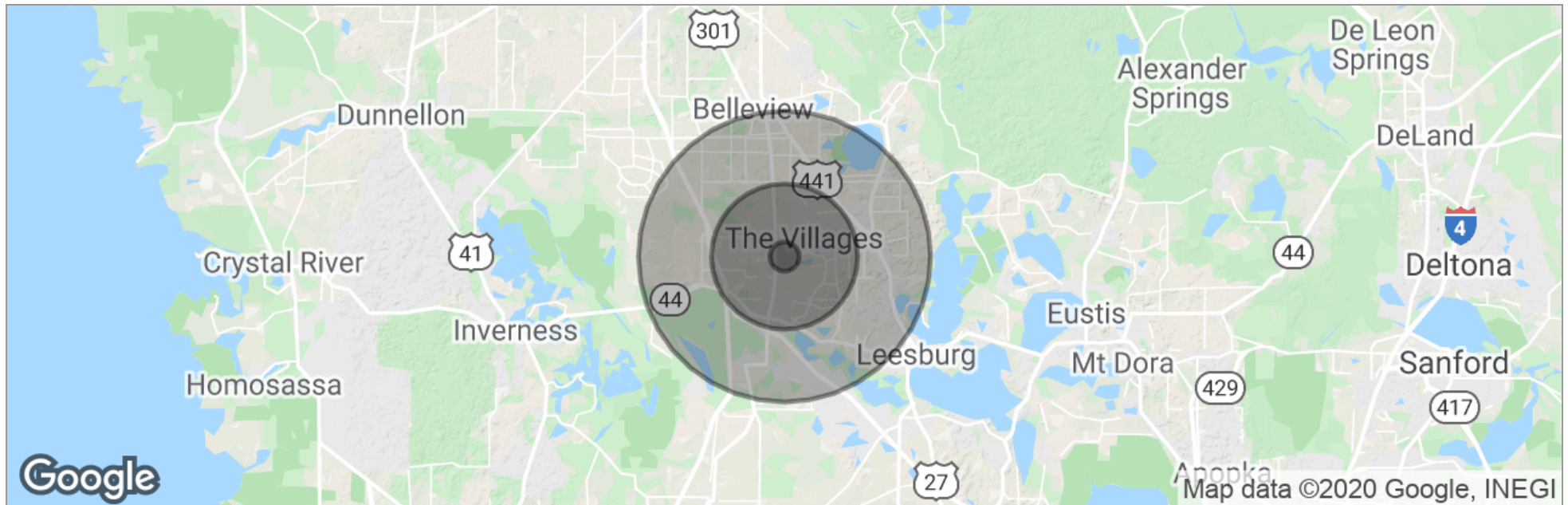
TABLE 3-5: Mixed Use Zoning District – Use Percentages							
Zoning District:	NMU-4	NMU-7	ECNMU-7	CMU	CC	BP	ARD
<i>Use Category:</i>							
<i>Residential:</i>							
Minimum Percentage	35	35	35	20	20	10	20
Maximum Percentage	80	80	80	75	30	60	80
<i>Institutional, Government, and Tourism, Civic, and Recreational:</i>							
Minimum Percentage	5	5	5	5	5		5
Maximum Percentage	30	30	30	10	30		30
<i>Commercial Office and Business Park:</i>							
Minimum Percentage	0	0	0	0	25	20	2
Maximum Percentage	40	40	40	50	60	60	25
<i>Commercial Retail:</i>							
Minimum Percentage	5	5	5	15	10	5	2
Maximum Percentage	40	40	40	50	30	55	25
<i>Medical Campus:</i>							
Minimum Percentage							0
Maximum Percentage							30

Notes:

- 1) Developments less than 10 acres may proceed as a single use and are not required to adhere to this Table
- 2) Residential square footage within the CDT designation shall not exceed 30% of the total built square footage
- 3) Nonresidential uses are permitted in RMU-10 but total acreage devoted to nonresidential uses shall not exceed 10% of the total acreage.
- 4) There is no mixed use requirement within the C-2A district.
- 5) There is no mixed use requirement for individual parcels in the 466-301 mixed use district. While mixed use is encouraged, it is the City's responsibility to ensure mixed use is achieved over the aggregate.

<i>Residential Uses</i>	CON	AG-5	AG-10	R R	E R	R-1	R-2	R-3	R-4	R-5	M H P	R M U	RMU-10	RIO	IN	PE U	C-1	C-2	C-2 A	C-3	NMU-4	NMU-7	ECNMU-7	C M U	A R D	CC	CD T	BP	466-301	M-1	M-2
Single family detached (SFD)		P	P	P	P	P	P	P	P		P	P	P	P							P	P	P	P	P			P	P		
Single family attached (SFA)						P	P	P	P	P		P	P	P							P	P	P	P	P		P	P	P		
Apartment or condominium building (ACB)								P	P	P			P	P					P		P	P	P	P	P	P	P	P	P		
Dwelling unit located above the ground floor in a mixed use building (MUB)													P						P		P	P	P	P	P	P	P	P	P		
Community club house, pool or other amenities associated with residential projects					P	P	P	P	P	P	P	P	P	P					P		P	P	P	P	P	P	P	P	P		
Independent living facility (ILF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P		
Mobile home (MH)		P	P								P	P																			
Recreational vehicle park (RV)											P									P					S						
Home occupations		S	S	S	S	S	S	S	S	S	S	S	S	S					S		S	S	S	S	S	S	S	S	S		

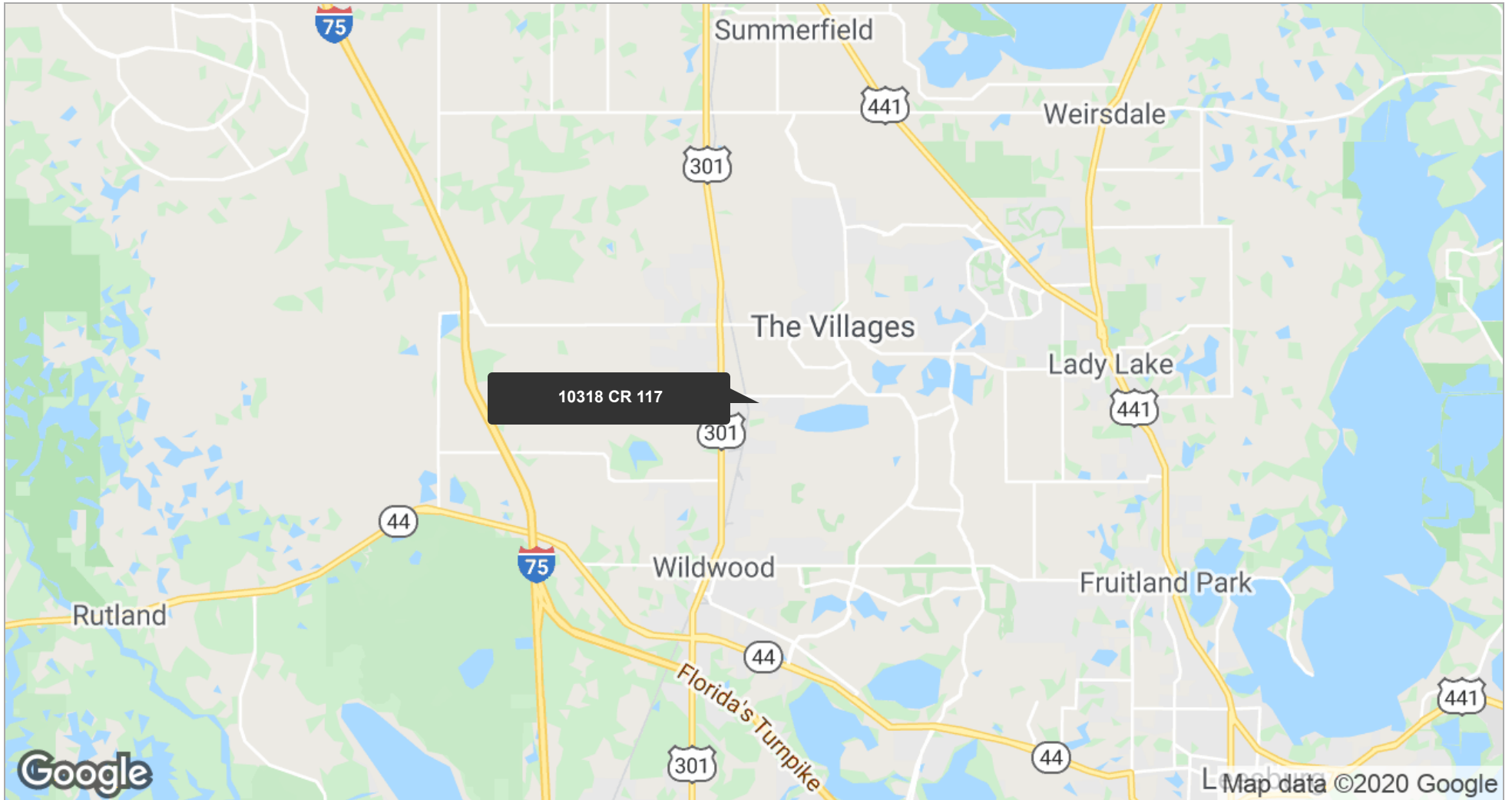




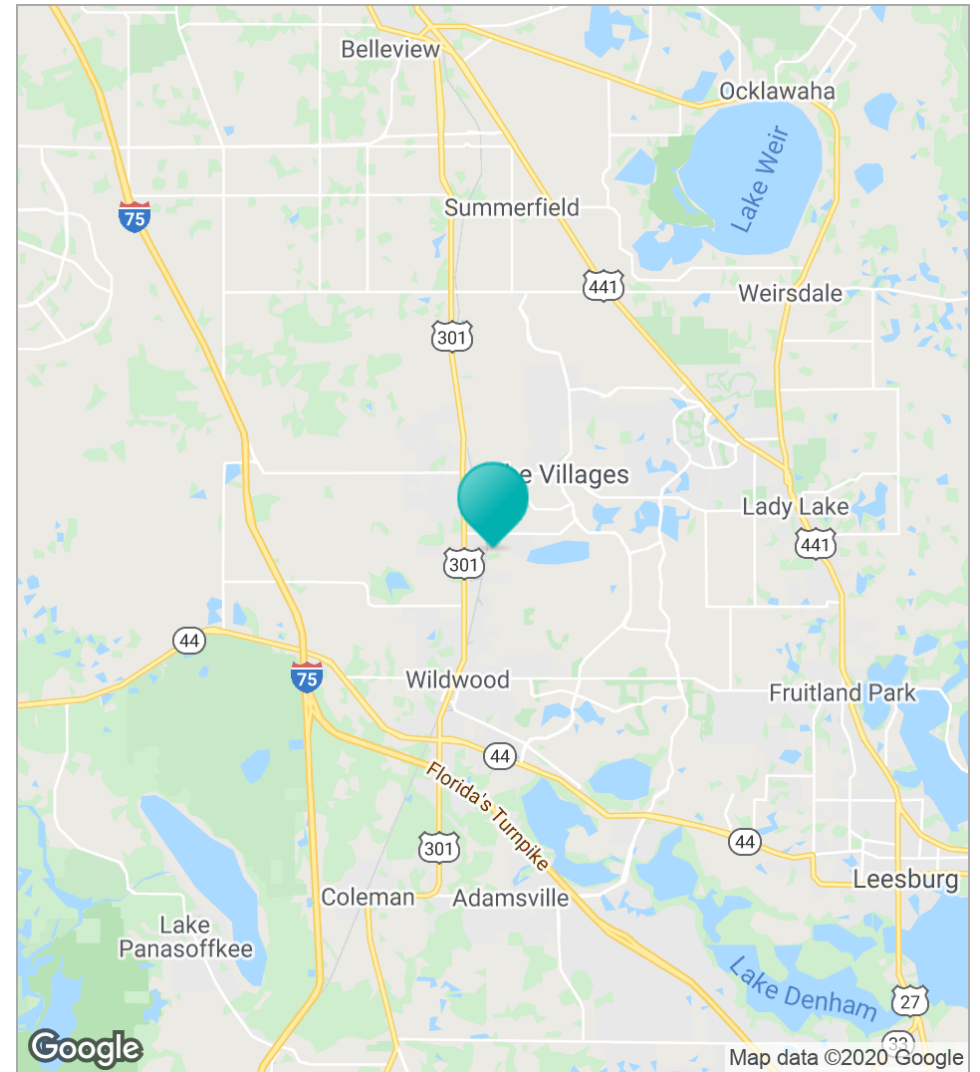
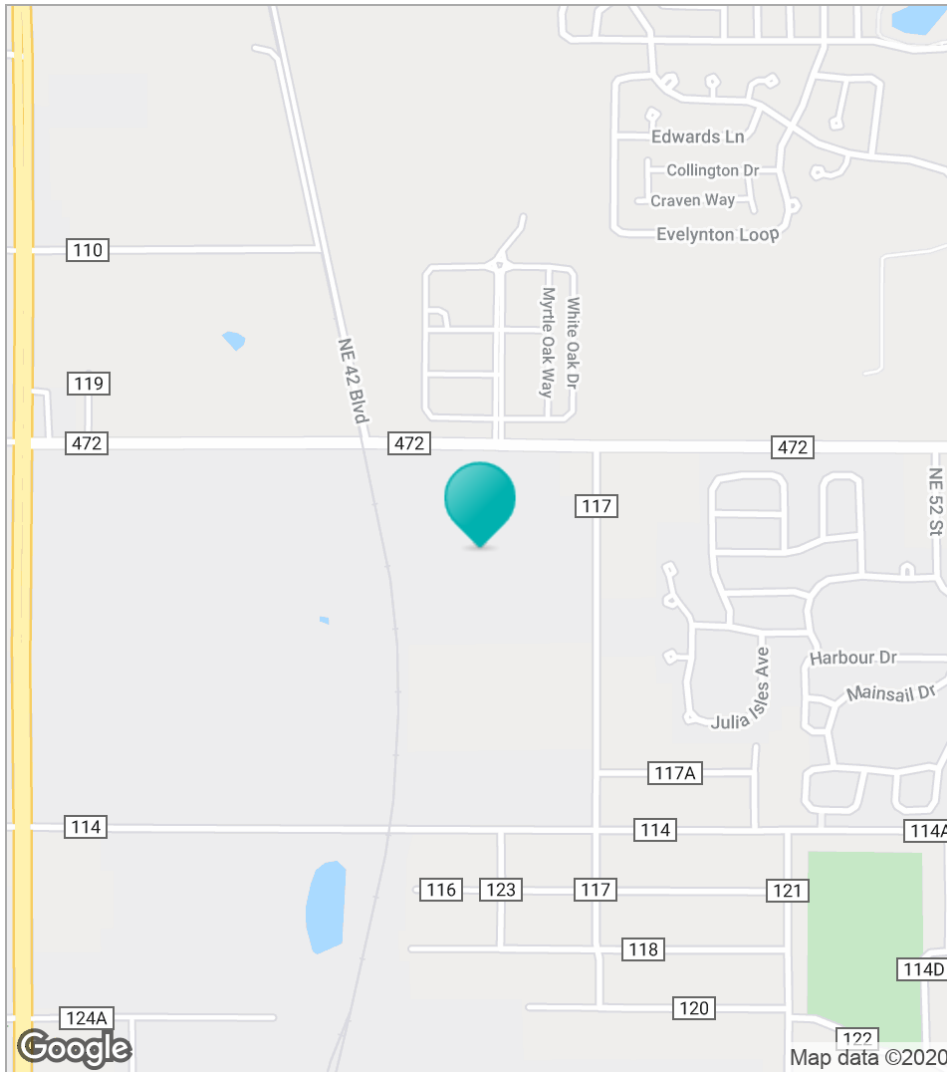
	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	2,488	47,999	147,314
Population Density	792	611	469
Median Age	65.8	63.2	57.1
Median Age (Male)	66.7	64.0	57.6
Median Age (Female)	65.0	62.6	56.9
Total Households	1,324	24,608	68,486
# of Persons Per HH	1.9	2.0	2.2
Average HH Income	\$66,463	\$59,879	\$53,957
Average House Value	\$252,522	\$250,792	\$230,930

\* 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.

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