



OFFERING MEMORANDUM

WILDWOOD 400 ACRES FUTURE MIXED USE PROJECT

43 W CLARK ST, WILDWOOD, FL 34785

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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 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.

PROPERTY DESCRIPTION

400 Acres of Single Family, Multi-family, greenspace and some commercial - part of a 425 acre PUD centrally located 1/2 mile from The Villages, 30 minutes from Ocala and approximately one hour from Orlando, Tampa and Gainesville. Frontage on three county roads and reconfiguration of CR 462 is planned. A 25-acre portion (all Commercial) of this PD is under contract. Conceptual is pictured with Commercial portion shaded in purple. Contact listing brokers for Package.

Co-Listed with Reggie Caruthers, ALC, CCIM
Oxford Land Company
11262 N US Hwy 301
Oxford, FL 34484
352-748-1182 Phone, 352-748-2169 Fax
reggie@oxfordland.com
www.oxfordland.com

LOCATION DESCRIPTION

The site lies on the northwest quadrant of US 301 and CR 237. Frontage is along US 301 and CR 462 for potential commercial development. Nearby is The Villages, still the hottest selling community in the US with well over 2000 new home closings per year. Road frontage: CR 462, CR 209, CR 232, US 301 (Commercial) Neighborhood: The Villages to the east, City of Wildwood to the South, Florida Turnpike and I75 within 10 minutes.

PROPERTY SIZE

400.0 Acres

PARCEL ID

D31-006, D31-029, D31-030, D31-008, D31-010, D31-007 (partial)

PRICE

\$8,500,000

BROKER CONTACT INFO

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