



OFFERING MEMORANDUM

MIDFLORIDA DISTRIBUTION CENTER

STATE ROAD 44, WILDWOOD, FL 34785

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PROPERTY DESCRIPTION

MidFlorida Distribution Center, is a 174+/- acre site ideally located at I-75 and SR 44 in Wildwood, FL. The property is planned for over 1,200,000 SF of cross dock industrial facilities with easy access to I-75, US 301, and the Florida Turnpike. The property is located with 2 hours of over 7.6 million residents and is less than 60 minutes from Tampa, Orlando and Ocala. The owner would subdivide the property or consider a build to suit, depending on the tenant and size.

LOCATION DESCRIPTION

This property is located on the south side of State Road 44, east of Interstate 75, in Sumter County, FL. It is within the city limits of Wildwood which is essentially in the middle of the state allowing incredible access to all of Florida in a timely manner. North of the 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 MidFlorida Distribution Center, the sale of 8,354± acres along SR 471 was announced April 2019 for future development of The Villages.

PROPERTY SIZE

174.0+/- Acres

ZONING

Light Industrial

PROPERTY OWNER

Sumter LLC

PRICE

\$80,000/acre for a bulk sale

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

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

BROKER CONTACT INFO

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Property Site Plan

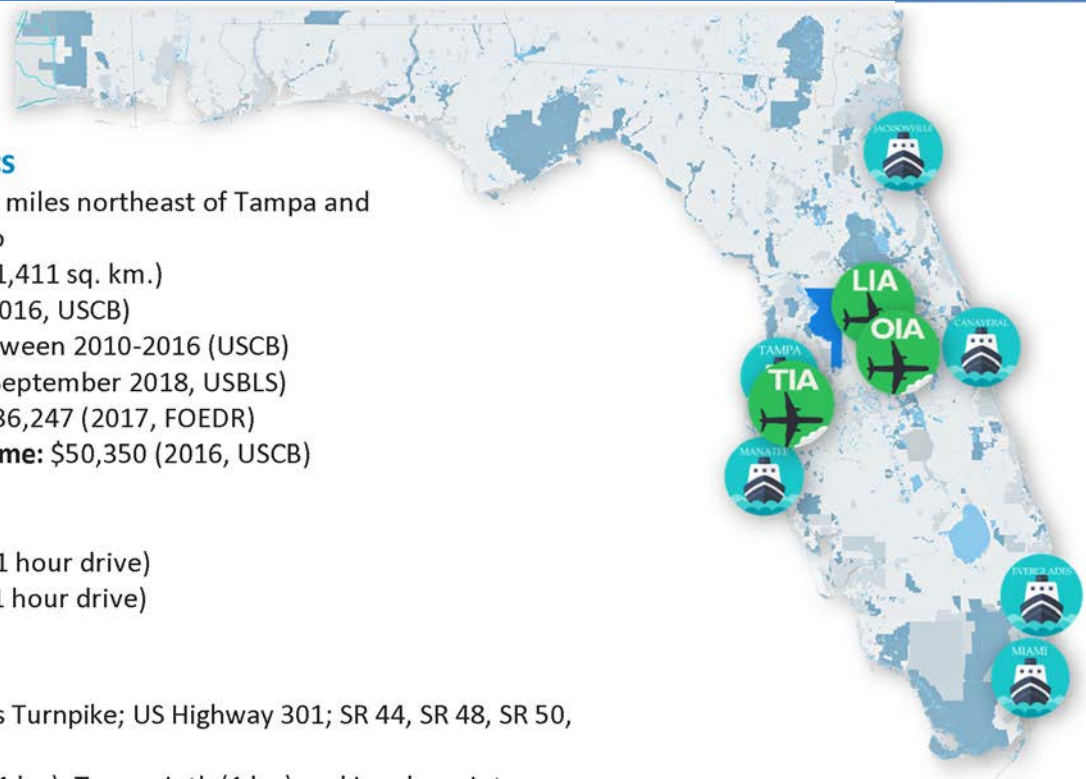
Legend

- #1 - 188,000 SF Industrial / Warehousing
- #2 - 160,000 SF Industrial / Manufacturing
- #3 - 140,000 SF Industrial / Warehousing
- #4 - 90,000 SF Industrial / Manufacturing
- #5 - 188,000 SF Industrial / Warehousing
- #6 - 160,000 SF Industrial / Manufacturing
- #7 - 119,800 SF Industrial / Manufacturing
- #8 - 40,000 SF Commercial (2 story)
- #9 - 90,000 SF Commercial (2 story)
- #10 - 30,000 SF - Commercial (2 story)
- #11 - 50,000 SF - Industrial / Manufacturing
- #12 - 50,000 SF - Industrial / Manufacturing
- #13 - 95,000 SF - Industrial / Manufacturing
- #14 - 90,000 SF - Office (2 story)
- #15 - 90,000 SF - Office (2 story)





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

Utilities

Electric: Duke Energy

Natural Gas: TECO

Water: City of Wildwood

Sewer: City of Wildwood

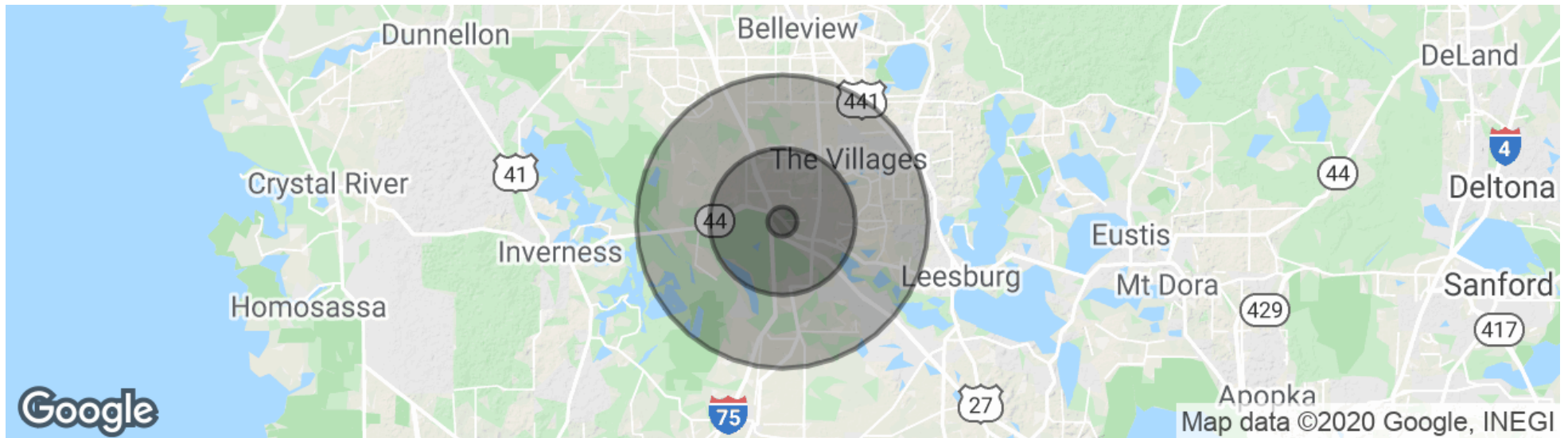
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Transportation

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

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



POPULATION

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

1 MILE

834
24.6
22.9
25.7

5 MILES

11,326
49.2
48.8
49.9

10 MILES

98,201
56.5
57.0
56.5

HOUSEHOLDS & INCOME

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

1 MILE

242
3.4
\$35,050
\$291,390

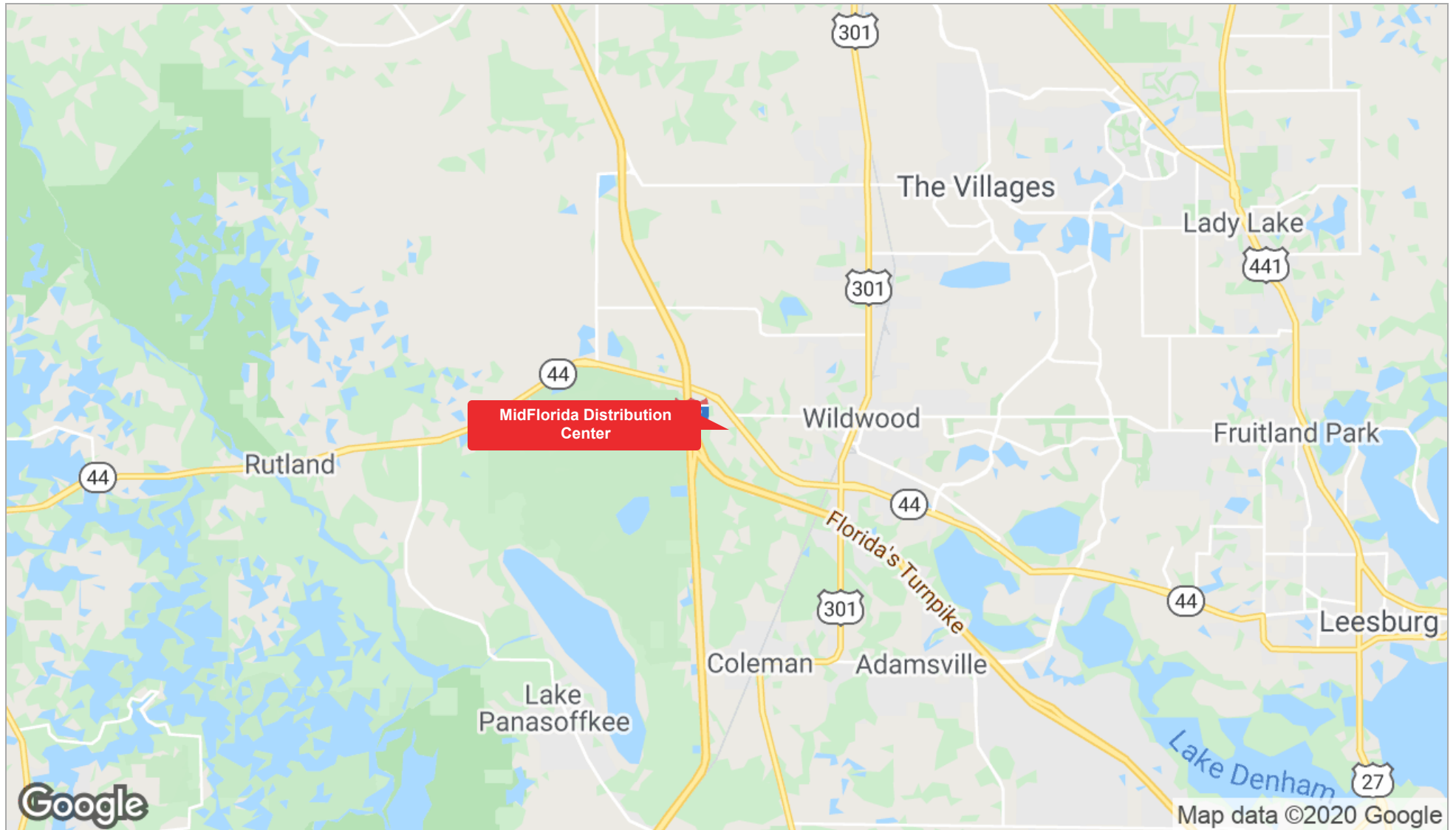
5 MILES

4,942
2.3
\$53,190
\$251,685

10 MILES

44,610
2.2
\$55,020
\$229,823

* Demographic data derived from 2010 US Census





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