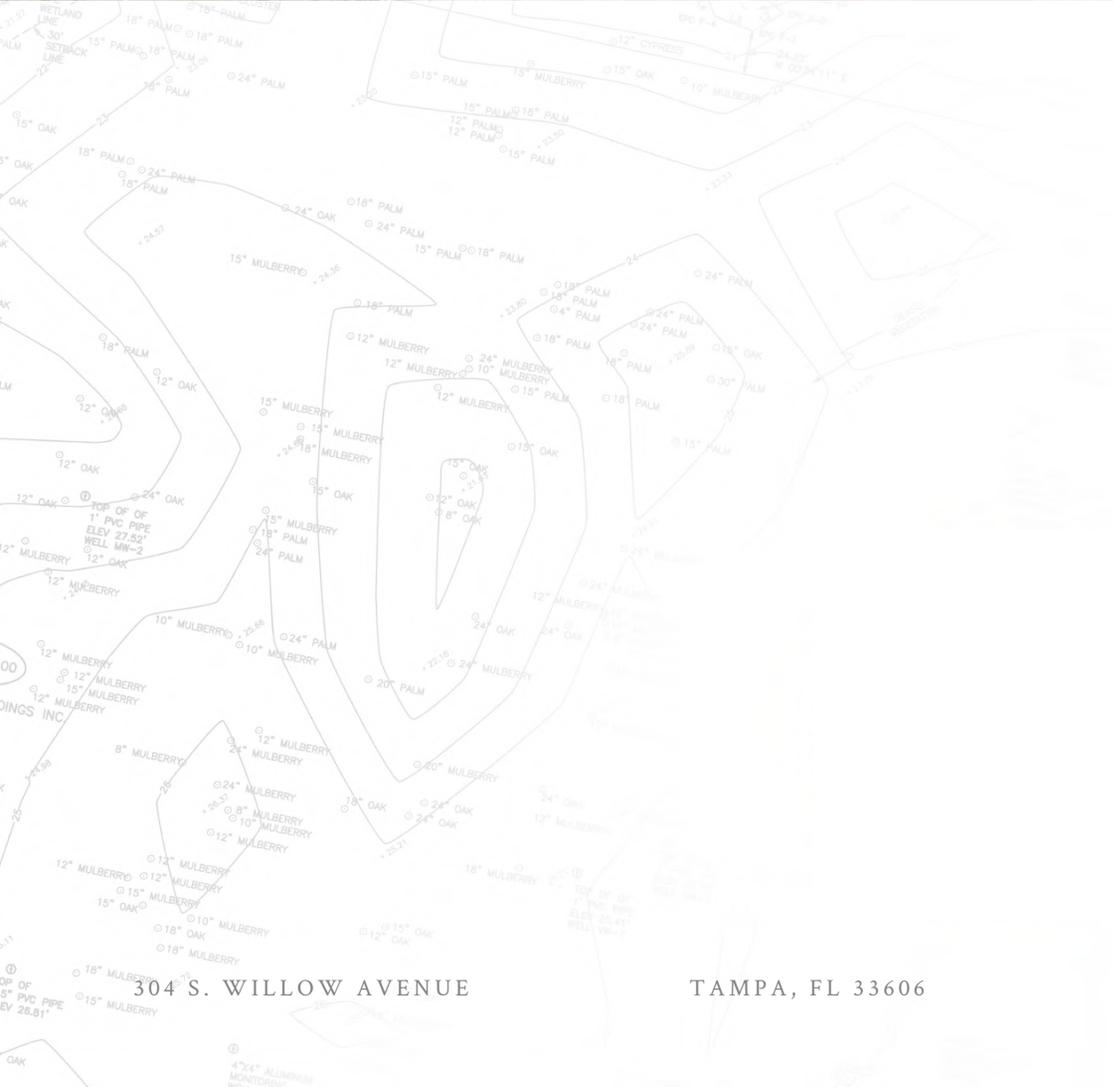


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

300 Unit Pad-Ready Site Located in Existing Master Plan "The Villages MSA"



Property Description

PROPERTY DESCRIPTION

Twisted Oaks is a master-planned mixed-use community currently being developed by Kolter. The opportunity is to purchase a pad-ready site of 15.35± acre site (the "Property") within the community entitled for 300+ units of apartments. While offered as 300 units, there are additional entitlements available should the buyer prefer more units. The Property is directly adjacent to the retail component of Twisted Oaks which fronts US-301 just north of downtown Wildwood, FL and is less than 1-mile from the Villages.

Twisted Oaks will feature a combination of residential housing types including over 1,100 single family detached homes, 250 town homes, 550 apartment units (300 of which are the subject of this offering). In addition, the community will feature commercial and retail uses intended to support and benefit residents of the community. There is no co-broker fee offered on this property.

LOCATION DESCRIPTION

The Property is located within the city limits of Wildwood, Florida, west of US-301, and south of County Road 462. The property is located 2 miles north of State Road 44, 2.5 miles north of the Florida Turnpike, and 4.5 miles east of the interchange of State Road 44 and Interstate 75.

The project is located west of the largest active adult master-planned community in the United States, The Villages. It has convenient access to the Florida Turnpike, providing access to I-75 in under 5 minutes. The Property is also well located with respect to existing shopping, dining, golf courses, and medical care provided within The Villages.

PROPERTY SIZE

15.35 Acres

ZONING

300 units of Apartments is allocated to this parcel

COMMUNITY DEVELOPMENT DISTRICT

The Property is not included in the Twisted Oaks CDD, but will be required to pay an annual contribution for master stormwater operations and maintenance.

PARCEL ID

A portion of Sumter County PID D31-007

MASTER STORMWATER

Lakes L-20 and L-21 are expected to be constructed by the master developer but may be modified if necessary.

PRICE

\$7,500,000 which is \$25,000 per unit

BROKER CONTACT INFO

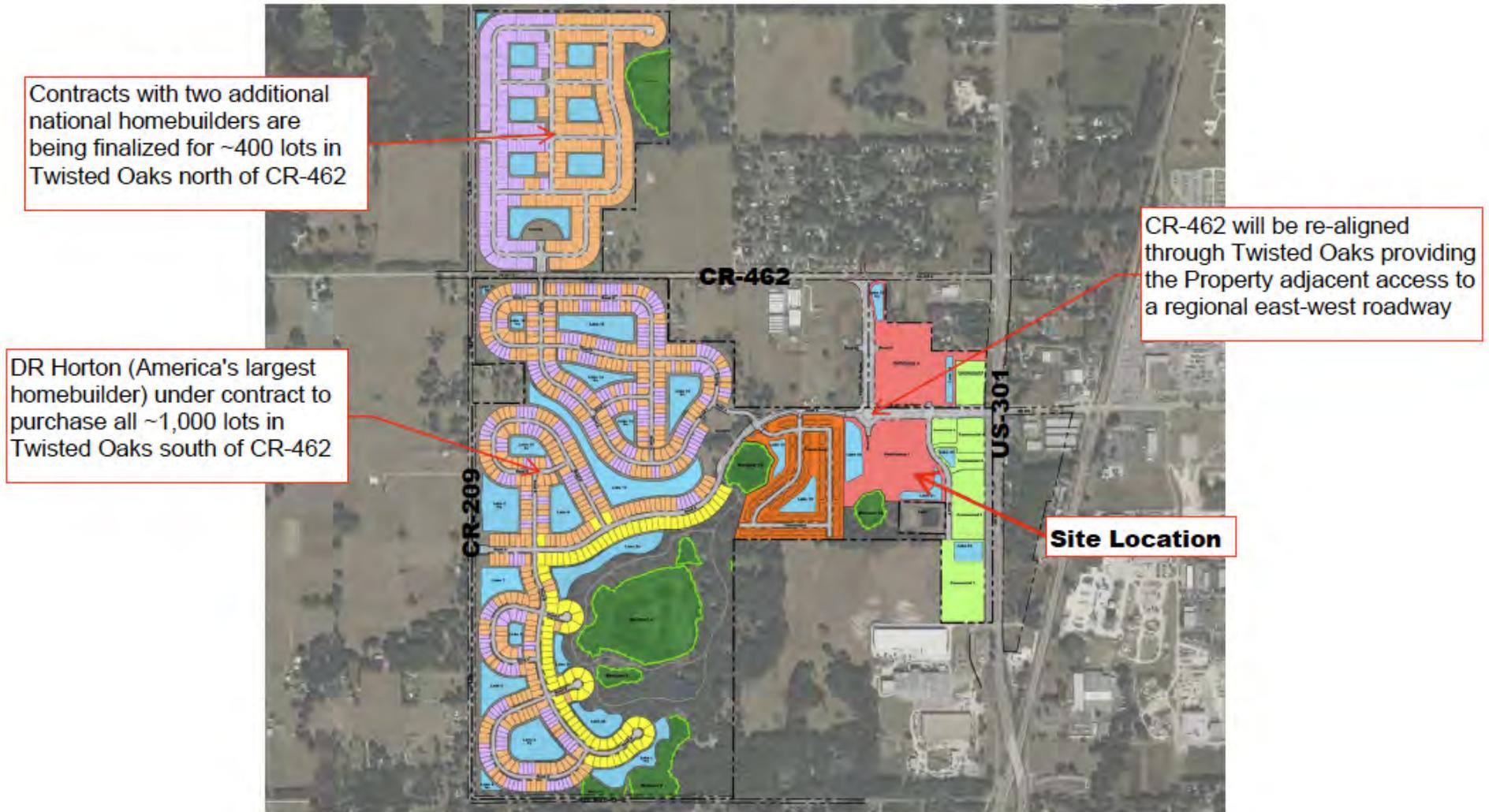
Ryan Sampson, CCIM, ALC

Principal

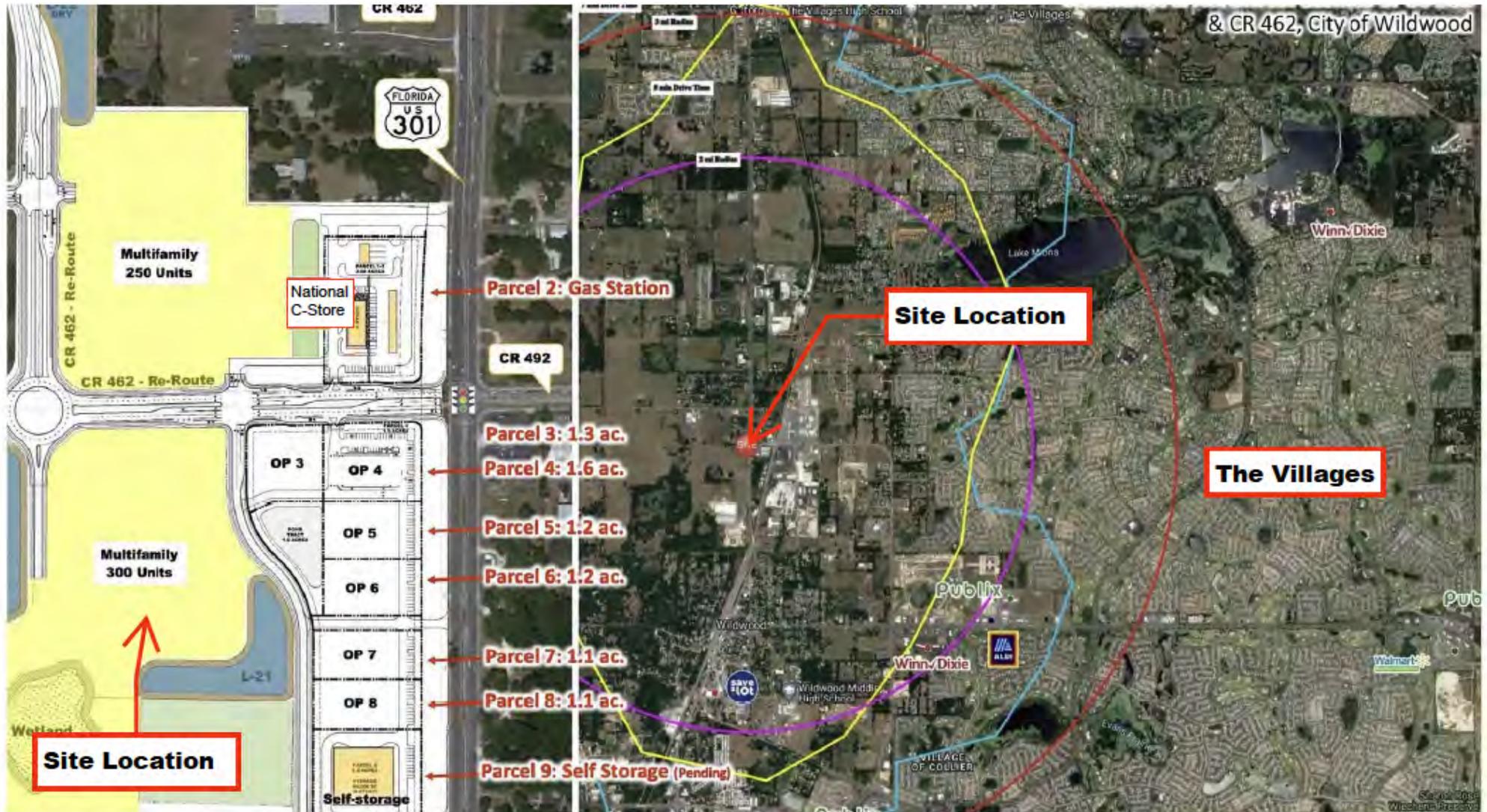
813.287.8787 x4

Ryan@TheDirtDog.com

Twisted Oaks Master Plan



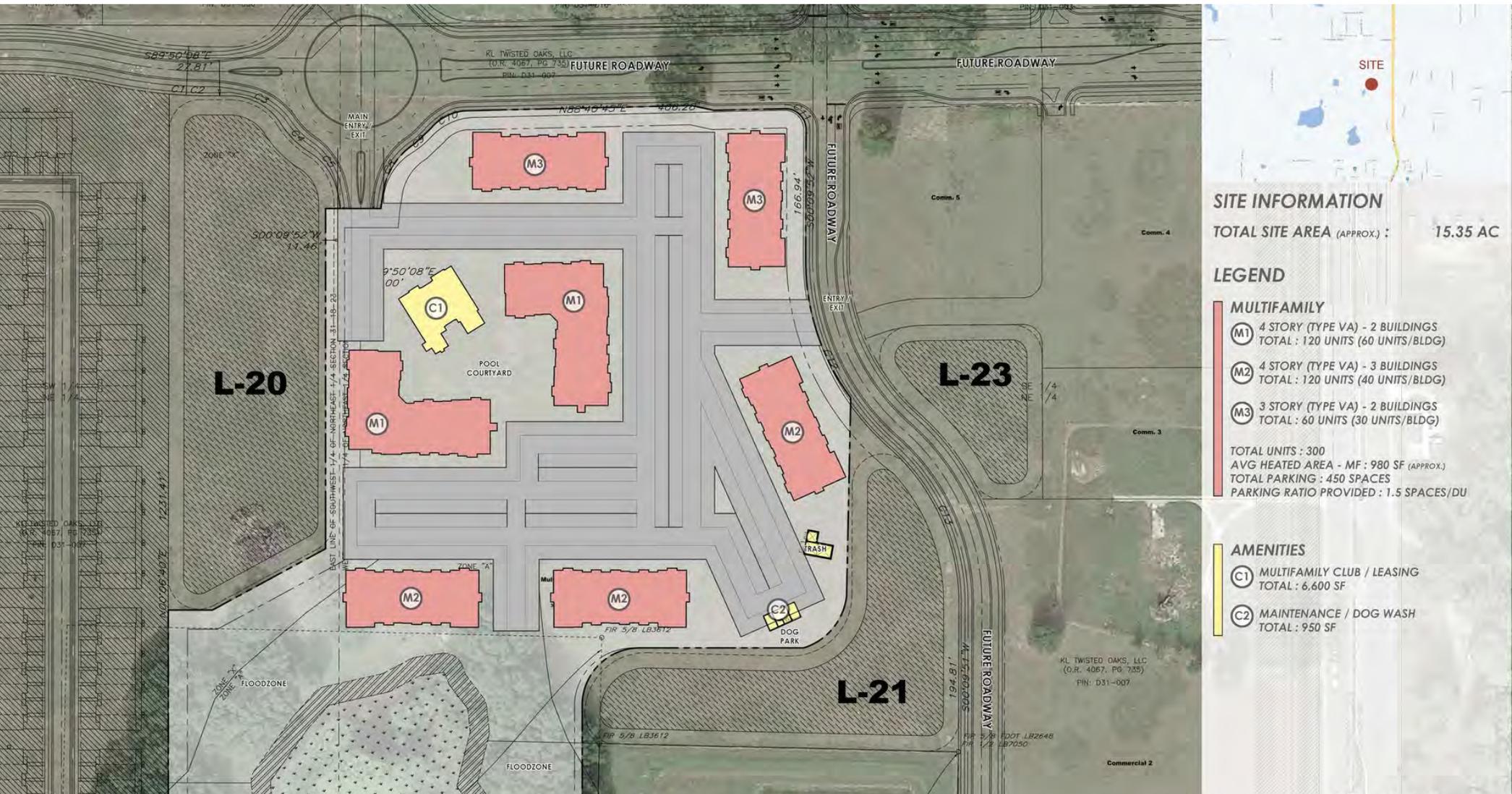
Twisted Oaks Retail Pads



Proposed Site Plan (360 Units)



Proposed Site Plan (300 Units)



Demographics Map & Report

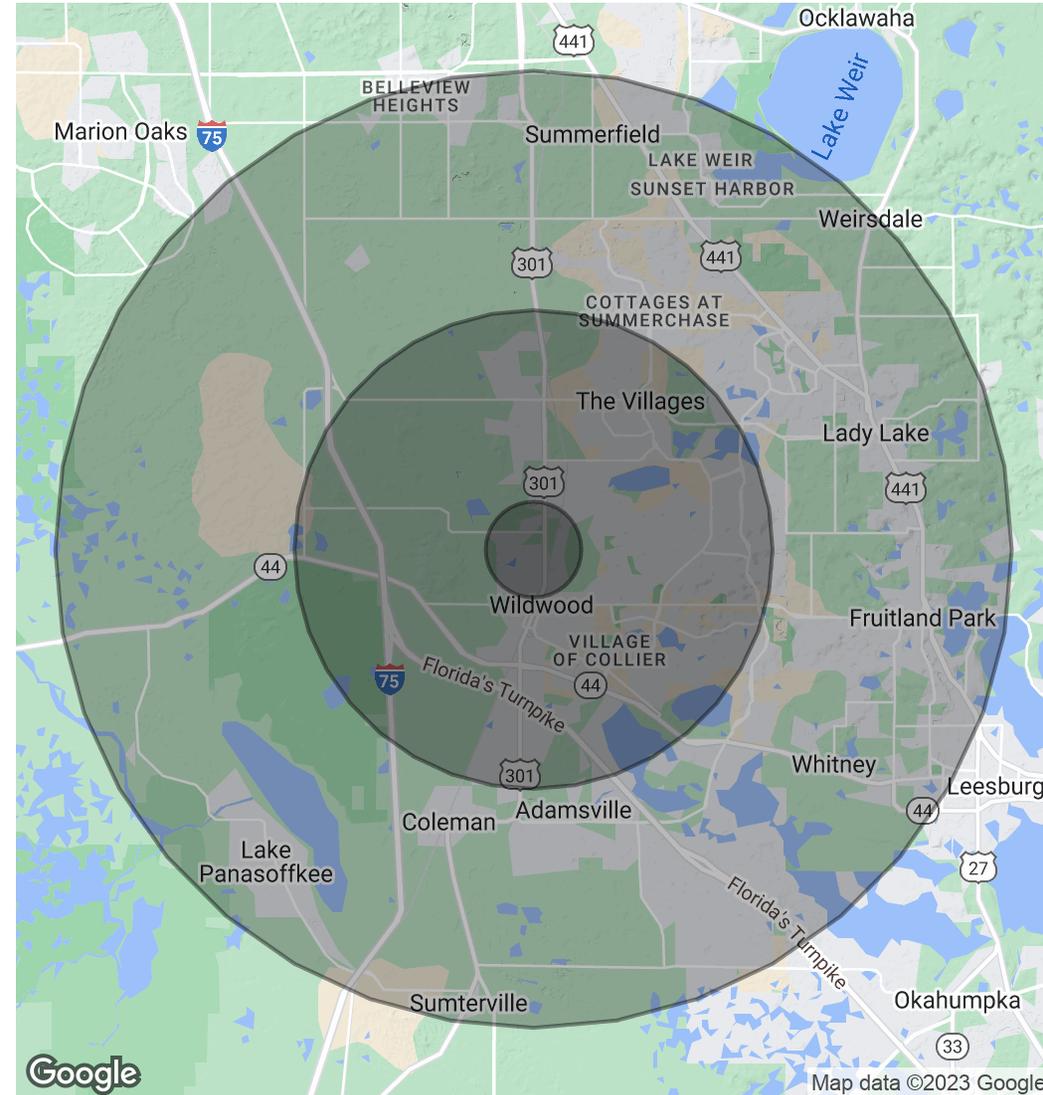
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



Additional Photos



Additional Photos



Regional Map



Confidentiality & Disclaimer

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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.