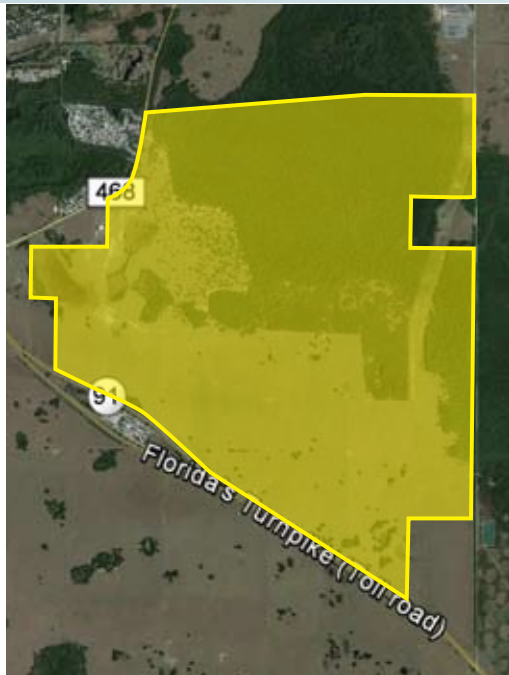


LAND NEAR THE VILLAGES ON FLORIDA TURNPIKE

2,326± acres • Sumter County, FL



DESCRIPTION

Located in close proximity to The Villages, the country's fastest-growing (3,419 sales in 2013) and largest single-site real estate development, which boasts 33 golf courses, 96,000 residents, 10 commercial areas and VA outpatient clinic.

LOCATION

Approximately 1 mile south of The Villages on the north side of Florida's Turnpike and the east side of CR 468 in the City of Wildwood (eastern Sumter County).

SIZE

2,326± acres

PRICE

\$35,000,000 (\$14,989/acre)

\$30,000,000 (12,898/acre) - REDUCED PRICE

ZONING

Approved DRI, see attached Map H. Approved uses:

Single Family Residential: 1,214 units

Multifamily Residential: 1,930 units

(townhouses, apartments, condo options)

Assisted Care Living Facility (ACLF): 300 beds

Civic: 36,00 sf

Commercial (near CR 468): 470,000 sf

Neighborhood Commercial: 35,000 sf

Business Park (industrial area): 2,685,000 sf

ROAD FRONTAGE

10,940'± on N side of Florida's Turnpike

2,620'± on E side of CR 468

UTILITIES

City of Wildwood. Nearest sewer access is on CR 468, approx. 900' northwest of the westernmost point of the property, and nearest water access is approx. 1,450' northwest of the sewer line on CR 468.

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

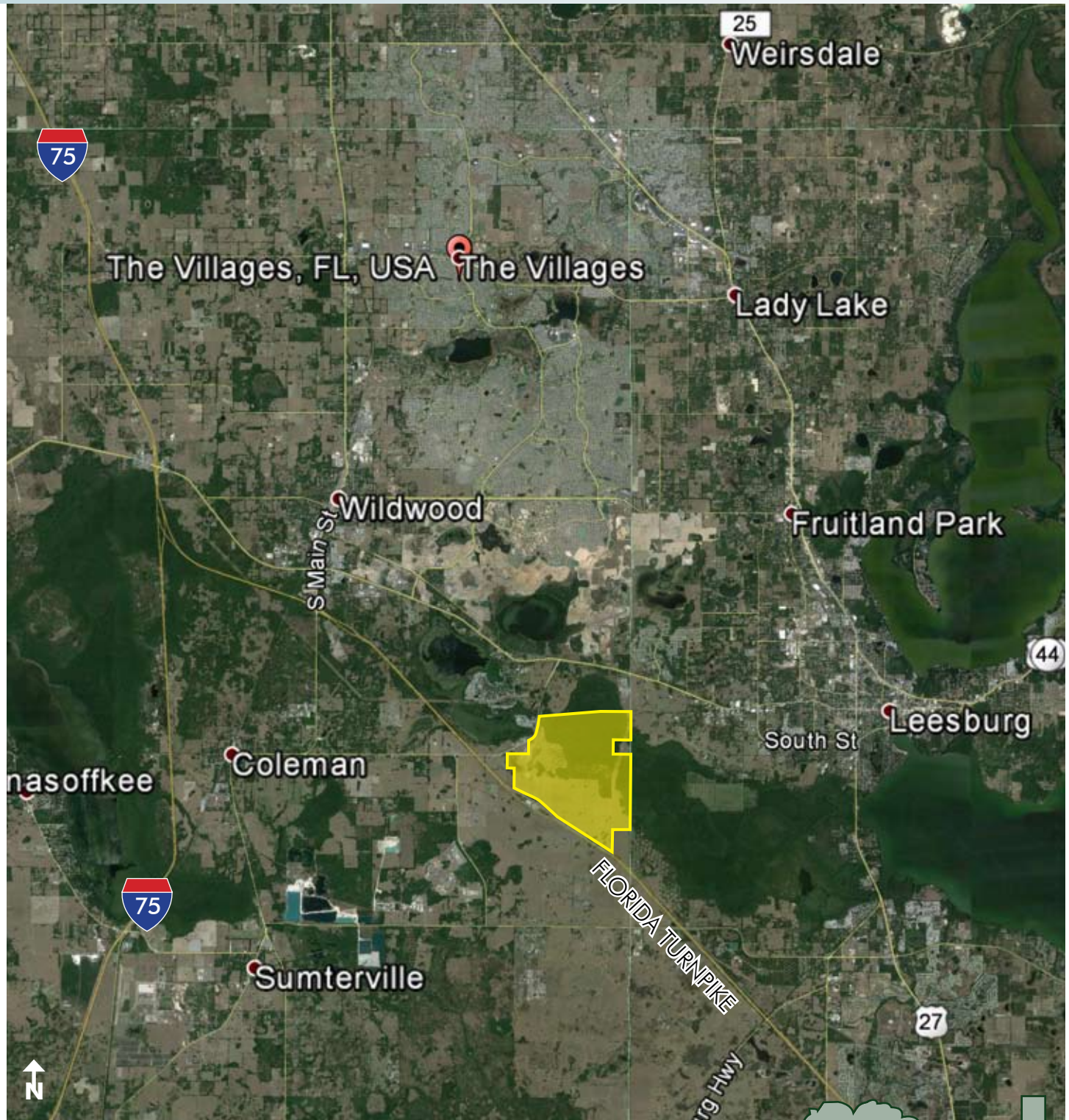
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LAND NEAR THE VILLAGES ON FLORIDA TURNPIKE

2,326± acres • Sumter County, FL



LOCATION MAP

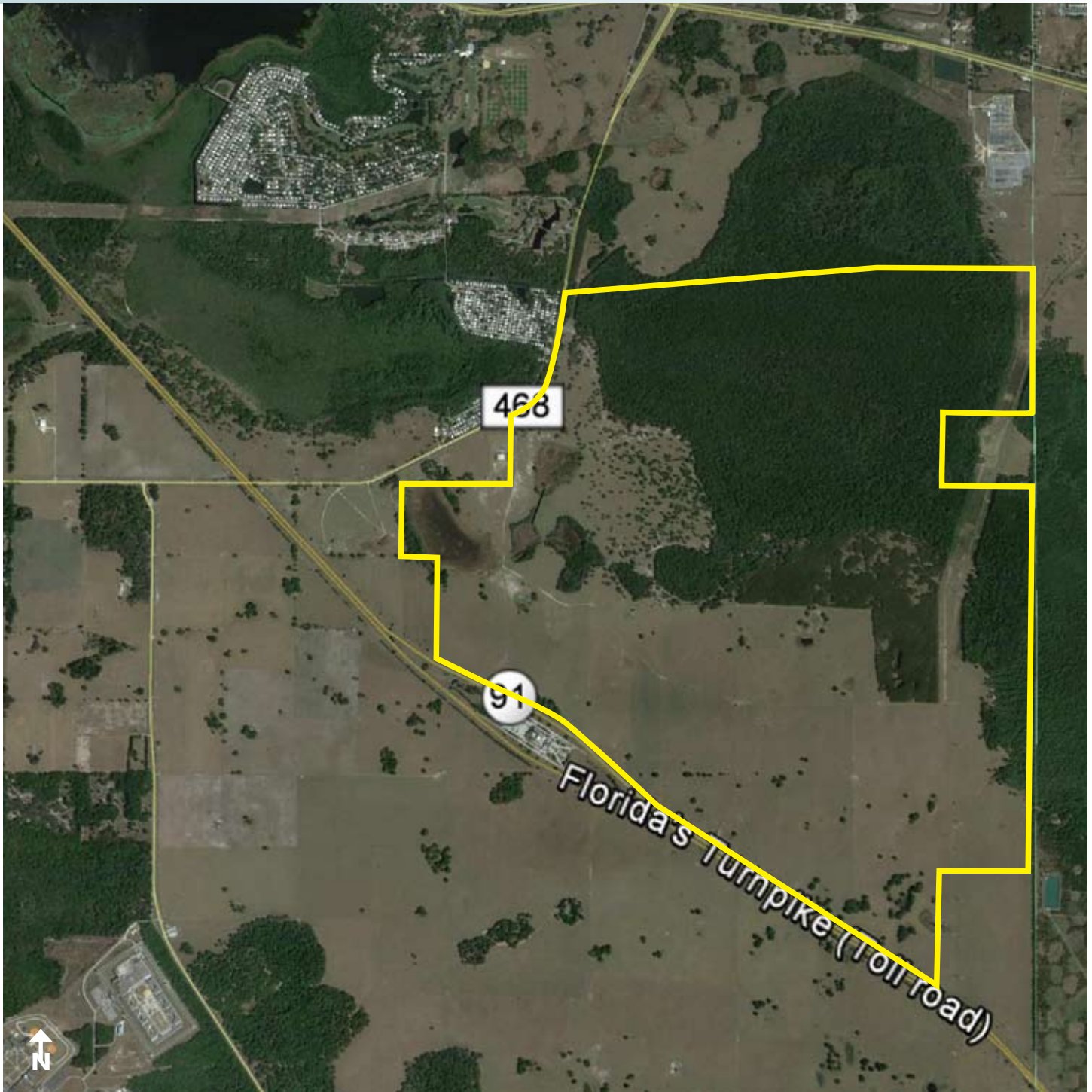
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LAND NEAR THE VILLAGES ON FLORIDA TURNPIKE

2,326± acres • Sumter County, FL



PARCEL MAP

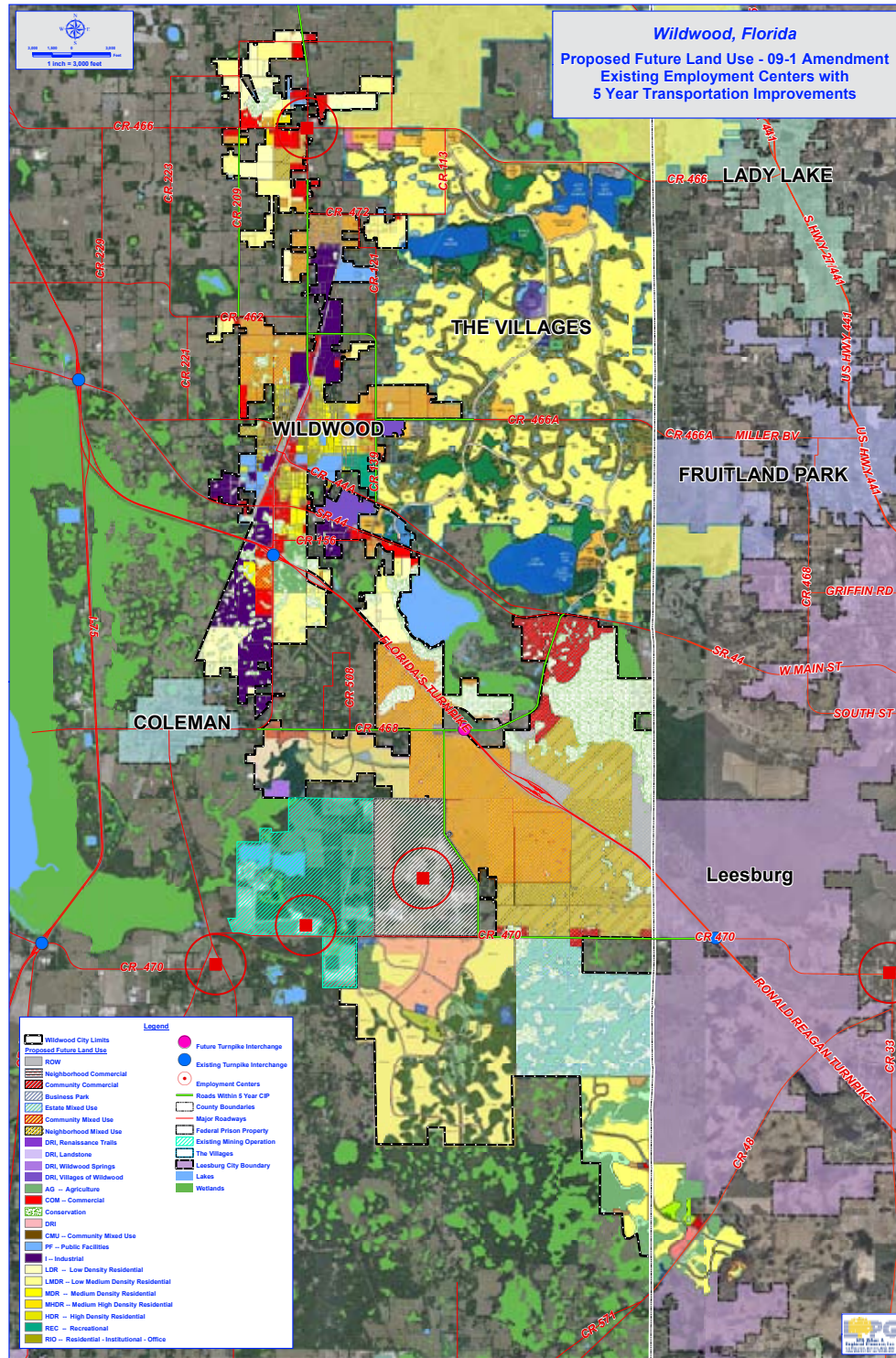
— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LAND NEAR THE VILLAGES ON FLORIDA TURNPIKE

2,326± acres • Sumter County, FL



CITY OF WILDWOOD PROPOSED FLU

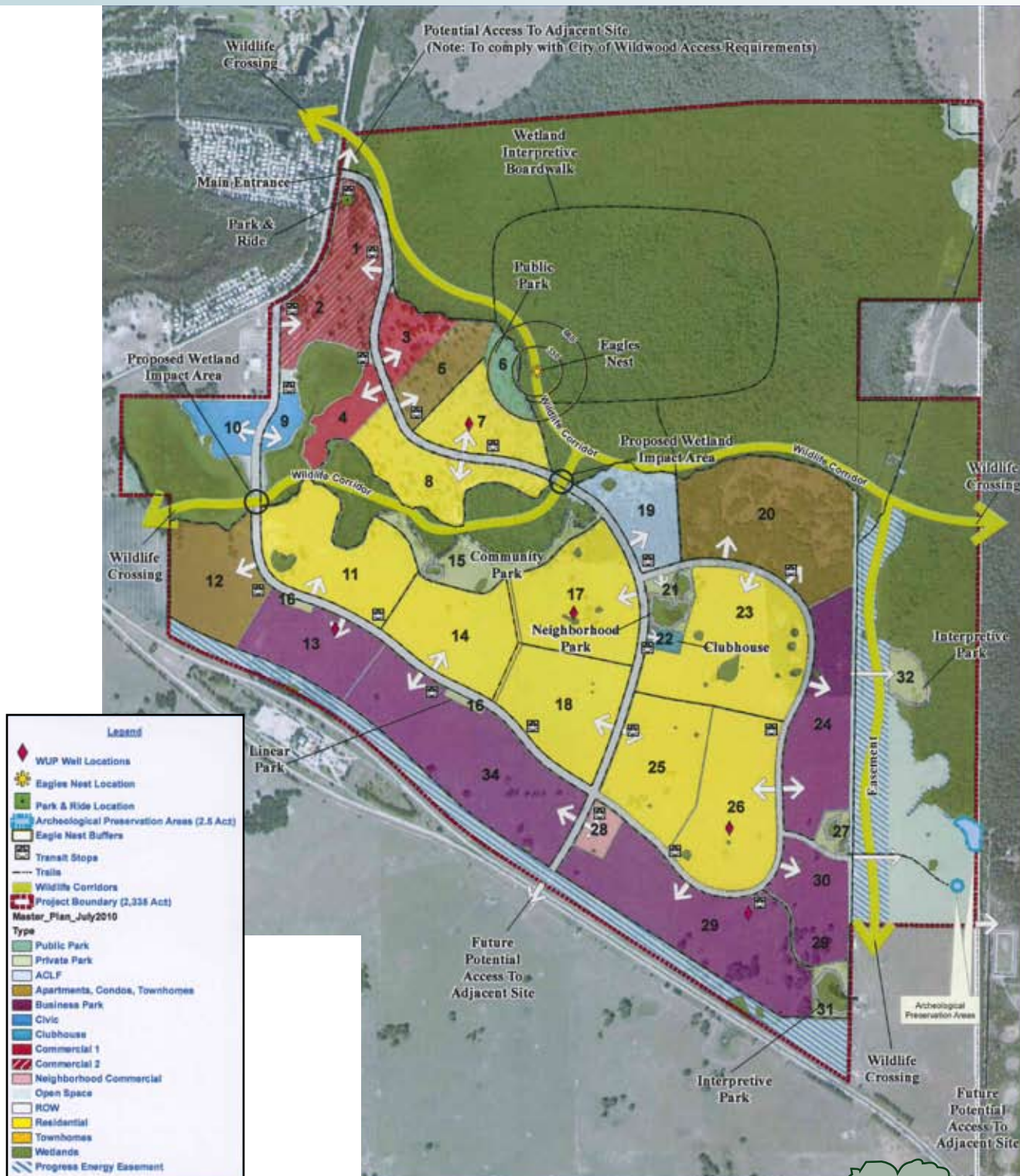
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



LAND NEAR THE VILLAGES ON FLORIDA TURNPIKE

2,326± acres • Sumter County, FL



MAP H

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

