

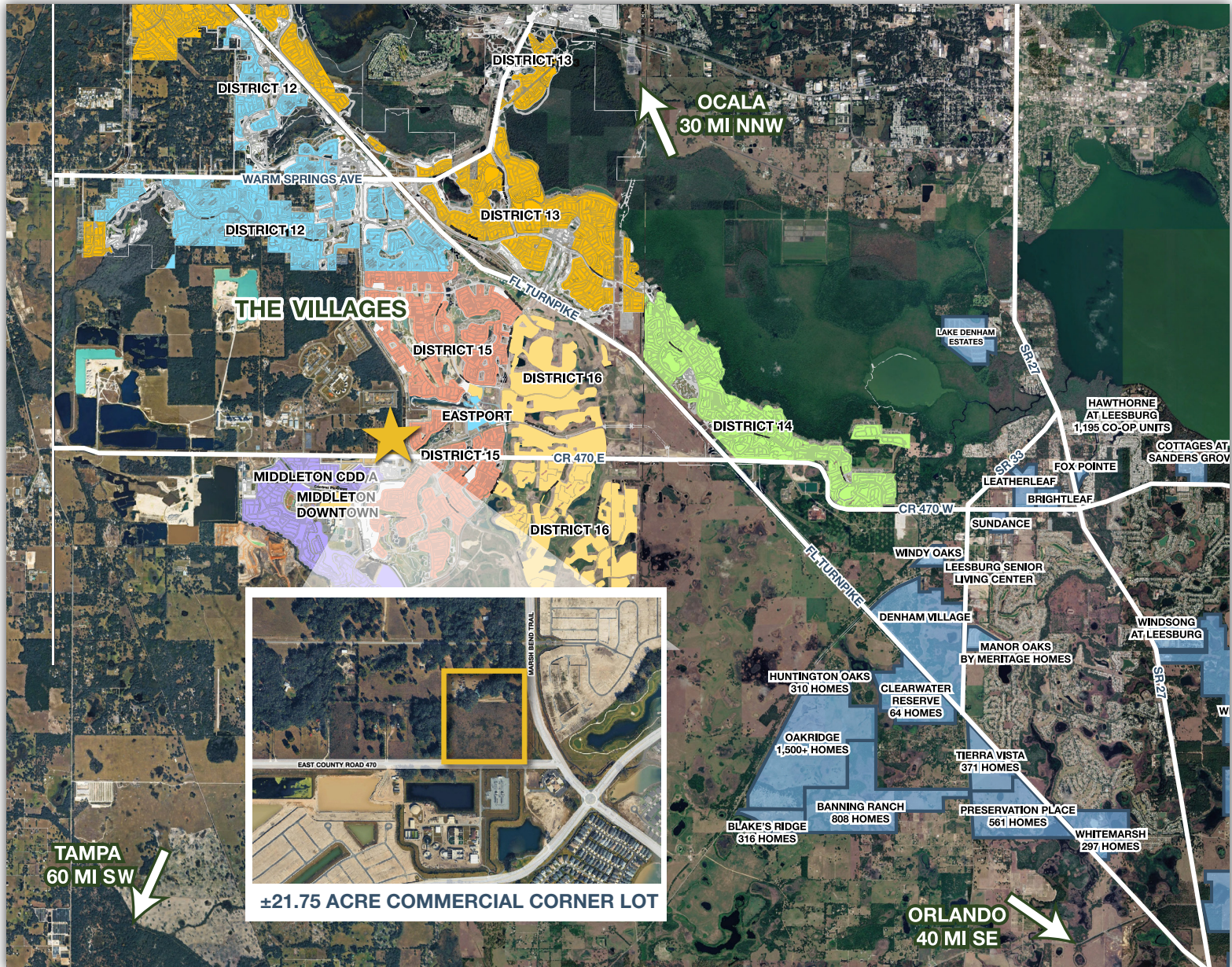


**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

THE VILLAGES ±21.75 AC COMMERCIAL INFILL DEVELOPMENT PROPERTY

EAST CR 470 & MARSH BEND TRAIL, SUMTERVILLE, FL 33585

PRICE: \$18,500,000



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PROPERTY DETAILS

- Size: ±21.75 acres
- Coordinates: 28.756635, -81.997219
- Fronatge: ±960 ft on CR 470
- Zoning: C-3 (City of Wildwood)
- FLU: Commercial
- Utilities: Available

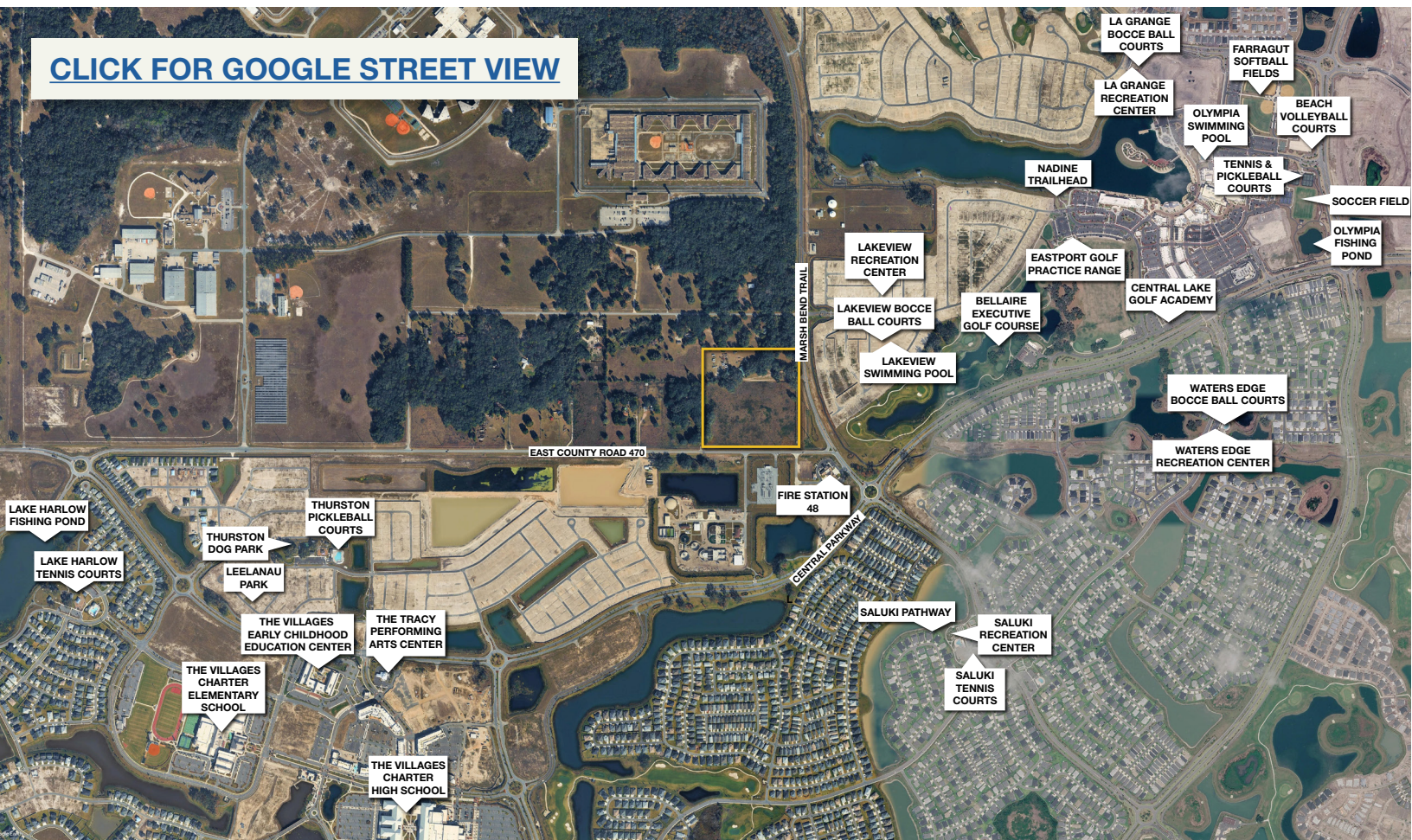
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PROPERTY HIGHLIGHTS

This ±21.75-acre commercial-zoned hard corner sits at East County Road 470 and Marsh Bend Trail, where The Villages' newest districts meet. The site borders District 15, Eastport, and Middleton, minutes from Florida's Turnpike. Thousands of new rooftops already surround the property, and thousands more are under construction.

The Villages area ranks among the fastest-growing metros in the nation. The Wildwood–The Villages metro grew more than 25% from 2020 to 2025, reaching an estimated 162,493 residents (UF BEBR). Middleton, directly across CR 470, will offer K-12 charter schools, retail, dining, recreation, and entertainment. Eastport Town Center is coming just to the north. Across the Turnpike in Lake County, more than 8,800 homes are planned or built in communities including Oakridge, Whispering Hills, Banning Ranch, and Preservation Place.

[CLICK FOR GOOGLE STREET VIEW](#)



GEOGRAPHICAL DETAILS



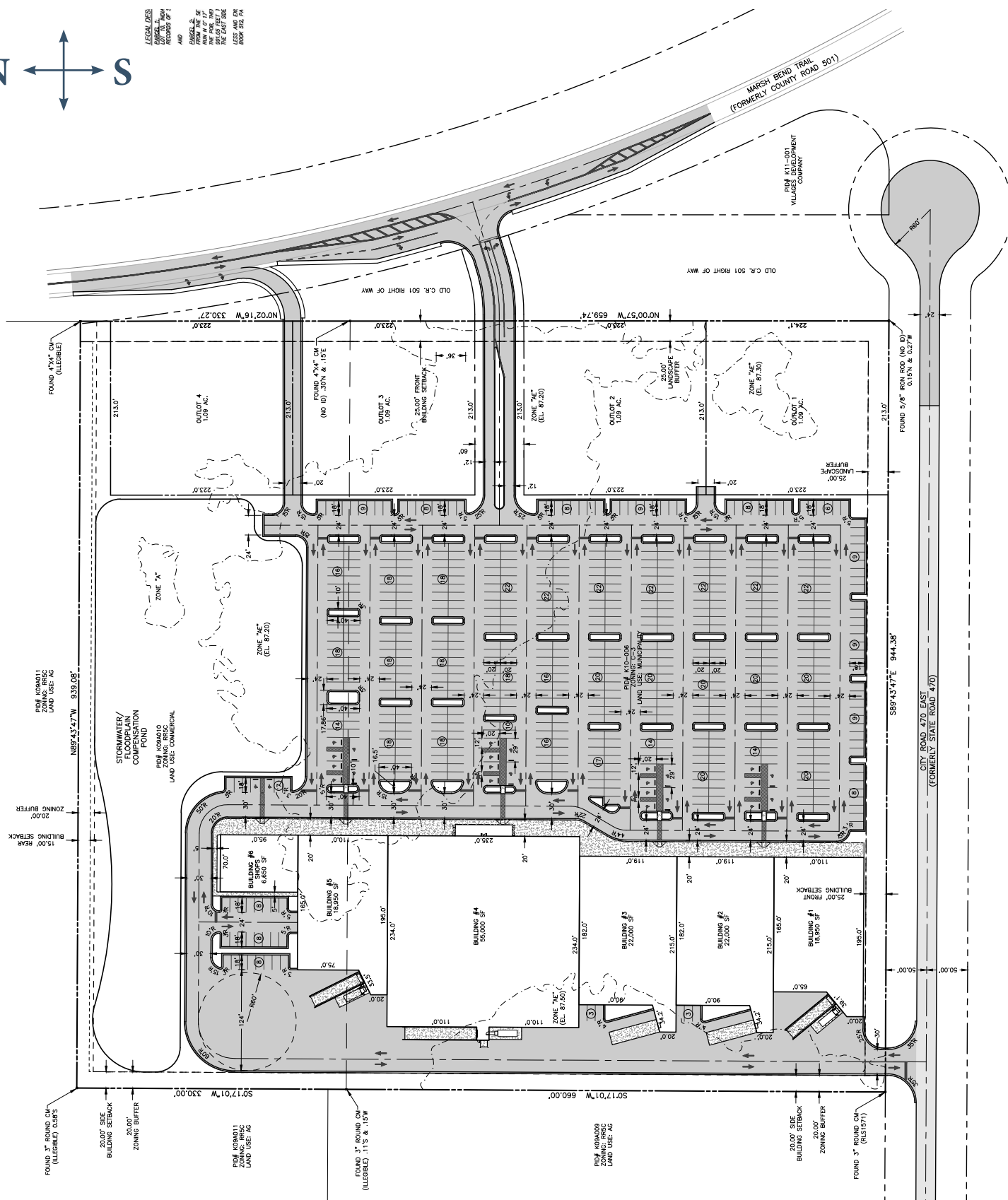
Established grocery, pharmacy, and big-box centers are clustered to the north and in Leesburg along US 27. The fast-growing districts south and east of the site have very little commercial development. That leaves thousands of new households underserved for everyday needs, and this site is positioned to capture them.

DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
33585 Zip Code	1,763	\$83,125	\$330,600
Sumter County	143,408	\$76,508	\$385,400

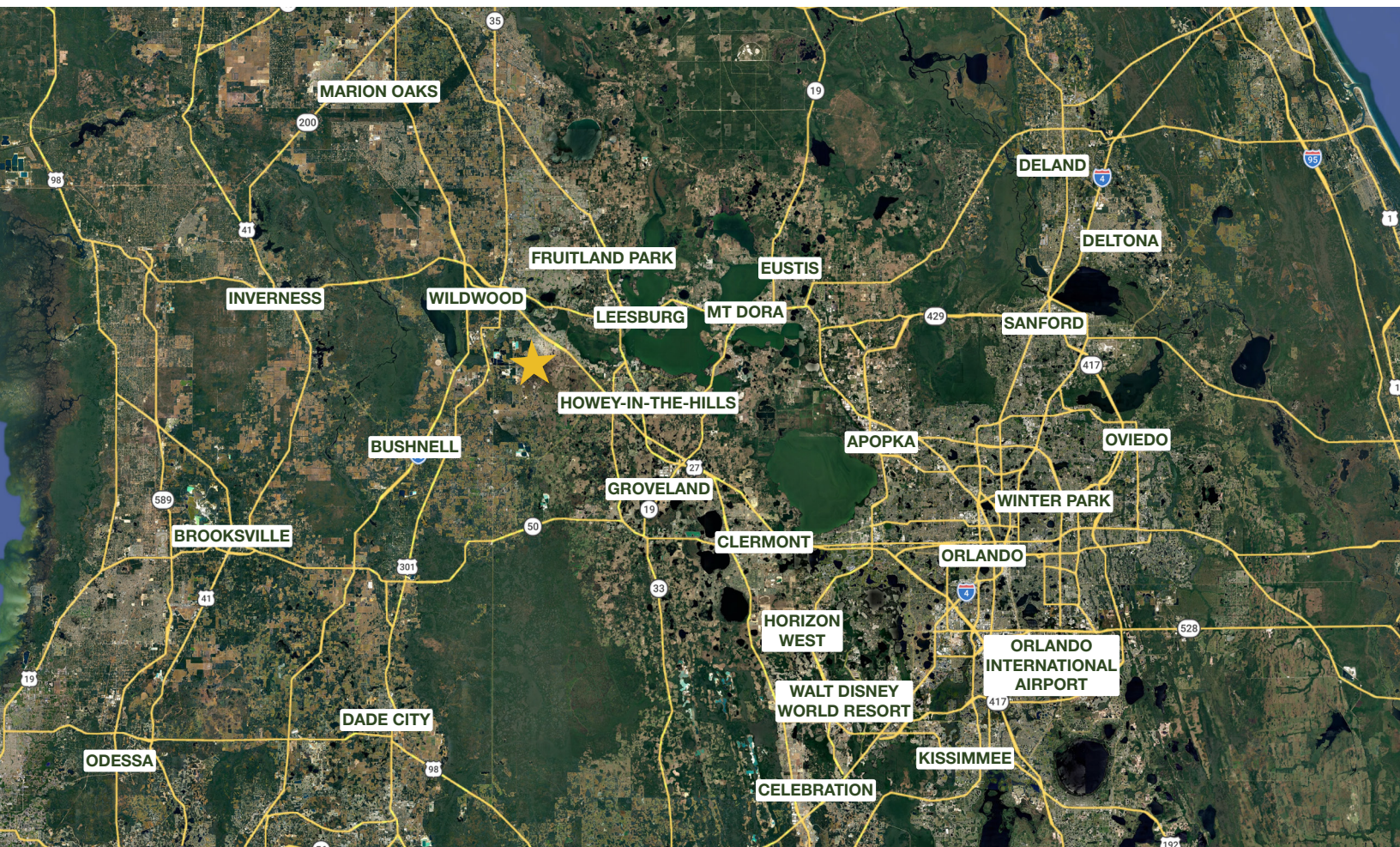
A compass rose with four arrows pointing North (N), South (S), East (E), and West (W). The letters N, S, E, and W are placed at the ends of the arrows.

LEGAL DESCRIPTIONS:
PARCEL 1: LOT 10, INDIA RECORDS OF 1
 AND
PARCEL 2: FROM THE SE CORNER OF THE SE 1/4 OF SECTION 16, T1N, R1E, S12E, 1/4 AC. MORE OR LESS AND EX-
 BOOK 512, PA



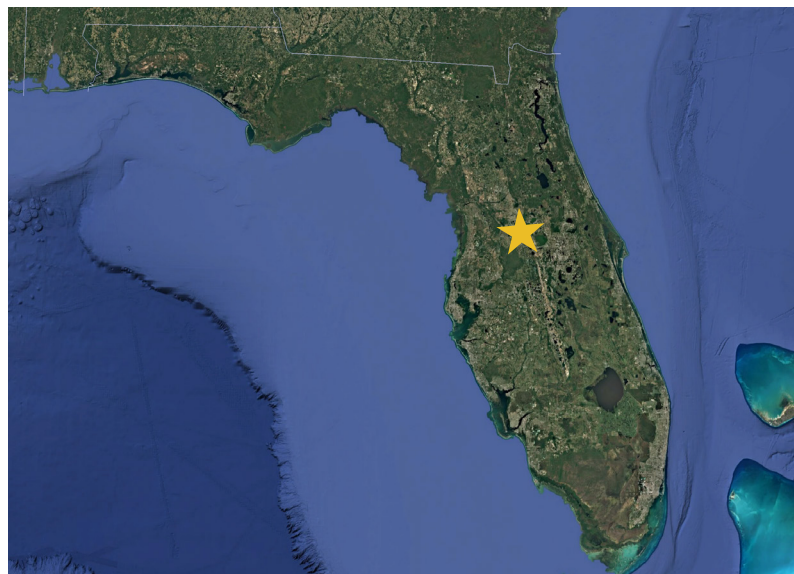
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REGIONAL MAP



DRIVE TIMES

1. Leesburg: 25 min
2. Marion Oaks: 30 min
3. Clermont: 40 min
4. Brooksville: 45 min
5. Dade City: 45 min
6. Orlando: 50 min
7. Apopka: 50 min
8. Walt Disney World Resort: 50 min
9. Orlando International Airport: 1 hr
10. Sanford: 1 hr 15 min



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