



# COMMERCIAL

For More Information Contact:

**Kim Hudak**  
Commercial Advisor  
(239) 887-1531  
KHudak@viprealty.com  
[vipcommercial.com](http://vipcommercial.com)



## **12.5± ACRE RESIDENTIAL MIXED USE SITE | CITY OF WILDWOOD ALL OFFERS CONSIDERED | POTENTIAL OWNER FINANCING**



**SALE PRICE REDUCED: \$489,999 (\$.90 PSF)**

### **PROPERTY DESCRIPTION**

- **Location:** Unassigned Location RE, City of Wildwood, Florida 34785
- **Parcel Number:** G06-201
- **Zoning:** RMU (Residential Mixed Use) ~ Allowing 5 Units Per Acre
- **Land Size:** 12.5 ± Acres (Subject to Easements & Restrictions)  
\*Approximately 3 Acres are Fresh Water Wetlands

**Comments:** This 12.5± acres site is one of the few large vacant land parcels remaining in the City of Wildwood with Residential Mixed-Use zoning. Referred to as “The Crossroads of Florida”, Wildwood is a laid-back community located in northern Sumter County, centrally located just 50 miles northwest of Orlando and 75 miles north of Tampa. It is also home to the southernmost portion of The Villages. Wildwood is very family friendly community with a fast-growing population. The area offers an abundance of outdoor activities including some of the finest championship golf courses, lakes for boating and fishing, numerous parks, and trails, not to mention charming shops and restaurants. The property is located near the junction of I-75, Florida’s Turnpike, State Route 44, and US Route 301, with access via Rice Street. The site is irregular in shape and borders existing residential parcels.

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303**

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.





# COMMERCIAL

For More Information Contact:

**Kim Hudak**

Commercial Advisor

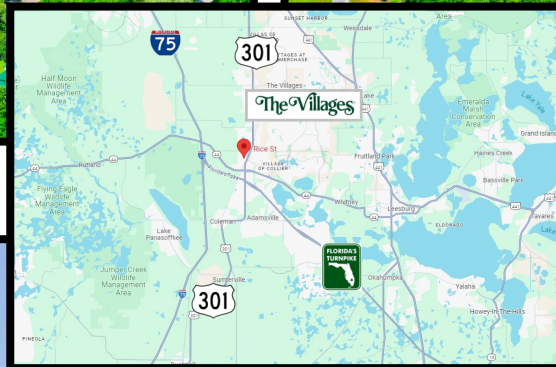
(239) 887-1531

[KHudak@viprealty.com](mailto:KHudak@viprealty.com)

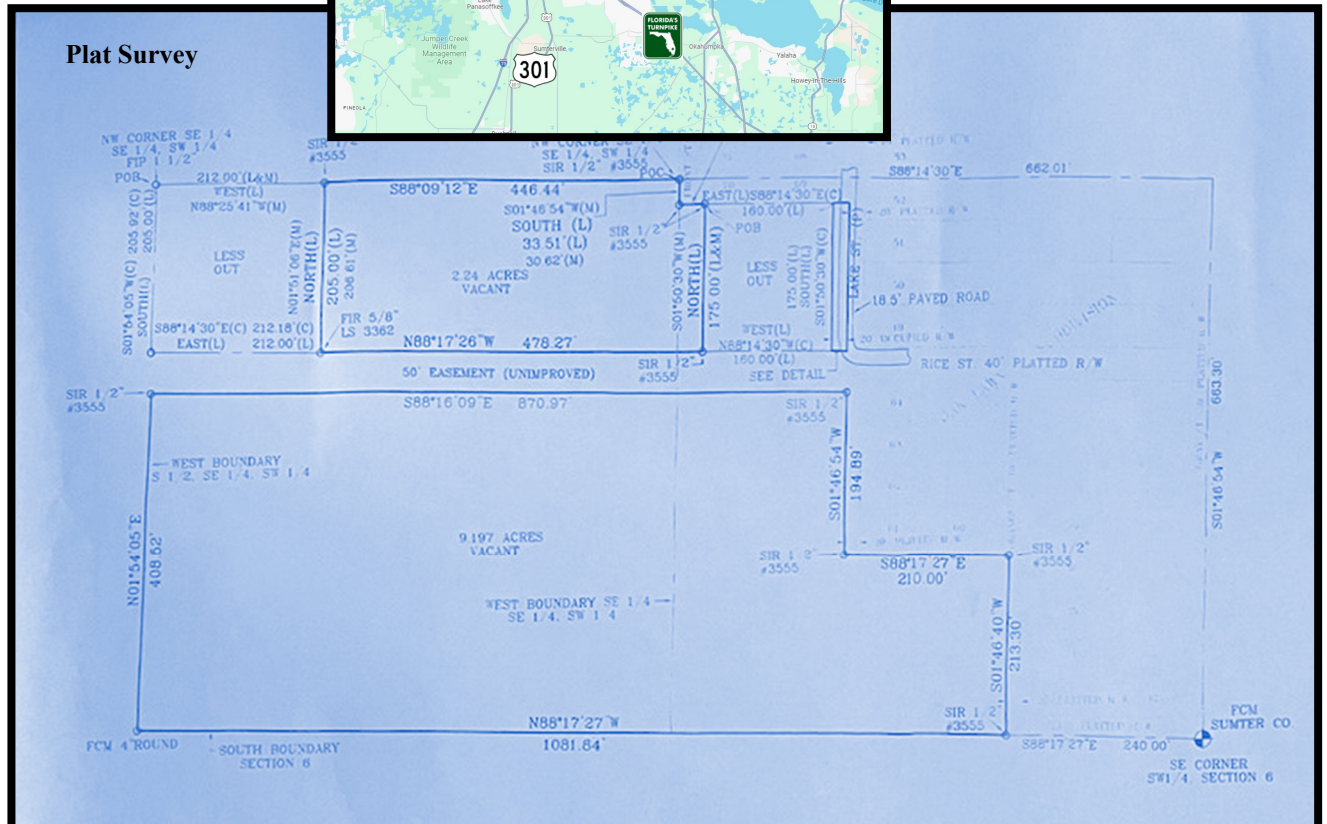
[vipcommercial.com](http://vipcommercial.com)



## 12.5± ACRE RESIDENTIAL MIXED USE SITE | CITY OF WILDWOOD ALL OFFERS CONSIDERED | POTENTIAL OWNER FINANCING



Plat Survey



VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.