



COMMERCIAL

For More Information Contact:

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12.5± ACRE RESIDENTIAL MIXED USE SITE | CITY OF WILDWOOD MODIVATED SELLER | POTENTIAL OWNER FINANCING



SALE PRICE REDUCED: \$439,999 (\$.81 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
- **Utilities:** Water / Sewer TBD, Water is located at Orange and Gray

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**



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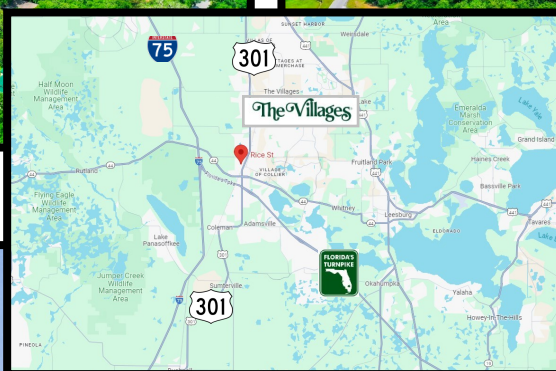
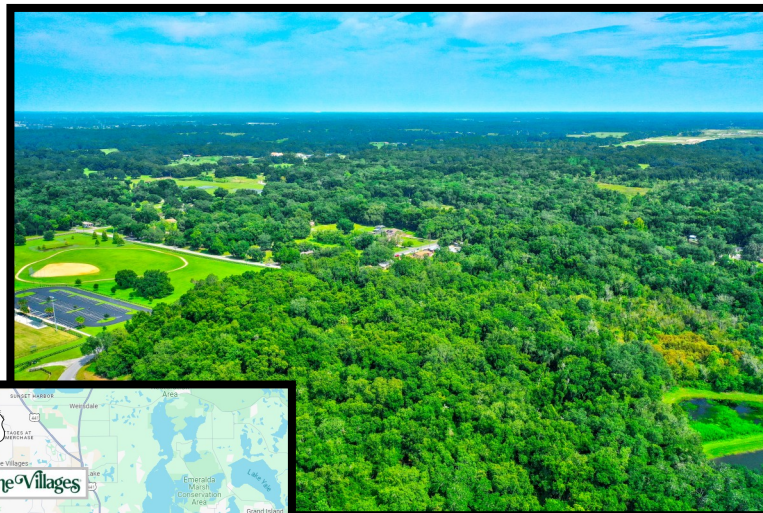
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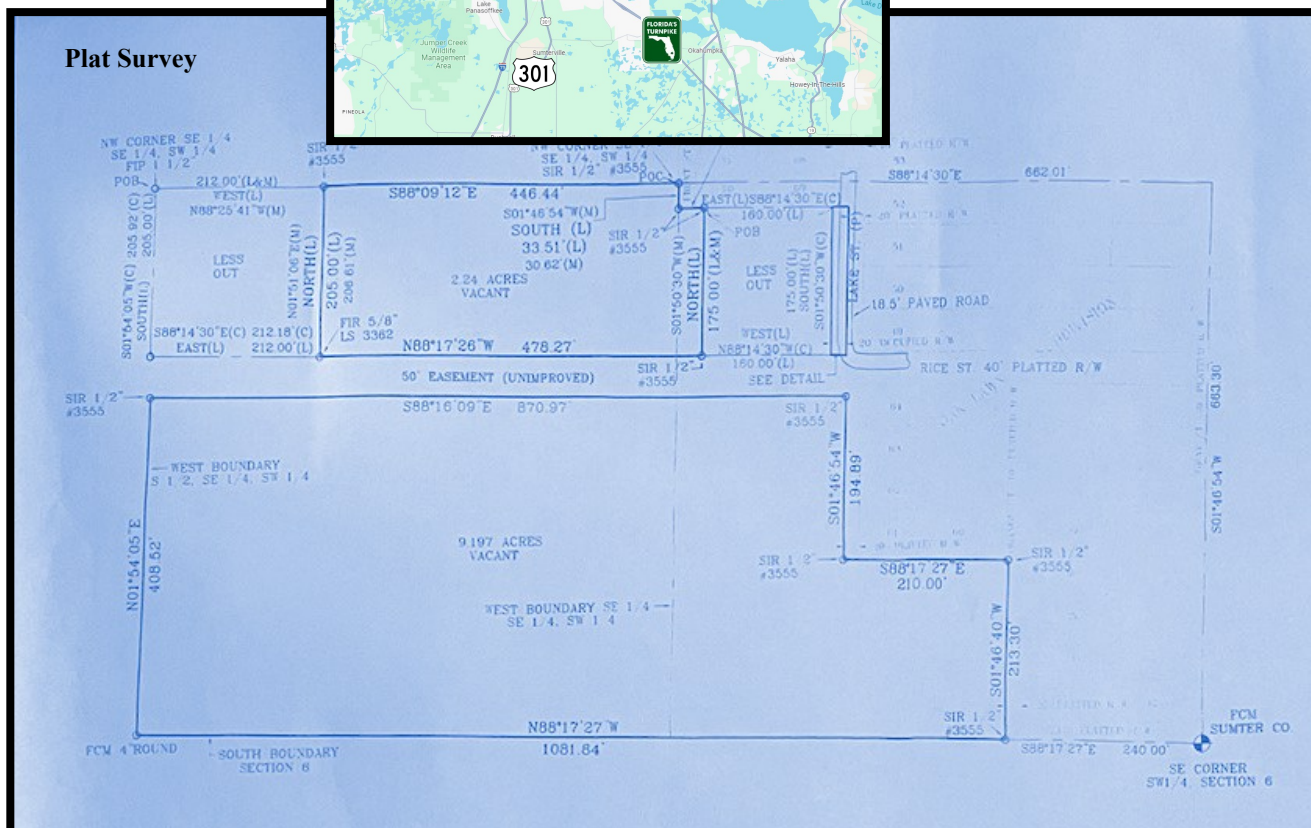
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Plat Survey



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