



WILDWOOD 5.5 ACRES FULLY ENTITLED MULTIFAMILY LAND

4974 CR 134, Wildwood, FL 34785

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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Exclusively presenting Wildwood 5.5 Acres Fully Entitled Multifamily Land. This prime investment opportunity in the thriving Wildwood area is in the path of growth and development! The major advantages of this fully entitled and permitted site are ready for an astute developer to come in and take it from permits to profits.

This 5.5 acre property presents an ideal prospect for the discerning Land / Multifamily investor. Featuring a strategic location and ample space for development, this property offers immense potential for lucrative returns. With its promising versatility and room for expansion, this is a not-to-be-missed chance to secure a prominent position in this sought-after market.

OFFERING SUMMARY

Sale Price: \$2,600,000

Lot Size: 5.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	23,802	49,922	81,641
Total Population	44,343	91,712	152,124
Average HH Income	\$89,043	\$91,713	\$88,504

PROPERTY DESCRIPTION



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This 5.5 acre property presents an ideal prospect for the discerning Land / Multifamily investor. Featuring a strategic location and ample space for development, this property offers immense potential for lucrative returns. With its promising versatility and room for expansion, this is a not-to-be-missed chance to secure a prominent position in this sought-after market. Take advantage of this exceptional offering and make your mark in Wildwood's burgeoning real estate landscape.

Sale and Lease comps are available upon request

LOCATION DESCRIPTION

This property is ideally situated for development, offering prime access to one of the fastest-growing retirement communities in the country, The Villages. Located just a short distance from this renowned 55+ community, the property benefits from the significant demand for housing driven by retirees, seasonal residents, and employees in the surrounding area.

In addition to its proximity to The Villages, the property is conveniently located near a wide range of retail outlets, grocery

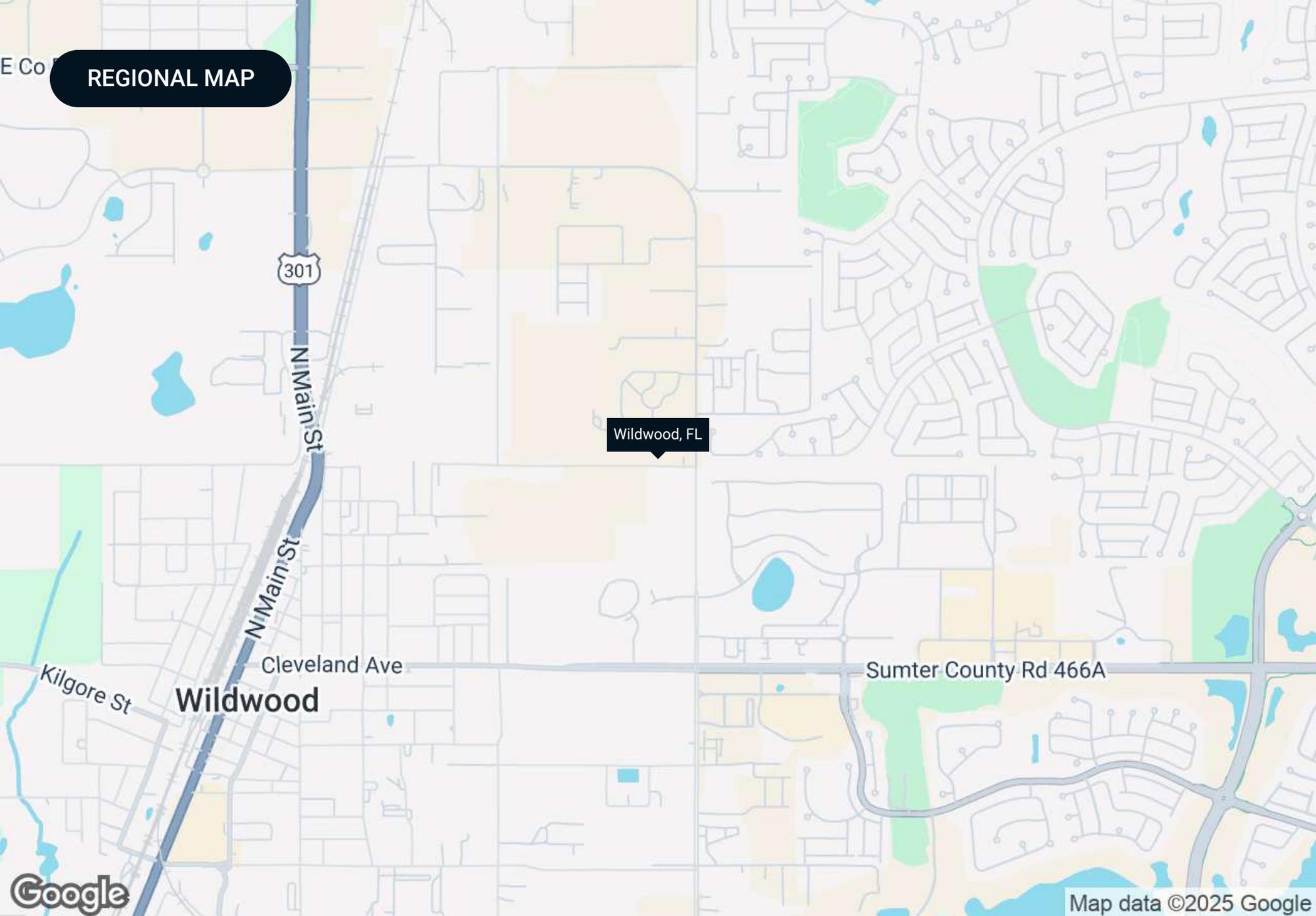


Section 2

LOCATION INFORMATION

E Co

REGIONAL MAP



Wildwood, FL

Wildwood

Cleveland Ave

Sumter County Rd 466A

301

N Main St

N Main St

Kilgore St

Google

Map data ©2025 Google

LOCATION MAP

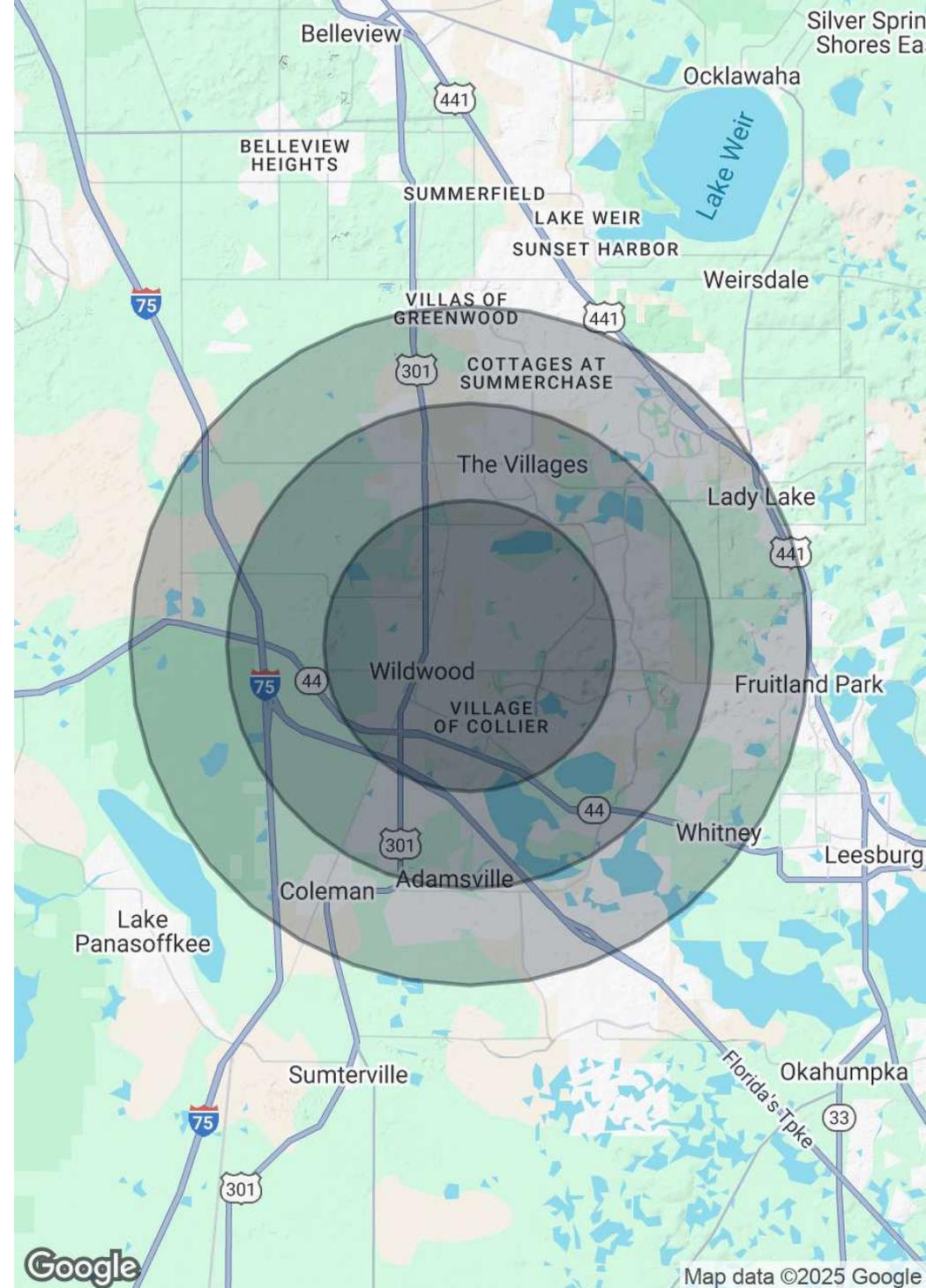


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	44,343	91,712	152,124
Average Age	67	68	67
Average Age (Male)	67	68	67
Average Age (Female)	67	68	67

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	23,802	49,922	81,641
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$89,043	\$91,713	\$88,504
Average House Value	\$465,408	\$462,147	\$424,514

Demographics data derived from AlphaMap

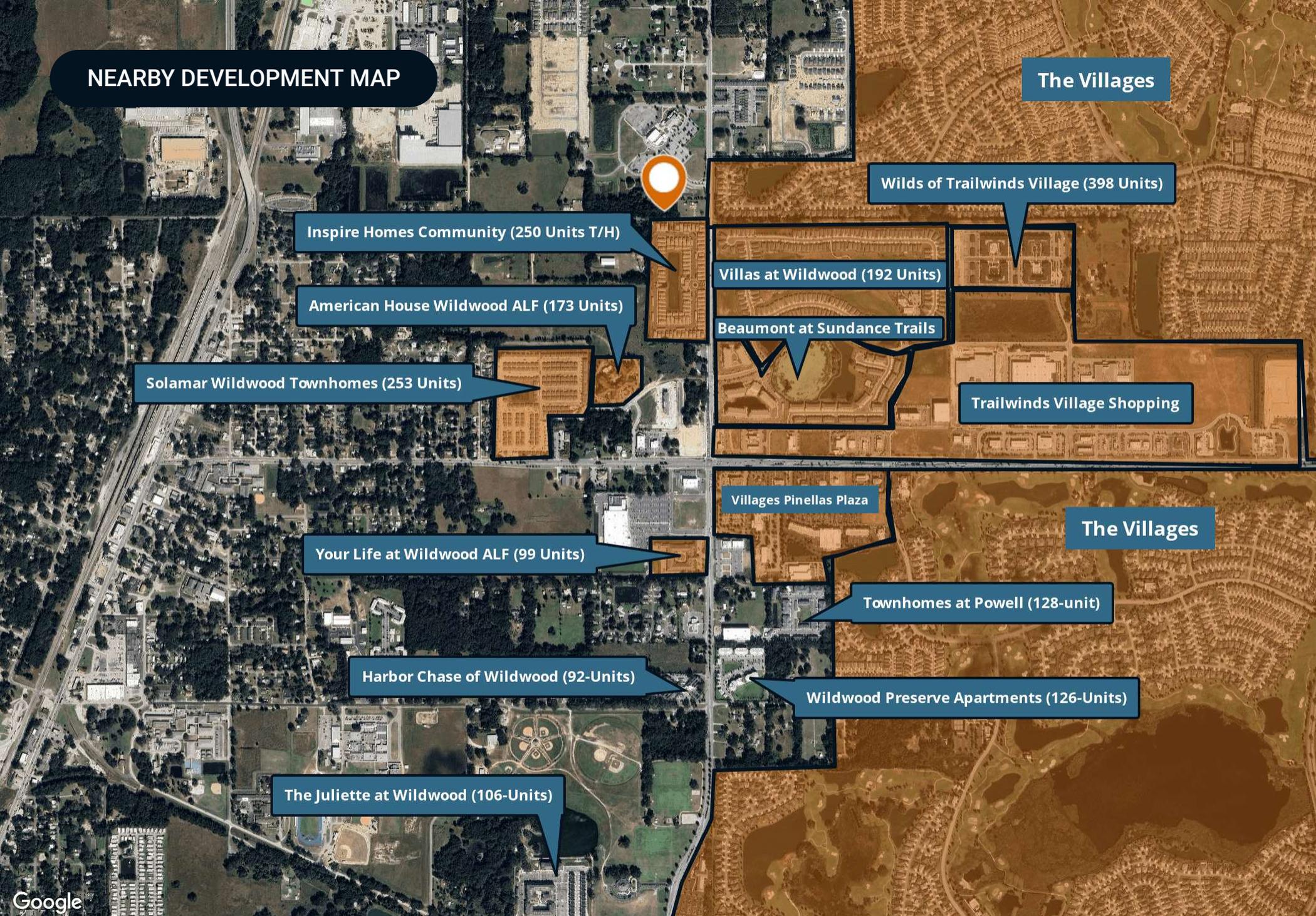




Section 3

MAPS AND PHOTOS

NEARBY DEVELOPMENT MAP



The Villages

Wilds of Trailwinds Village (398 Units)

Inspire Homes Community (250 Units T/H)

Villas at Wildwood (192 Units)

American House Wildwood ALF (173 Units)

Beaumont at Sundance Trails

Solamar Wildwood Townhomes (253 Units)

Trailwinds Village Shopping

Villages Pinellas Plaza

The Villages

Your Life at Wildwood ALF (99 Units)

Townhomes at Powell (128-unit)

Harbor Chase of Wildwood (92-Units)

Wildwood Preserve Apartments (126-Units)

The Juliette at Wildwood (106-Units)

Google

RETAILER MAP



ADDITIONAL PHOTOS





APPROVED ELEVATION



4 Right Side Elevation 3/32" = 1'-0"



3 Left Side Elevation 3/32" = 1'-0"



2 Rear Elevation 3/32" = 1'-0"

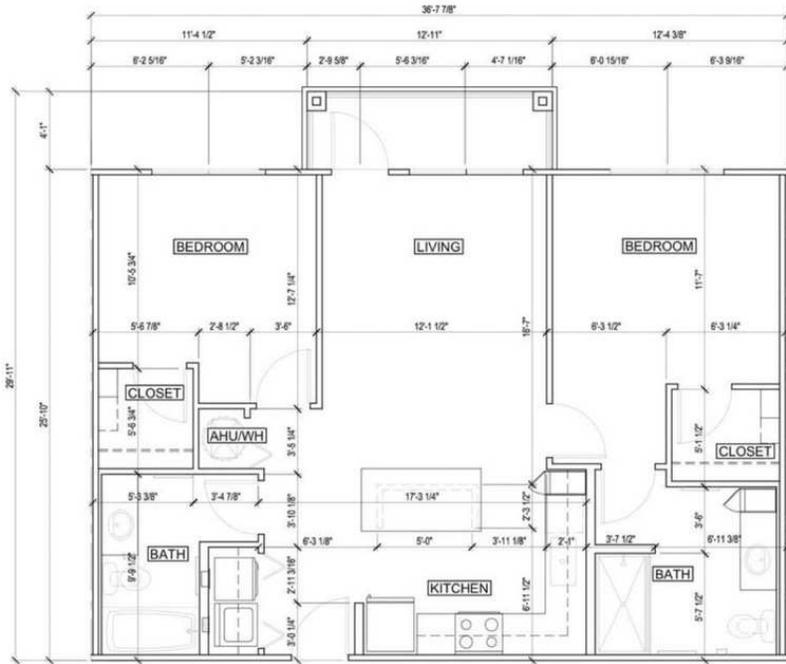


1 Front Elevation 3/32" = 1'-0"

- SHEET NOTES**
- A REFER TO SHEET A1-03 FOR GENERAL NOTES
 - B REFER TO SHEET A1-04 FOR CONSTRUCTION ASSEMBLIES
 - C REFER TO SHEETS A8-11 & A8-21 FOR DOOR & WINDOW SCHEDULES
 - D ALL BANDS SHALL RETURN TO INTERIOR CORNER
 - E ALL TRIM TO BE SMOOTH TEXTURE, ALL HORIZONTAL LAP SIDING TO BE WOOD GRAIN TEXTURE
 - F PAINT COLOR AND LOCATION PER OWNER
 - G ALL TYPICAL ROOF SLOPES TO BE 5:12 UNO
 - H REFER TO ROOF PLANS FOR GUTTERS & DOWNSPOUTS (WHERE INDICATED) AND LOCATIONS WITH SITE CONDITIONS. PROVIDE RAIN DIVERTER ON GUTTER WHERE NECESSARY TO AVOID OVERFLOW FROM GUTTER. COLOR TO BE SELECTED BY OWNER.
- KEY NOTES**
- 01 TYPICAL FASCIA TRIM: 5/8" FIBER CEMENT FASCIA BOARD OVER 2" W/ ALUMINUM Drip EDGE @ ROOF PERIMETER. 5/4" OVER 2" X 2" @ RAGED ROOF JAWNS.
 - 02 ASPHALT SHINGLE ROOF PER SPECS
 - 03 FIBER CEMENT PANEL
 - 04 ONE-PIECE COMPOSITE CORNER TRIM 5/8" H/L UNO
 - 05 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.
 - 06 FIBER CEMENT 1 X 3 BATTEN
 - 07 DECORATIVE TRIM BRACKET: PROVIDE 1/2" TRIM BOARD BRACKET AS NOTED: 30 BACK OF BRACKET TO FLUSH AGAINST TRIM. SEE DETAIL 2/6-41
 - 08 BALCONY RAILING: T-BAR AT UPPER FLOORS
 - 09 BUILDING SIGN ON FIBER CEMENT PANEL WITH FIBER CEMENT TRIM BOARD SURROUNDING. PROVIDE EXTERIOR LIGHT FIXTURE ABOVE
 - 10 WINDOWS AND DOORS PER SCHEDULES. PROVIDE 4" TRIM BAND TYP. @ WINDOWS AND DOOR U.L.D.
 - 11 SEAMLESS 8" ALUMINUM GUTTERS, STYLE BY OWNER
 - 12 4" X 4" ALUMINUM SQUARE DOWNSPOUTS
 - 13 FIBER CEMENT HORIZONTAL LAP SIDING: 8" EXPOSURE
 - 14 STEEL QUADRANT: 42" APF AT BALCONIES, BRIDGEWAYS AND STAIR LANDINGS. PAINTED TRIM: COLOR BY OWNER
 - 15 CEMENT PLASTER PER ASSEMBLY
 - 16 DECORATIVE LIGHT FIXTURE PER SCHEDULE
 - 17 CEMENT PLASTER TRIM, WIDTH AS INDICATED
 - 18 ELECTRICAL PANEL
 - 19 FACED FIRE RISER CLOSET: SEE MEP FOR DETAILS. SEE PLANS & SITE PLAN FOR LOCATION. DOOR & FRAME TO BE FINISHED SAME AS SURROUNDING WALL.
 - 20 BALCONY RAILING SCREEN ENCLOSURE

APPROVED FLOOR PLANS

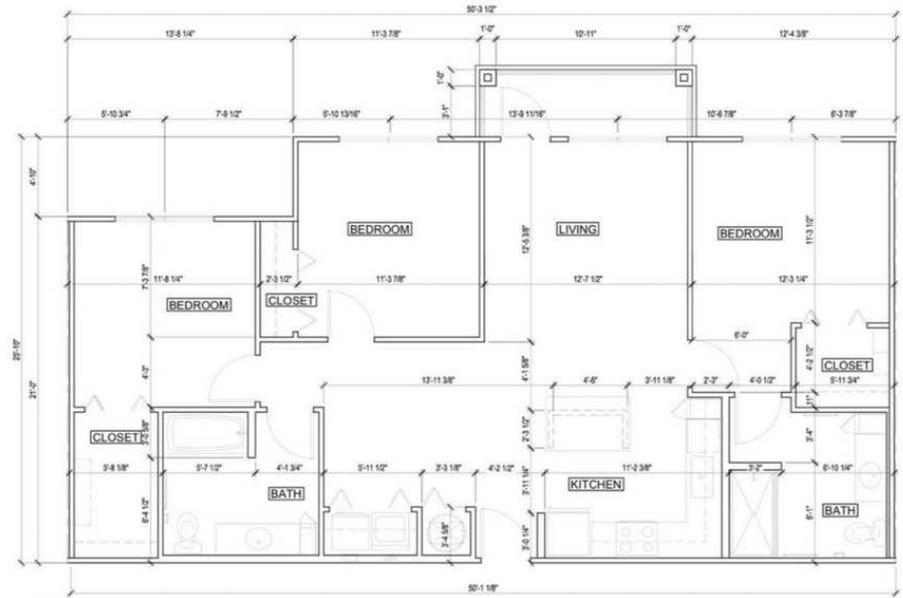
Typical 2 Bedroom



1 Unit B1- Dimension Plan

1/4" = 1'-0"

Typical 3 Bedroom



1 Unit C1- Dimension Plan

1/4" = 1'-0"

CONCEPTUAL INTERIOR DESIGN





Section 4

SALE COMPARABLES

SALE COMPS



WILDWOOD 5.5 ACRES FULLY ENTITLED MULTIFAMILY LAND

4974 CR 134, Wildwood, FL 34785

Subject Property

Price: \$2,600,000 Bldg Size: 1 SF
 Lot Size: 5.5 Acres Price/Acre: \$472,727

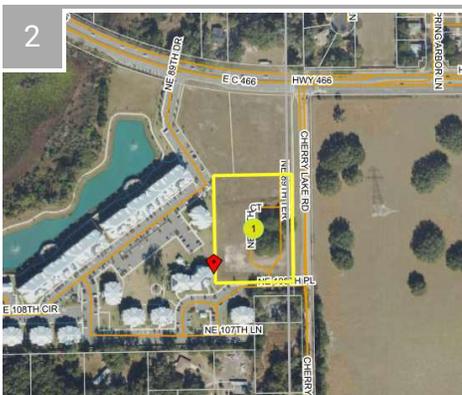


6920 POWELL RD

Wildwood, FL 34785

On Market

Price: \$3,250,000 Lot Size: 4.76 Acres
 Price/Acre: \$682,773.11



LAKE LAKE CR100

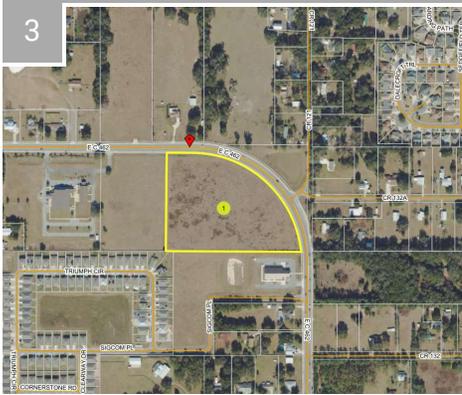
Lady Lake, FL 32159

Sold 5/31/2024

Price: \$1,660,000 Lot Size: 3.24 Acres
 Price/Acre: \$512,345.68



SALE COMPS



4817 COUNTY ROAD 462
Wildwood, FL 33585

Sold 2/26/2024

Price: \$2,200,000 Lot Size: 9.94 Acres
Price/Acre: \$221,327.97



7102 POWELL RD
WILDWOOD, FL 34785

Sold 8/22/2023

Price: \$1,400,000 Lot Size: 4.54 Acres
Price/Acre: \$308,370.04



7587 PENROSE PL
WILDWOOD, FL 34785

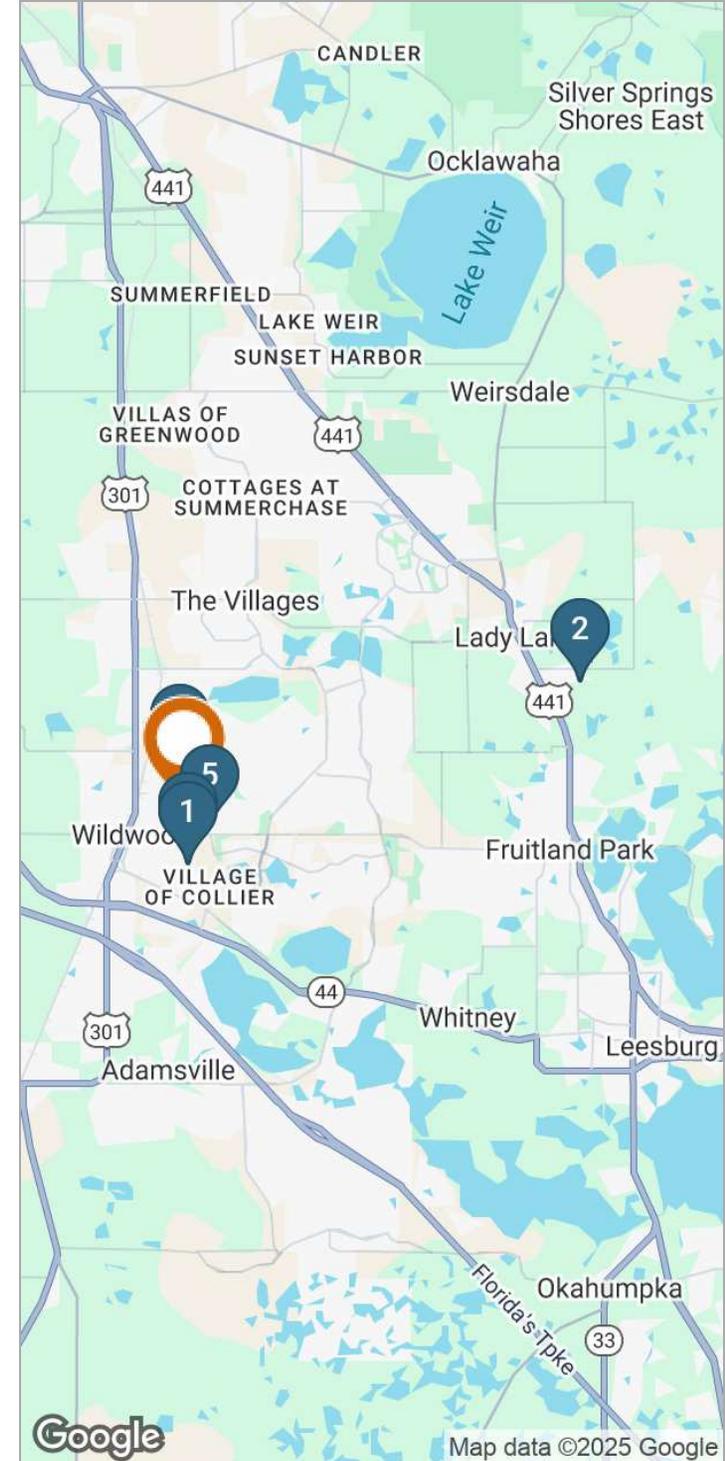
Sold 4/1/2022

Price: \$1,600,000 Lot Size: 3.53 Acres
Price/Acre: \$453,257.79



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE	DEAL STATUS
★	Wildwood 5.5 Acres Fully Entitled Multifamily Land 4974 CR 134 Wildwood, FL	\$2,600,000	5.5 Acres	\$472,727	Subject Property
1	6920 Powell Rd Wildwood, FL	\$3,250,000	4.76 Acres	\$682,773.11	On Market
2	Lake Lake CR100 Lady Lake, FL	\$1,660,000	3.24 Acres	\$512,345.68	Sold 5/31/2024
3	4817 County Road 462 Wildwood, FL	\$2,200,000	9.94 Acres	\$221,327.97	Sold 2/26/2024
4	7102 POWELL RD WILDWOOD, FL	\$1,400,000	4.54 Acres	\$308,370.04	Sold 8/22/2023
5	7587 Penrose PL WILDWOOD, FL	\$1,600,000	3.53 Acres	\$453,257.79	Sold 4/1/2022
AVERAGES		\$2,022,000	5.20 ACRES	\$435,614.92	





Section 5

LEASE COMPARABLES

NEARBY COMMUNITY RENTAL RATES + UNIT MIX

PROPERTY NAME	YEAR BUILT	UNIT COUNT	1-BR RATES	2-BR RATES	3-BR RATES
Rolling Acres Reserves Apartments 850 CR 466 Lady Lake, FL	2024	92	\$1,344 p/mo	\$1,572 p/mo	\$2,399 p/mo
Lake Sumter Reserve 10840 NE 89th Dr Lady Lake, FL	2021	88	\$1,195 p/mo	\$1,557 p/mo	\$1,815 p/mo
The Mark at Wildwood 3795 Bismarck Ct Oxford, FL	2023		\$1,462 p/mo	\$1,559 p/mo	\$2,037 p/mo
The Juliette 6629 San DiCiolla Dr Wildwood, FL	2024	330	\$1,601 p/mo	\$2,054 p/mo	\$2,902 p/mo
Lake Sumter Apartment Homes 10816 NE 87th Loop, Lady Lake FL	2021	156	\$1,014 p/mo	\$1,286 p/mo	\$1,420 p/mo
Wildwood Preserve Apartments 7011 Homestead Loop Wildwood, FL	2021	126	\$1,259 p/mo	\$1,535 p/mo	\$1,656 p/mo
Cypress Oaks 336 Sandy Oaks Cir Leesburg, FL	2005	140	\$	\$1,179 p/mo	\$1,119 p/mo
AVG. TOTALS		175	\$1,264	\$1535	\$1,907



Section 6

AGENT AND COMPANY INFO

MEET RAFAEL MENDEZ, CCIM



RAFAEL MENDEZ, CCIM

Regional Managing Director

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FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

EDUCATION

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate
- CCIM CI 101-104 - Commercial Investment + Financial Analysis

MEMBERSHIPS

- CCIM Designee
- CFCAR Immediate Past President 2025
- CFCAR President 2024
- CFCAR Board of Directors - Secretary 2023
- CFCAR President-Elect & Secretary 2023
- Florida CCIM Chapter Membership Chair, 2023
- Florida CCIM Chapter Central District Board Member, 2022, 2023, 2024
- Florida CCIM Chapter Central District Mentorship Chair, 2022, 2023, 2024
- Florida CCIM Chapter State Level Young Professional Network, 2022
- Urban Land Institute (ULI) Member
- NAIOP Member
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®

MEET BILL NGUYEN



BILL NGUYEN

Advisor

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PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)



For more information visit www.saundersrealestate.com

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