



16 SE BROADWAY ST • OCALA, FLORIDA 34471

PHONE (352) 732-5255 • FAX (352) 732-0164

240 +/- Acres

Sumter County, Florida

Near the Villages

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240 Acres-Sumter County-Near The Villages

- Location Description:** The property is located in the southwest quadrant of the intersection of US Hwy 301 and County Road 466. The property is located within a few miles of a proposed and approved interchange at the corner of County Road 466 and I-75.
- Zoning:** Annexed into the City of Wildwood; Comp plan is Oxford Neighborhood Mixed Use with a maximum of 1,750 residential units
- Acreage:** 240 +/- acres
- Price:** \$5,496,000
- Price per Acre:** \$22,900



Parcel Analysis

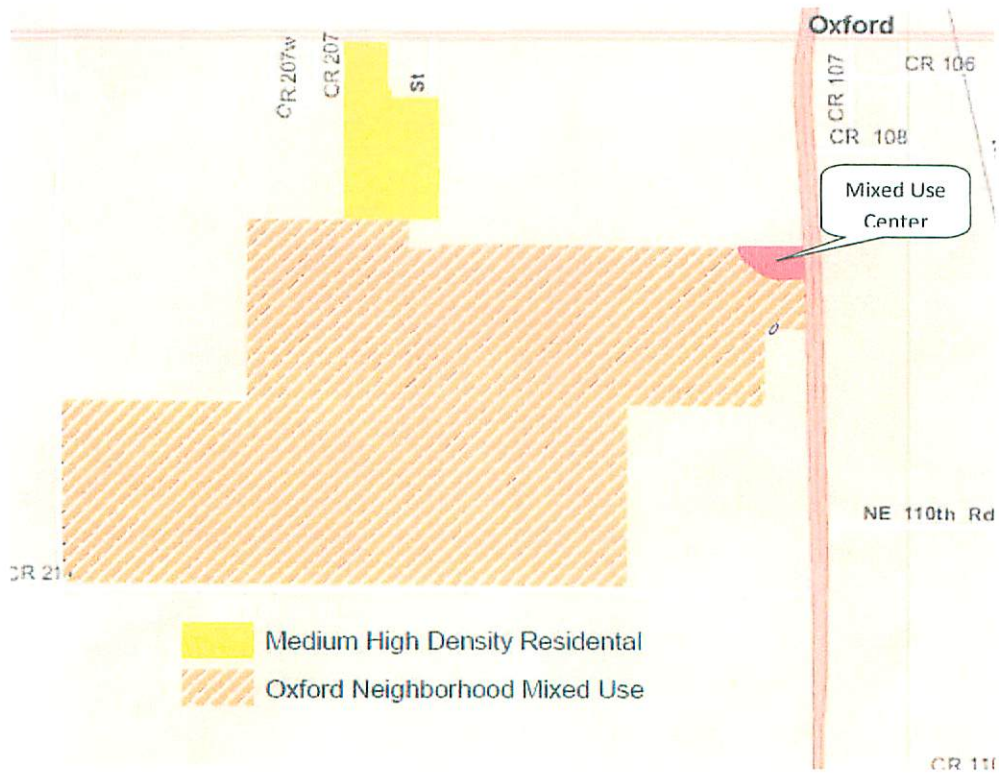
Parcel Numbers: D18=069, D18=040, D18=064, D18=041, D18=068, D18=082

Owner: 301/466 LLC

Acreage: 239.46 +/- Acres

City of Wildwood Future Land Use:

Oxford Neighborhood Mixed Use	218.22 Acres
Medium High Density Residential	18.50 Acres
Oxford Neighborhood Mixed Use, within Mixed Use Center	2.74 Acres



This analysis is provided for information purposes only and is not to be construed as any type of development approval within the City of Wildwood

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Mobile Home Parks	10/ acre		
Low Density Residential	4/ acre		
Low Medium Density Residential	6/ acre		
Medium Density Residential	9/ acre		
Medium High Density Residential	12/ acre		
High Density Residential	15/ acre		
Oxford Neighborhood Mixed Use	5-7/ acre	Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.30/ acre.
Oxford Residential Mixed Use	Min 5/ acre Max 10/ acre	Permitted density dependant on proximity to employment or neighborhood mixed use center.	Support commercial may be permitted on first floor up to a maximum of 10% of acreage. No stand alone commercial/office buildings permitted.
Oxford Neighborhood Commercial	4/ acre	PD Zoning	Retail sales/service, office, civic & institutional uses. Max ISR 60%. Max FAR 0.30.
Central Mixed Use	10-14/ acre	Minimum 15% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial, recreation & tourism, government, civic and institutional. Max ISR 80%. Max FAR 0.50/ acre.
High Density Residential Mixed Use	Min 8/ acre Max 15/ acre	PD Zoning	Max ISR 80%.
Downtown Commercial	10-15/ acre	Building square footage and acreage devoted to residential uses shall not exceed 30% of the building square footage and acreage of the project.	Max ISR 90%. Max FAR 3.0.

