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FOR SALE

MIXED USE

PRIME DEVELOPMENT OPPORTUNITY AT BEAUMONT VILLAGE

7587 PENROSE PLACE | WILDWOOD, FL 34785

JACKLYN ROGERS - REMAX COMMERCIAL

1715 Cape Coral Pkwy W | Ste 14

Cape Coral, FL 33914

239.292.2705



PRESENTED BY:

JACKLYN ROGERS

Broker Associate

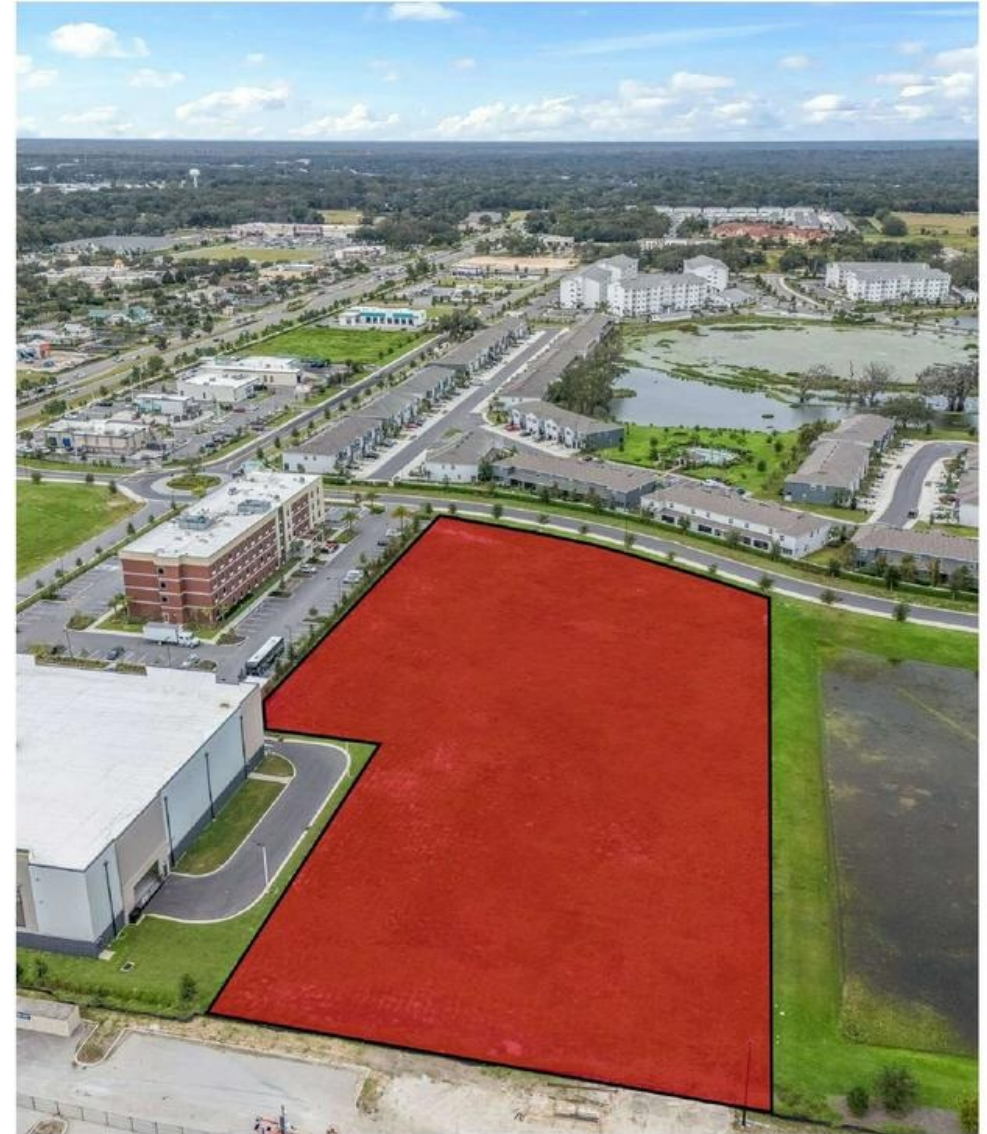
239.292.2705

FL #BK3234155

7587 PENROSE PLACE, WILDWOOD, FL 34785

Price	\$2,400,000
Property Type	Mixed Use
Property Subtype	Multifamily, Retail, Medical, Office, Senior Housing
Lot Size	3.53 Acres
Utilities & Stormwater Installed	Beaumont CDD included in Real Estate Taxes

The subject property consists of 3.53-acres and located within the rapidly growing Beaumont Village Development in Wildwood, FL. The site offers a rare pad-ready opportunity with utilities and entitlements in place. The site benefits from offsite stormwater management, making the entire acreage usable for development. Zoned CMU (Central Mixed Use), the property is ideally suited for a variety of high demand uses, including multifamily, senior housing, retail, medical and office. This Site will benefit from being located within an upscale mixed-use setting with for-sale housing and walkable retail, making this a prime opportunity for a developer to build a project in what is truly one of the nation's most exciting locations. The Current site plan includes entitlements for 232 Multifamily units with 415 parking spaces. Water and Sewer provided through the City of Wildwood.



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RETAIL OVERVIEW



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In Wildwood, Florida, several business sectors show potential for growth, based on current needs and trends:

1. Retail and Grocery: The population growth, particularly due to nearby communities like The Villages, has created demand for more grocery stores, general retail shops, and specialty stores. With developments like Beaumont Village and Trailwinds Village, additional options could be beneficial.
2. Healthcare Services: As the area has a significant number of retirees, expanding healthcare services, including urgent care centers, specialized clinics, and wellness facilities, could meet the increasing demand for medical services.
3. Restaurants and Cafes: There is an opportunity for more diverse dining options, particularly family restaurants, casual dining, and quick-service outlets, given the rising number of residents and visitors.
4. Fitness and Recreation: Businesses offering fitness services, such as gyms, yoga studios, or outdoor recreational activities like bike rentals, would likely attract locals and tourists alike, given the active lifestyle of many residents.

SURROUNDING RETAIL



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PROPERTY HIGHLIGHTS

- **Prime Location in a Booming Area:** The property is strategically situated in one of the fastest-growing areas in the country. Beaumont Village enjoys a premium location adjacent to The Market at Trailwinds, a Publix-anchored shopping center, and part of the larger 165+ acre Trailwinds Village mixed-use development. The site is also near HCA Healthcare's planned 60+ bed acute care hospital, further enhancing the area's appeal for both residential and commercial developments.
- **Surrounding Retail and Amenities:** The site benefits from proximity to a wide range of retailers and services along Wildwood's main commercial corridor, including Publix, Winn Dixie, Target, Lowe's, Aldi, and national dining chains such as Starbucks, Wendy's, and Taco Bell. Financial institutions like Chase Bank, Wells Fargo, and Suncoast Credit Union, along with numerous healthcare and service providers, create a convenient and vibrant commercial environment.
- **Most of the commercial space within The Villages is laid out in a town center format with a national grocer, dining outlets, and service-related retailers. Large-format retail and office space are largely lacking from the community, creating an opportunity to fill this growing void within the market.**



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LOCATION



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Wildwood is often referred to as “The Crossroads of Florida” due to its location at the junction of major highways including Interstate 75, Florida’s Turnpike, State Road 44, and U.S. Highway 301. The site is just one hour from both Tampa and Orlando, making it an ideal location for residents and businesses looking to serve the Central Florida region.

Additionally, Wildwood is part of The Villages MSA, which consistently ranks as the fastest-growing metropolitan area in the U.S. The Villages has been the top selling Master Planned Community in the U.S. for seven consecutive years, most recently in 2023 with 3,029 new home sales. Surrounded by an older demographic of mainly retirees, this property serves a large population of consumers with disposable income. In the immediate area surrounding the subject property, there has been explosive growth including 18 acres of commercial outparcels, single family homes, townhomes, multi-family units, and Home 2 Suites by Hilton Hotel and a plethora of national retailers.

The Villages comprises approximately 65,000 homes and consistently ranks among the fastest-selling master planned communities in the country. The driving force behind this unprecedented growth is The Villages master planned community, the premier 55+ active adult retirement community in the nation that boasts over 130,000 residents. Currently spanning 20,000 acres, The Villages has earmarked another 18,000 acres for new development with plans for another 50,000 homes, which will nearly double the size of this retirement haven. It is also the largest single-site golf facility in the world with 12 championship golf courses and 35 executive courses.

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ENTITLEMENTS FOR 232 MULTIFAMILY UNITS

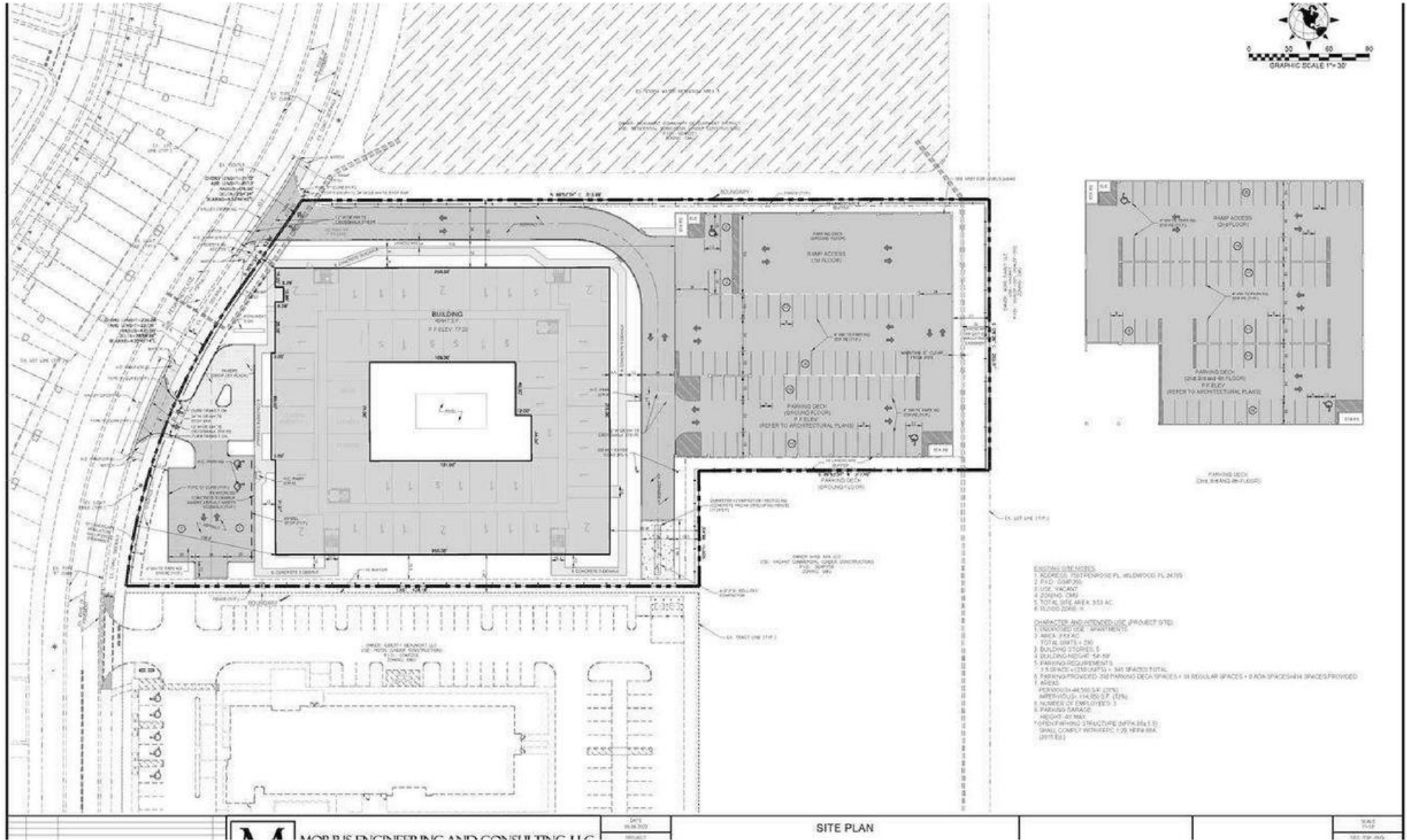


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SITE PLAN



DEMOGRAPHICS MAP & REPORT



HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	286	2,938
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$105,083	\$99,998	\$94,785
Average House Value	\$600,652	\$515,988	\$491,675

Demographics data derived from AlphaMap

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