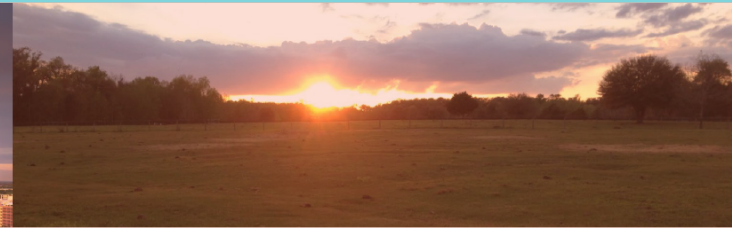
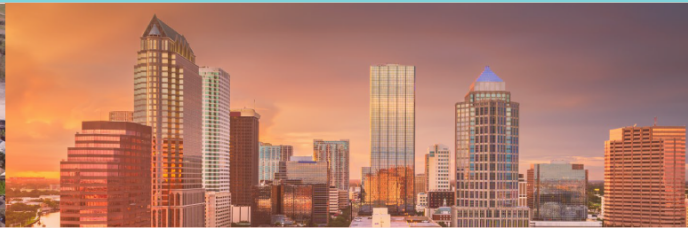


# We know this land.



# Eshenbaugh

LAND COMPANY



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

Pike 75 Logistics Center is a shovel ready industrial site planned for over 2,300,000 square feet of class A warehouse and distribution. It was planned as a strategic transportation regional distribution center totaling over 245± acres and is located in Sumter County at the apex of Central Florida's transportation hub. This site is fully permitted with all utilities available and all due diligence complete. Road Impact Fees for warehouse/distribution is \$449 per 1,000 square feet of enclosed area. This is the only impact fee charged by Sumter County. There are no previous agreements for any adjustment to impact fees for the property. With the site directly located in Central Florida, it makes for easy highway transportation to major cities such as Orlando (48 miles away) and Tampa (75 miles away).

The seller would sell the entire site, an undeveloped portion of the site or pad ready sites. Call for details. This listing has a Dual Variable Commission rate.

## LOCATION DESCRIPTION

The site is located at 2068 E. SR 44 in Wildwood, FL. It has over 4,950 feet of frontage and is located on the northwest corner of SR 44 and CR 219. Interstate-75 is 1.5 miles to the west, US 301 is 1.7 miles to the east and the Florida Turnpike is only 1.9 miles away. Pike 75 is located in the regional distribution hub of Sumter County, making this an easy choice for any industrial site.

## WORKFORCE

See Exhibits on pages 13-15 for details

## PROPERTY SIZE

245± Acres

## PARCEL ID

F01-089, F01-060, F02-019, F11-001, F12-035

## ZONING

Industrial

## PROPERTY OWNER

Sumter LLC

## PRICE

Contact Broker for Details

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x14

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

**Bill Eshenbaugh, CCIM, ALC**

President, Lic. Real Estate Broker

813.287.8787 x1

[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)



# FAQ's

1. We understand the project has all civil permits, which at am minimum we assume would likely include Sumter County, SWFWMD, FDOT and FDEP. Please provide copies of these permits or approval documents along with any other permits, i.e., ACOE, FWC, FEMA, NPDES, etc...

Answer: ERP APPROVAL PERMIT 32665.006. ON SWFWMD WEBSITE. IT WAS EXTENDED UNTIUL 2027. FDOT PERMIT IN HAND AS WELL.

2. There appears to be an onsite wetland, which is located in the northwest and labeled as Wetland F. Furthermore it appears this wetland was avoided. Please confirm this is correct and there are no proposed wetland impacts.

Answer: THERE IS A FORMAL WETLAND J.D. THAT OUR ENVIRONMENTALIST OBTAINED FOR US AND CAN BE FOUND ON THE SWFWMD WEBSITE AS PERMIT 32665.005. THERE IS A LARGE WETLAND IN THE NW CORNER OF THE PARCEL AND ONLY 2 OTHER VERY TINY WETLANDS.

3. Provide copies if geotechnical site evaluations, environmental assessments, threatened and endangers species survey, archaeological/cultural assessments, and other reports.

Answer: COPIES OF SPECIES REPORT, LABOR STUDY, BOUNDARY SURVEY, & PHASE 1, ALL FROM 2021 OR LATER AVAILABLE FOR REVIEW

4. Provide copies of engineering / design reports, including but not limited to drainage report, storm tabulation, utility model, lift station design, traffic impact analysis, etc...

Answer: WE WILL PROVIDE WHAT WE HAVE IF WE GO UNDER CONTRACT.

5. Has there been an earthworks analysis been performed showing the proposed cut and fill? If so, please provide.

Answer: IT SHOULD BALANCE

6. Provide utility availably letter and any utility agreements.

Answer:THERE ARE NO UTILITY LETTERS OR AGREEMENTS. WE HAVE AN EXCELLENT RELATIONSHIP WITH WILDWOOD CITY MANAGER, FOR THE CITY TO PROVIDE WATER AND SEWER. THERE IS ALIFT STATION AT THE SE CORNER OF THE PARCEL AND THE CITY IS EXPANDING A BIG WATER MAIN ALONG CR 219 IN ADDITION TO THE MAIN ALONG SR44.

7. Was there any utility capacity reservation fees required? If so, have those been paid?

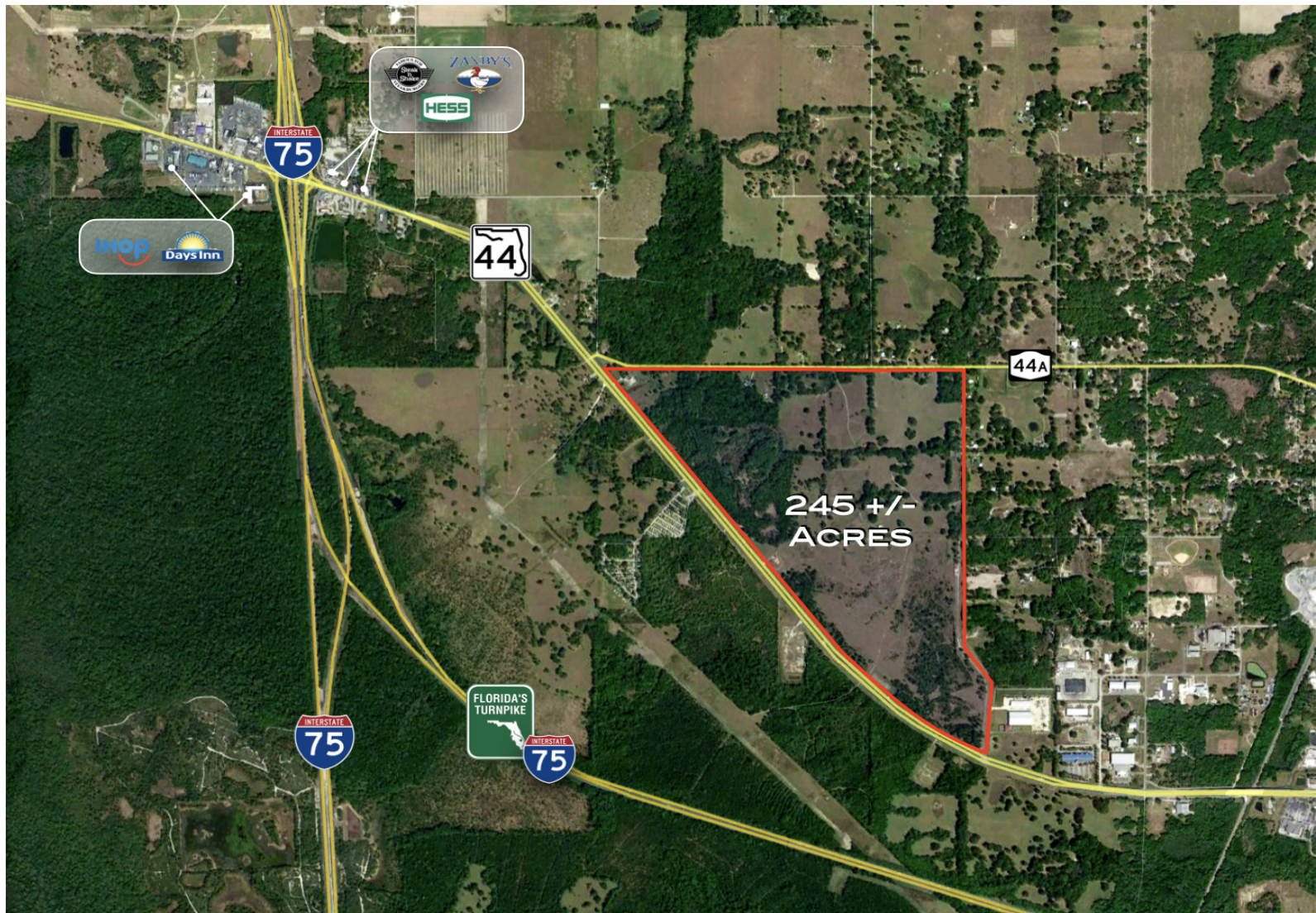
Answer: NO

8. Has a concurrency / impact fee analysis been performed? If so, please provide.

Answer:NO



# Aerial





# Aerial





# Looking South





# Aerial





# Utilities

## Utilities

**Electric:** Duke Energy 12.47 kV within 2.5 miles, 4 MVA capacity

**Natural Gas:** TECO Peoples Gas

**Water:** City of Wildwood, 1.03 mgd

**Sewer:** City of Wildwood

**Data:** Spectrum, Century Link

## Transportation

**Highways Serving Site:** Interstate-75, Florida Turnpike, SR 44, US 301

**Seaports:** Tampa -1hr; Jax – 2.5 hrs; Miami – 3.5 hrs.

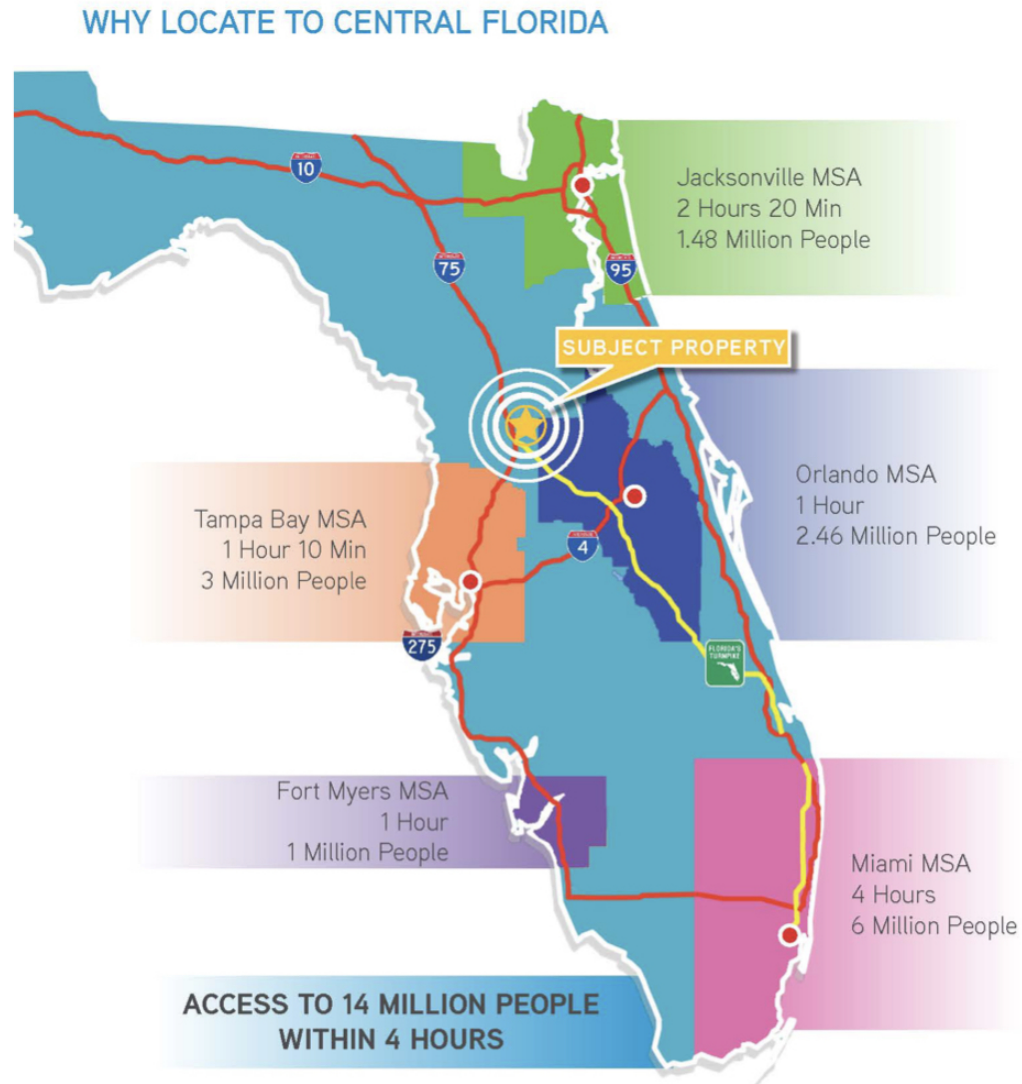
**Commercial Airports:** Leesburg Int'l. – 30 min; Tampa Int'l. – 1hr; Orlando Int'l. – 1hr

**Rail Access:** CSX Rail access; S-Line



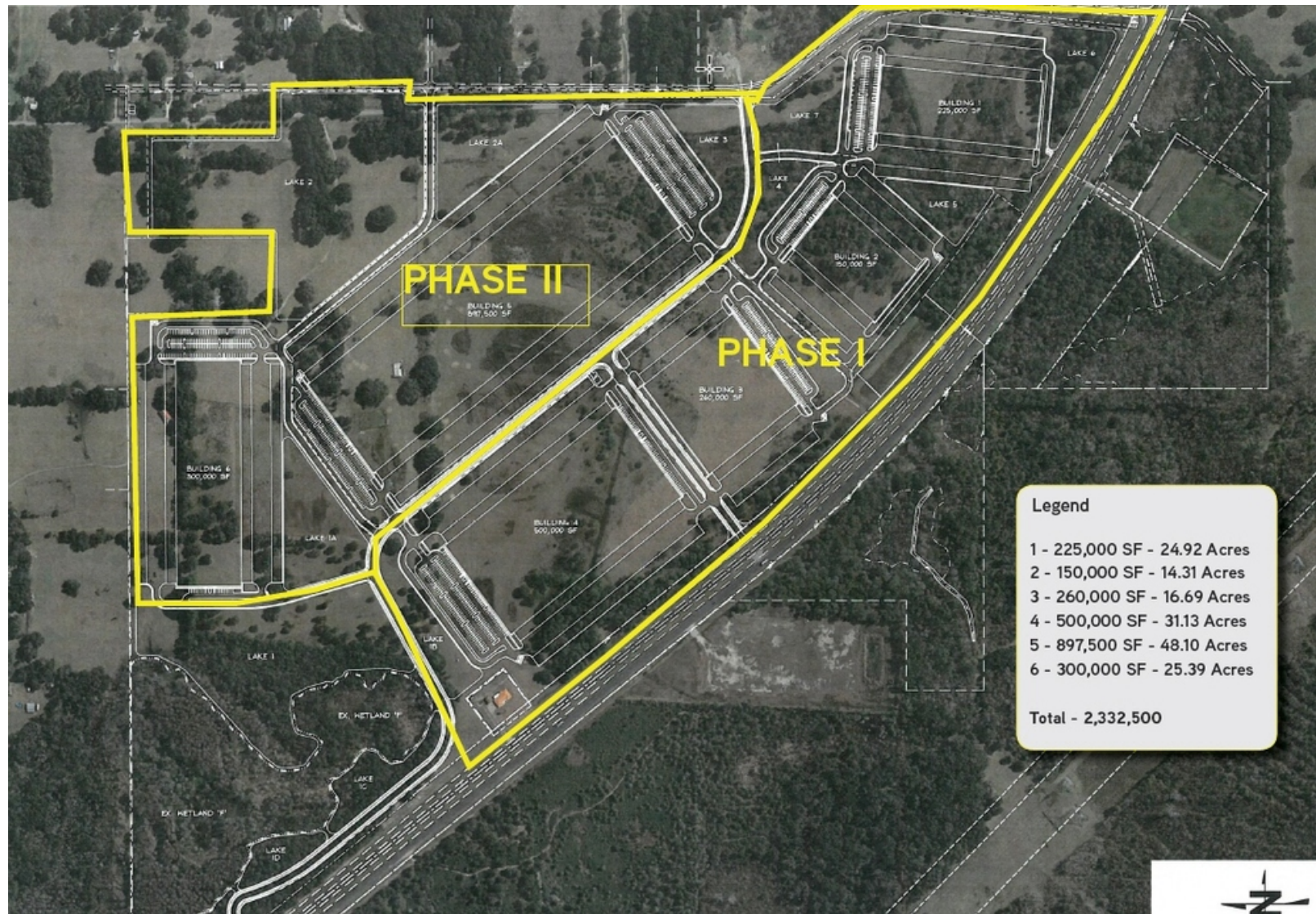


# Why Locate to Central Florida





# Proposed Site Plan



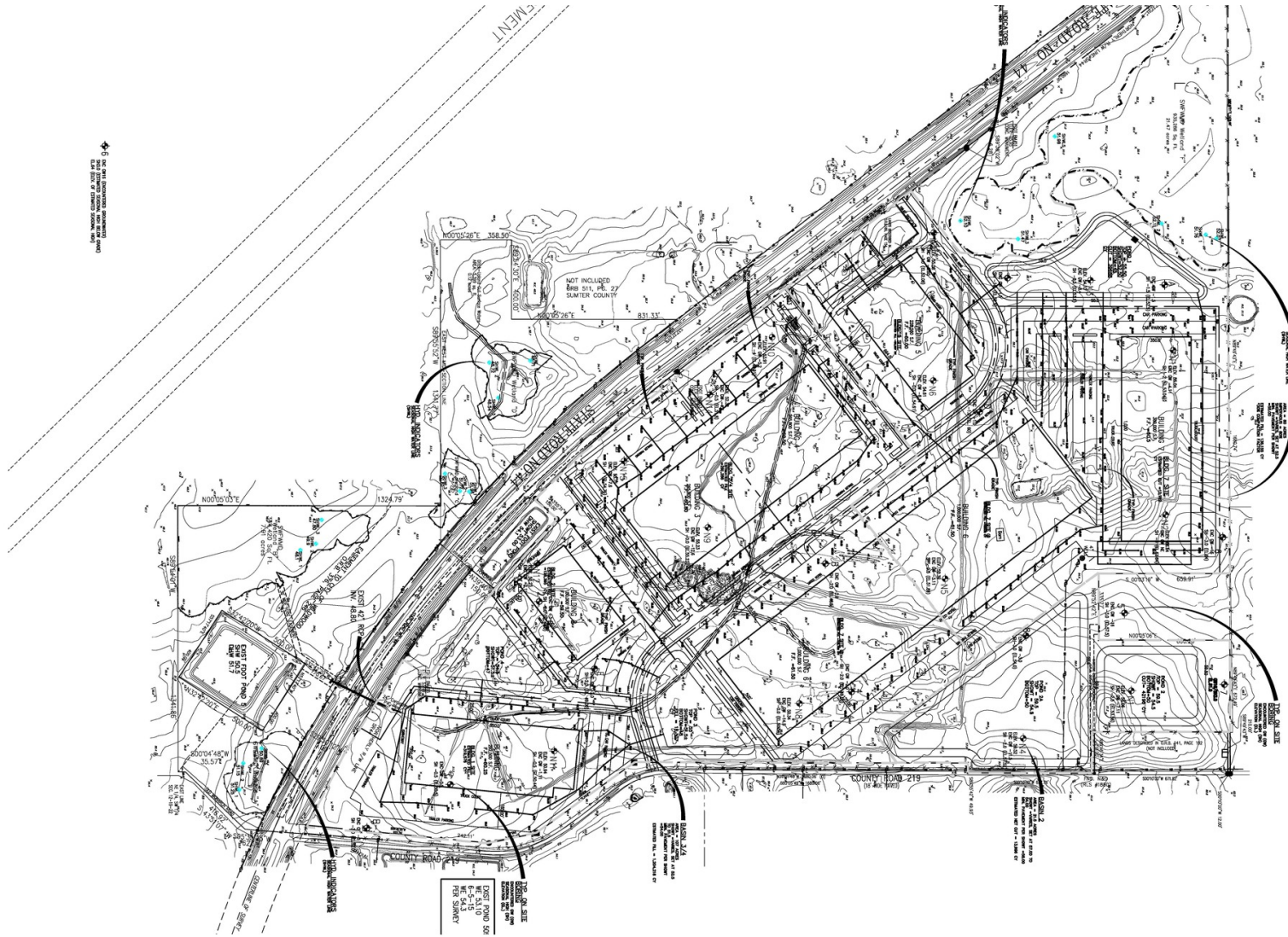


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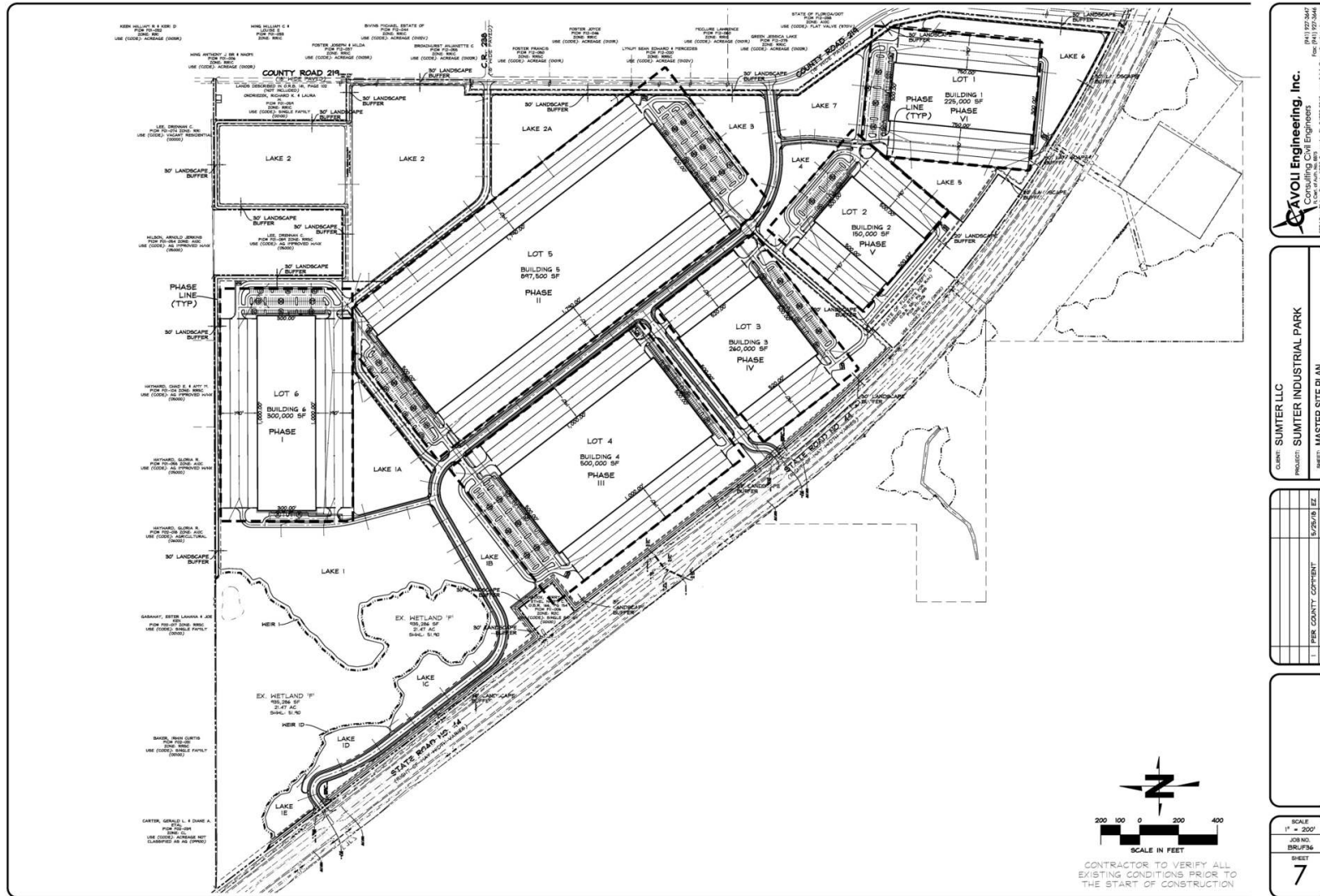


**Eshenbaugh**  
LAND COMPANY

The Dirt Dog



# Construction Site Plan



**CAVOLI Engineering, Inc.**  
 Consulting Civil Engineers  
 18111 NW 24th Ave.  
 Fort Lauderdale, FL 33304  
 Tel: (954) 372-5444  
 Fax: (954) 372-5444  
 Email: info@cavolieng.com

CLIENT: SUMTER LLC  
 PROJECT: SUMTER INDUSTRIAL PARK  
 SHEET: MASTER SITE PLAN

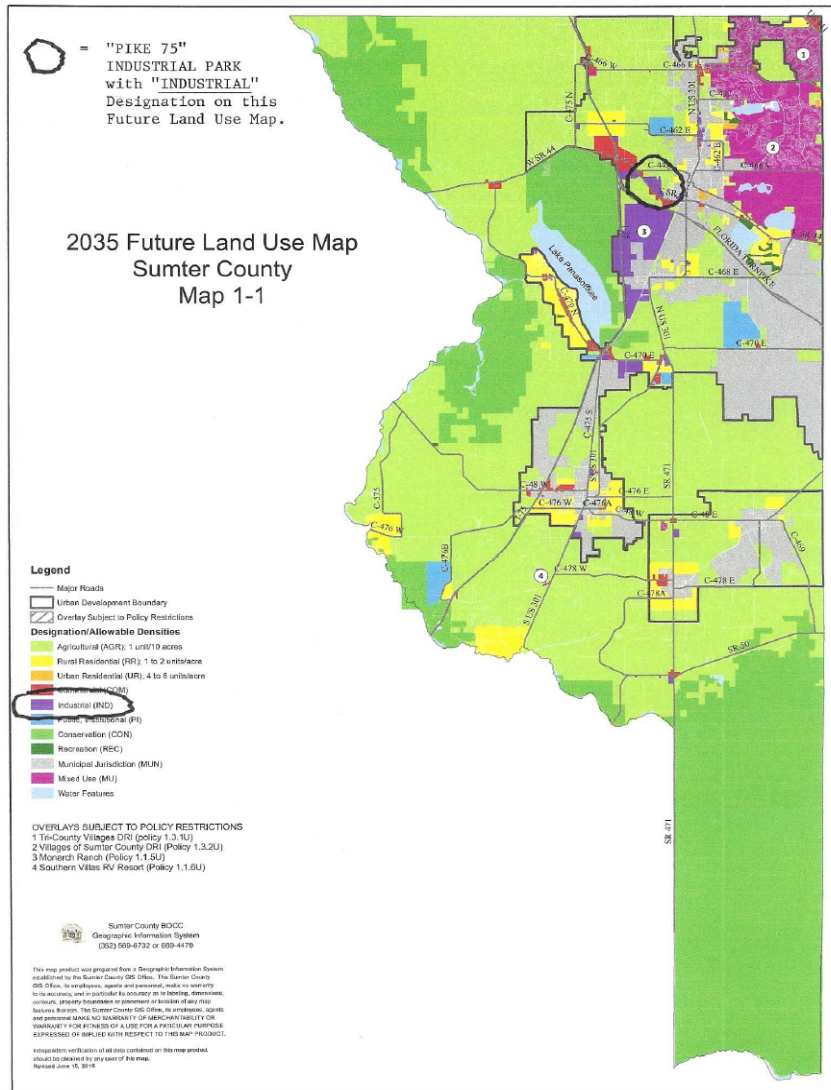
NO.	DATE	BY	CHK
1	5/25/16	EE	
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10			

SCALE  
 1" = 200'

JOB NO.  
 BRU736  
 SHEET  
**7**



# Planned Industrial Zoning



from SUMTER COUNTY CODE, SECTION 13-424 (Non-Residential Zoning Districts) -

## (2) IP (Planned Industrial) District.

- Purpose and intent.** The purpose of the IP planned industrial district is to provide for any industrial land use currently available in any other industrial district. The intent of this zoning district is to establish IP districts to promote the general welfare and to secure economic and coordinated land use. IP is appropriate for industrial development where a mix of industrial uses is sought, including secondary commercial or office uses, or where the potential for negative impacts to surrounding uses exists.
- Permitted uses.** In the IP planned industrial district, any industrial, commercial, or office land use is permitted; however, the IP ordinance shall delineate the allowable uses, location of such uses and dimensional standards. These uses and conditions shall run with the land. The gross floor area of the commercial or office uses shall not exceed twenty-five (25) percent of the total gross floor area of the entire project.
- General requirements.**
  - Location.** Property zoned IP shall be allowed only in industrial or mixed use areas on the future land use map.
  - Roadway.** Fronting on a federal, state or county arterial road at such location that will make it convenient to and easily accessible from intersecting federal, state or county arterial roads;
  - Minimum dimensional standards.** Minimum dimensional standards are contained in Table 13-425A.
  - Minimum setbacks.** The setbacks generally required under this article may be waived on an individual basis where it is determined by the Development Services Director that a lesser setback would not be detrimental to proper land use, development, and the general

# Sumter County, Florida | Data at a Glance



## Local Demographics

**Location:** Central, FL; 58 miles northeast of Tampa and 49 miles west of Orlando

**Land Area:** 545 sq. mi. (1,411 sq. km.)

**Population:** : 123,996 (2016, USCB)

**Growth Rate:** 32.7% between 2010-2016 (USCB)

**Unemployment:** 4.3% (September 2018, USBLS)

**Average Annual Wage:** 36,247 (2017, FOEDR)

**Median Household Income:** \$50,350 (2016, USCB)

## Regional Data

**Population:** 2,815,800 (1 hour drive)

**Workforce:** 1,585,955 (1 hour drive)

## Transportation

**Highways:** I-75; Florida's Turnpike; US Highway 301; SR 44, SR 48, SR 50, SR 471

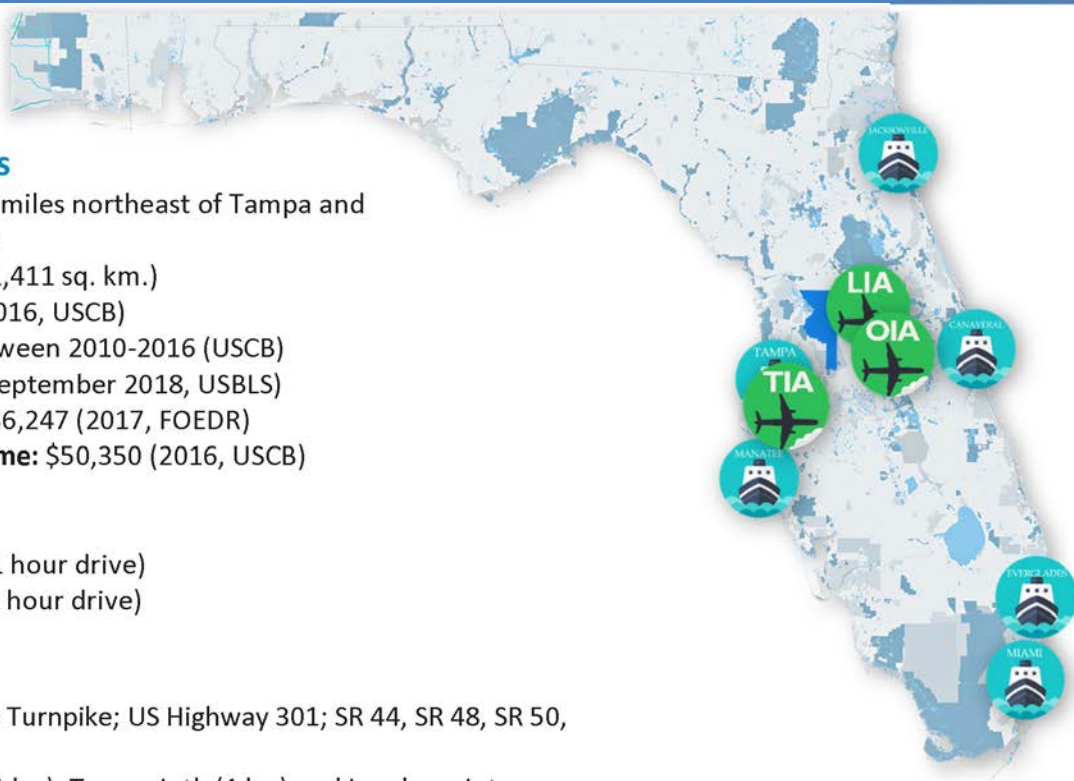
**Airports:** Orlando Intl. (1 hr.), Tampa Intl. (1 hr.) and Leesburg International Airport (20 min.)

**Seaports:** Deepwater Ports of Tampa (1 hr.), Manatee (1.5 hrs.), Jacksonville (2.5 hrs.), Canaveral (2 hrs.), and Miami (4 hrs.)

**Rail:** Industrial rail service by CSX Transportation's main Eastern Seaboard freight line (S-Line)

## Education

- ◇ Sumter County School System "A" or "B" rated for 8-years running by the Florida State Board of Education.
- ◇ Financially "A rated" district by Standard and Poor's for fiscal responsibility.
- ◇ High school attainment in Sumter County is higher than Florida average: Sumter= 78.1%, Florida= 77.8%.
- ◇ Lake-Sumter State College partners with the University of Central Florida and Lake Technical College to offer healthcare Bachelor's degrees, vocational certificates and technology diplomas.



### 2018 Certified Millage Rates

Sumter County	5.3365
Public Schools	5.507
Water Board	.2955
<b>Total for County</b>	<b>11.139</b>
City of Bushnell	4.2299
City of Wildwood	3.658
City of Center Hill	4.3854
City of Coleman	4.700
City of Webster	7.0000



# Sumter County, Florida | Business Incentives



## Targeted Industry Business Incentives

In an effort to help attract businesses within the targeted industries of manufacturing, distribution, and agriculture, Sumter County adopted a target-industry business cash incentive for new companies locating and/or expanding their operations in the county.

Sumter County represents a distribution hub unique in the state, strategically located at the crossroads of I-75, Florida's Turnpike and CSX Rail's main freight line, making it an ideal location for warehouse distribution centers. The county offers a targeted cash incentive for new distribution center operations to capitalize on this central location.

Sumter County embraces a diversified economy to offset adverse impacts on market fluctuations and support the domestic production of goods. Sumter County offers a targeted manufacturing cash incentive coupled with a targeted manufacturing research and development (R&D) incentive.

Sumter County encourages research and development (R&D) investments to foster innovation and economic growth in the county. Sumter County offers a cash incentive for agribusinesses directly engaged in R&D activities in the Agricultural Sciences industry.

## SUMTER STRENGTHS

- \* A major, regional transportation hub for Central Florida at the crossroads of Interstate 75, the Florida Turnpike and CSX's main freight line, with access to major airports and seaports less than 90 minutes away.
- \* Pro-business county leadership and economic development team with a personal commitment and passion for supporting local businesses.
- \* An Industrial Development Authority whose sole mission is to facilitate business growth and expedite the processing of tax-exempt bonds with no county issuance fees other than the bond counsel fee.

## MAJOR BUSINESSES

Suwanee American Cement

Cemex

Central Florida Health Alliance

Charlotte Pipe & Foundry

Metal Industries

Primus Pipe & Tube

Cal-Maine Foods

Publix

SECO Energy

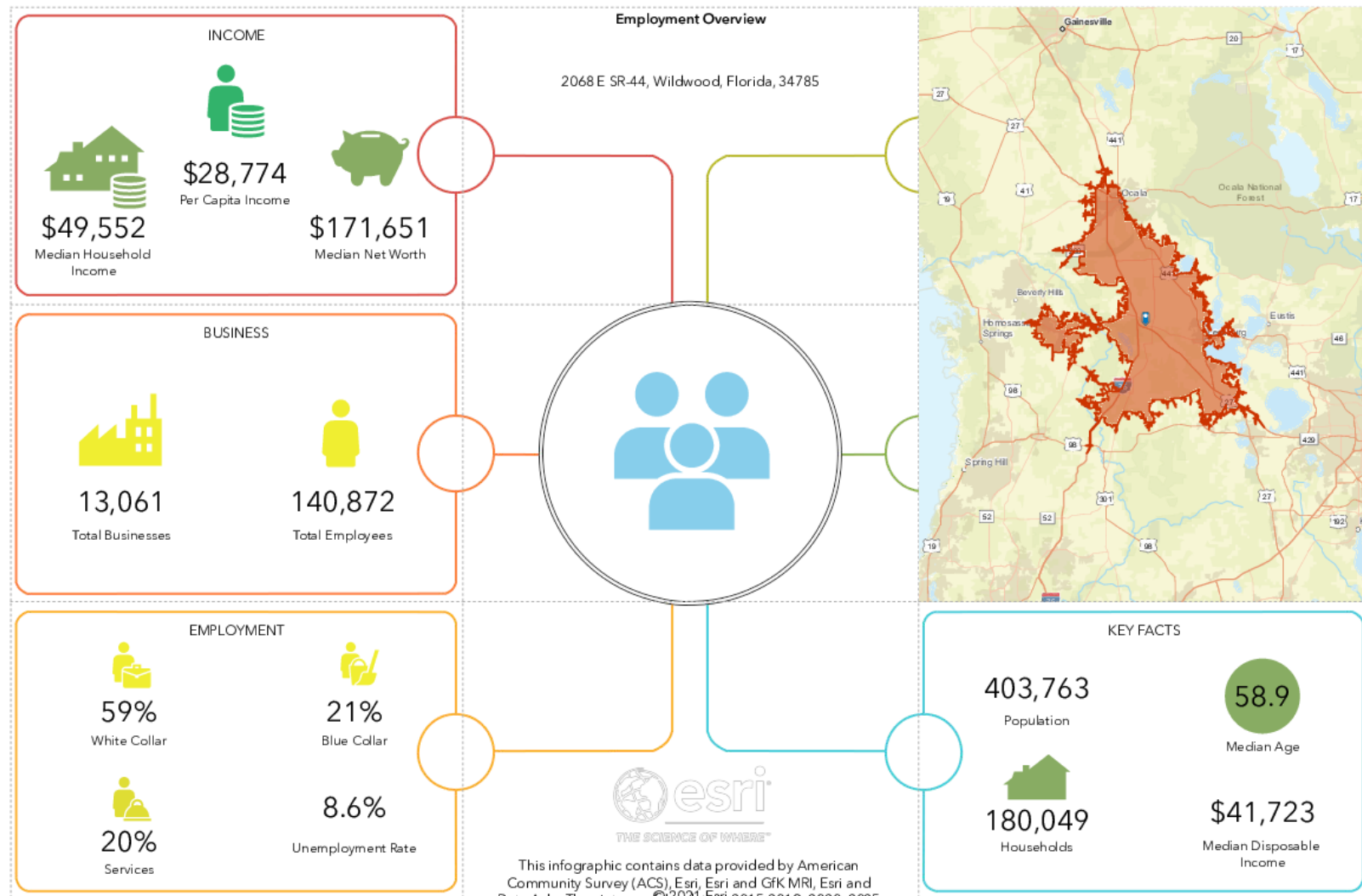
T&D Distribution

The Villages® community

Time Definite Services

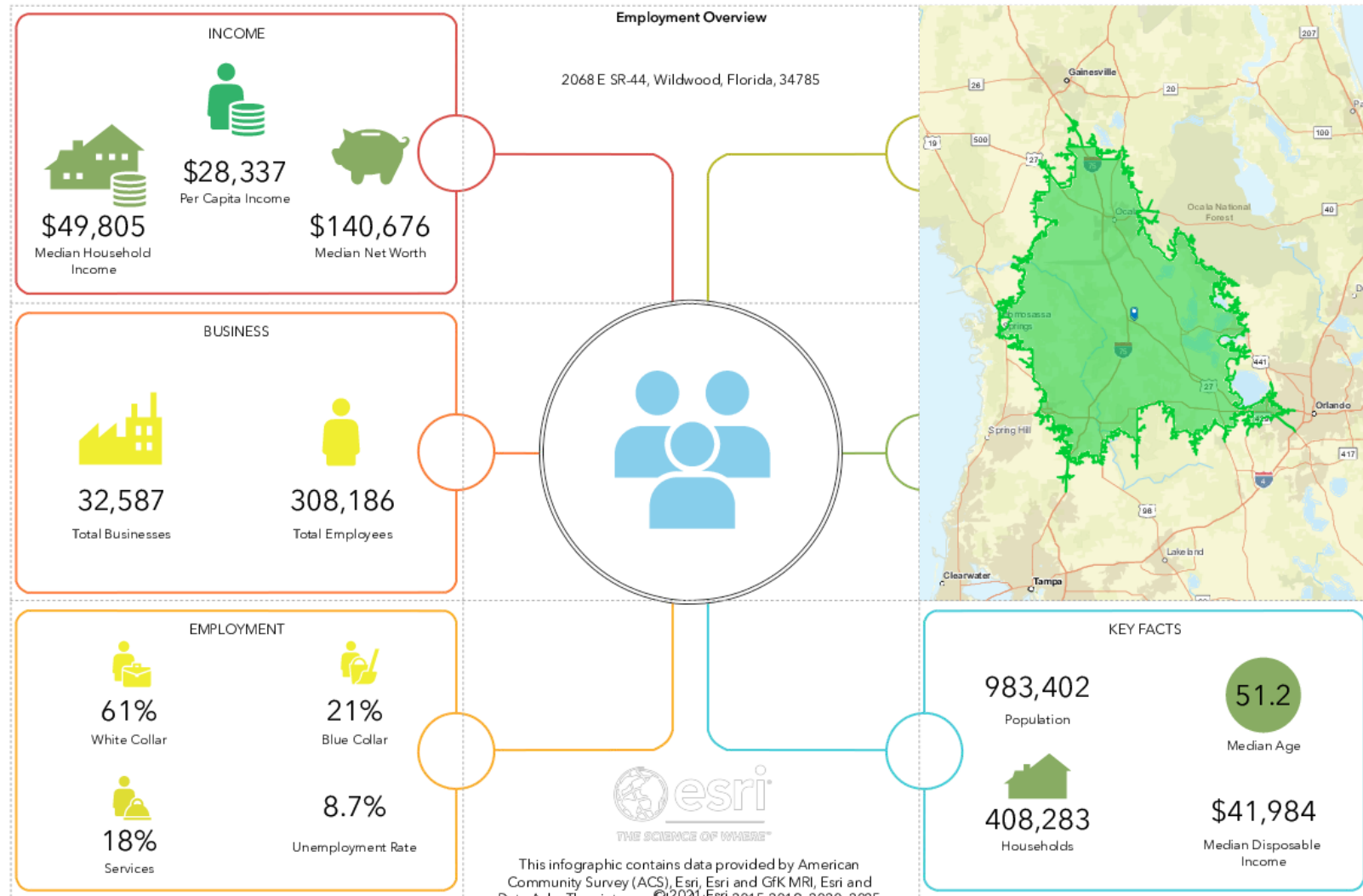


# 30 Min Employment Demographics



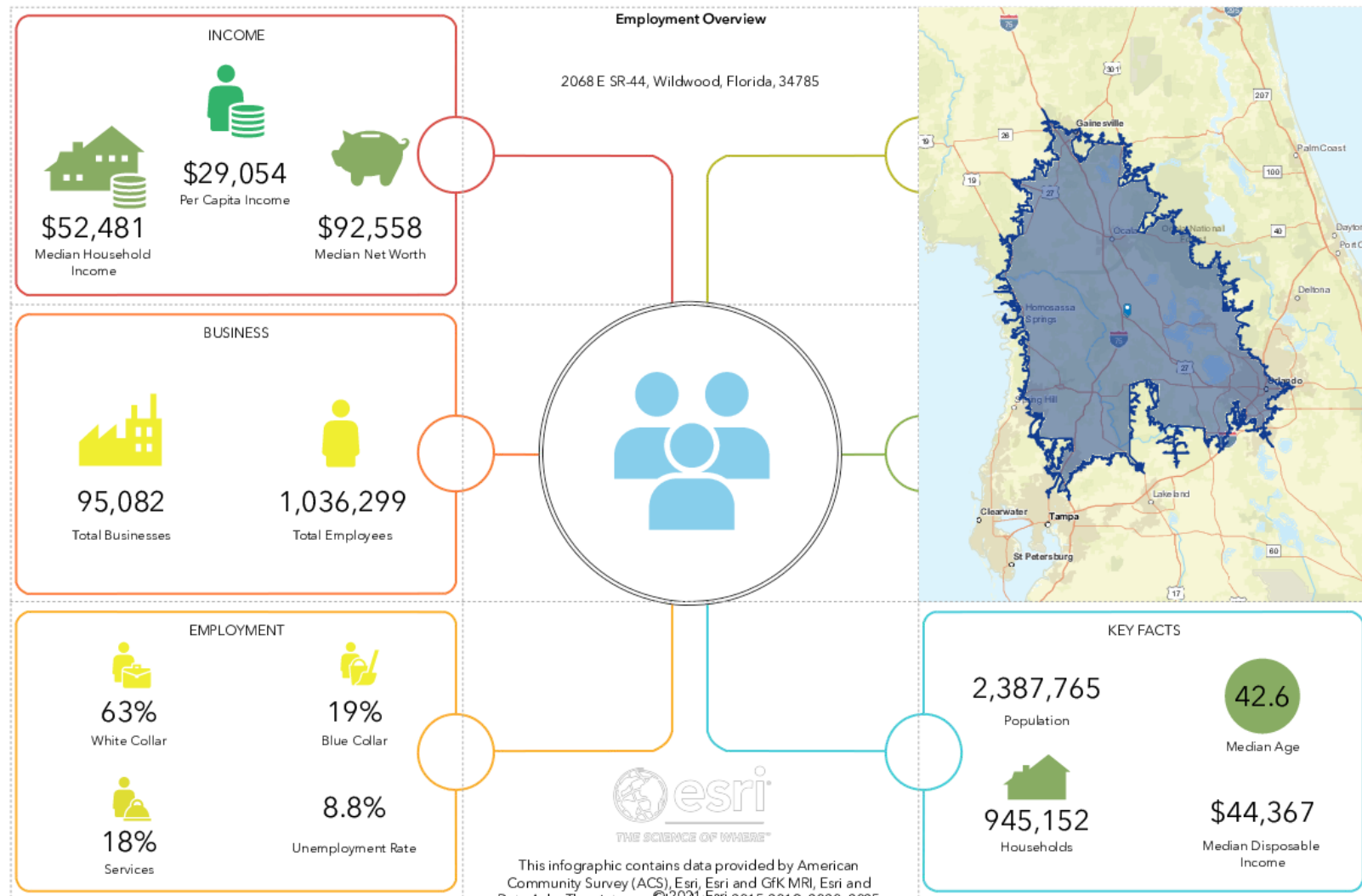


# 45 Min Employment Demographics



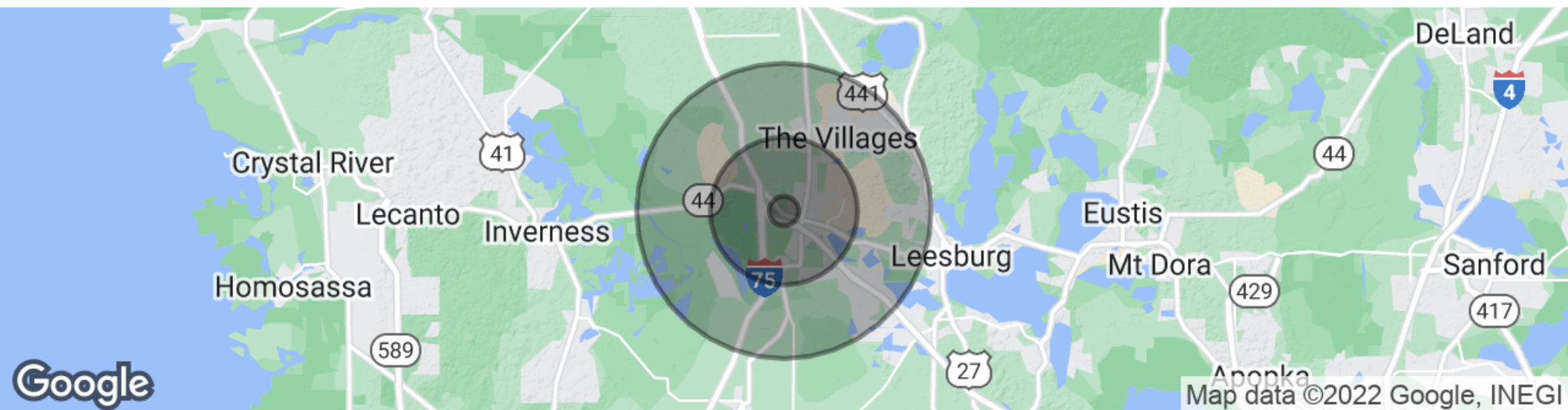


# 1 Hour Employment Demographics





# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,030	13,730	101,798
Median age	21.8	52.0	56.6
Median age (Male)	20.1	51.8	57.2
Median age (Female)	22.6	52.4	56.6

## HOUSEHOLDS & INCOME

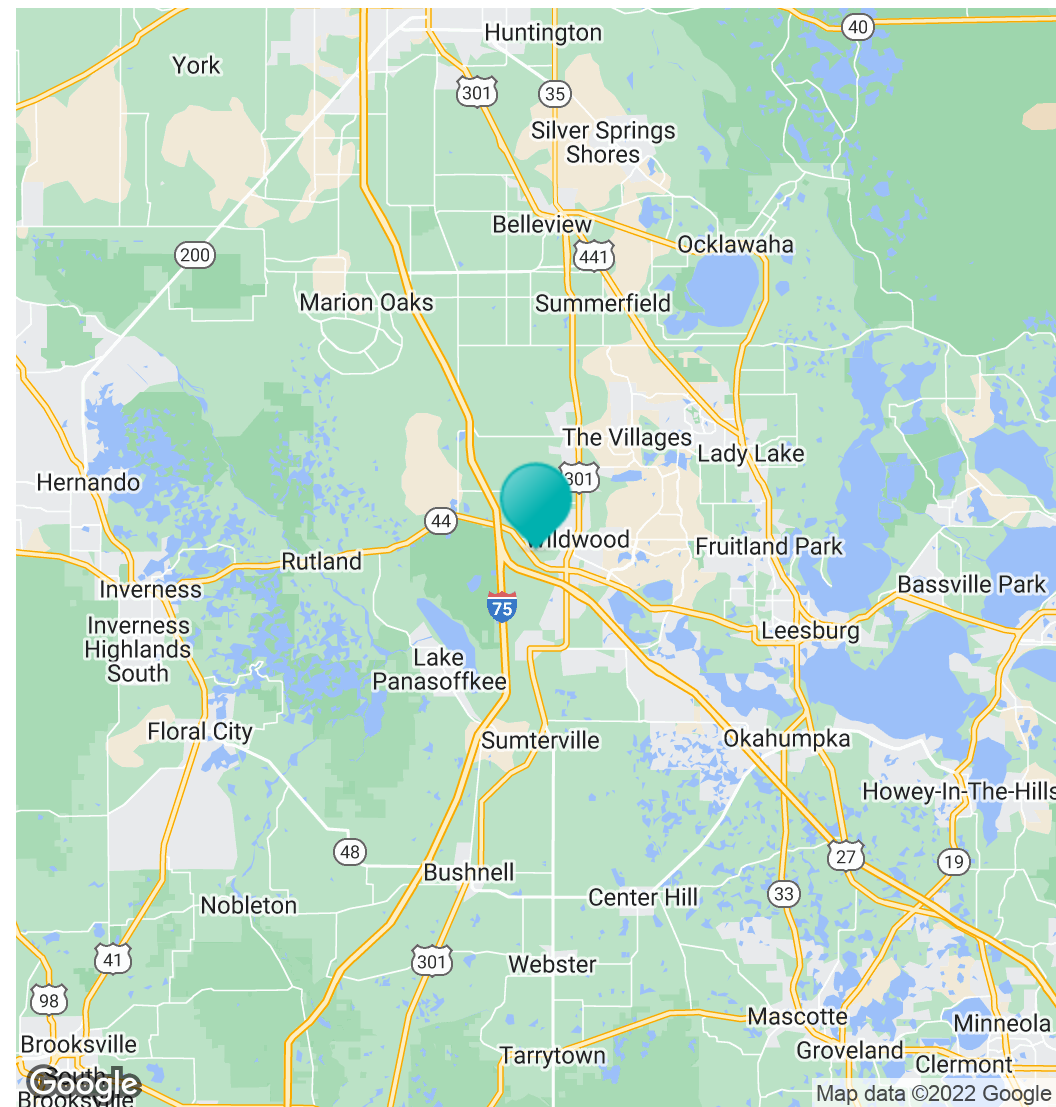
	1 MILE	5 MILES	10 MILES
Total households	284	6,235	46,764
# of persons per HH	3.6	2.2	2.2
Average HH income	\$31,899	\$54,301	\$54,841
Average house value	\$325,760	\$244,335	\$225,026

\* Demographic data derived from 2020 ACS - US Census





# Location Maps





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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