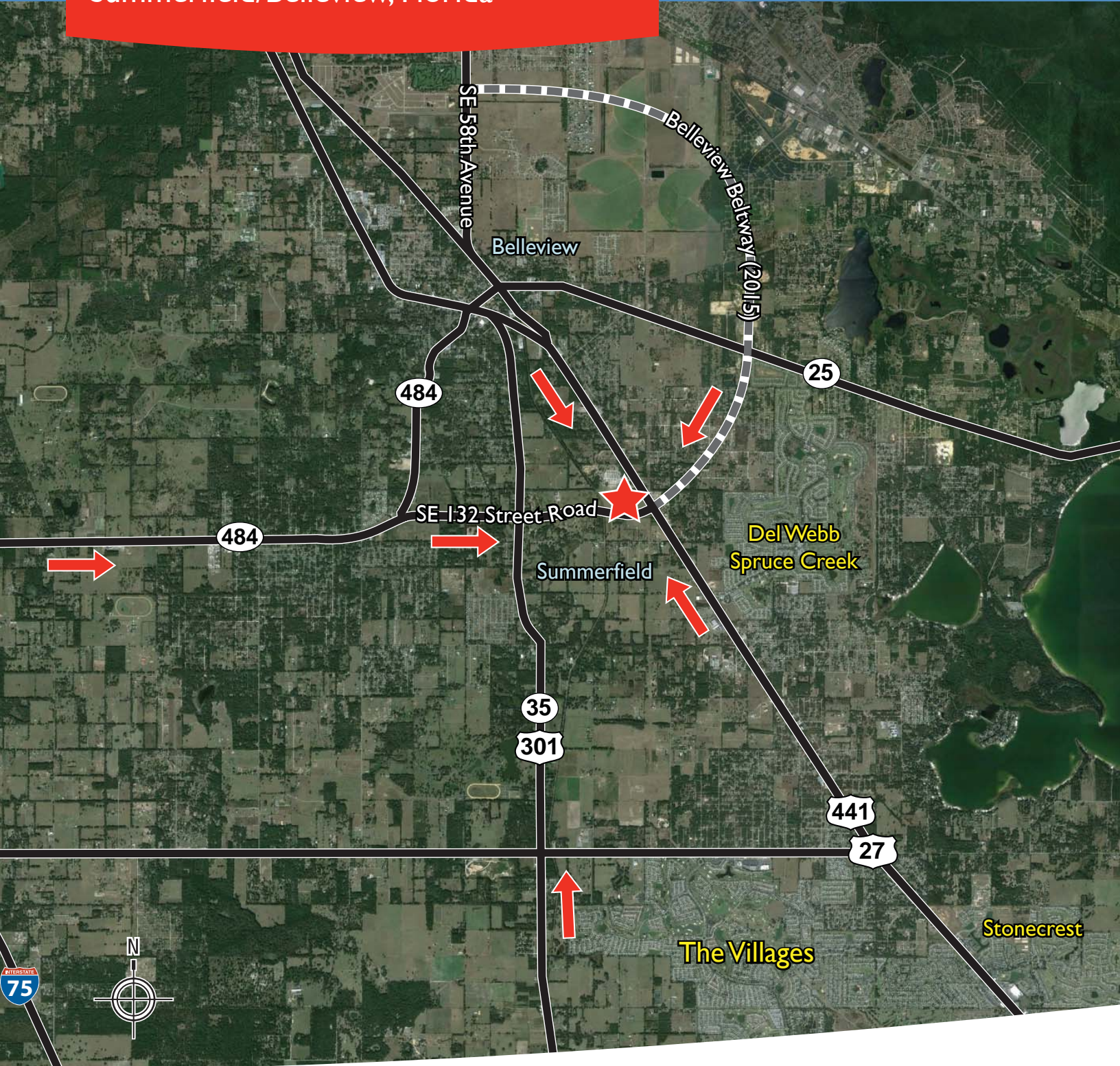


For Sale CROSSROADS AT SUMMERFIELD

83.3± AC LAND - in 3 Parcels
Summerfield/Belleview, Florida



LAND FOR SALE



Development sites at major crossroads north of The Villages

CROSSROADS AT SUMMERFIELD

Have you heard about Crossroads at Summerfield Florida?

POPULATION/LOCATION

- 145,845 population within a 20 minute drive
- 10 Miles north of The Villages, which is the largest single site planned community in the US. The Villages adds about 5,300 units each year (2013) and has over 30 golf courses, 20 tennis courts and 26 pools serving about 100,000 residents

ACCESS

- Signalized intersection joining I-75 and US 441/27
- Terminus of new Belleview Beltway (starts 2015)
- Between The Villages and Ocala, Florida

AMENITIES

Adjacent to the popular **Market of Marion**, which has 24,000 visitors each weekend (Friday through Sunday).

The Villages Regional Hospital (founded 2002) is conveniently located 8 miles—a 12 minutes' drive—away, just off US Highway 441/27 at Morse Boulevard. Currently undergoing a \$50M expansion, upon completion in 2015, the hospital's acute-care bed count will rise to 323. The North Tower is scheduled to be completed February 2015. It includes patient beds plus an intensive care unit and emergency and operating rooms and is to be completed August 2015.

RIPE FOR

Retail – nearest Publix is 4.5 miles north of Belleview; no other grocers

Multifamily

- No nearby modern multifamily community to accommodate workforce at the booming Villages
- Only one modern apartment complex well south in Wildwood
- Belleview has only a handful of 1980 vintage small apartments, while The Villages and their workforce have grown exponentially

Senior Housing – seniors in need of assisted living who wish to remain near their friends at The Villages, but do not want to be in The Villages have only a few options beyond moving to Leesburg, Ocala, or Eustis. The Villages has a cluster of senior accommodations on its eastern edge at Freedom Points near Lady Lake. Serenades by Sonata provides memory care within The Villages, and Sumter Place has provided rental apartments and assisted living within The Villages since 2012. The Willows at Wildwood is a new ALF just outside The Villages. Providence Independence offers upscale senior apartment living and dining just outside The Villages.

With over 100,000 people estimated to live in the 55+ community, the need for senior housing facilities at varying price points can only grow.

CCRC - Crossroads offers an ideal location for a CCRC for the same reasons.



CROSSROADS AT SUMMERFIELD

A major signalized intersection connecting I-75 and US Highway 441/27, just minutes from The Villages.

PROPERTY INTRODUCTION

Cushman & Wakefield has been appointed exclusive right of sale listing agent for Crossroads at Summerfield, the vacant 83.3 +/- acres at the intersection of US 441/27 and SE 132nd Street Road (Bellevue Beltway) in Summerfield, Florida, about two miles north of The Villages. With a Future Land Use designation of "Employment Center," virtually any use may be developed, from residential to industrial to retail.

NEARBY DEMAND GENERATORS

The Villages is a cluster of communities conceived over 50 years ago which continues to add 5,300 residents annually. The 50 and over town has consistently been one of the fastest growing communities in the nation for the past ten years. People are attracted to The Villages for unique housing options, incredible amenities and active lifestyle. Over 30 golf courses and endless activities for its very social estimated 100,000+ residents, who have an average household income of over \$60,000.

Spruce Creek (Del Webb) is a 55+ community on 1,604 acres with 3,250 homes across US 441 from Summerfield Junction.

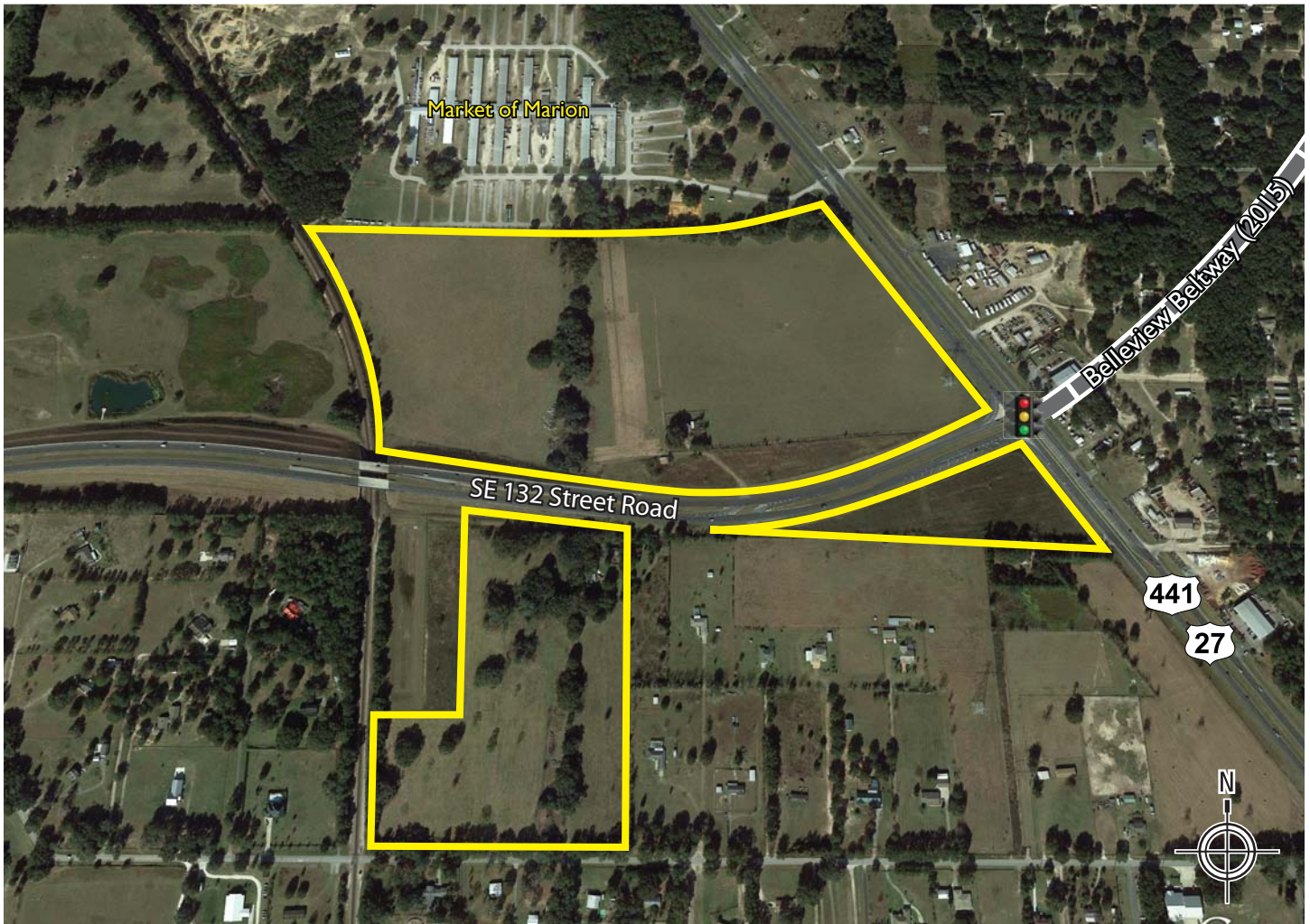
Marion Oaks is a fully developed community about 8 miles west of Summerfield Junction off CR 484, just west of I-75, with a population of 15,000.

PROPERTY HIGHLIGHTS

LOCATION	Just north of The Villages on US Highway 441 at SE 132nd Street Road, Bellevue/Summerfield, FL 34420. Central location with excellent access from every direction.
SIZE	83.35 AC in 3 parcels
TAX ID	45466-000-00 (Marion County)
FUTURE LAND USE	Employment Center = Very Flexible Uses - retail, residential, office, industrial This land use is intended to provide for a central regional area that allows for a mix of business, enterprise, research and development, light to moderate intensity commercial and industrial, and employment activities. It also allows residential uses that stand-alone or support the commercial and industrial area, and/or provide transitions to surrounding uses and less intense land uses. This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to twelve (12) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is allowed in the Urban Area and also allows for campgrounds and recreational vehicle parks (RVP).
FAR	2.0
DENSITY	0-12 d.u./acre
ZONING	PUD
TRAFFIC COUNT	26,000 AADT (US 441/27) 7,300 AADT SE 132nd Street Road 31,000 approximate estimate at crossroads; traffic to increase upon completion of Beltway
WATER & SEWER	City of Bellevue
MUNICIPALITY	Marion County

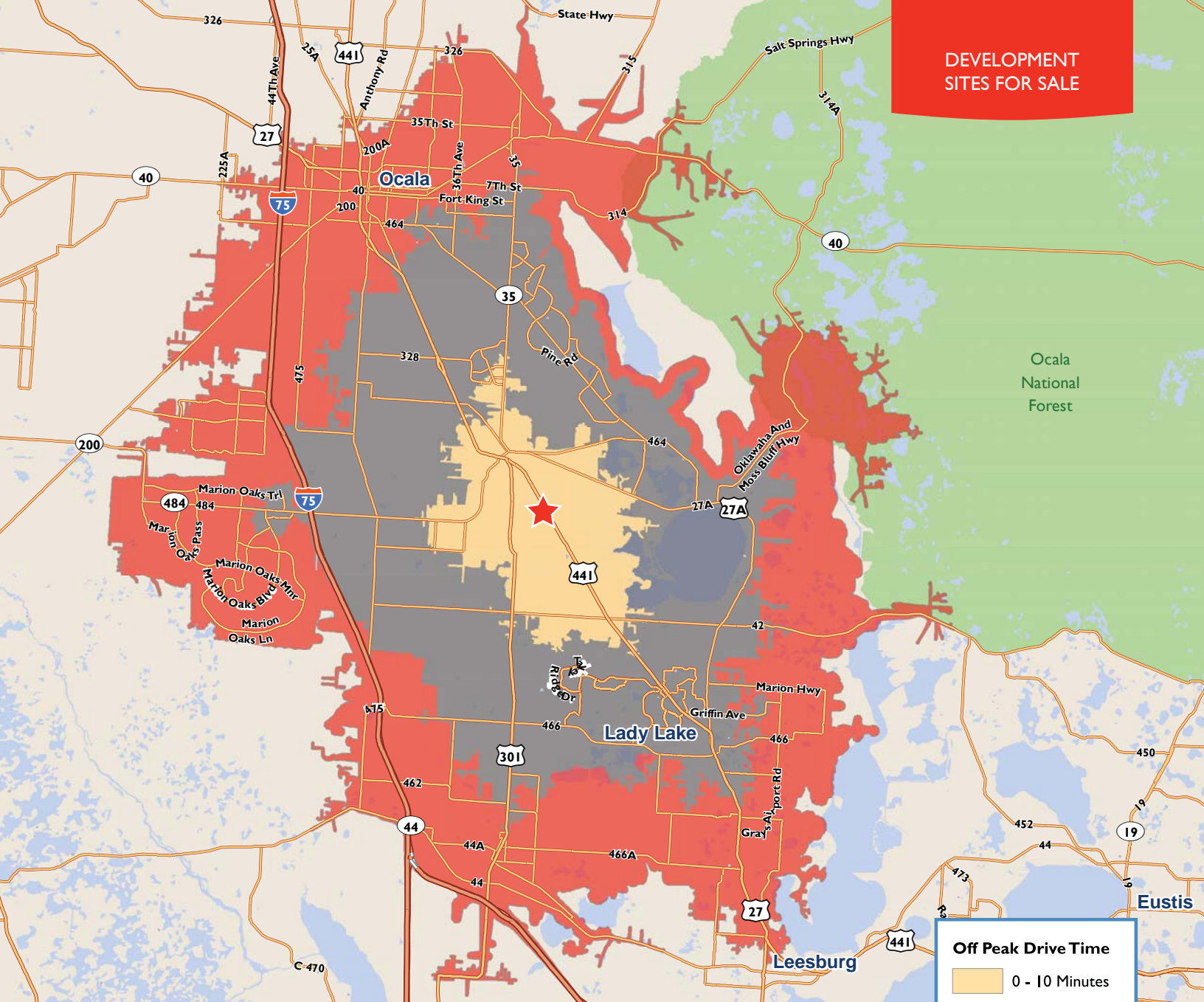


DEMOGRAPHICS



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2013 Estimated Total Population	22,343	53,435	177,411
Median Household Income	\$40,095	\$40,112	\$41,122
Average Household Income	\$50,024	\$50,319	\$52,557
Median Age	54.52	54.29	59.40
Average Age	46.30	48.92	48.75
Own Home	80.50%	81.47%	85.03%
Median Home Value	\$135,987	\$140,064	\$159,256
Estimated Length of Residence	11.58	11.46	10.87

DEVELOPMENT
SITES FOR SALE



SURROUNDING AREAS

Bellevue is the “City with Small Town Charm,” immediately north of the property.

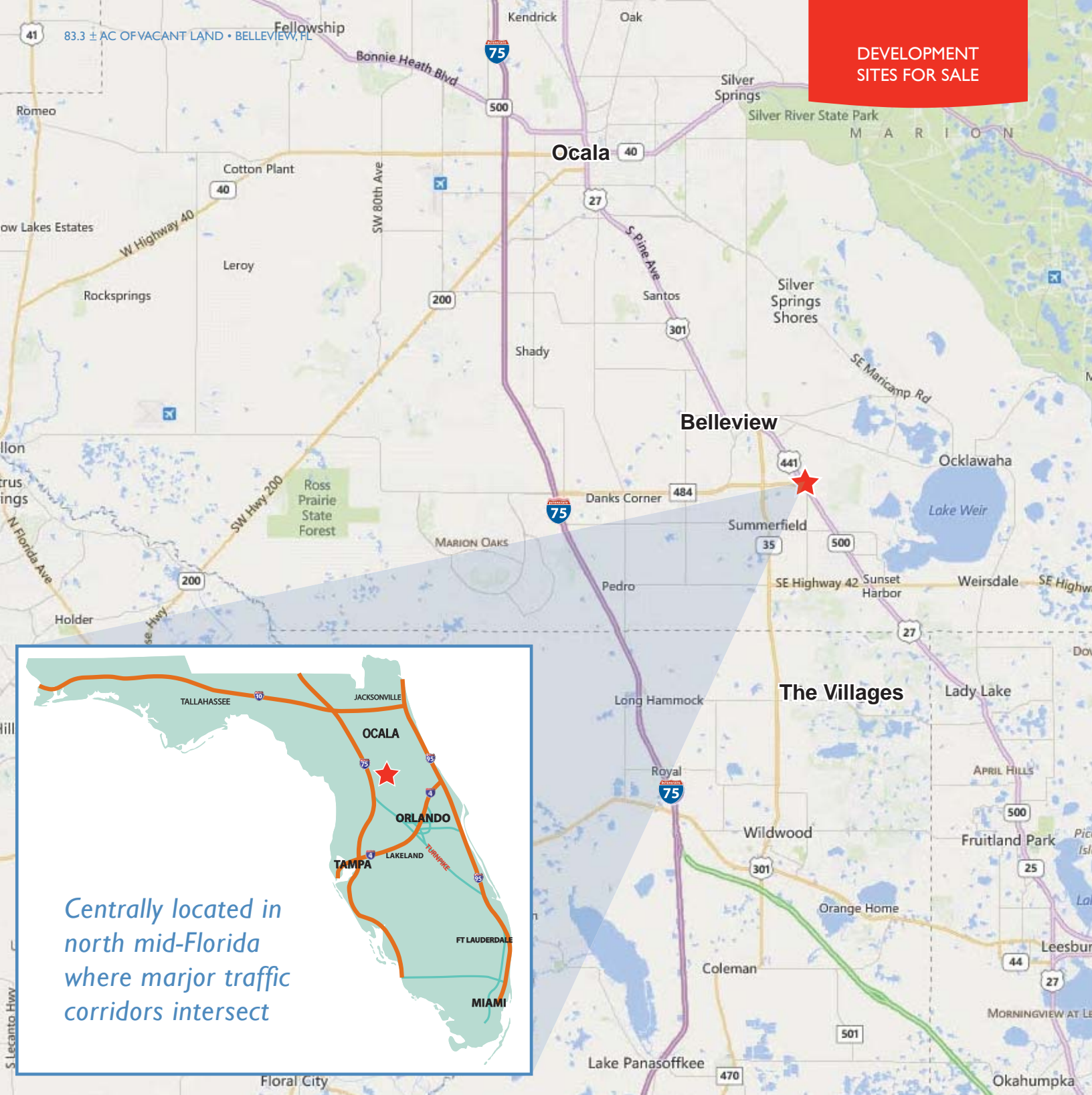
Ocala has a county seat of 56,000+ population and known for equestrian facilities and events, Appleton Museum, Rasmussen College (business and vocational degrees), College of Central Florida, historic downtown, golf, Silver Springs, Wild Waters

Don Garlits Museum of Drag Racing is just West of 484 at I-75. Highly rated as “The Car Museum for People Who Don’t Usually Like Cars.”

The Ocala National Forest is northeast and the second largest national forest in Florida, totalling 607 square miles.

The Villages is a community named by Forbes as the “Number One fastest growing small city in the US.” The population is now over 100,000 (Orlando Sentinel 2014) and adds 5,300 new residents annually (2013), which generates demand for all types of services.

DEVELOPMENT
SITES FOR SALE



Centrally located in
north mid-Florida
where major traffic
corridors intersect

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