



Knorr Real Estate
321-229-7698



Hotel Development Site

10.7 Acres Located Adjacent to The Villages® Florida

Chris Knorr – Sales Agent
Henthorn Real Estate, INC

Location/Area Facts for US 301 Sumterville, FL Subject Property

- **The Villages®:** This large retirement community is located North & East of the property and has a current population of 155,000. The Villages is expected to reach a population of 300,000 by 2040, which will be a major source of demand for hotel rooms.
- **Newest village center:** This new village center is currently under construction and will have more new homes for the 55+ active lifestyle community. This will further increase the demand for hotel rooms in the area.
- **US 301:** This major highway is a popular travel corridor for both tourists and business travelers. The hotel could be marketed to travelers passing through the area. US 301 is On the FDOT list for 4 lanes upgrading from existing 2 lane to accommodate traffic flow demands
- **State rest area:** Is not currently slated to get a make over, but more than likely will to fit in with what The Villages® design motif for the area will be. *(this tends to happen as The Villages® enters an area – CK)*
- **Babbling brook:** The babbling brook running near the South boundary lines could be an amazing design feature for a campus or resort style setting, as it would provide a peaceful and relaxing setting for guests.



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Location/Area Facts for US 301 Sumterville, FL Subject Property



The **millage rates** for Sumterville, Coleman, and Bushnell, Florida, vary depending on which taxing districts apply to your property. Here's a breakdown:

Sumterville: Total County Millage: 10.3813 mills
City of Sumterville Millage: 2.8287 mills
Combined Sumterville Millage: 13.21 mills

Coleman: Total County Millage: 10.3813 mills
City of Coleman Millage: 3.5692 mills
Combined Coleman Millage: 13.9505 mills

Bushnell: Total County Millage: 10.3813 mills
City of Bushnell Millage: 3.5692 mills
Combined Bushnell Millage: 13.9505 mills

Additional Notes:

These rates are for 2023 and may change in future years. If your property is located within a special taxing district, such as a fire district or school district, you may be subject to additional millages. You can find the specific millage rates that apply to your property by contacting the tax assessor's office in the county where your property is located.

Here are some additional resources that you may find helpful:
Sumter County Property Appraiser: <https://www.sumterpa.com/>
City of Sumterville: <https://www.sumtercountyfl.gov/>
City of Coleman: <https://www.cityofcolemanfl.com/>
City of Bushnell: <https://www.cityofbushnellfl.com/>

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Location/Area Facts for

949 N US 301 Sumterville, FL Subject Property



- **Demographic Highlights for Coleman, Sumterville, Bushnell, and Wildwood, Florida:**

- **Coleman:**

- **Population:** 770 (2020 Census)

- **Median Age:** 55.4 years (2020 Census)

- **Median Household Income:** \$43,519 (2020 Census)

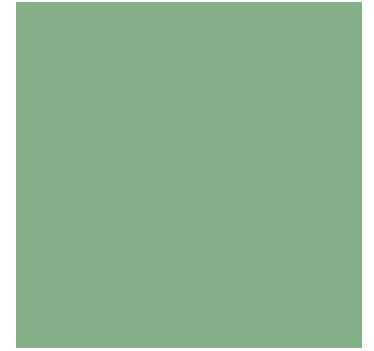
- **Racial Composition:**

- White: 80.3%
- Black or African American: 10.6%
- Hispanic or Latino: 11.3%

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Location/Area Facts for

949 N US 301 Sumterville, FL Subject Property



- **Sumterville:**
- **Population:** 12,739 (2020 Census)
- **Median Age:** 50.9 years (2020 Census)
- **Median Household Income:** \$54,480 (2020 Census)
- **Racial Composition:**
 - White: 79.3%
 - Black or African American: 14.2%
 - Hispanic or Latino: 10.6%

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Location/Area Facts for

949 N US 301 Sumterville, FL Subject Property

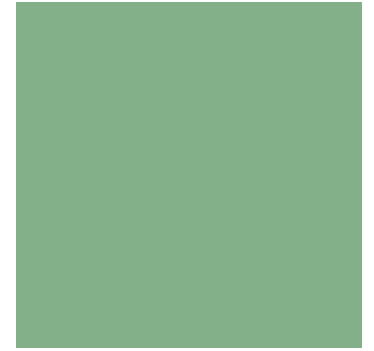


- **Bushnell:**
- **Population:** 3,101 (2020 Census)
- **Median Age:** 42.6 years (2020 Census)
- **Median Household Income:** \$46,907 (2020 Census)
- **Racial Composition:**
 - White: 76.4%
 - Black or African American: 15.3%
 - Hispanic or Latino: 12.6%

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Location/Area Facts for

949 N US 301 Sumterville, FL Subject Property



- **Wildwood:**
- **Population:** 5,517 (2020 Census)
- **Median Age:** 64.4 years (2020 Census)
- **Median Household Income:** \$50,460 (2020 Census)
- **Racial Composition:**
 - White: 84.4%
 - Black or African American: 8.9%
 - Hispanic or Latino: 8.4%

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Location/Area Facts for 949 N US 301 Sumterville, FL Subject Property



■ **Additional Highlights:**

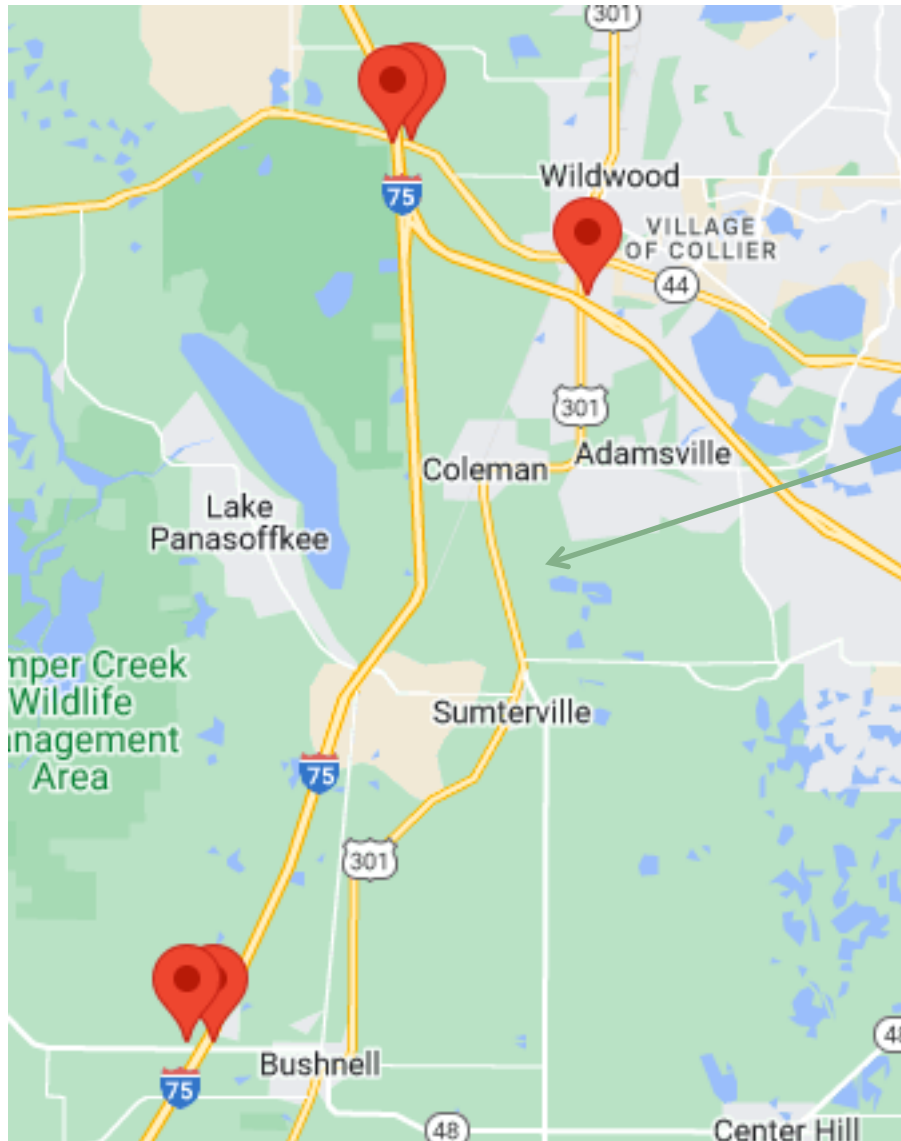
- All four areas have a higher median age than the national average (38.5 years).
- Sumterville and Wildwood have significantly larger populations than Coleman and Bushnell.
- Wildwood, located near The Villages®, has a particularly high median age and likely a higher percentage of retirees.
- These demographics suggest a potential market for hotels catering to older travelers, leisure seekers, and visitors to The Villages®.

Sources:

U.S. Census Bureau QuickFacts data for Coleman, Sumterville, Bushnell, and Wildwood, Florida.

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Location Maps



Location is Approximate

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Area Hotels (competition)



<https://www.lakecountyfl.gov/planning-and-zoning/Building-Heights-within-Future-Land-Use-Categories>

[Comfort Inn & Suites Wildwood - The Villages](#) - Budget quarters with microwaves & minifridges, plus a BBQ restaurant, pool & free hot breakfast.

[Rodeway Inn](#) - Straightforward rooms in a no-nonsense, pet-friendly hotel with free Wi-Fi, minifridges & a pool.

[Days Inn by Wyndham Wildwood I-75](#) - Straightforward hotel offering an outdoor pool, plus free breakfast, RV parking & WiFi..

[Microtel Inn & Suites by Wyndham Bushnell](#) - Low-key hotel with unassuming rooms & suites, plus a free breakfast buffet & an outdoor pool.

[Holiday Inn Express & Suites Wildwood – the Villages, an IHG Hotel](#) - Relaxed hotel offering a 24/7 gym, a hot tub & an outdoor pool, plus breakfast & parking.

There are other lesser brand offerings in the area, but not considered competition for the intended audience - CK

Villages Demographic Highlights



Demographic Highlights of The Villages® by County: Lake, Marion, and Sumter

The Villages® is a sprawling retirement community in Central Florida, encompassing portions of Lake, Marion, and Sumter counties. As of 2023, its population exceeds 150,000 residents and is projected to reach 300,000 by 2040. Here's a breakdown of the key demographic highlights for each county:

Lake County:

- Population: Roughly 35,000 residents of The Villages® reside in Lake County.

- Median Age: 62.2 years (higher than the national average)

- Racial Composition: Predominantly White (approximately 87%), followed by Hispanic/Latino (around 7%) and Black/African American (around 4%)

- Household Income: Median household income of \$60,000, indicating a relatively affluent population

Villages Demographic Highlights



Marion County:

Population: Over 80,000 residents of The Villages® call Marion County home.

Median Age: 61.8 years (slightly lower than Lake County)

Racial Composition: Similar to Lake County, with a majority White population (around 85%), followed by Hispanic/Latino (about 8%) and Black/African American (around 5%)

Household Income: Median household income of \$55,000, showcasing a comfortable standard of living

Sumter County:

Population: Around 40,000 residents of The Villages® reside in Sumter County.

Median Age: 63.0 years (highest among the three counties)

Racial Composition: Once again, predominantly White (approximately 88%), followed by Hispanic/Latino (around 6%) and Black/African American (around 4%)

Household Income: Median household income of \$57,000, suggesting a stable financial situation

Villages Demographic Highlights



Additional Highlights:

The Villages® boasts a vibrant and active community with numerous amenities, including golf courses, swimming pools, restaurants, and entertainment venues.

Despite having a higher median age than the national average, The Villages® residents enjoy a healthy and active lifestyle, often participating in various fitness programs and social activities.

As the community continues to grow, its impact on the surrounding counties is significant, driving economic development and influencing housing markets.

Overall, The Villages® presents a fascinating demographic landscape across Lake, Marion, and Sumter counties. Understanding the unique characteristics of each county is crucial for businesses and organizations catering to this dynamic and ever-growing population.

The Villages® - Sumter County Relative and Important



Projected New Houses for the Sumter County Portion of The Villages®

The Sumter County portion of The Villages® is expected to see significant growth in the coming years, with several expansion projects planned. While a precise number for projected new houses isn't readily available, here's an overview of the major developments influencing future housing figures:

1. Brownwood Paddock: This expansive project, already underway, encompasses over 3,200 new homes on 1,200 acres south of County Road 470 and near the Florida Turnpike. Construction began in August 2022 and is expected to be completed within 18 months.

<https://discoversumterfl.com/brownwood-town-square/>

Brownwood Paddock, The Villages® Sumter County

2. Southern Oaks and Fenney: Located north of State Road 44, this section currently holds around 65,000 homes. Future plans for new developments haven't been publicly announced, but the existing infrastructure and available land suggest potential for further expansion.

<https://www.villages-news.com/2019/02/05/villages-of-southern-oaks-now-reaching-beyond-the-florida-turnpike/>

Southern Oaks and Fenney, The Villages® Sumter County

The Villages® - Sumter County Relative and Important



3. Southward Expansion: The Villages® master plan allows for expansion southward to State Road 48 at the city limits of Center Hill. This area encompasses three designated zones:

Area A: Plans include 18,413 homes, along with commercial and office space.

Area B: This zone anticipates 6,049 homes, with additional commercial and office developments.

Area C: Up to 16,191 homes are projected for this region, along with significant commercial and office spaces.

<https://www.districtgov.org/yourdistrict/districtMapIndex.aspx>

Villages® southward expansion map, Sumter County

Overall, while a specific number for new houses in the Sumter County portion of The Villages® remains unavailable, the ongoing and planned projects point towards substantial growth. With Brownwood Paddock already in progress and the potential for further development in Southern Oaks, Fenney, and the southward expansion zones, the coming years can bring thousands of new houses to this vibrant retirement community.

It's important to note that these are just projections, and the actual number of new houses built may vary depending on market conditions and other factors. However, it's clear that The Villages® in Sumter County is poised for significant growth in the years to come.

FDOT- Sumter County Relative and Important



FDOT Planned Projects for US 301 and CR 470 in Sumter County, Florida

The Florida Department of Transportation (FDOT) has several planned projects for US 301 and CR 470 in Sumter County, Florida, aimed at improving traffic flow, safety, and overall accessibility. Here's a summary of the two major projects:

1. U.S. 301 Realignment from C.R. 470 to Florida's Turnpike:

Project Description: This project involves reconstructing and realigning portions of U.S. 301 between C.R. 470 and the Florida Turnpike, specifically:

- Widening U.S. 301 from two lanes to four lanes (two in each direction) with a raised median.

- Constructing new southbound lanes to bypass the City of Coleman, minimizing traffic impact on the downtown area.

- Adding auxiliary lanes on I-75 northbound and southbound between S.R. 44 and S.R. 326.

- Modifying interchanges and acquiring right-of-way for future widening.

Purpose: The project aims to:

- Increase roadway capacity and accommodate future traffic growth.

- Improve safety and reduce congestion.

- Enhance access to and from The Villages® retirement community.**

- Facilitate economic development in the area.

Timeline: Construction is expected to begin in Spring 2025 and be completed by 2026.

Cost: The estimated project cost is approximately \$26 million.

FDOT- Sumter County Relative and Important



2. S.R. 471 from C.R. 478A to S.R. 35/U.S. 301:

Project Description: This project involves extending S.R. 471 southward from C.R. 478A to connect with S.R. 35/U.S. 301 north of the Florida Turnpike.

Purpose: The project aims to:

- Provide a new east-west corridor for residents and visitors.

- Reduce traffic congestion on U.S. 301 and other north-south roads.

- Improve access to The Villages® from the east.

- Promote economic development in the area.

Timeline: The project is currently in the planning stages, with no construction date set yet.

Cost: The project cost is not yet estimated.

Additional Considerations:

These projects are part of the Moving Florida Forward Infrastructure Initiative, a \$4 billion investment by the state government in critical infrastructure projects across Florida.

The projects may cause temporary traffic disruptions during construction.

FDOT encourages public input and feedback on these projects. You can find more information and contact details on the FDOT website or by attending public meetings.

This portion of FDOT work is away from the subject property but included to help you understand the impact on the area The Villages® has -CK

Additional Info About The Villages® Events In Sumter County



The Villages® in Sumter County, Florida boasts a vibrant calendar of events throughout the year, attracting visitors from near and far. Here are some popular annual events that draw crowds:

1. The Villages® Chili Cook-Off (February): Held in February, this spicy showdown features over 100 amateur and professional cooks competing for the coveted "Best Chili" title. Live music, entertainment, and vendors selling food and crafts add to the fun.
2. Fiesta Grande (March): Celebrate all things Hispanic at this vibrant festival held in March. Enjoy traditional music and dance performances, authentic cuisine, arts and crafts, and a lively parade.
3. Patriots' Day Parade (March): Honor and remember American heroes at this patriotic parade held on Patriots' Day (the third Monday in March). Marching bands, veterans' groups, colorful floats, and patriotic displays line the streets.
4. Annual Home & Garden Show (April): This springtime event showcases the latest trends in home improvement, gardening, and outdoor living. Hundreds of vendors offer products and services, along with educational workshops and demonstrations.
5. The Villages® Craft Beer Festival (April): Beer lovers rejoice! This popular event features craft beers from local and regional breweries, live music, food trucks, and a fun atmosphere.

Additional Info About The Villages® Events In Sumter County



6. Memorial Day Ceremony (May): Pay tribute to fallen heroes at this moving ceremony held on Memorial Day. Live music, patriotic speeches, and a wreath-laying ceremony honor those who served our country.
7. Independence Day Celebration (July): Celebrate America's birthday with a bang! Enjoy fireworks displays, patriotic music, parades, and community gatherings throughout The Villages®.
8. Annual Villages Golf Cart Parade (December): This unique and festive event features hundreds of decorated golf carts adorned with holiday lights and themes. Prizes are awarded for the most creative and festive carts, drawing a large and cheerful crowd.
9. Holiday Season Events: The Villages® comes alive during the holidays with twinkling lights, festive decorations, special performances, and cheerful gatherings. Enjoy caroling, tree lighting ceremonies, holiday markets, and festive concerts throughout December.

These are just a few highlights of the many annual events that attract visitors to The Villages®. With its active and vibrant community, The Villages® offers something for everyone throughout the year.

Beyond these annual events, The Villages® also hosts a variety of smaller weekly and monthly events, ensuring there's always something to see and do. Whether you're interested in music, dancing, arts and crafts, sports, or simply socializing, you're sure to find an event that fits your interests.