

# TRAILWINDS VILLAGE | SITE PLAN

## CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL

### MARKET OVERVIEW:

- Centrally located adjacent to The Villages®, the largest 55+ community in the Country
- Estimated Population 130,000
- The fastest-growing U.S. metro area between the 2010 Census and 2020 Census was The Villages®, FL, which grew 39% from about 93,000 people to about 130,000 people.
- Proximity to the new Village of Southern Oaks with approx. 50,000 permittable homes
- The Villages® also claimed the title of best-selling master-planned community of the decade, with 24,440 new home sales from 2010 through 2019
- Pre-owned home sales in The Villages® are currently averaging 200 per month
- The population of The Villages® grows by approximately 4,500 annually



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

# TRAILWINDS VILLAGE | AERIAL

## CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



**LOCATION: CR 466A & TRAILWINDS BLVD, WILDWOOD, FLORIDA 34785**

**ACRES/ZONING: ±165 ACRE MIXED USE DEVELOPMENT**

### SUMMARY:

Trailwinds Village is a 165+/- acre mixed-use development adjacent to the heart of The Villages®, one of the fastest growing master planned communities and the largest 55+ community in the country. The Project is a joint-venture between the developer Barclay Group and the landowner Word family. The Word family has owned the land for 40+ years, one of the last large parcels not acquired by The Villages® during their rapid expansion. The result was an ideally located parcel able to be devoted to a mixed-use center in the now core of the Villages®. The location's value has only grown as the record-breaking home growth has continued to the south, encompassing nearly all sides of the parcel.



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

Barclay Group, its agents or representatives makes no warranty or representation, expressed or implied as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdraw without notice, and to any specific listing conditions withdraw without notice, and to any special listing condition imposed by our principals. The site plan is subject to change. THE VILLAGES® is a registered trademark of Holding Company of The Villages, Inc. Trailwinds Village and the Barclay Group is not affiliated with, or sponsored by, Holding Company of The Villages, Inc. or its affiliated entities. This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

# TRAILWINDS VILLAGE | PUBLIX AERIAL

## CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

Barclay Group, its agents or representatives makes no warranty or representation, expressed or implied as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdraw without notice, and to any specific listing conditions withdraw without notice, and to any special listing condition imposed by our principals. The site plan is subject to change. THE VILLAGES® is a registered trademark of Holding Company of The Villages, Inc. Trailwinds Village and the Barclay Group is not affiliated with, or sponsored by, Holding Company of The Villages, Inc. or its affiliated entities. This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

# TRAILWINDS VILLAGE | AERIAL

## CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



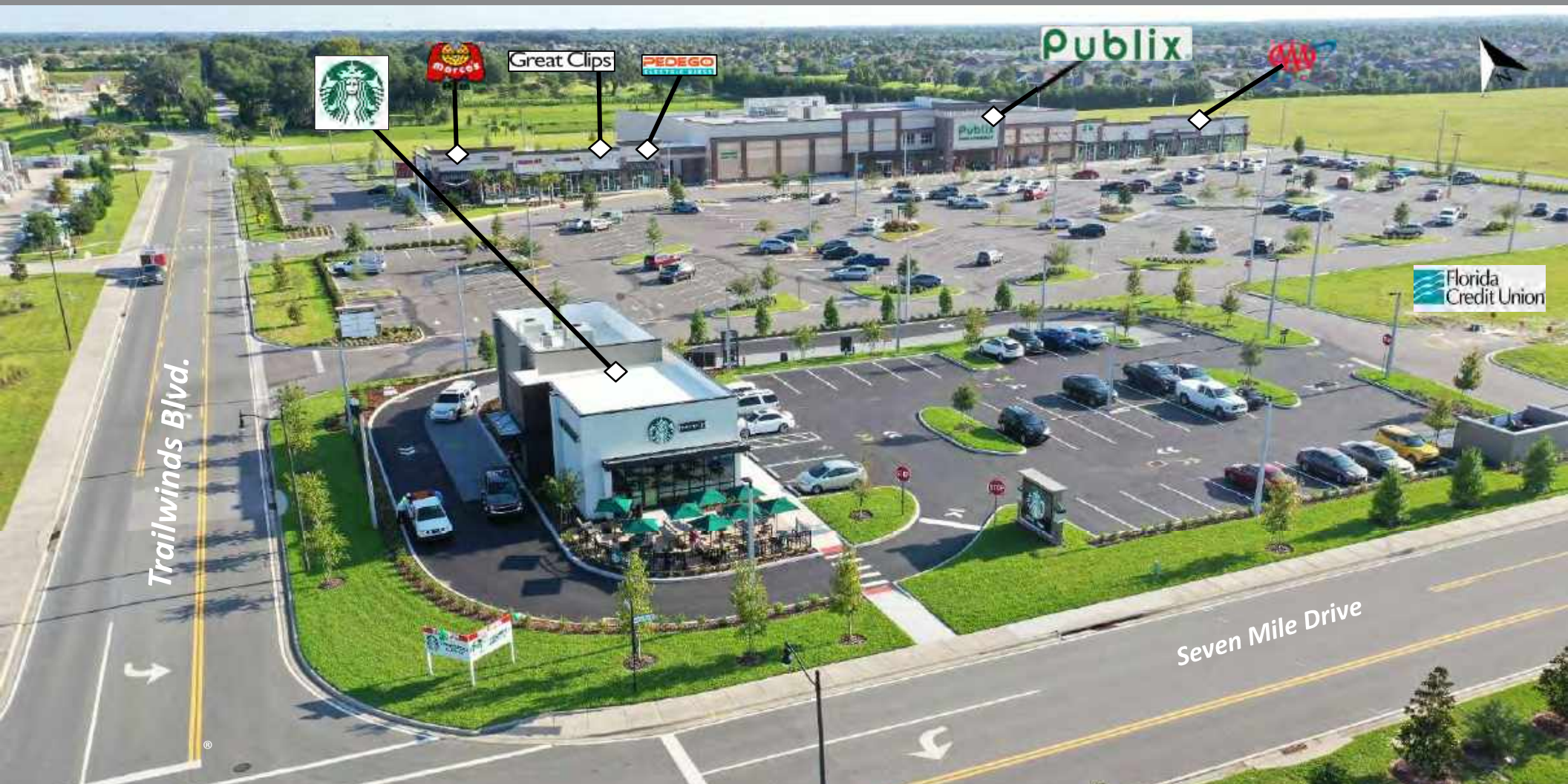
2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

Barclay Group, its agents or representatives makes no warranty or representation, expressed or implied as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdraw without notice, and to any specific listing conditions withdraw without notice, and to any special listing condition imposed by our principals. The site plan is subject to change. THE VILLAGES® is a registered trademark of Holding Company of The Villages, Inc. Trailwinds Village and the Barclay Group is not affiliated with, or sponsored by, Holding Company of The Villages, Inc. or its affiliated entities. This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

# TRAILWINDS VILLAGE | AERIAL

## CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

Barclay Group, its agents or representatives makes no warranty or representation, expressed or implied as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdraw without notice, and to any specific listing conditions withdraw without notice, and to any special listing condition imposed by our principals. THE VILLAGES® is a registered trademark of Holding Company of The Villages, Inc. Trailwinds Village and the Barclay Group is not affiliated with, or sponsored by, Holding Company of The Villages, Inc. or its affiliated entities. This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

# THE WILDS - TRAILWINDS VILLAGE

CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

Barclay Group, its agents or representatives makes no warranty or representation, expressed or implied as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdraw without notice, and to any specific listing conditions withdraw without notice, and to any special listing condition imposed by our principals. The site plan is subject to change. THE VILLAGES® is a registered trademark of Holding Company of The Villages, Inc. Trailwinds Village and the Barclay Group is not affiliated with, or sponsored by, Holding Company of The Villages, Inc. or its affiliated entities. This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

# THE WILDS - TRAILWINDS VILLAGE

CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL

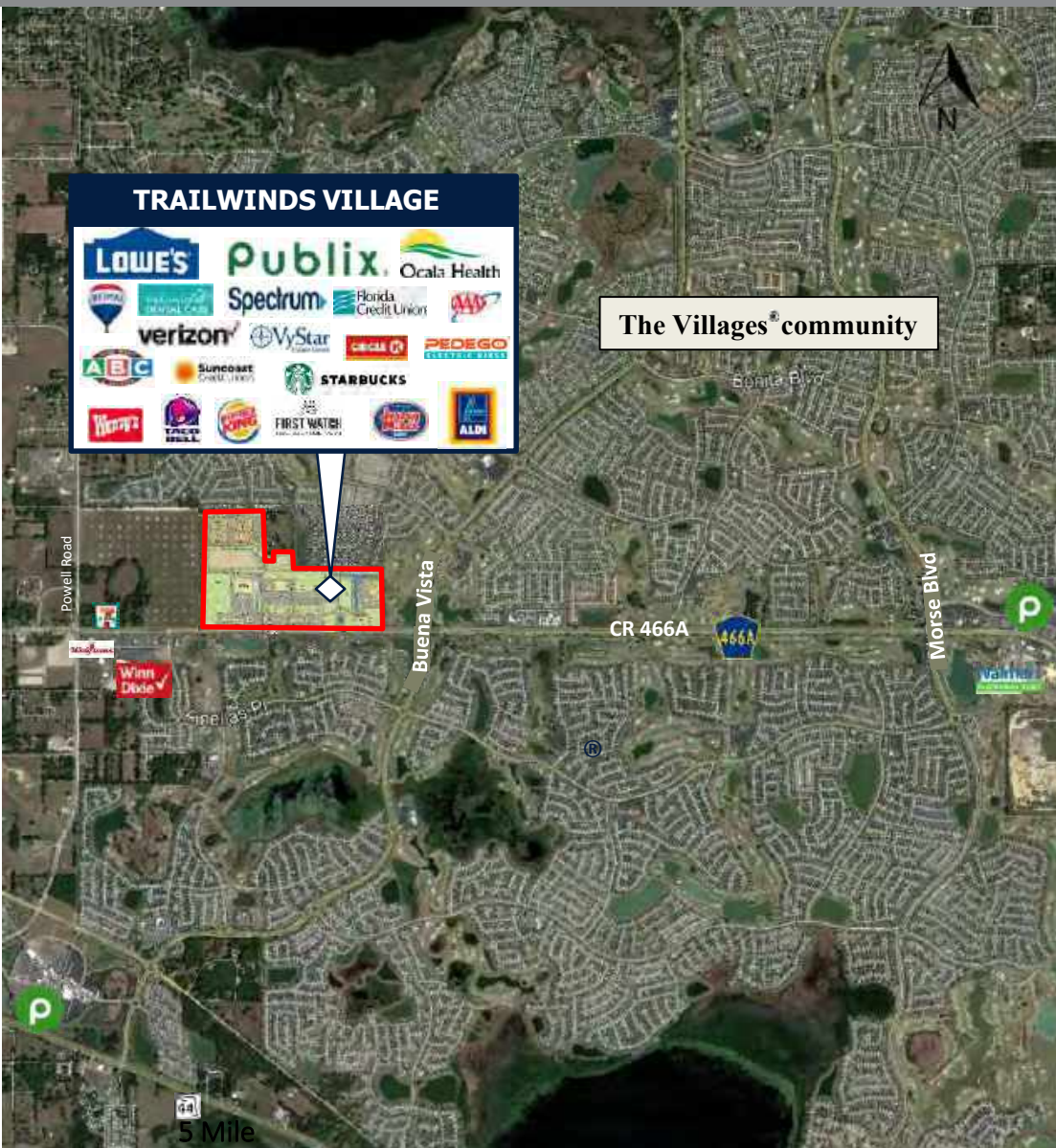


2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

Barclay Group, its agents or representatives makes no warranty or representation, expressed or implied as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdraw without notice, and to any specific listing conditions withdraw without notice, and to any special listing condition imposed by our principals. The site plan is subject to change. THE VILLAGES® is a registered trademark of Holding Company of The Villages, Inc. Trailwinds Village and the Barclay Group is not affiliated with, or sponsored by, Holding Company of The Villages, Inc. or its affiliated entities. This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

# TRAILWINDS VILLAGE | GROWTH MAP



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)


































Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)

# TRAILWINDS VILLAGE | DEMOGRAPHICS

## 1 Mile

## 3 Mile

## 5 Mile

ANNUAL HOUSEHOLD SPENDING	ANNUAL HOUSEHOLD SPENDING	ANNUAL HOUSEHOLD SPENDING
 \$2,032 Apparel & Services  \$5,205 Groceries  \$171 Computers & Hardware  \$7,064 Health Care  \$3,533 Eating Out	 \$1,774 Apparel & Services  \$4,427 Groceries  \$145 Computers & Hardware  \$5,618 Health Care  \$2,995 Eating Out	 \$1,785 Apparel & Services  \$4,480 Groceries  \$146 Computers & Hardware  \$5,771 Health Care  \$3,033 Eating Out
KEY FACTS	KEY FACTS	KEY FACTS
7,421 Population  4,295 Households  \$438,215 Median Net Worth  67.5 Median Age \$53,847 Median Disposable Income	53,771 Population  25,949 Households  \$259,605 Median Net Worth  62.1 Median Age \$44,873 Median Disposable Income	84,181 Population  41,224 Households  \$284,456 Median Net Worth  63.8 Median Age \$45,652 Median Disposable Income
EDUCATION	EDUCATION	EDUCATION
 2% No High School Diploma  22% High School Graduate  32% Some College  44% Bachelor's/Grad/Prof Degree	 5% No High School Diploma  24% High School Graduate  29% Some College  41% Bachelor's/Grad/Prof Degree	 6% No High School Diploma  26% High School Graduate  30% Some College  38% Bachelor's/Grad/Prof Degree



2300 Curlew Road, Suite 100  
Palm Harbor, FL 34698  
[www.barclaygroup.com](http://www.barclaygroup.com)

Matt Fuller  
Outparcels and Land  
727-733-7828 Direct  
[mfuller@barclaygroup.com](mailto:mfuller@barclaygroup.com)