

TRAILWINDS VILLAGE | OVERVIEW

CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL

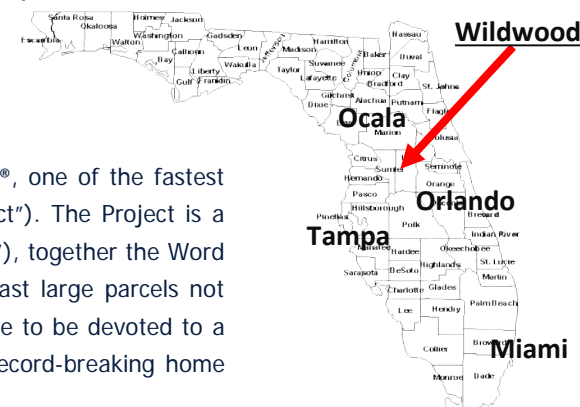


LOCATION: CR 466A & TRAILWINDS BLVD, WILDWOOD, FLORIDA, 34785

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"). The Project is a joint-venture between the Barclay Group (the "Developer") and the Word family (the "Land Owner"), together the Word Family, LLC (the "Borrower"). 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.



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TRAILWINDS VILLAGE | SITE PLAN

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MARKET OVERVIEW:

- Centrally located adjacent to The Villages®, the largest 55+ community in the country.
- Fastest growing Metro area in the United States – 2019 Estimated Population 130,000
- Village of Southern Oaks has approx. 60,000 permittable homes
- An average of 20 people move into The Villages® every day.
- New home sales in The Villages® continue to average approximately 200-250 per month.
- Pre-owned home sales in The Villages® are currently averaging 200 per month.
- The population of The Villages® grows by approximately 4,500 annually.
- South of CR466A there are two new country clubs (Bonifay and Evans Prairie) and one new executive golf course (Palmetto) bringing the total in The Villages® to 13 country clubs and 38 executive courses.



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TRAILWINDS VILLAGE | AERIAL

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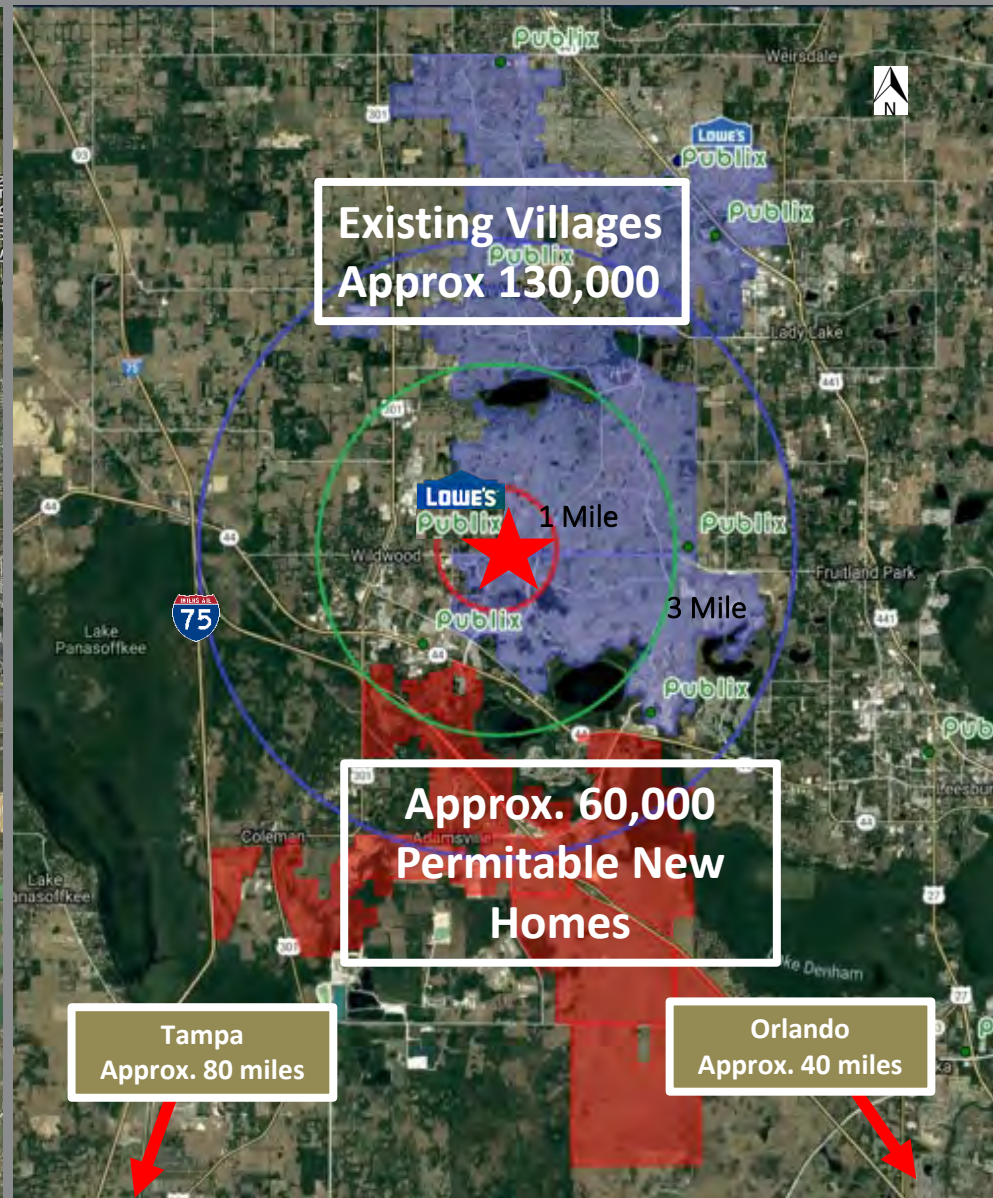
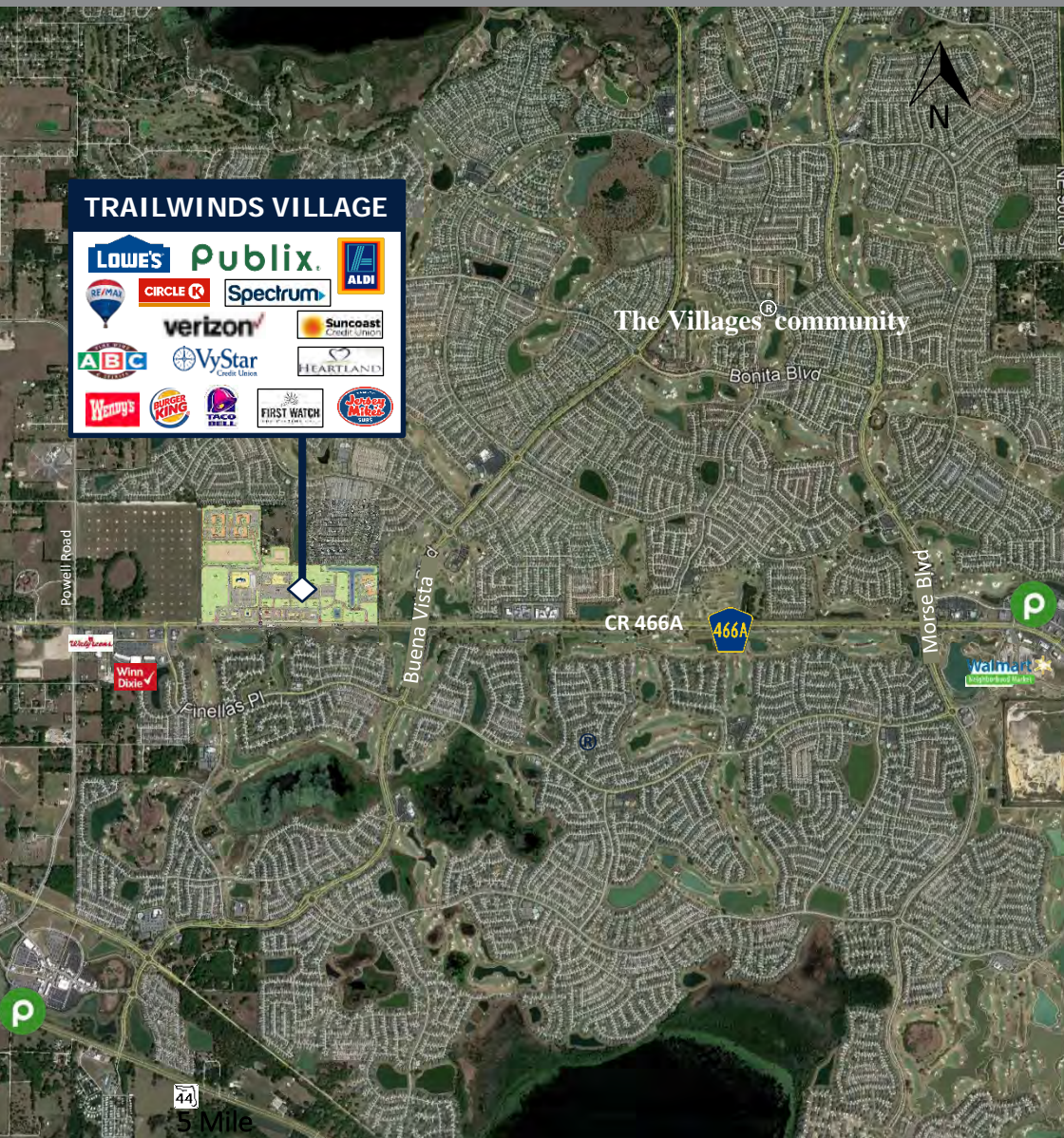


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TRAILWINDS VILLAGE | GROWTH MAP



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TRAILWINDS VILLAGE | DEMOGRAPHICS

1 Mile

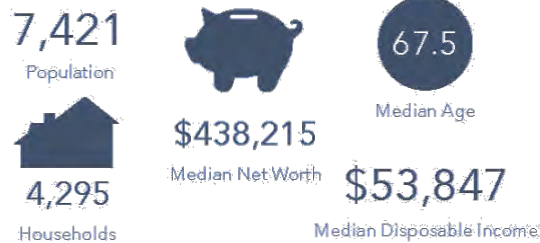
3 Mile

5 Mile

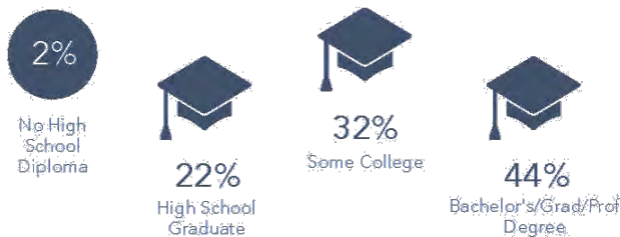
ANNUAL HOUSEHOLD SPENDING



KEY FACTS



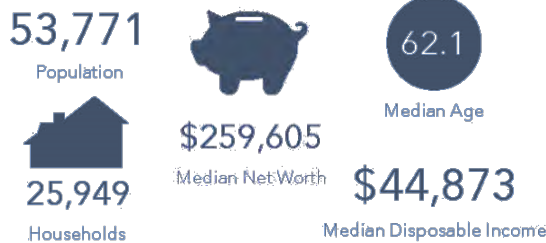
EDUCATION



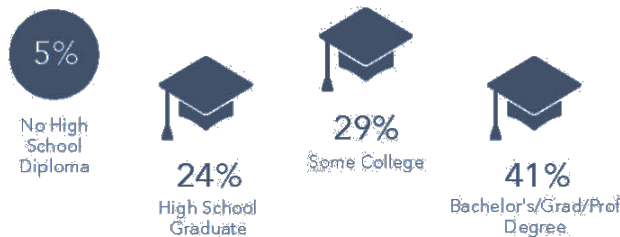
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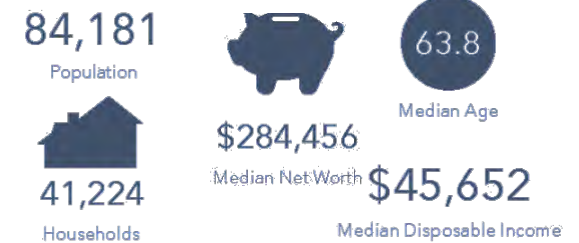
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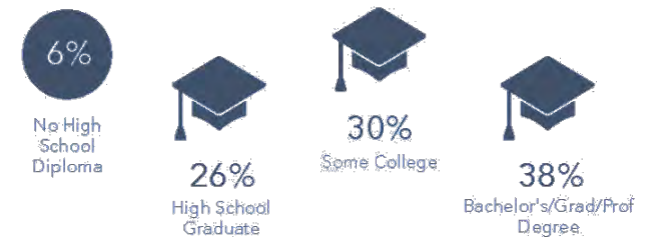
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