

TRAILWINDS VILLAGE | OVERVIEW

CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



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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.



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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
- Fastest growing Metro area in the United States – 2019 Estimated Population 130,000
- Proximity to the new Village of Southern Oaks with approx. 60,000 permissible homes
- In January 2020, RCLCO Real Estate Advisors named The Villages® as the top selling master planned community for the seventh consecutive year with 2,429 new homes sold
- 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



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TRAILWINDS VILLAGE | AERIAL CR 466A AND TRAILWINDS BLVD | WILDWOOD, FL



Northwest

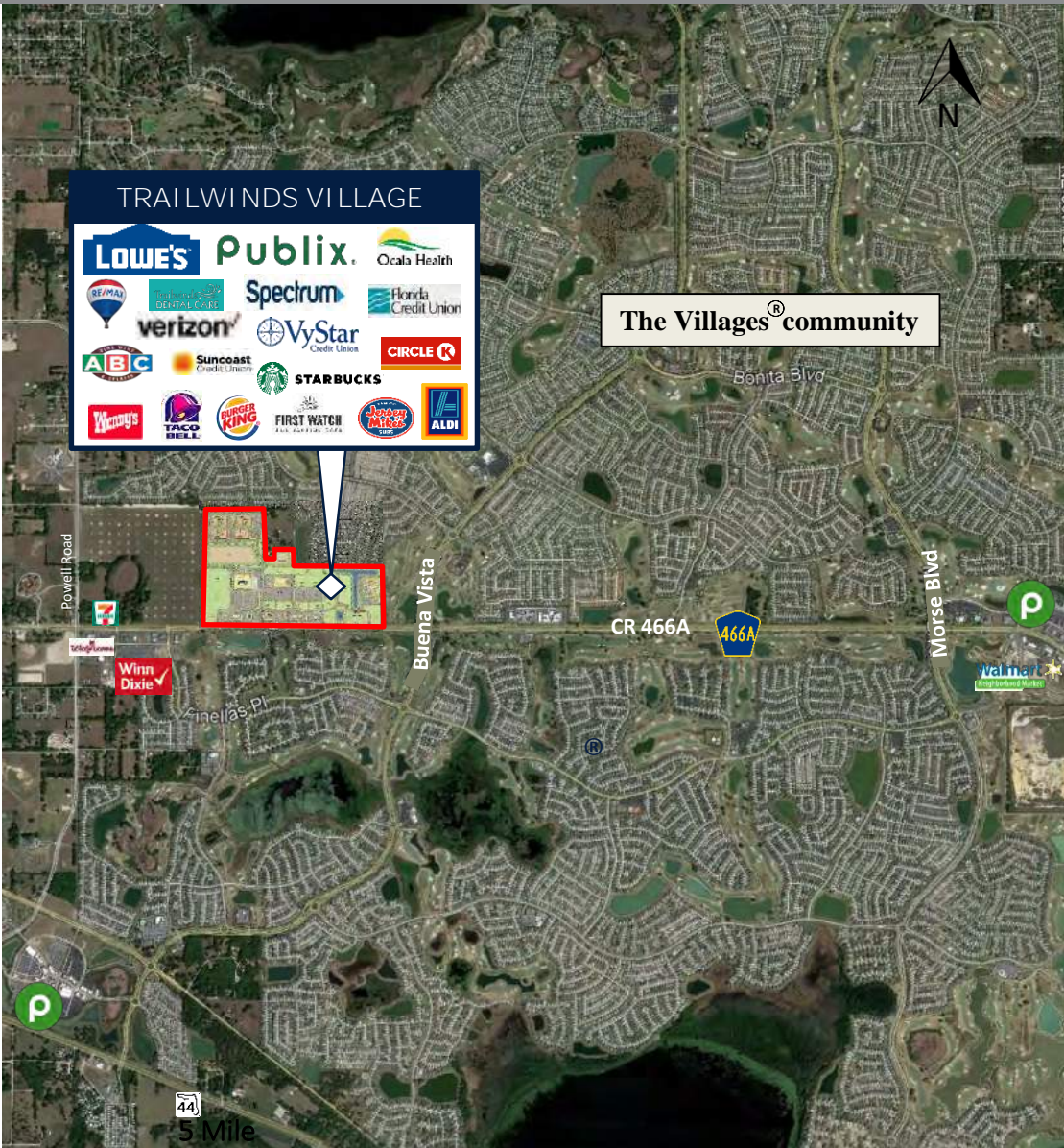


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TRAILWINDS VILLAGE | GROWTH MAP



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TRAILWINDS VILLAGE | DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

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



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