

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 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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 Palm Harbor, Florida, 34683
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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 permittable 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 | DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

ANNUAL HOUSEHOLD SPENDING



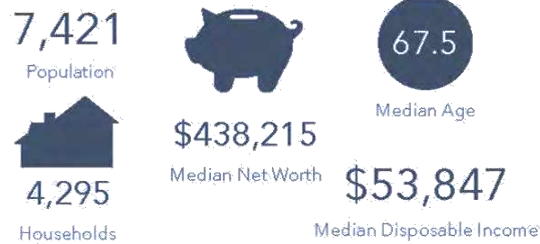
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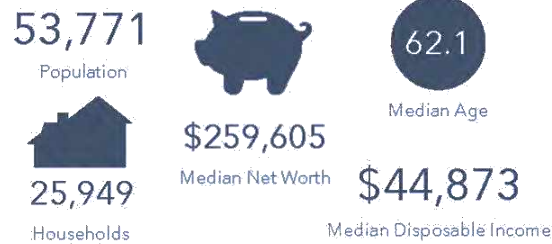
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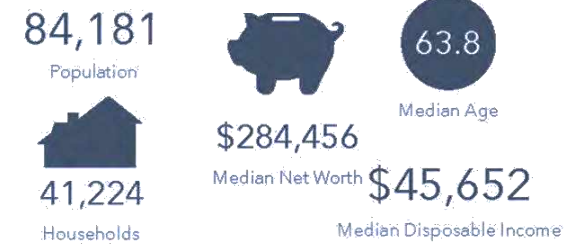
KEY FACTS



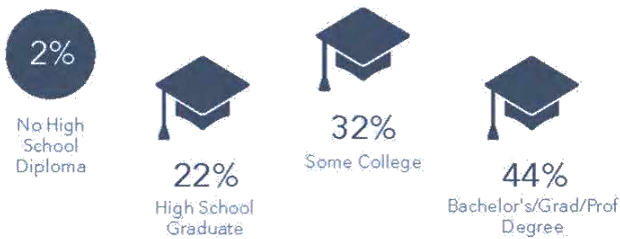
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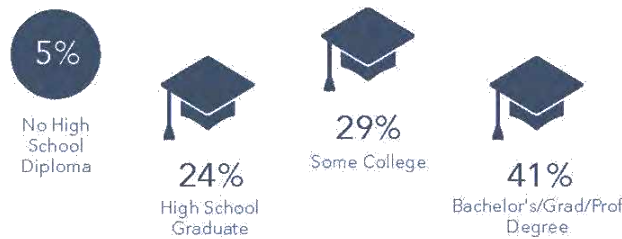
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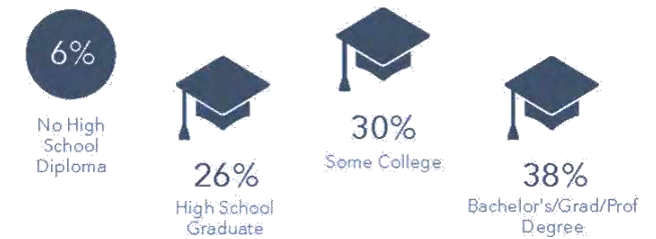
EDUCATION



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