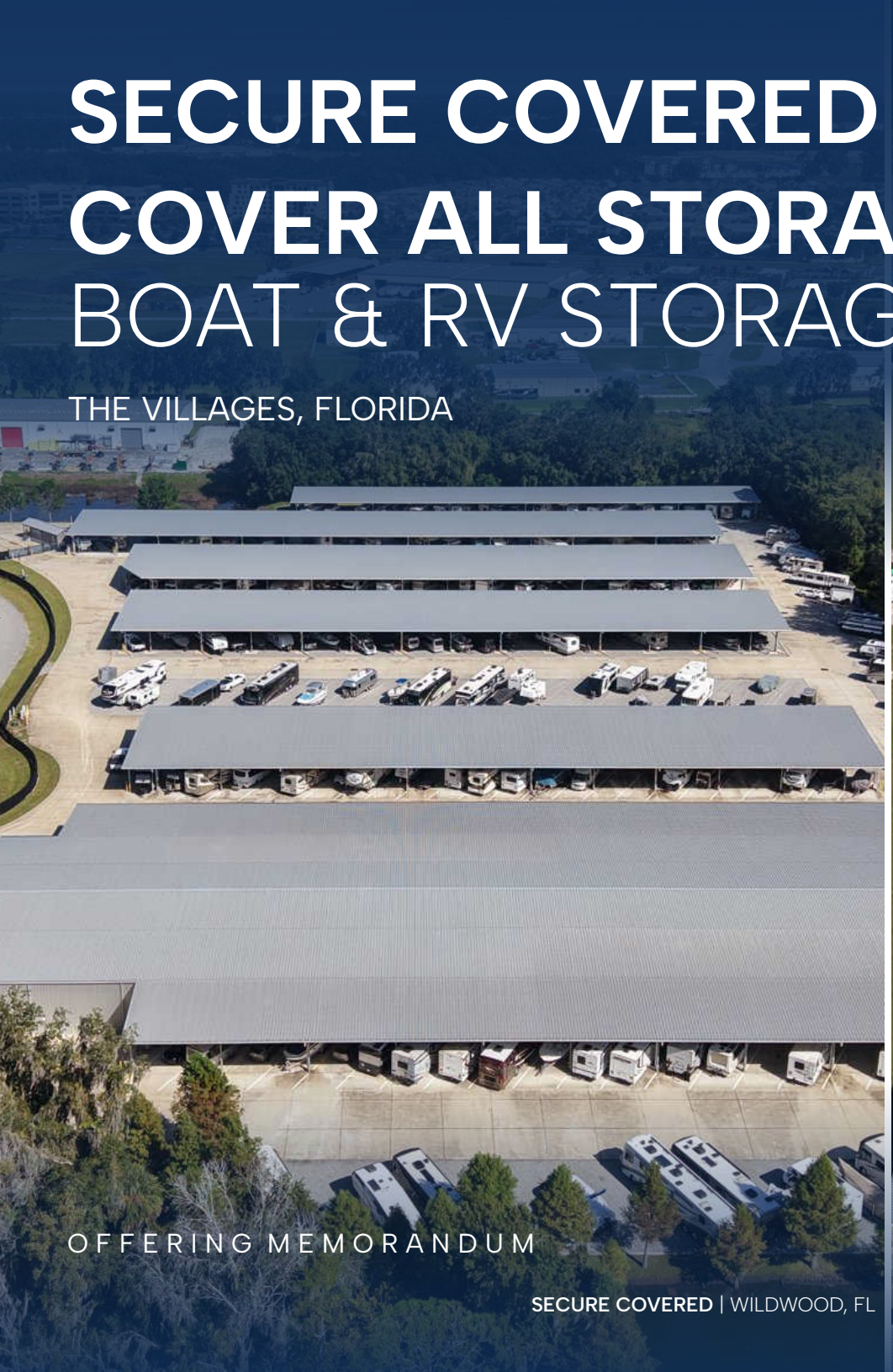
SECURE COVERED & COVER ALL STORAGE

BOAT & RV STORAGE PORTFOLIO

THE VILLAGES, FLORIDA



OFFERING MEMORANDUM

SECURE COVERED | WILDWOOD, FL



COVER ALL | OXFORD, FL



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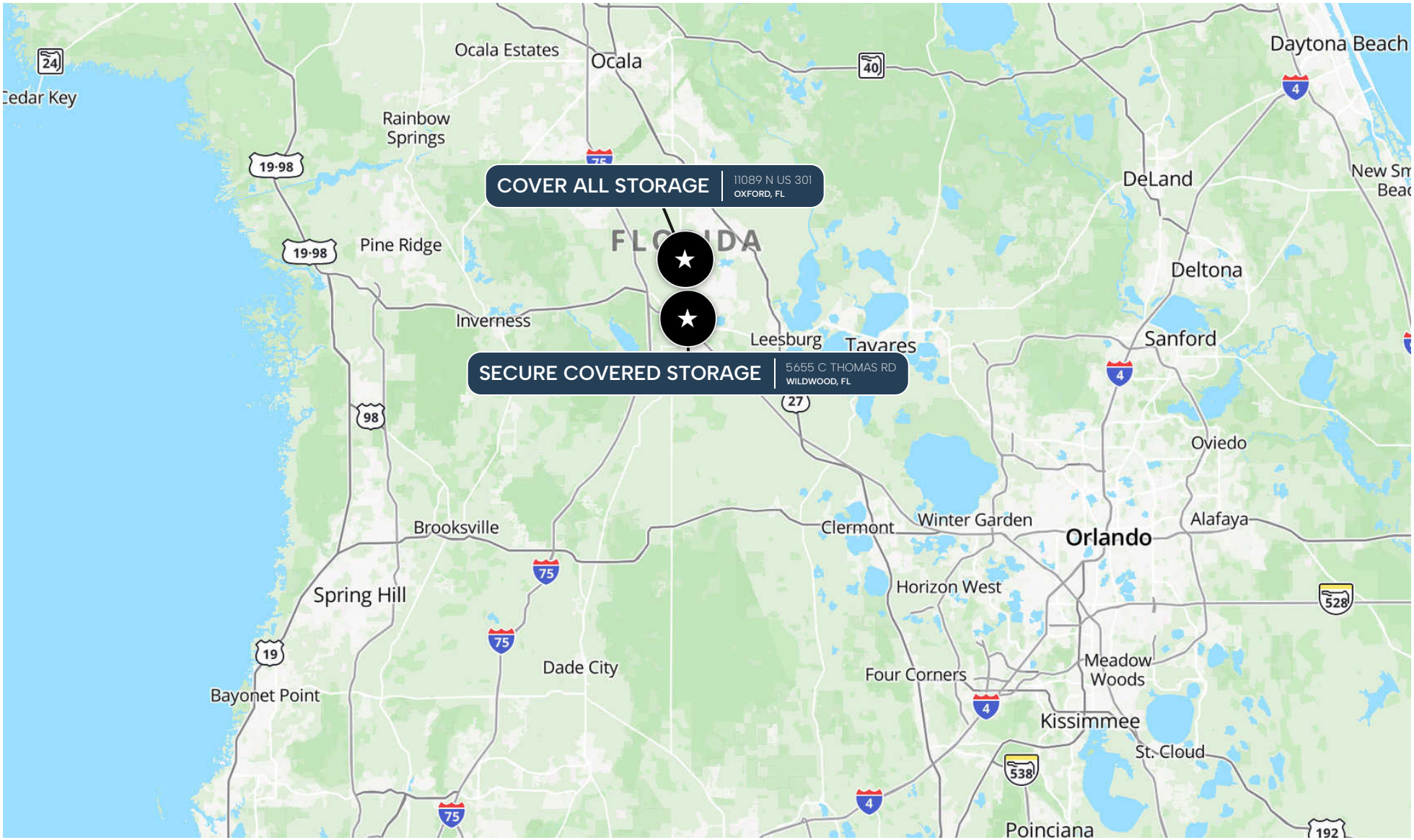
01

LOCATION



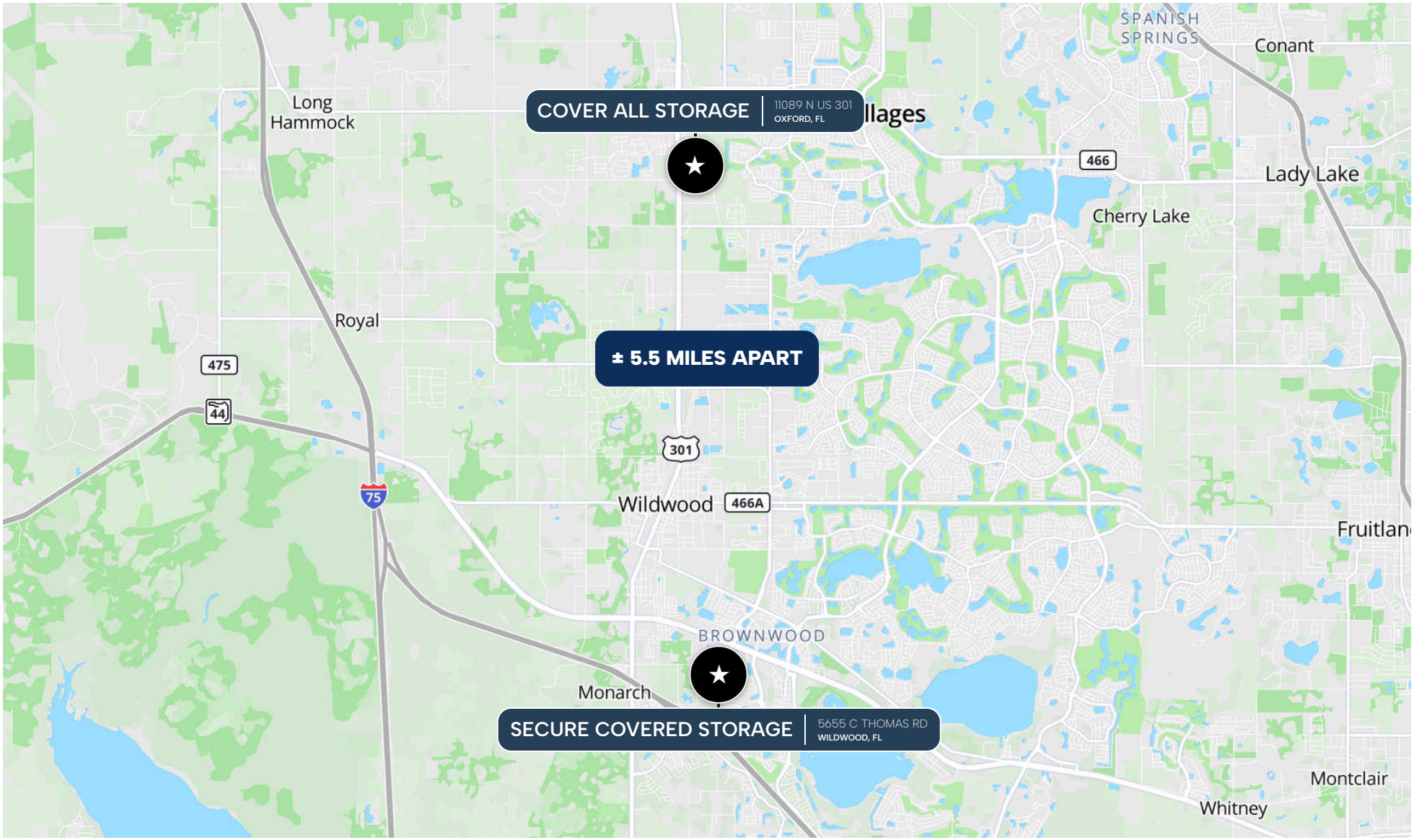
REGIONAL **MAP**

SECURE COVERED & COVER ALL STORAGE | THE VILLAGES, FLORIDA

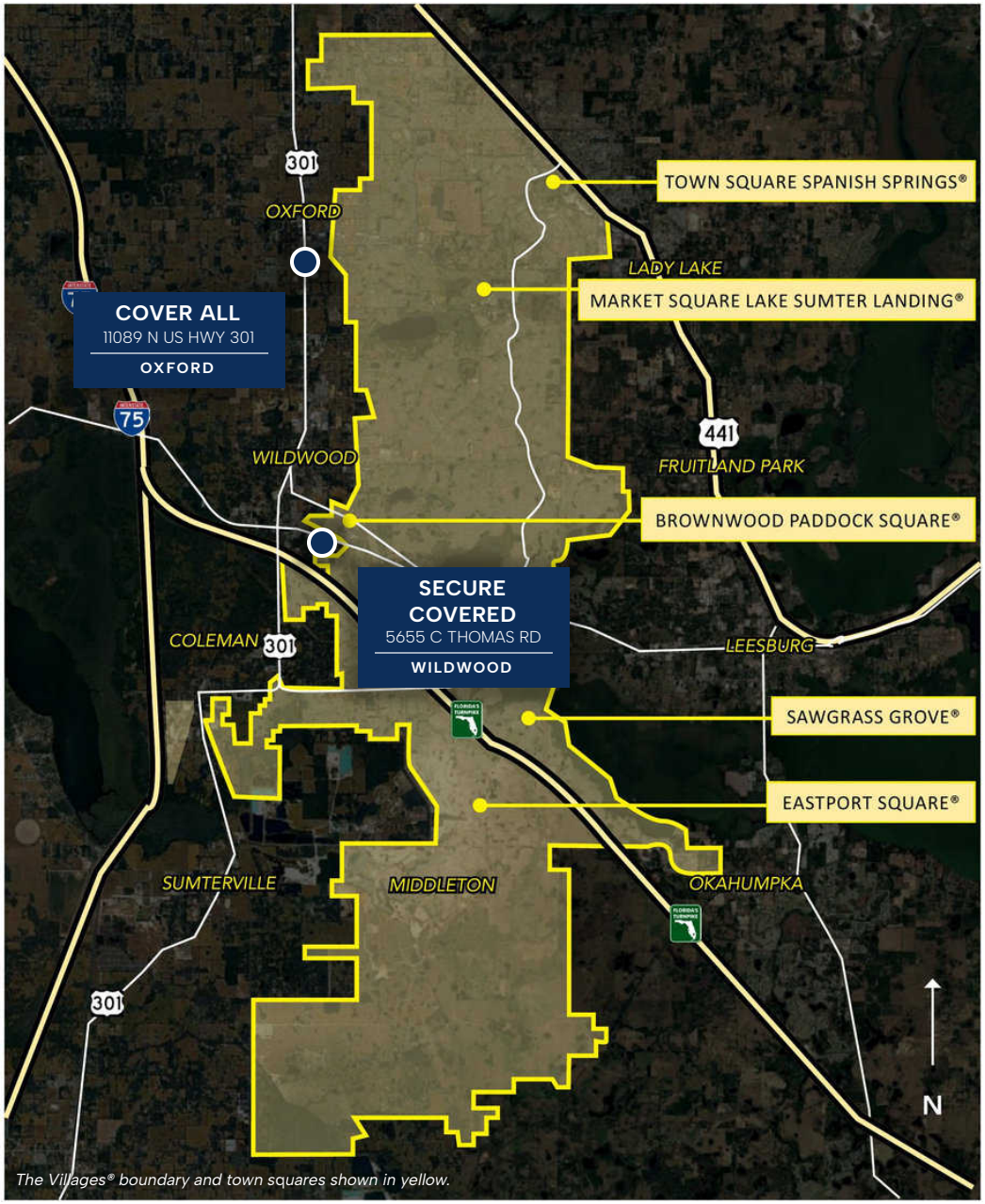


LOCAL **MAP**

SECURE COVERED & COVER ALL STORAGE | ±5.5 MILES APART



LOCATION **OVERVIEW**



The Villages® boundary and town squares shown in yellow.

AT THE FRONT DOOR OF THE VILLAGES

Secure Covered and Cover All sit on the western edge of The Villages®, along the US 301 corridor between Oxford and Wildwood. Both properties are minutes from the community's town squares, where RV and boat owners live, shop and gather.

TOWN SQUARE	SECURE COVERED	COVER ALL
Brownwood Paddock Square	~5 min	~15 min
Spanish Springs Town Square	~25 min	~18 min

Drive times per Google Maps.

The two facilities are ±5.5 miles apart on US 301, giving an owner coverage of both the northern (Oxford) and southern (Wildwood) approaches to The Villages.

02

INVESTMENT OVERVIEW



OFFERING **SUMMARY**

SECURE COVERED & COVER ALL STORAGE

5655 C THOMAS RD, WILDWOOD, FL
11089 N US 301, OXFORD, FL

$22,500,000
PURCHASE PRICE

$70.56
PRICE PER RENTABLE SF

80.2%
PHYSICAL OCCUPANCY

77.5%
ECONOMIC OCCUPANCY

6.31%
YEAR 2 CAP RATE

6.53%
YEAR 3 CAP RATE

6.76%
YEAR 4 CAP RATE

6.99%
YEAR 5 CAP RATE





Occupancy reflects the 10/31/26 snapshot; trailing-12 average area occupancy was 79.6% (Secure Covered) and 74.6% (Cover All).

5.50%
CURRENT CAP RATE

6.10%
YEAR 1 CAP RATE

318,873
NET RENTABLE SF

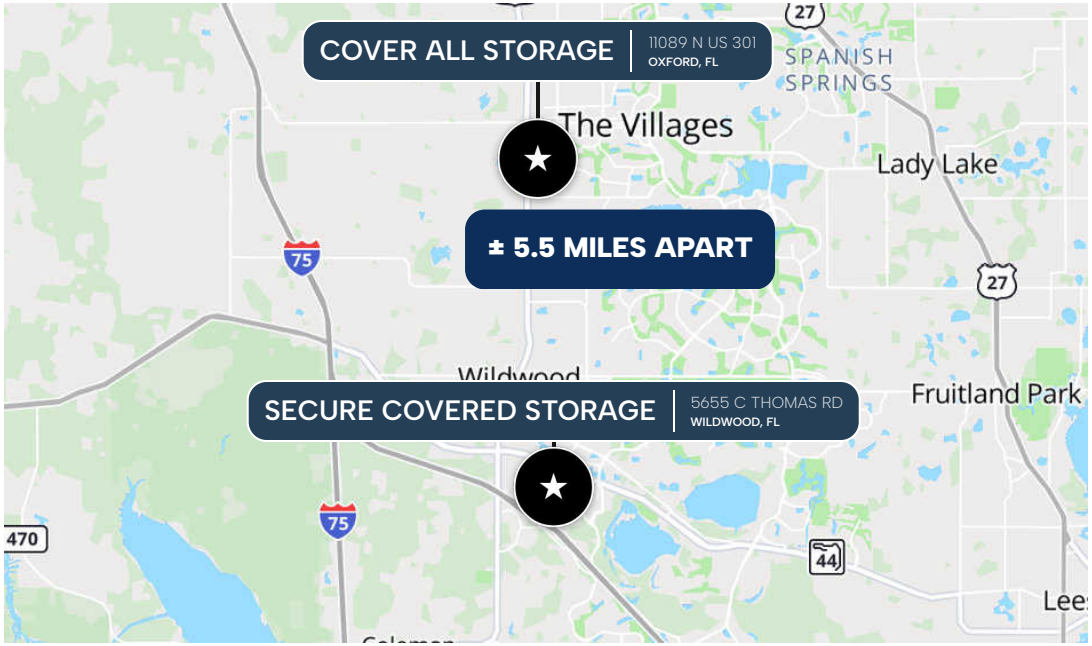
31.56
LOT SIZE (ACRES)

2013-2020
YEAR BUILT

INVESTMENT **OVERVIEW**

Grandstone Investment Sales is pleased to exclusively present Secure Covered & Cover All RV & Boat Storage Portfolio. It is made up of two dedicated RV, boat and vehicle storage facilities on the west side of The Villages: Secure Covered Storage at 5655 C Thomas Rd, Wildwood, FL, and Cover All Storage at 11089 N US 301, Oxford, FL. Together they offer 1,104 spaces and 318,873 rentable SF across both properties, on 31.56 combined acres. Physical occupancy is 80.2% and economic occupancy is 77.5%. Cover All's standard rates have gone largely unchanged for more than a year, and ancillary income is nearly untapped, so a new owner has a clear path to grow revenue through active rate management and better operations. NOI is projected to grow from $1,372,913 in Year 1 to $1,572,659 in Year 5.

The portfolio is offered at $22,500,000, a 6.10% Year 1 cap rate that grows to 6.99% by Year 5. Over a 5-year hold it projects a 16.0% levered IRR and a 2.00x equity multiple. Both properties serve one of the fastest-growing retirement and seasonal markets in the country, where many homes can't store large vehicles and dedicated covered parking is scarce. This offering is a chance to acquire a scaled, two-site position in a specialty storage niche at the gateway to The Villages.



INVESTMENT HIGHLIGHTS

1,104
storage spaces across two facilities

318,873 SF
+ 463 UNCOVERED SPACES
covered rentable SF, plus uncovered vehicle storage spaces (126 Secure Covered, 337 Cover All)

31.56 AC
combined land, ±5.5 miles apart

#1
The Villages: top-selling master-planned community in the U.S.

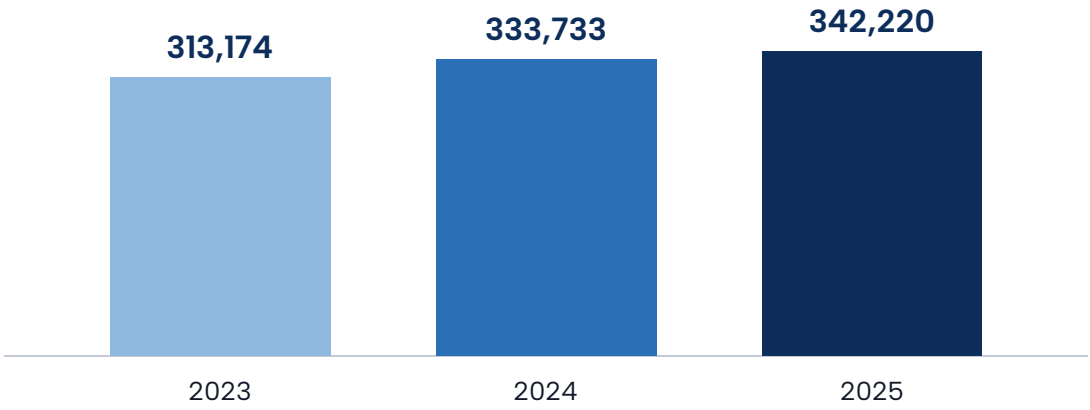
80.2%
physical occupancy (77.5% economic)

19.5%
Wildwood net migration, 2020–2024: fastest-growing city in America

THE RV **MARKET**

NATIONAL DEMAND FOR RV & BOAT STORAGE

U.S. WHOLESALE RV SHIPMENTS (UNITS)



Shipments grew 6.6% in 2024 and another 2.5% in 2025, to 342,220 units.



Sources: RVIA year-end wholesale shipment reports (Dec 2025); RVIA 2025 Go RVing RV Owner Demographic Profile (Ipsos); RVIA RVs Move America Economic Impact Study (June 2026); MMCG Invest, U.S. RV & Boat Storage Market Outlook (Apr 2026).

WHY IT MATTERS FOR STORAGE

8.1M
U.S. households own an RV

16.9M
more households plan to buy an RV in the next five years

30 days
median annual use per owner, up 50% since 2021

~40%
of RV owners must store off-site because of HOA, city or lot limits

$159B
annual U.S. economic output from the RV industry

03

AREA GROWTH



AREA GROWTH

THE VILLAGES



Secure Covered and Cover All sit at the front door of the fastest-growing retirement market in America. The Villages has pushed south of State Road 44 into Wildwood city limits, and the homes, roads, retail and jobs have followed. Recently, Legacy Place and its AdventHealth hospital were announced, and the first Monarch Ranch building was approved. More households, nearly all owners in deed-restricted communities, means more RVs and boats that need a place to park.

MARKET HIGHLIGHTS

#1 MASTER-PLANNED COMMUNITY

3,611 new-home sales in 2025, up 13%. #1 in the U.S. again through mid-2026 (RCLCO).

FASTEST-GROWING CITY IN AMERICA

Wildwood ranked #1 with 19.5% net migration, 2020–2024 (U.S. News).

3,516 UNITS PERMITTED IN 2025

Sumter County housing permits (U.S. Census). 13,209 more units in the pipeline within 10 miles (TractIQ).

LEGACY PLACE + ADVENTHEALTH

700 acres and ~3M SF on the Turnpike, anchored by an 80-bed hospital opening 2030.

INDUSTRIAL JOBS ARRIVING

3,400-acre Monarch Ranch approved its first 126,636 SF building in Feb 2026.

$625M IN ROAD WORK

I-75 auxiliary lanes underway from SR 44 north; US 301 widening funded (FDOT).

GROWTH BY THE **NUMBERS**

THE VILLAGES & WILDWOOD, FL

3,611

NEW-HOME SALES IN 2025

#1 master-planned community in the U.S., up 13% over 2024, with ~1,800 more sales in the first half of 2026.

RCLCO, Jan & Jul 2026

53K → 162K

METRO POPULATION, 2000–2025

The metro has tripled since 2000 and added 32,700 residents since the 2020 Census (+25.2%).

UF BEBR, Oct 2025

3,516

HOUSING UNITS PERMITTED, 2025

Sumter County: 3,105 single-family plus 411 attached and multifamily. Lake County added 3,999 single-family.

U.S. Census Building Permits Survey

19.5%

WILDWOOD NET MIGRATION

Fastest-growing city in America, 2020–2024. The metro led the nation in 2021–22 and 2022–23 too.

U.S. News 2025–26; U.S. Census

13,209

UNITS IN THE PIPELINE

46 active housing sites within 10 miles of the portfolio.

TractIQ, Oct 2026

700 AC

LEGACY PLACE

~3M SF on the Turnpike at CR 470, anchored by an 80-bed AdventHealth hospital. First phase 2027.

Benderson / AdventHealth, May 2026

3,400 AC

MONARCH RANCH INDUSTRIAL

Mega site at I-75 and the Turnpike. First building, 126,636 SF, approved Feb 2026.

Villages-News, Feb 2026

$625M

ROAD INVESTMENT

I-75 auxiliary lanes SR 44 to SR 326 ($475M, underway) and US 301 widening CR 470 to Turnpike ($150M).

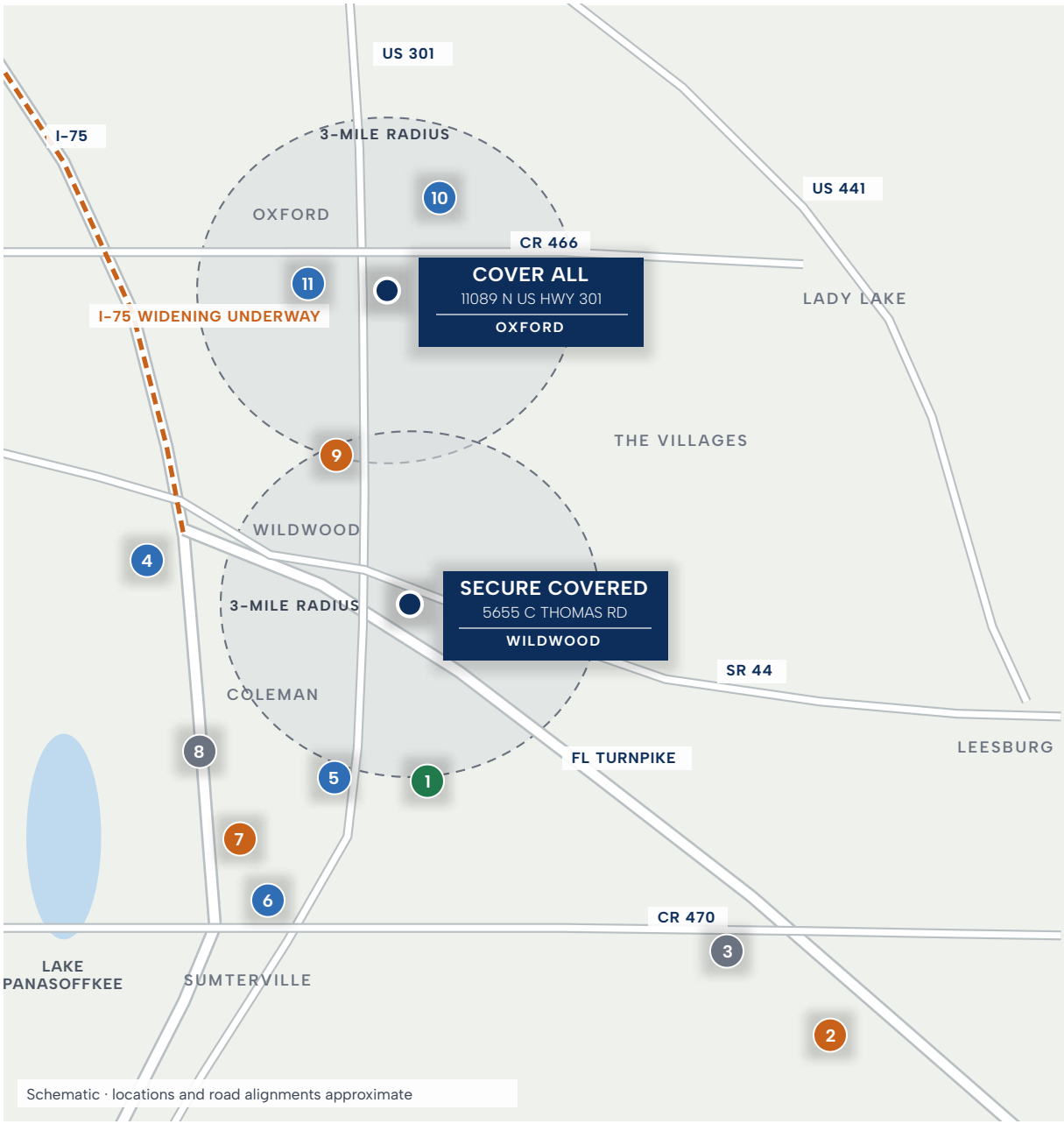
FDOT Moving Florida Forward

1,660

TWISTED OAKS HOMES

D.R. Horton 1,283 homes plus Pulte 377 homes at Twisted Oaks in Wildwood.

GROWTH **MAP**

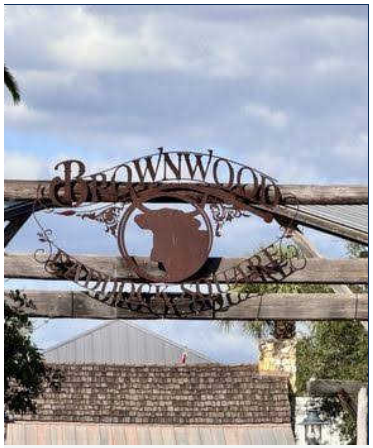


STATUS · OCTOBER 2026

Open / built · Under construction · Approved · Planned / study

1. **Village of Fenney** — ~3,700 homes; built out
2. **Villages of West Lake** — Leesburg; ~14,000 homes planned
3. **Legacy Place** — 700 ac + AdventHealth; 2027
4. **Monarch Ranch** — 3,400 ac; Bldg 1 approved
5. **Coleman Ridge** — 550 homes, 7M SF industrial
6. **Old Florida Springs** — 816 MF units; not started
7. **Governor Rick Scott Industrial Park** — ~424 ac; Phase II underway
8. **I-75 / CR 514 Interchange** — FDOT study only
9. **Twisted Oaks** — D.R. Horton 1,283 + Pulte 377 homes
10. **Densan Park Expansion** — Oxford; 4th phase approved, 276 homes total
11. **The Summerfield Cottages** — Oxford; 270 MF units, site plan approved

MAJOR **DEVELOPMENTS**



Brownwood Paddock Square

OPEN

Opened October 2012, the third of The Villages' town squares, with an 1800s Old Florida cattle-town theme. Free live music nightly on the Log Cabin Stage, plus dining, retail and a Saturday farmers market. ~5 min drive from Secure Covered / ~15 min drive from Cover All.



Spanish Springs Town Square

REOPENED

The Villages' original town square, in Lady Lake, reopened in 2026 after a revitalization. ~25 min drive from Secure Covered / ~18 min drive from Cover All.



Village of Fenney

BUILT OUT

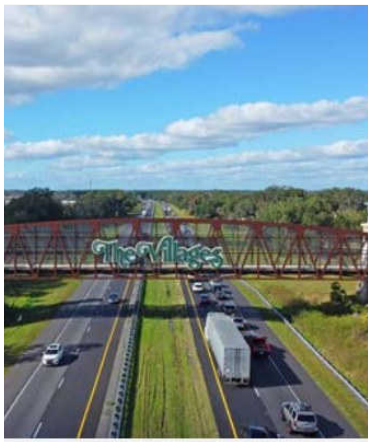
1,048 acres and roughly 3,700 homes, now built out and occupied, minutes from both properties. Coleman Ridge is planned on its western edge.



Twisted Oaks

NEW HOMES

A master-planned, all-ages new-construction community in Wildwood, with homes by D.R. Horton, Pulte Homes and Park Square Homes. Plans include 1,283 D.R. Horton homes plus 377 Pulte homes.



Legacy Place

ANNOUNCED

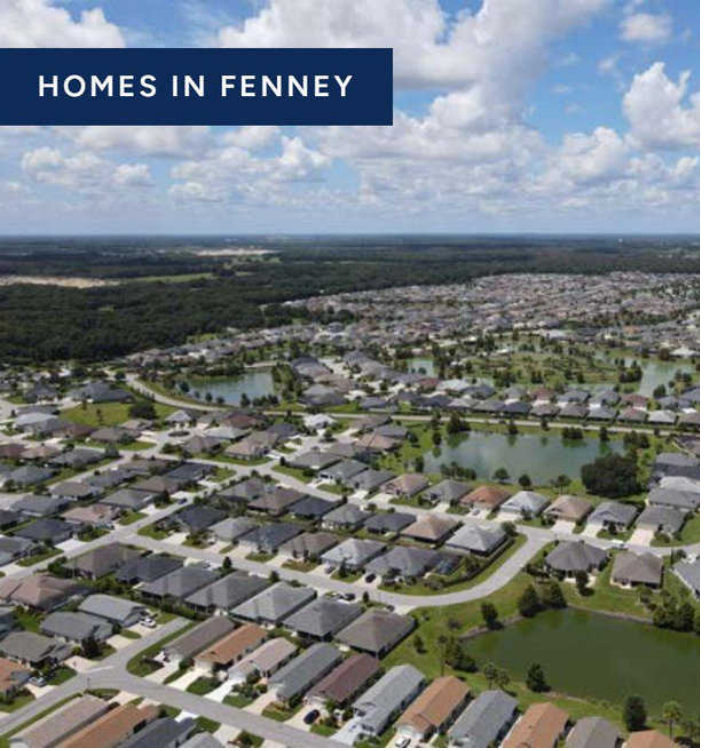
Benderson and The Villages' 700-acre, ~3M SF destination along the Turnpike at CR 470, anchored by an 80-bed AdventHealth hospital. First phase 2027; hospital 2030.

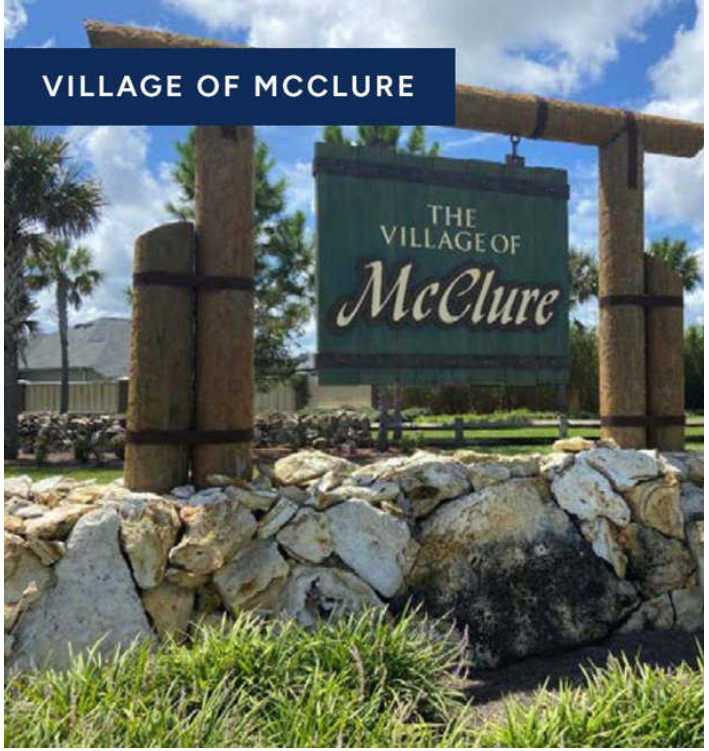
PROJECT **STATUS**

WHERE EVERY PROJECT STANDS · OCTOBER 2026

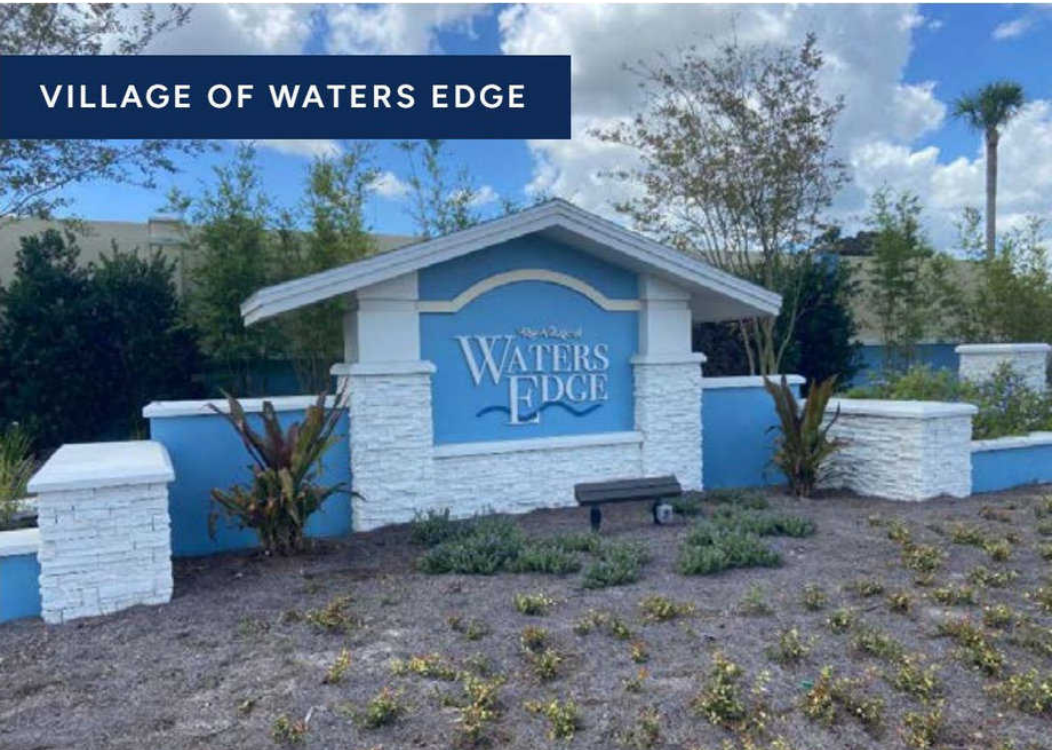
#	PROJECT	SCALE	STATUS	WHAT'S NEW
1	**Village of Fenney**	1,048 ac · ~3,700 homes	OPEN / BUILT	Built out and occupied. Coleman Ridge borders it to the west.
2	**Villages of West Lake**	Leesburg · ~14,000 homes planned	UNDER CONSTR.	Building. 6,800 more homes cleared in 2024; +37 acres added Sept 2026.
3	**Legacy Place**	700 ac · ~3M SF · 80-bed hospital	PLANNED	Announced May 2026. First phase 2027; AdventHealth opens 2030.
4	**Monarch Ranch**	3,400 ac industrial	APPROVED	First building, 126,636 SF, approved Feb 2026; 49-ac north site allows 500K SF.
5	**Coleman Ridge**	684 ac · 550 homes · 7M SF ind.	APPROVED	Grew by 121 acres in 2025. CDD active; tenants not yet announced.
6	**Old Florida Springs**	276 ac · 816 MF · 1.2M SF	APPROVED	Rezoned by Sumter County; conceptual, not started.
7	**Governor Rick Scott Industrial Park**	~424 ac	UNDER CONSTR.	Leasing flex/industrial suites; Phase II expanding access (2026).
8	**I-75 / CR 514 Interchange**	New interchange at Coleman	PLANNED	Potential. FDOT PD&E study; no construction funding yet.
9	**Twisted Oaks**	D.R. Horton 1,283 + Pulte 377 homes	NEW HOMES	D.R. Horton 1,283 homes plus Pulte 377 homes.
10	**Densan Park Expansion**	37 homes (276 total)	APPROVED	Wildwood approved a fourth phase on CR 101, north of CR 466 in Oxford.
11	**The Summerfield Cottages**	270 MF units · ~50 ac	APPROVED	Site plan and developer's agreement approved Aug 2025; 56 buildings behind Oxford Oaks.
—	**I-75 & US 301 Widening**	$475M + $150M	UNDER CONSTR.	I-75 auxiliary lanes SR 44 to SR 326 underway since spring 2025; US 301 funded.

Numbers match the growth map. Sources: The Villages, Villages-News, GrowthSpotter, Benderson, AdventHealth, FDOT, Sumter County, City of Wildwood, TractIQ.


HOMES IN FENNEY


VILLAGE OF MCCLURE
THE
VILLAGE OF
McClure


HOMES IN MCCLURE


VILLAGE OF WATERS EDGE
WATERS
EDGE


TILT-WALL HOMES UNDER CONSTRUCTION

PORTFOLIO **DEMOGRAPHICS**

POPULATION	SECURE 5-MI	SECURE 10-MI	COVER ALL 5-MI	COVER ALL 10-MI
Current Population	71,823	213,722	97,180	220,449
Projected Population	73,948	222,874	100,745	230,852
Projected Growth	+3.0%	+4.3%	+3.7%	+4.7%

HOUSEHOLD INCOME	SECURE 5-MI	SECURE 10-MI	COVER ALL 5-MI	COVER ALL 10-MI
Median HH Income	$78,760	$68,609	$72,579	$70,127
Average HH Income	$94,051	$83,711	$88,247	$85,124

HOUSEHOLDS	SECURE 5-MI	SECURE 10-MI	COVER ALL 5-MI	COVER ALL 10-MI
Households	34,844	106,963	52,624	111,808
Owner-Occupied	89.3%	85.1%	88.9%	86.4%
Residents Age 65+	66.7%	58.8%	74.5%	59.4%

Source: TractIQ census block-group data, Oct 2026; projection per TractIQ. The properties are ~5.5 miles apart, so their rings overlap.

ILLUSTRATIVE RV & BOAT DEMAND

Illustrative estimates for the 10-mile trade areas, using assumed ratios of 1 RV per 12 households and 1 boat per 22 people. Not a market survey.

8,914
Est. RVs today
Secure Covered 10 mi

9,715
Est. boats today
Secure Covered 10 mi

9,317
Est. RVs today
Cover All 10 mi

10,020
Est. boats today
Cover All 10 mi

On projected growth, estimated demand rises to **9,378 RVs and 10,131 boats** around Secure Covered and **9,826 RVs and 10,493 boats** around Cover All.

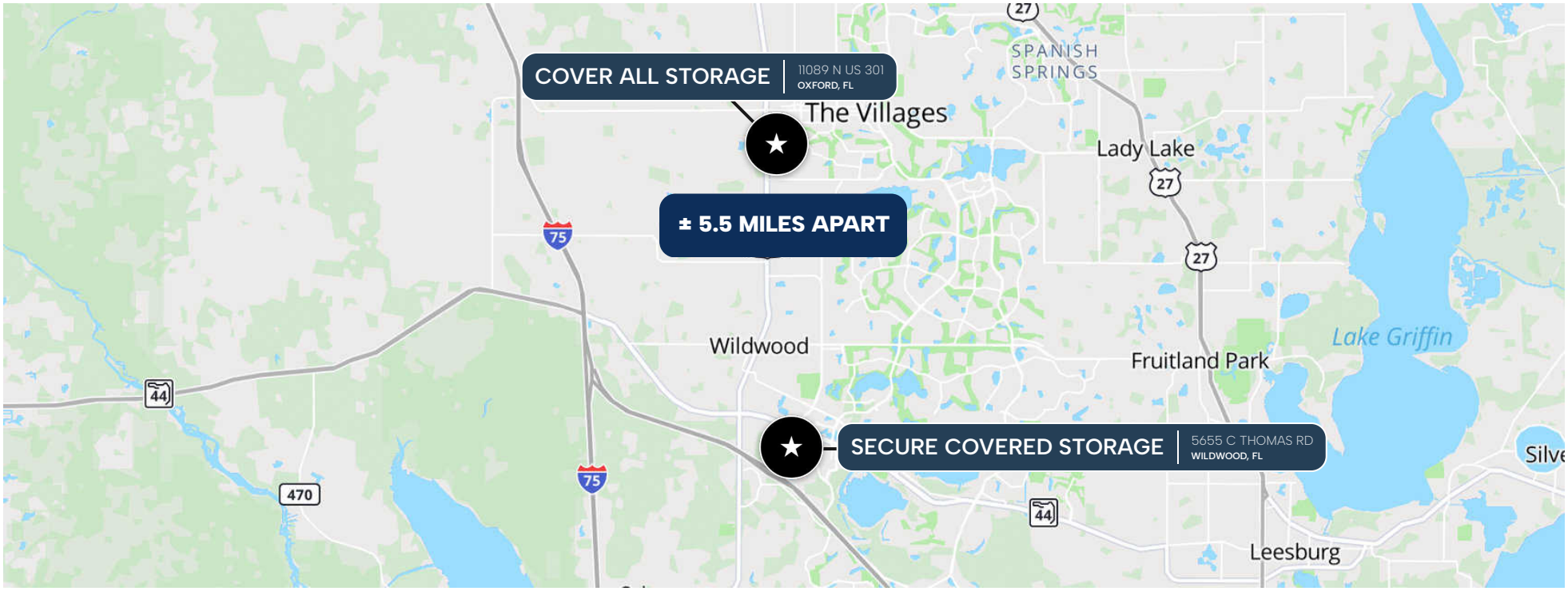
04

PORTFOLIO FINANCIAL ANALYSIS



UNIT **MIX**

COVERED & UNCOVERED PARKING:						
Combined Unit Mix:	**# OF UNITS**	**SF / UNIT**	**TOTAL SQFT**	**MONTHLY RENT / UNIT**	**MONTHLY INCOME**	**ANNUAL INCOME**
Secure Covered Storage	437	328	143,313	$244.01	$106,631	$1,279,572
Cover All Storage	667	263	175,560	$173.57	$115,774	$1,389,286
TOTAL Combined Unit Mix:	**1,104**	**289**	**318,873**	**$201.45**	**$222,405**	**$2,668,858**
GRAND TOTAL	**1,104**	**289**	**318,873**	**$201.45**	**$222,405**	**$2,668,858**



INCOME AND **EXPENSES**

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	**$2,668,858**		**$2,707,246**		**$2,788,463**		**$2,872,117**		**$2,958,280**		**$3,047,029**	
Physical Vacancy	(516,652)	19.4%	(406,087)	15.0%	(418,269)	15.0%	(430,818)	15.0%	(443,742)	15.0%	(457,054)	15.0%
Economic Vacancy	(165,985)	6.2%	(150,325)	5.6%	(154,835)	5.6%	(159,480)	5.6%	(164,264)	5.6%	(169,192)	5.6%
Total Vacancy	(682,637)		(556,412)		(573,104)		(590,297)		(608,006)		(626,246)	
Vacancy %	25.6%		20.6%		20.6%		20.6%		20.6%		20.6%	
Effective Rental Income	**$1,986,221**		**$2,150,834**		**$2,215,359**		**$2,281,819**		**$2,350,274**		**$2,420,782**	
Late, Letter, & NSF Fees	886		959		988		1,017		1,048		1,079	
Administration Fees	6,419		6,547		6,678		6,812		6,948		7,087	
Merchandise Sales, Net	340		347		354		361		368		375	
Other Income	970		989		1,009		1,029		1,050		1,071	
Total Other Income	$8,863		$8,842		$9,029		$9,219		$9,414		$9,613	
Effective Gross Income (EGI)	**$1,995,085**		**$2,159,676**		**$2,224,388**		**$2,291,039**		**$2,359,688**		**$2,430,395**	
Property Taxes	110,555		136,351		139,078		141,860		144,697		147,591	
Insurance	73,257		74,722		76,217		77,741		79,296		80,882	
Utilities & Trash	127,721		130,275		132,881		135,538		138,249		141,014	
Repairs & Maintenance	34,879		35,577		36,289		37,014		37,755		38,510	
Advertising	54,551		55,642		56,755		57,890		59,048		60,229	
Salaries, Taxes, & Benefits	130,000		130,000		132,600		135,252		137,957		140,716	
Management Fee	99,754		107,984		111,219		114,552		117,984		121,520	
Office Supplies & Postage	28,821		29,398		29,986		30,585		31,197		31,821	
Bank & Credit Card Fees	47,730		34,555		35,590		36,657		37,755		38,886	
Telephone & Internet	7,830		7,987		8,146		8,309		8,476		8,645	
Landscaping	41,352		42,179		43,022		43,883		44,760		45,655	
Professional Fees (Accounting)	1,875		1,912		1,951		1,990		2,030		2,070	
Other Expenses	178		182		185		189		193		197	
Total Expenses	**$758,504**		**$786,763**		**$803,919**		**$821,460**		**$839,396**		**$857,735**	
% of EGI	38.0%		36.4%		36.1%		35.9%		35.6%		35.3%	
Net Operating Income (NOI)	**$1,236,581**		**$1,372,913**		**$1,420,469**		**$1,469,579**		**$1,520,292**		**$1,572,659**	
Operating Margin %	62.0%		63.6%		63.9%		64.1%		64.4%		64.7%	

Financial Footnotes:

1. Current income reflects Nov-25 to Oct-26; expenses reflect the Oct-25 to Sep-26 T-12. 2. Payroll normalized to $65,000 in the Current column and Year 1. 3. Year 1 taxes based on the 2026 Sumter County tax bills, adjusted for reassessment upon sale at Secure Covered. 4. Current tenant insurance of $249 is included in Total Other Income. 5. Totals may not foot due to rounding. Management fee underwritten at 5% of EGI.

SECURE COVERED STORAGE

5655 C THOMAS RD, WILDWOOD, FL



OFFERINGMEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

5655 C THOMAS RD, WILDWOOD, FL

INVESTMENT OVERVIEW



OFFERING **SUMMARY**

SECURE COVERED STORAGE

5655 C THOMAS RD, WILDWOOD, FL

$11,350,000
PURCHASE PRICE

$79.20
PRICE PER RENTABLE SF

82.6%
PHYSICAL OCCUPANCY

81.6%
ECONOMIC OCCUPANCY

6.16%
YEAR 2 CAP RATE

6.38%
YEAR 3 CAP RATE

6.60%
YEAR 4 CAP RATE

6.83%
YEAR 5 CAP RATE



Occupancy reflects the 10/31/26 snapshot; trailing-12 average area occupancy was 79.6%.

5.50%
CURRENT CAP RATE

5.96%
YEAR 1 CAP RATE

143,313
NET RENTABLE SF

11.65
LOT SIZE

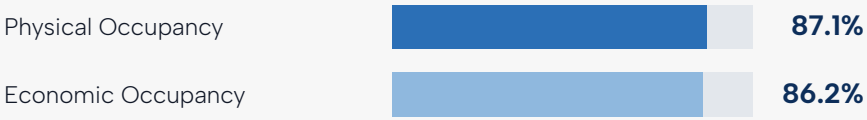
2017–2019
YEAR BUILT/RENOVATED

OCCUPANCY **PERFORMANCE**

COVERED / ENCLOSED VS. UNCOVERED | SECURE COVERED STORAGE · 5655 C THOMAS RD, WILDWOOD, FL

COVERED / ENCLOSED

Spaces	**310**
Occupied Spaces	**270**
Physical Occupancy — Space Count	**87.1%**
Economic Occupancy	**86.2%**
Physical vs. Economic Gap	**0.9 pts**
Monthly Gross Potential Rent	**$89,319**
Monthly Actual Occupied Rent	**$76,992**



UNCOVERED

Spaces	**126**
Occupied Spaces	**89**
Physical Occupancy — Space Count	**70.6%**
Economic Occupancy	**57.6%**
Physical vs. Economic Gap	**13.0 pts**
Monthly Gross Potential Rent	**$17,312**
Monthly Actual Occupied Rent	**$9,973**



Covered/enclosed inventory materially outperforms the uncovered lot, where lower utilization and rate capture create the clearest operational upside.

Source: 10/31/26 occupancy snapshot. Physical occupancy by space count = occupied ÷ total spaces; property-level occupancy (82.6% physical / 81.6% economic) is measured on the entire site.

















5655 C THOMAS RD, WILDWOOD, FL

FINANCIAL ANALYSIS



UNIT **MIX**

COVERED PARKING:						
UNIT SIZE	**# OF UNITS**	**SF / UNIT**	**TOTAL SQFT**	**MONTHLY RENT / UNIT**	**MONTHLY INCOME**	**ANNUAL INCOME**
1.0 x 1.0	1	1	1	$0.00	$0	$0
8.0 x 13.0	1	104	104	$99.00	$99	$1,188
12.0 x 15.0	3	180	540	$142.33	$427	$5,124
12.0 x 20.0	1	240	240	$169.00	$169	$2,028
12.0 x 23.0	8	276	2,208	$217.75	$1,742	$20,904
12.0 x 30.0	55	360	19,800	$232.62	$12,794	$153,528
12.0 x 33.0	25	396	9,900	$339.00	$8,475	$101,700
12.0 x 35.0	66	420	27,720	$246.73	$16,284	$195,408
12.0 x 40.0	71	480	34,080	$284.07	$20,169	$242,028
12.0 x 45.0	23	540	12,420	$289.00	$6,647	$79,764
12.0 x 45.0	25	540	13,500	$409.00	$10,225	$122,700
12.0 x 50.0	4	600	2,400	$324.00	$1,296	$15,552
12.0 x 60.0	26	720	18,720	$389.77	$10,134	$121,608
12.0 x 70.0	2	840	1,680	$429.00	$858	$10,296
TOTAL Covered Parking:	**311**	**461**	**143,313**	**$287.20**	**$89,319**	**$1,071,828**
UNCOVERED PARKING:						
8.0 x 10.0	1	80	-	$59.00	$59	$708
10.0 x 20.0	1	200	-	$96.00	$96	$1,152
12.0 x 23.0	2	276	-	$109.00	$218	$2,616
9.0 x 32.0	1	288	-	$109.00	$109	$1,308
12.0 x 25.0	1	300	-	$109.00	$109	$1,308
10.0 x 35.0	1	350	-	$113.00	$113	$1,356
12.0 x 30.0	30	360	-	$115.00	$3,450	$41,400
12.0 x 35.0	6	420	-	$125.00	$750	$9,000
12.0 x 40.0	1	480	-	$89.00	$89	$1,068
12.0 x 40.0	25	480	-	$135.00	$3,375	$40,500
12.0 x 45.0	37	540	-	$140.00	$5,180	$62,160
7.0 x 16.0	1	112	-	$63.00	$63	$756
12.0 x 23.0	1	276	-	$139.00	$139	$1,668
12.0 x 40.0	1	480	-	$179.00	$179	$2,148
12.0 x 60.0	17	720	-	$199.00	$3,383	$40,596
TOTAL Uncovered Parking:	**126**	**-**	**-**	**$137.40**	**$17,312**	**$207,744**
GRAND TOTAL	**437**	**328**	**143,313**	**$244.01**	**$106,631**	**$1,279,572**

The unit mix includes one non-rentable 1x1 placeholder unit; occupancy analysis therefore uses 310 occupancy-eligible covered/enclosed spaces.

INCOME AND **EXPENSES**

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	**$1,279,572**		**$1,317,959**		**$1,357,498**		**$1,398,223**		**$1,440,170**		**$1,483,375**	
Physical Vacancy	(222,262)	17.4%	(197,694)	15.0%	(203,625)	15.0%	(209,733)	15.0%	(216,025)	15.0%	(222,506)	15.0%
Economic Vacancy	(45,068)	3.5%	(46,129)	3.5%	(47,512)	3.5%	(48,938)	3.5%	(50,406)	3.5%	(51,918)	3.5%
Total Vacancy	(267,330)		(243,822)		(251,137)		(258,671)		(266,431)		(274,424)	
Vacancy %	20.9%		18.5%		18.5%		18.5%		18.5%		18.5%	
Effective Rental Income	**$1,012,242**		**$1,074,137**		**$1,106,361**		**$1,139,552**		**$1,173,738**		**$1,208,950**	
Late, Letter, & NSF Fees	455		483		498		513		528		544	
Administration Fees	4,814		4,910		5,008		5,109		5,211		5,315	
Merchandise Sales, Net	300		306		312		318		325		331	
Total Other Income	$5,712		$5,700		$5,818		$5,940		$6,064		$6,190	
Effective Gross Income (EGI)	**$1,017,954**		**$1,079,836**		**$1,112,179**		**$1,145,491**		**$1,179,802**		**$1,215,141**	
Property Taxes	66,105		75,918		77,436		78,985		80,565		82,176	
Insurance	47,930		48,889		49,867		50,864		51,881		52,919	
Utilities & Trash	57,393		58,541		59,712		60,906		62,124		63,367	
Repairs & Maintenance	21,567		21,998		22,438		22,887		23,344		23,811	
Advertising	27,761		28,317		28,883		29,461		30,050		30,651	
Salaries, Taxes, & Benefits	65,000		65,000		66,300		67,626		68,979		70,358	
Management Fee	50,898		53,992		55,609		57,275		58,990		60,757	
Office Supplies & Postage	13,545		13,816		14,092		14,374		14,661		14,955	
Bank & Credit Card Fees	24,144		17,277		17,795		18,328		18,877		19,442	
Telephone & Internet	4,215		4,300		4,386		4,473		4,563		4,654	
Landscaping	13,352		13,619		13,891		14,169		14,452		14,741	
Professional Fees (Accounting)	1,875		1,912		1,951		1,990		2,030		2,070	
Other Expenses	178		182		185		189		193		197	
Total Expenses	**$393,964**		**$403,760**		**$412,544**		**$421,526**		**$430,709**		**$440,098**	
% of EGI	38.7%		37.4%		37.1%		36.8%		36.5%		36.2%	
Net Operating Income (NOI)	**$623,990**		**$676,076**		**$699,635**		**$723,966**		**$749,093**		**$775,043**	
Operating Margin %	61.3%		62.6%		62.9%		63.2%		63.5%		63.8%	

Financial Footnotes:

1. Current income reflects Nov-25 to Oct-26; expenses reflect the Oct-25 to Sep-26 T-12.
2. Payroll normalized to $65,000 in the Current column and Year 1.
3. Year 1 taxes based on the 2026 Sumter County tax bills, adjusted for reassessment upon sale.
4. Current tenant insurance of $143 is included in Total Other Income.

Management fee underwritten at 5% of EGI.

5655 C THOMAS RD, WILDWOOD, FL

PROPERTY INFORMATION



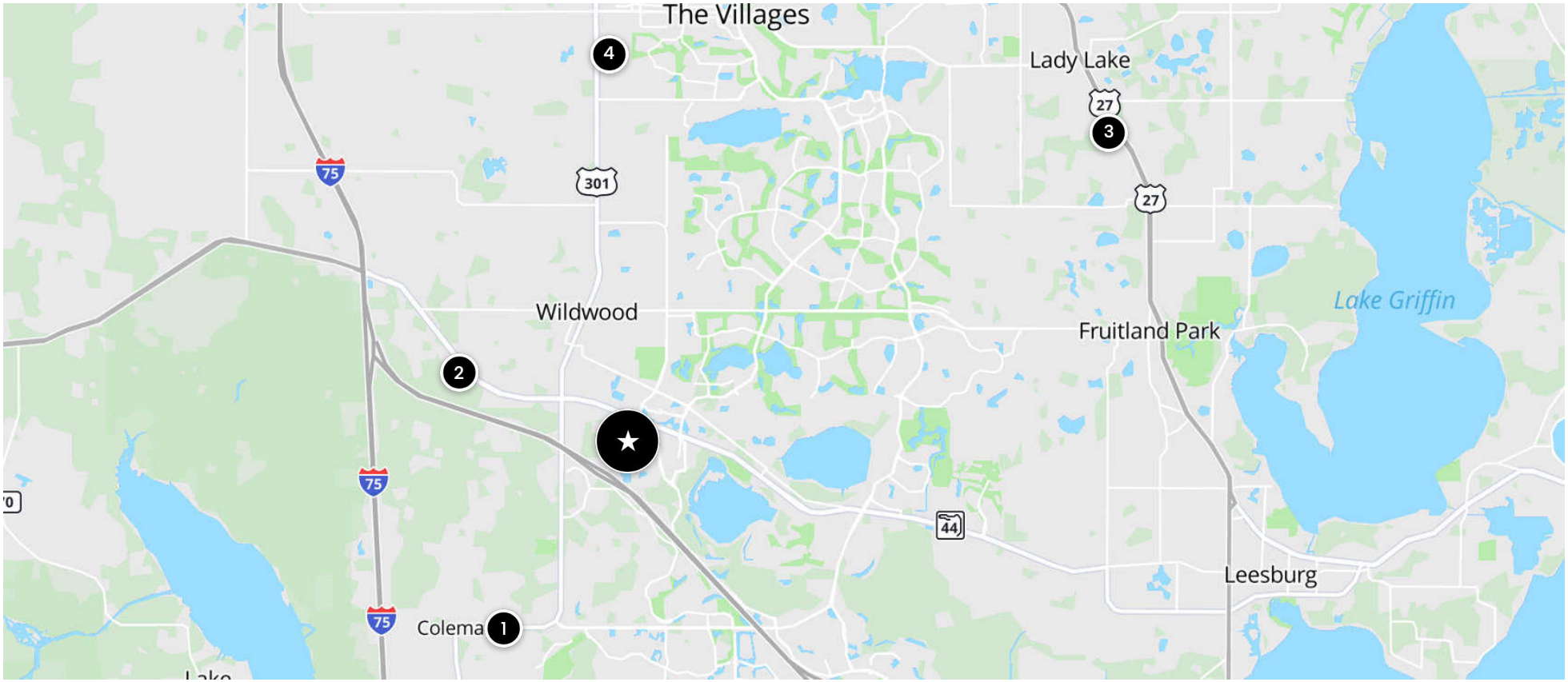

SECURE COVERED STORAGE
5655 C THOMAS RD
WILDWOOD
C Thomas Rd
156

5655 C THOMAS RD, WILDWOOD, FL

RENT COMPARABLES



RENT **COMPARABLES MAP**



LEGEND	PROPERTY NAME	ADDRESS	RENT/SF COVERED	RENT/SF UNCOVERED
★	**Secure Covered Storage (Subject)**	5655 C Thomas Rd, Wildwood, FL	$7.48	$4.23
1	On Solid Ground RV & Boat Storage	7302 E Warm Springs Ave, Coleman, FL	$9.59 (all)	—
2	Compass RV & Boat Storage	2175 E State Road 44, Wildwood, FL	—	$7.99
3	Discount RV & Boat Storage	650 S US 27/441, Lady Lake, FL	$6.17	—
4	Cover All Storage	11089 North US 301, Oxford, FL	$5.76	$2.46

RENT **COMPARABLES**



Secure Covered Storage
5655 C Thomas Rd,
Wildwood, FL

Space	Rent	Rent/SF
Covered ≤30'	$172.14	$9.32
Covered 31–46'	$313.56	$7.99
Covered 47–60'	$356.88	$6.49
Covered 61'+	$429.00	$6.13
Uncovered ≤30'	$98.57	$5.76
Uncovered 31–46'	$127.14	$3.60
Uncovered 47–60'	$199.00	$3.32
Avg. covered		**$7.48**
Avg. uncovered		**$4.23**



On Solid Ground RV & Boat
7302 E Warm Springs Ave,
Coleman, FL

Space	Rent	Rent/SF
All* ≤30'	$234.50	$9.62
All* 31–46'	$355.00	$9.56
Avg. all spaces		**$9.59**



Compass RV & Boat Storage
2175 E State Road 44,
Wildwood, FL

Space	Rent	Rent/SF
Uncovered ≤30'	$248.00	$8.27
Uncovered 31–46'	$290.00	$7.72
Avg. uncovered		**$7.99**



Discount RV & Boat Storage
650 S US 27/441,
Lady Lake, FL

Space	Rent	Rent/SF
Covered ≤30'	$195.00	$6.24
Covered 31–46'	$245.00	$5.88
Covered 47–60'	$399.00	$6.38
Avg. covered		**$6.17**



Cover All Storage
11089 N US 301,
Oxford, FL

Space	Rent	Rent/SF
Covered ≤30'	$197.00	$7.15
Covered 31–46'	$233.56	$5.87
Covered 47–60'	$250.44	$4.57
Covered 61'+	$435.88	$5.46
Uncovered ≤30'	$82.50	$3.02
Uncovered 31–46'	$107.41	$2.68
Uncovered 47–60'	$118.50	$2.16
Uncovered 61'+	$154.00	$1.99
Avg. covered		**$5.76**
Avg. uncovered		**$2.46**

Rent/SF is annual (monthly rent × 12 ÷ space SF). Each band averages the sizes quoted in it; only bands with quoted rates are shown.
Discount RV & Boat Storage: online rates, Nov 2026; 12.5×40 advertised with half off first three months. Its 15×50 space is enclosed.
*On Solid Ground does not publish separate covered and uncovered rates; its quoted rates are shown together. Secure Covered rents per its unit mix.

5655 C THOMAS RD, WILDWOOD, FL

DEMOGRAPHIC ANALYSIS



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
Total Population (Current Year)	1,445	7,478	71,823
Population Density (per sq mi)	483	646	1,225
Population Growth 2020-Current	310	1,443	12,056
Annual Growth Rate 2020-Current	62	289	2,411
Total Population (5-Yr Projection)	1,491	7,704	73,948
Population Density (5-Yr Projection)	499	665	1,261
Projected Growth Current-5 Yr	46	226	2,125
Projected Annual Growth Rate	9	45	425
Population 2020	1,135	6,035	59,767

Household Income	1 MILE	3 MILE	5 MILE
Average Household Income (Current)	$ 44,487	$ 54,039	$ 94,051
Aggregate Household Income (Current)	$ 32,475,400	$ 178,705,404	$ 3,277,103,073
Median Household Income (Current)	$ 34,787	$ 46,213	$ 78,760
Per Capita Income (Current)	$ 22,599	$ 25,100	$ 45,753
Aggregate Household Income (5-Yr)	$ 37,551,800	$ 208,508,187	$ 3,854,758,265
Average Household Income (5-Yr)	$ 49,475	$ 60,666	$ 106,323
Median Household Income (5-Yr)	$ 38,713	$ 50,397	$ 86,435
Per Capita Income (5-Yr)	$ 25,321	$ 28,406	$ 52,268

Households	1 MILE	3 MILE	5 MILE
Total Households (Current Year)	730	3,307	34,844
Total Households (5-Yr Projection)	759	3,437	36,255
Projected HH Growth Current-5 Yr	29	130	1,411
Projected Annual HH Growth Rate	6	26	282

1,445
2025 Total Population
1 MILE

483
2025 Population Density
1 MILE

$54,039
2025 Avg HH Income
3 MILE

$25,100
2025 Per Capita Income
3 MILE

34,844
2025 Households
5 MILE

1,411
2025-2030 HH Growth
5 MILE

AMENITIES **MAP**



MAJOR **EMPLOYERS**

The subject is located in a diversified regional employment base led by healthcare, logistics and education. Healthcare is the largest sector, with UF Health's Leesburg and The Villages hospitals, HCA Florida Ocala Hospital and AdventHealth Ocala among the area's major employers. Logistics is represented by the Amazon Fulfillment Center (DFL8), which draws on the area's highway access, and Marion County Public Schools is the largest employer listed. This mix of healthcare, logistics and public-sector employers provides a stable employment base for the trade area.

Employer	Industry	Employees
Marion County Public Schools	Education	7,000
HCA Florida Ocala Hospital	Healthcare	2,500
AdventHealth Ocala	Healthcare	2,500
UF Health Leesburg Hospital	Healthcare	1,500
UF Health The Villages Hospital	Healthcare	1,500
Amazon Fulfillment Center	Logistics & Distribution	1,000



MAJOR **DEVELOPMENTS**



Brownwood Paddock Square

Opened October 2012, the third of The Villages' town squares; Log Cabin Stage with nightly free live music; dining, retail and a Saturday farmers market. ~5 min drive from Secure Covered / ~15 min drive from Cover All.



Village of Fenney

1,048 acres and roughly 3,700 homes, now built out and occupied, minutes from both properties. Coleman Ridge is planned on its western edge.



Villages Retail Expansion

The market carries ~7.5M SF of commercial space and ~$1.5B in annual retail sales. Commercial gravity keeps the corridor the region's service spine.



New Walmart Supercenter

Walmart's 200,000-SF "store of the future" Supercenter opened March 4, 2026 near SR 44 & Morse Blvd, with full grocery, a sushi bar, Dunkin', auto care, gas and a drive-thru pharmacy, minutes from Secure Covered.



Twisted Oaks

A master-planned, all-ages new-construction community in Wildwood, with homes by D.R. Horton, Pulte Homes and Park Square Homes. Plans include 1,283 D.R. Horton homes plus 377 Pulte homes.

COVER ALL STORAGE

1089 N US 301, OXFORD, FL



GRANDSTONE
STORAGE INVESTMENT SALES

OFFERINGMEMORANDUM

11089 N US 301, OXFORD, FL

INVESTMENT OVERVIEW



OFFERING **SUMMARY**

COVER ALL STORAGE

11089 N US 301, OXFORD, FL 34484

$11,150,000
PURCHASE PRICE

$63.51
PRICE PER RENTABLE SF

78.8%
PHYSICAL OCCUPANCY

73.7%
ECONOMIC OCCUPANCY

6.46%
YEAR 2 CAP RATE

6.69%
YEAR 3 CAP RATE

6.92%
YEAR 4 CAP RATE

7.15%
YEAR 5 CAP RATE



Occupancy reflects the 10/31/26 snapshot; trailing-12 average area occupancy was 74.6%.

5.49%
CURRENT CAP RATE

6.25%
YEAR 1 CAP RATE

175,560
COVERED NET RENTABLE SF

19.91
LOT SIZE

2013–2020
YEAR BUILT/RENOVATED

OCCUPANCY **PERFORMANCE**

COVERED VS. UNCOVERED | COVER ALL STORAGE · 11089 N US 301, OXFORD, FL

COVERED

Spaces	**330**
Occupied Spaces	**269**
Physical Occupancy — Space Count	**81.5%**
Economic Occupancy	**77.4%**
Monthly GPR (8/31/26 Rent Roll)	**$80,568**
Physical Occupancy	**81.5%**

UNCOVERED

Spaces	**337**
Occupied Spaces	**255**
Physical Occupancy — Space Count	**75.7%**
Economic Occupancy	**65.4%**
Monthly GPR (8/31/26 Rent Roll)	**$35,206**
Physical Occupancy	**75.7%**

Entire site: 78.8% physical and 73.7% economic occupancy (10/31/26). Covered spaces lead at 81.5% occupied vs 75.7% uncovered, with lease-up and revenue-management upside in both.

Source: Cover All occupancy statistics, 10/31/26 snapshot, entire site (covered and uncovered spaces). Physical occupancy by space count is occupied spaces ÷ total spaces; monthly GPR reflects the 8/31/26 rent roll. Occupancy reflects the 10/31/26 snapshot; trailing-12 average area occupancy was 74.6%.

















11089 N US 301, OXFORD, FL

FINANCIAL ANALYSIS



UNIT **MIX**

COVERED PARKING:						
UNIT SIZE	**# OF UNITS**	**SF / UNIT**	**TOTAL SQFT**	**MONTHLY RENT / UNIT**	**MONTHLY INCOME**	**ANNUAL INCOME**
12.0 x 23.0	2	276	552	$170.00	$340	$4,080
12.0 x 25.0	3	300	900	$175.00	$525	$6,300
12.0 x 30.0	14	360	5,040	$219.00	$3,066	$36,792
12.0 x 32.0	16	384	6,144	$233.06	$3,729	$44,748
12.0 x 35.0	55	420	23,100	$217.65	$11,971	$143,649
12.0 x 40.0	60	480	28,800	$237.92	$14,275	$171,302
12.0 x 45.0	31	540	16,740	$245.10	$7,598	$91,177
12.0 x 47.0	16	564	9,024	$245.94	$3,935	$47,220
12.0 x 50.0	114	600	68,400	$239.89	$27,347	$328,170
12.0 x 55.0	1	660	660	$265.00	$265	$3,180
12.0 x 60.0	1	720	720	$261.00	$261	$3,132
12.0 x 70.0	10	840	8,400	$413.50	$4,135	$49,620
12.0 x 75.0	2	900	1,800	$445.00	$890	$10,680
12.0 x 80.0	3	960	2,880	$460.00	$1,380	$16,560
12.0 x 100.0	2	1,200	2,400	$425.00	$850	$10,200
TOTAL Covered Parking:	**330**	**532**	**175,560**	**$244.14**	**$80,568**	**$966,810**
UNCOVERED PARKING						
10.0 x 15.0	5	-	-	$61.00	$305	$3,660
9.0 x 25.0	1	-	-	$69.00	$69	$828
12.0 x 20.0	29	-	-	$70.52	$2,045	$24,541
12.0 x 22.0	10	-	-	$77.00	$770	$9,240
12.0 x 25.0	66	-	-	$80.00	$5,280	$63,360
12.0 x 27.0	1	-	-	$82.00	$82	$984
12.0 x 30.0	4	-	-	$85.00	$340	$4,080
12.0 x 33.0	20	-	-	$89.00	$1,780	$21,360
12.0 x 35.0	10	-	-	$95.00	$950	$11,400
12.0 x 37.0	12	-	-	$97.00	$1,164	$13,968
12.0 x 40.0	56	-	-	$101.86	$5,704	$68,450
12.0 x 45.0	74	-	-	$125.38	$9,278	$111,337
12.0 x 50.0	5	-	-	$113.00	$565	$6,780
12.0 x 60.0	2	-	-	$124.00	$248	$2,976
12.0 x 75.0	26	-	-	$149.00	$3,874	$46,488
12.0 x 80.0	11	-	-	$159.00	$1,749	$20,988
144.0 x 33.0	1	-	-	$830.00	$830	$9,960
Misc Small (6x8 / 8x10 / 9x10)	4	-	-	$43.25	$173	$2,076
TOTAL Uncovered Parking:	**337**	**-**	**-**	**$104.47**	**$35,206**	**$422,476**
GRAND TOTAL	**667**	**263**	**175,560**	**$173.57**	**$115,774**	**$1,389,286**

INCOME AND **EXPENSES**

	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	**$1,389,286**		**$1,389,286**		**$1,430,965**		**$1,473,894**		**$1,518,111**		**$1,563,654**	
Physical Vacancy	(294,390)	21.2%	(208,393)	15.0%	(214,645)	15.0%	(221,084)	15.0%	(227,717)	15.0%	(234,548)	15.0%
Economic Vacancy	(120,917)	8.7%	(104,196)	7.5%	(107,322)	7.5%	(110,542)	7.5%	(113,858)	7.5%	(117,274)	7.5%
Total Vacancy	(415,307)		(312,589)		(321,967)		(331,626)		(341,575)		(351,822)	
Vacancy %	29.9%		22.5%		22.5%		22.5%		22.5%		22.5%	
Effective Rental Income	**$973,979**		**$1,076,697**		**$1,108,998**		**$1,142,268**		**$1,176,536**		**$1,211,832**	
Late, Letter, & NSF Fees	430		476		490		505		520		535	
Administration Fees	1,605		1,637		1,670		1,703		1,737		1,772	
Merchandise Sales, Net	40		41		42		42		43		44	
Other Income	970		989		1,009		1,029		1,050		1,071	
Total Other Income	$3,151		$3,143		$3,210		$3,280		$3,350		$3,422	
Effective Gross Income (EGI)	**$977,131**		**$1,079,840**		**$1,112,208**		**$1,145,547**		**$1,179,886**		**$1,215,254**	
Property Taxes	44,450		60,433		61,642		62,875		64,132		65,415	
Insurance	25,327		25,833		26,350		26,877		27,415		27,963	
Utilities & Trash	70,328		71,734		73,169		74,632		76,125		77,647	
Repairs & Maintenance	13,313		13,579		13,851		14,128		14,410		14,698	
Advertising	26,789		27,325		27,872		28,429		28,998		29,578	
Salaries, Taxes, & Benefits	65,000		65,000		66,300		67,626		68,979		70,358	
Management Fee	48,857		53,992		55,610		57,277		58,994		60,763	
Office Supplies & Postage	15,276		15,582		15,894		16,212		16,536		16,866	
Bank & Credit Card Fees	23,586		17,277		17,795		18,329		18,878		19,444	
Telephone & Internet	3,615		3,687		3,761		3,836		3,913		3,991	
Landscaping	28,000		28,560		29,131		29,714		30,308		30,914	
Total Expenses	**$364,540**		**$383,003**		**$391,374**		**$399,934**		**$408,687**		**$417,638**	
% of EGI	37.3%		35.5%		35.2%		34.9%		34.6%		34.4%	
Net Operating Income (NOI)	**$612,590**		**$696,836**		**$720,834**		**$745,613**		**$771,199**		**$797,617**	
Operating Margin %	62.7%		64.5%		64.8%		65.1%		65.4%		65.6%	

Financial Footnotes:

1. Current income reflects Nov-25 to Oct-26; expenses reflect the Oct-25 to Sep-26 T-12.

2. Payroll normalized to $65,000 in the Current column and Year 1.

3. Year 1 taxes based on the 2026 Sumter County tax bills.

4. Current tenant insurance of $106 is included in Total Other Income.

Management fee underwritten at 5% of EGI.

11089 N US 301, OXFORD, FL

PROPERTY INFORMATION



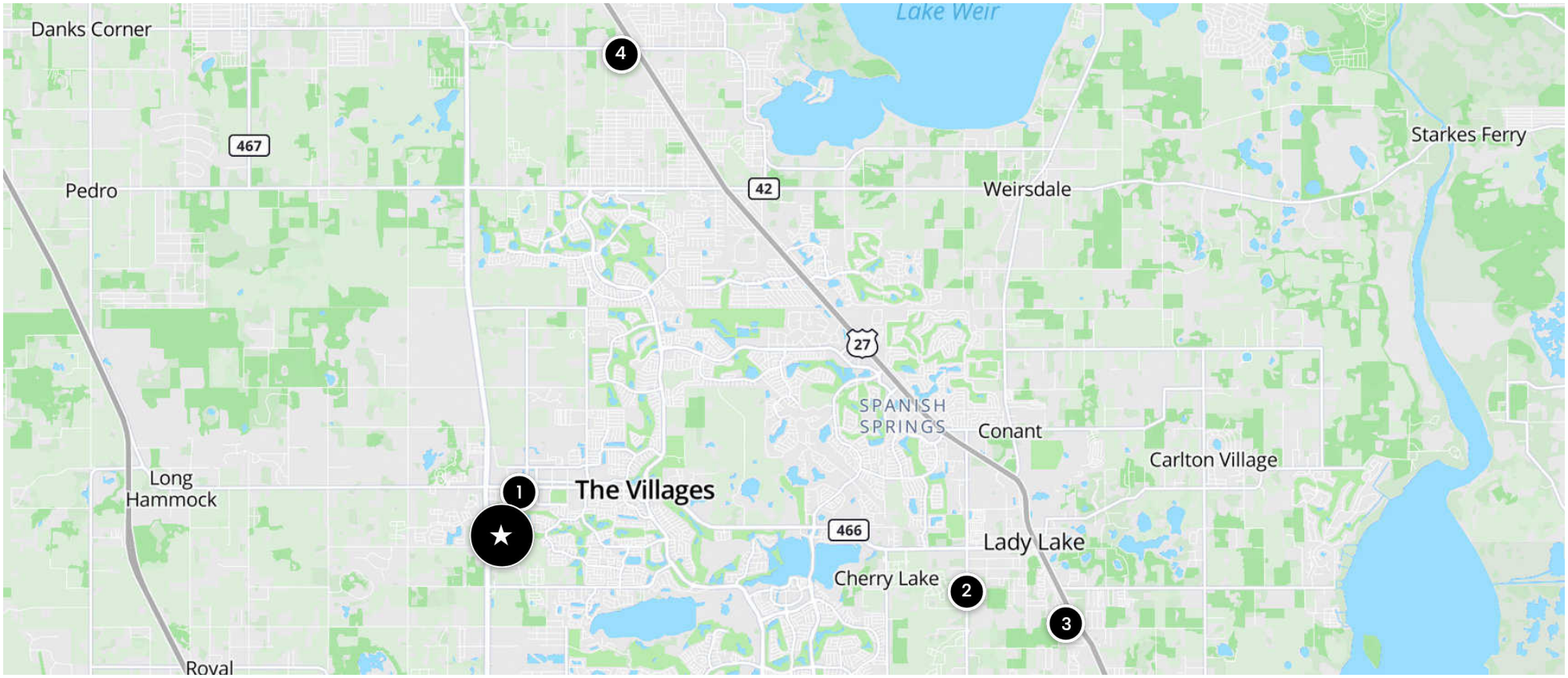

COVER ALL STORAGE
11089 NORTH US 301
OXFORD, FL
Oxford Oaks Ln
Berning Ter
Thomas St
NE 42nd Blvd
301
NE 110 Rd
County Rd 214

11089 N US 301, OXFORD, FL

RENT COMPARABLES



RENT **COMPARABLES MAP**



LEGEND	PROPERTY NAME	ADDRESS	RENT/SF COVERED	RENT/SF UNCOVERED
★	**Cover All Storage (Subject)**	11089 North US 301, Oxford, FL	$5.76	$2.46
1	Compass Self Storage	4477 E County Road 466, Oxford, FL	$8.96	$3.58
2	The Villages RV Storage	Rolling Acres Rd, The Villages, FL	—	$1.57
3	Discount RV & Boat Storage	650 S US 27/441, Lady Lake, FL	$6.17	—
4	Safe Harbor RV & Boat	8640 SE 147th Pl, Summerfield, FL	$6.80	$3.30

RENT **COMPARABLES**



Cover All Storage
11089 N US 301,
Oxford, FL

Space	Rent	Rent/SF
Covered ≤30'	$197.00	$7.15
Covered 31–46'	$233.56	$5.87
Covered 47–60'	$250.44	$4.57
Covered 61'+	$435.88	$5.46
Uncovered ≤30'	$82.50	$3.02
Uncovered 31–46'	$107.41	$2.68
Uncovered 47–60'	$118.50	$2.16
Uncovered 61'+	$154.00	$1.99
Avg. covered		**$5.76**
Avg. uncovered		**$2.46**



Compass Self Storage
4477 E County Road 466,
Oxford, FL

Space	Rent	Rent/SF
Covered 47–60'	$448.00	$8.96
Uncovered ≤30'	$81.50	$4.06
Uncovered 31–46'	$100.00	$2.61
Avg. covered		**$8.96**
Avg. uncovered		**$3.34**



The Villages RV Storage
Rolling Acres Rd,
The Villages, FL

Space	Rent	Rent/SF
Uncovered ≤30'	$46.00	$1.89
Uncovered 31–46'	$53.00	$1.33
Uncovered 47–60'	$59.00	$1.18
Avg. uncovered		**$1.57**



Discount RV & Boat Storage
650 S US 27/441,
Lady Lake, FL

Space	Rent	Rent/SF
Covered ≤30'	$195.00	$6.24
Covered 31–46'	$245.00	$5.88
Covered 47–60'	$399.00	$6.38
Avg. covered		**$6.17**



Safe Harbor RV & Boat
8640 SE 147th Pl,
Summerfield, FL

Space	Rent	Rent/SF
Covered ≤30'	$192.38	$7.02
Covered 31–46'	$270.00	$6.75
Covered 47–60'	$371.25	$6.75
Covered 61'+	$548.44	$6.75
Uncovered ≤30'	$80.62	$3.31
Uncovered 31–46'	$123.75	$3.09
Uncovered 47–60'	$180.00	$3.27
Uncovered 61'+	$264.38	$3.41
Avg. covered		**$6.80**
Avg. uncovered		**$3.30**

Rent/SF is annual (monthly rent × 12 ÷ space SF). Each band averages the sizes quoted in it; only bands with quoted rates are shown.
Discount RV & Boat Storage: online rates, Nov 2026; 12.5×40 advertised with half off first three months. Its 15×50 space is enclosed.

11089 N US 301, OXFORD, FL

DEMOGRAPHIC ANALYSIS



AMENITIES **MAP**



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
Total Population (current)	1,952	27,756	97,180
Population Density per sq mi (current)	1,226	809	1,236
2020-Current Population Growth	350	5,163	17,331
2020-Current Avg Annual Growth	70	1,033	3,466
Total Population (+5yr projected)	2,014	28,644	100,745
Population Density (+5yr projected)	1,265	835	1,281

Household Income	1 MILE	3 MILE	5 MILE
Average Household Income (current)	$74,194	$92,263	$88,247
Aggregate Household Income (current)	$82,355,340	$1,347,593,378	$4,643,910,128
Median Household Income (current)	$80,479	$75,421	$72,579
Per Capita Income (current)	$42,190	$48,551	$47,787
Aggregate Household Income (+5yr)	$94,474,550	$1,602,090,824	$5,478,498,444
Average Household Income (+5yr)	$81,867	$105,463	$99,651
Median Household Income (+5yr)	$86,618	$83,006	$79,835
Per Capita Income (+5yr)	$46,909	$56,074	$54,536

Households	1 MILE	3 MILE	5 MILE
Households (current)	1,110	14,606	52,624
Households (+5yr projected)	1,154	15,191	54,977
Current-5yr Households Growth	44	585	2,353
Current-5yr Households Avg Annual Growth	9	117	471

1,952
Total Population
(current)
1 MILE

100,745
Total Population
(+5yr projected)
5 MILE

$74,194
Avg HH Income
(current)
1 MILE

$54,536
Per Capita Income
(+5yr)
5 MILE

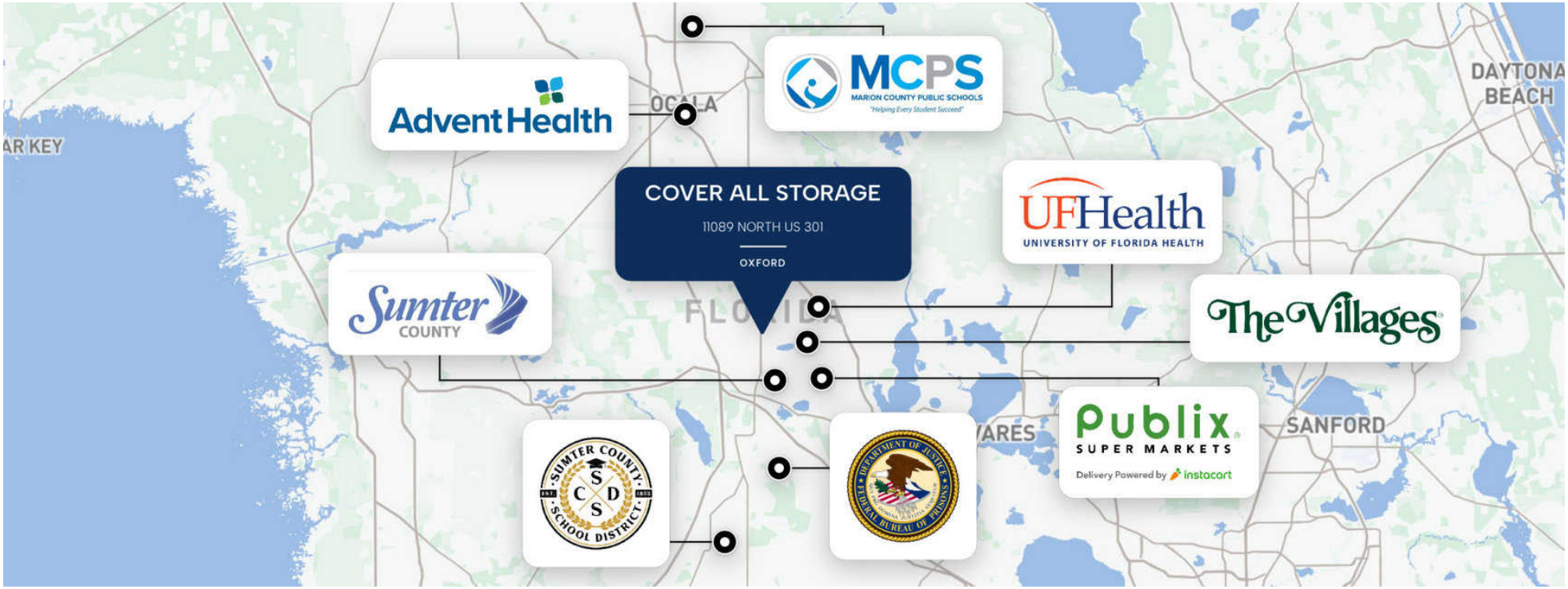
1,110
Households
(current)
1 MILE

44
Current-5yr Households
Growth
1 MILE

MAJOR **EMPLOYERS**

Oxford, FL benefits from proximity to major employers in the surrounding region, including Marion County Public Schools, The Villages Operating Company, and AdventHealth Ocala. With 7,000 employees at Marion County Public Schools alone, the area also hosts large healthcare facilities like UF Health The Villages Hospital, and major government entities like Coleman Federal Correctional Complex. This diverse employment base drives job growth, commuting, and demand for housing, services, and storage in the Oxford trade area.

Employer	Industry	Employees
Marion County Public Schools	Education	7,000
The Villages Operating Company	Community Operations	3,000
AdventHealth Ocala	Healthcare	2,500
UF Health The Villages Hospital	Healthcare	1,500
Coleman Federal Correctional Complex	Government	1,500
Sumter County School District	Education	1,000
Sumter County Government	Government	500
Publix Super Markets	Retail	500



MAJOR **DEVELOPMENTS**



Densan Park Expansion

Wildwood commissioners approved a fourth phase of 37 homes for this Oxford community next to The Villages, bringing the total to 276. The community sits along County Road 101, about a mile north of CR 466, adding more rooftops close to the subject.



Canan Lakes (Proposed)

This proposed family subdivision would allow up to 580 single-family and attached homes on about 145 acres near county roads 466 and 209. In September 2026, Wildwood commissioners sent it to the state for review. The city's staff analysis notes it would put housing close to jobs along the two county roads and U.S. 301.



UF Health Oxford ER & Urgent Care

UF Health broke ground in December 2025 on its third emergency and urgent care center in the region, built with Dallas-based Intuitive Health to serve Oxford, Wildwood and The Villages. The 14,410 SF center will be open 24/7 on Thomas Street, just east of U.S. 301 and south of CR 466.



US 301 Widening & Realignment

Through the Moving Florida Forward initiative, FDOT is rebuilding U.S. 301 between Sumterville and Wildwood, from CR 470 to Florida's Turnpike. The roadway is being widened from two to four lanes in three segments, including a new two-mile section around the City of Coleman. Construction is underway on the first segment. Together, the work improves regional access along the corridor the subject fronts.



Summerfield Cottages

In August 2025, Wildwood approved the site plan and developer's agreement for a 270-unit multifamily community on nearly 50 acres behind Oxford Oaks. The plan calls for 56 buildings of two- and three-bedroom units with 440 garage spaces.

CONTACT **US**







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SECURE COVERED & COVER ALL STORAGE STORAGE PORTFOLIO

5655 C.Thomas Rd, Wildwood, FL 34785
11089 N US 301, Oxford, FL 34484

GRANDSTONE
STORAGE INVESTMENT SALES