

LAND FOR SALE

WESLEY CHAPEL 33544

RESIDENTIAL DEVELOPMENT SITE



TAMPA
COMMERCIAL
REAL ESTATE



- **PRICE:** \$1,650,000
- **SIZE:** 6.4 Ac
- **ZONING:** R1 Residential
- **FUTURE LAND USE:** RES-6. (6 units per acre)
- **Flood Zone:** X (98.8%).
- **Utilities:** Located on Quail Hollow Blvd

- **PID** a) 01 26 19 0010 00000 0010 (6.33 sc) +
b) 01 26 19 0010 00000 0012 (0.11ac)
- **EXCELLENT VISIBILITY**
- **FAST GROWING AREA**
- **CONVENIENT TO:** Shopping, Schools, Highways

Information is from sources deemed reliable . We cannot guarantee accuracy. Subject to change or withdrawal without notice.

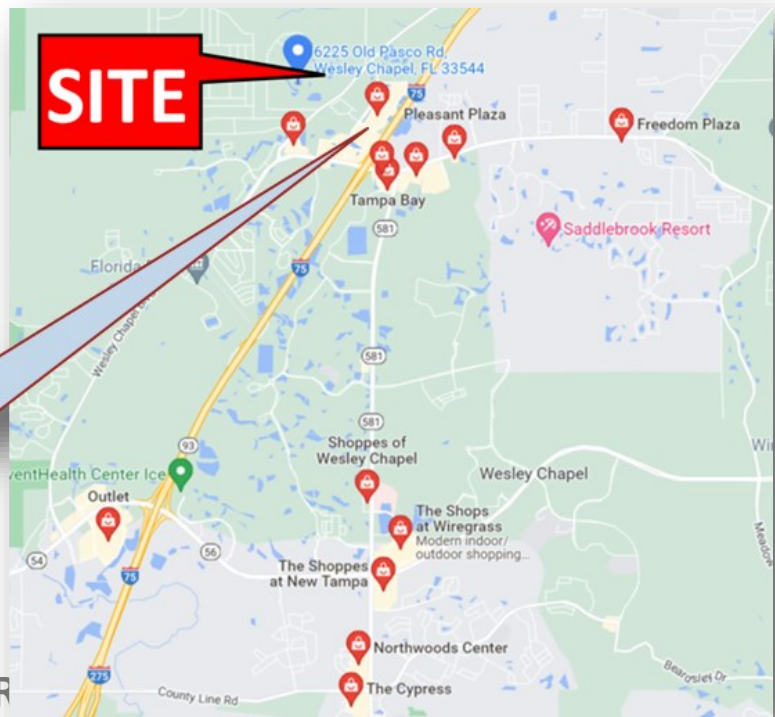


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SELECTED SHOPPING CENTERS

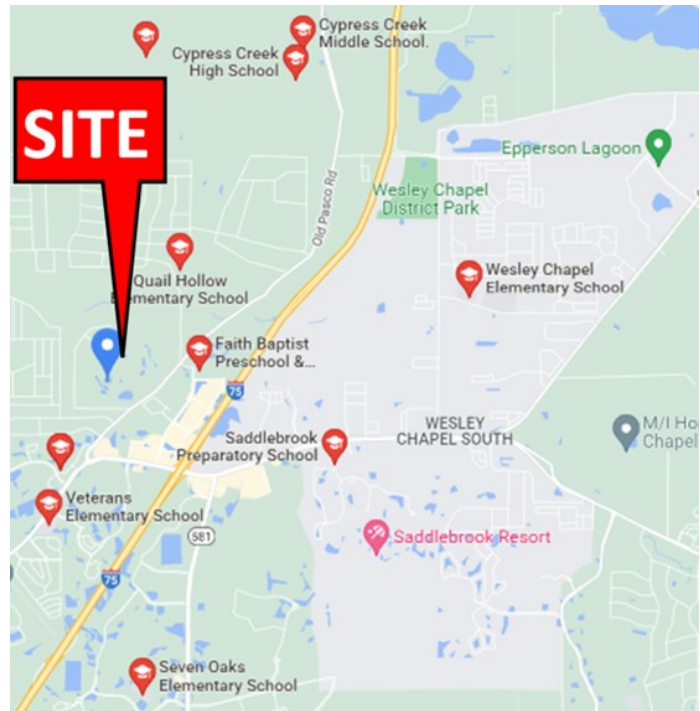
- Town Center at Wesley Chapel— 1.5miles—4 min
- The Grove at Wesley Chapel— 1.3 miles—6 min
- Village Market—Outlet Mall—2.5 miles—7 min
- Pleasant Plaza— 3.2 Miles—11 min
- Freedom Plaza—4.6 miles—12 min
- Shoppes of Wesley Chapel—5.5 miles—13 min



SELECTED SCHOOLS

Distance from Property

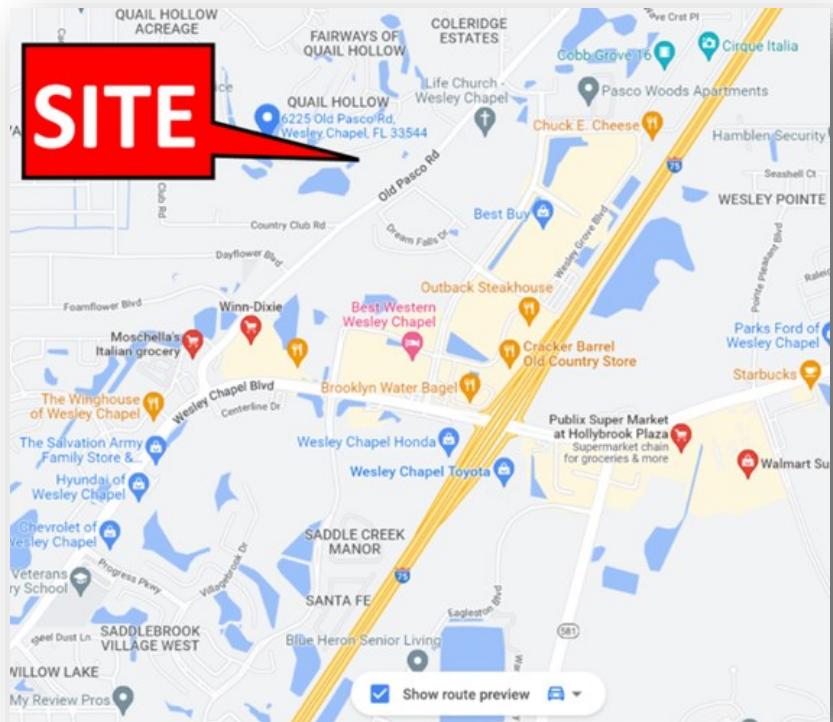
- Quail Hollow Elementary School— 1.2 miles—4 min
- Veterans Elementary School—1.9 miles—6 min
- Cypress Creek High School — 3.8 miles —9 min
- Quail Hollow Elementary School— 1.2 miles—4 min



SELECTED SUPERMARKETS

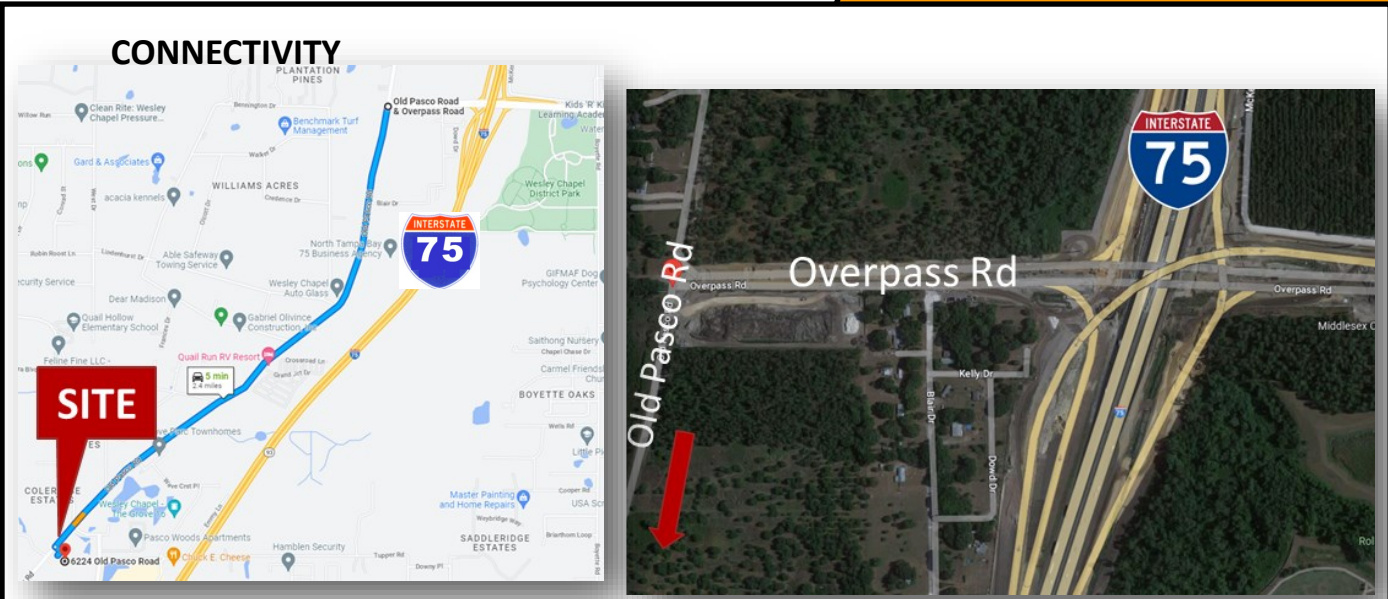
Distance from Property

- Win Dixie — 1.5miles—4 min
- Publix—2.9 miles—10 min
- Walmart Super Center 3.1 miles—11 min



For more information please contact:
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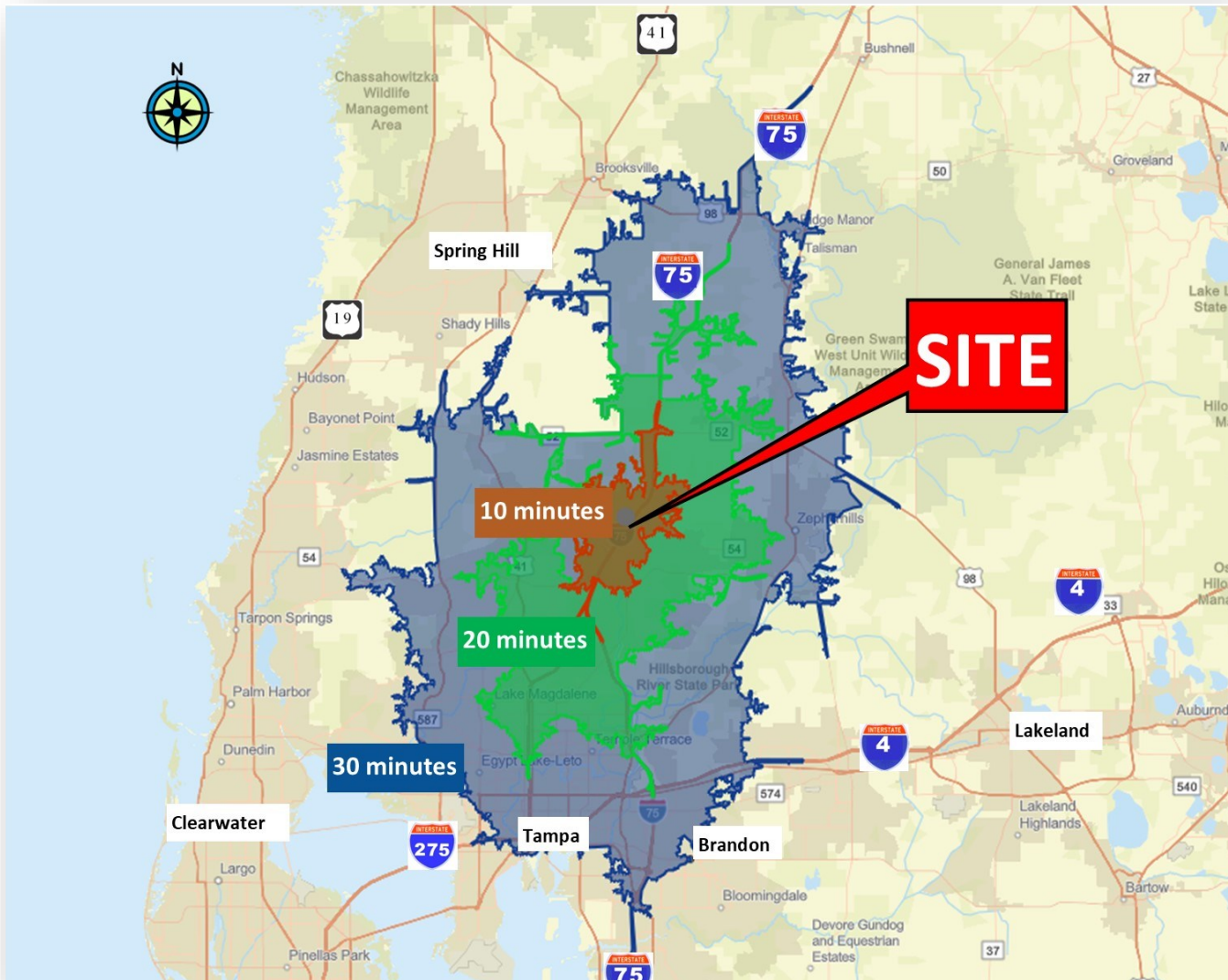


2.4 miles to the N The new interchange at Interstate 75 and Overpass Road (known as Exit 284) has opened, bringing more connectivity to northeast Pasco, and opens up an east/west route to aid current and future developments in the area including Connected City and the Villages of Pasadena

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DEMOGRAPHICS



2023	10 Min Drive Time	US Av
Population	42,337	
Households	15,375	
Median Age	39.6	39.1
Wealth Index	128	100
Percent of Income for Mortgage	20.10%	
Med HH Income	\$97,075	\$72,603
Av HH Income	\$127,154	\$107,008
Housing Affordability Index	120	100
Percentage owner Occupied Units	73%	54.60%

The site is in easy commuting distance from Tampa and Pinellas.
 The economic demographic profile of people who live within 10 min drive time is higher that of the US Average.

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SIENNA COVE



American Homes 4 Rent, a California-based real estate investment trust is building 375 single-family homes adjacent to the subject property

Siena Cove is a pet-friendly community featuring brand new homes with quartz countertops, stainless-steel appliances, and luxury vinyl plank flooring. Other amenities include a community pool, fitness center, yoga room, clubhouse, co-working space and playground



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