

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
- **LOCATION:** At the traffic light intersection of Old Pasco Rd & Quail Hollow Blvd & Oakley Bv.

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

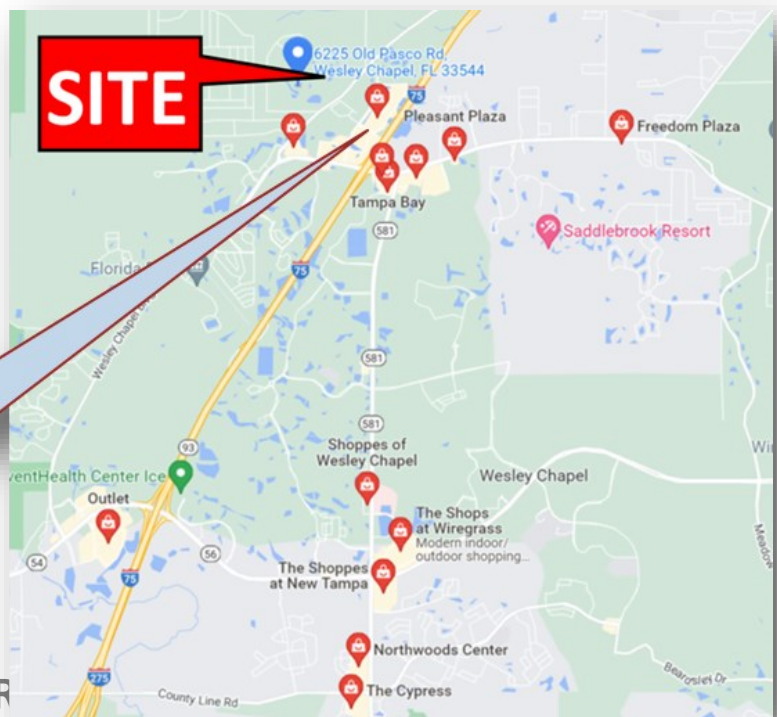


TAMPA COMMERCIAL REAL ESTATE



SELECTED SHOPPING CENTERS

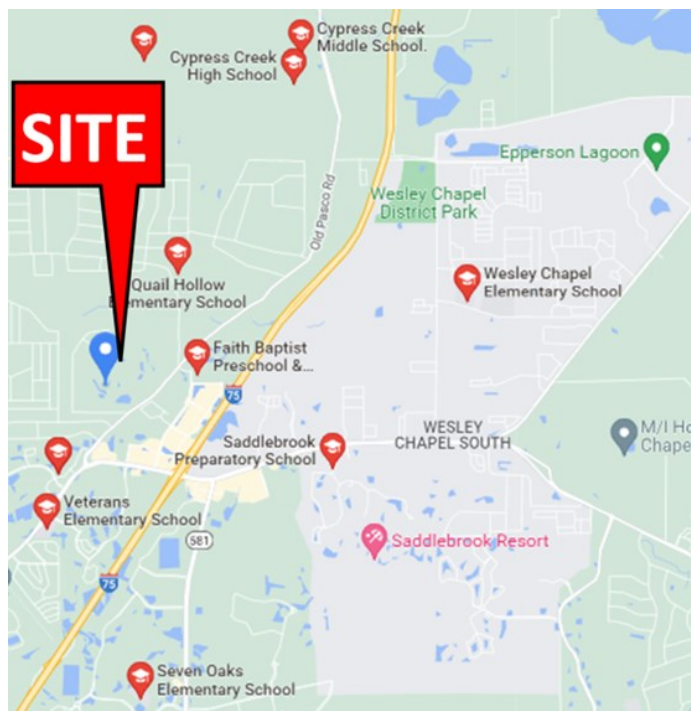
- Town Center at Wesley Chapel— 1.5miles—4 min
- The Grove at Wesley Chapel— 1.3 miles—6 min
- Village Market—Outlet Mall—2.5 miles—7 min
- Pleasant Plaza— 3.2 Miles—11 min
- Freedom Plaza—4.6 miles—12 min
- Shoppes of Wesley Chapel—5.5 miles—13 min



SELECTED SCHOOLS

Distance from Property

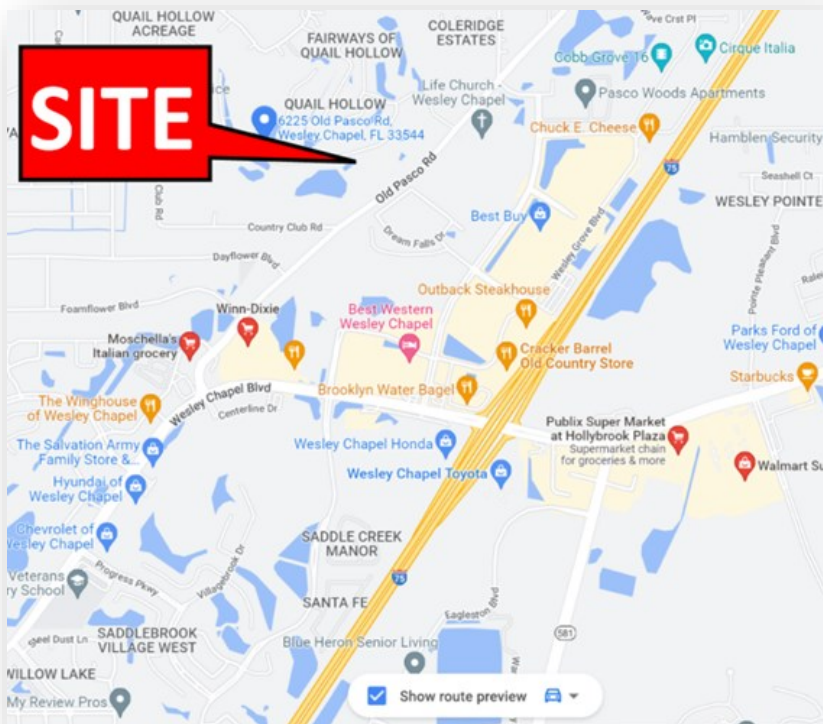
- Quail Hollow Elementary School— 1.2 miles—4 min
- Veterans Elementary School—1.9 miles—6 min
- Cypress Creek High School — 3.8 miles —9 min
- Quail Hollow Elementary School— 1.2 miles—4 min



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



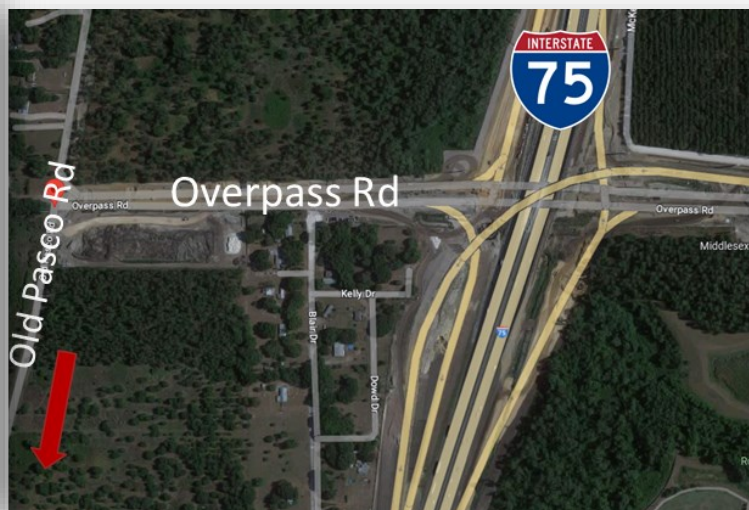
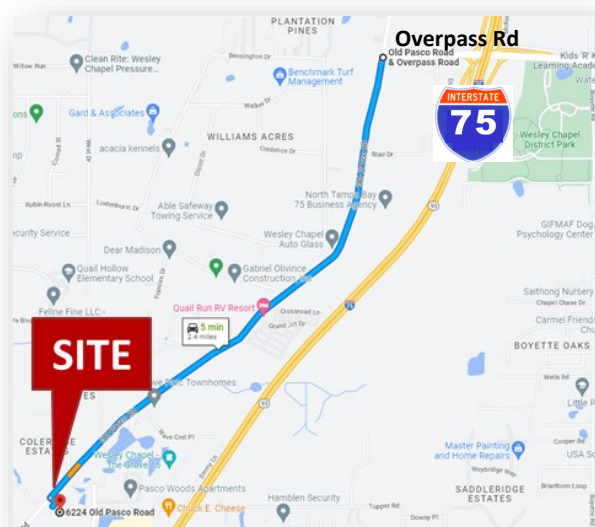
For more information please contact:
 Steven Silverman, Broker (813)785-3665
 Steven@TampaCommercialRealEstate.com
 www.TampaCommercialRealEstate.com

TAMPA COMMERCIAL REAL ESTATE

INFRASTRUCTURE

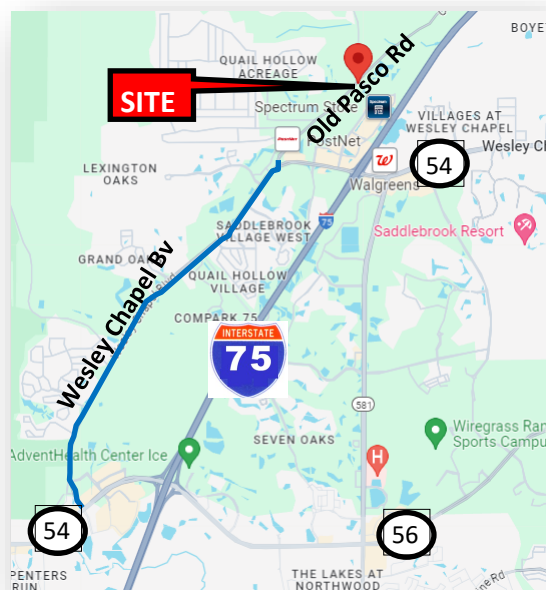
This is an infill site. Infrastructure improvements are occurring all around the site

1. N of Property—Overpass Rd



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

2. S of Property—Wesley Chapel Bv

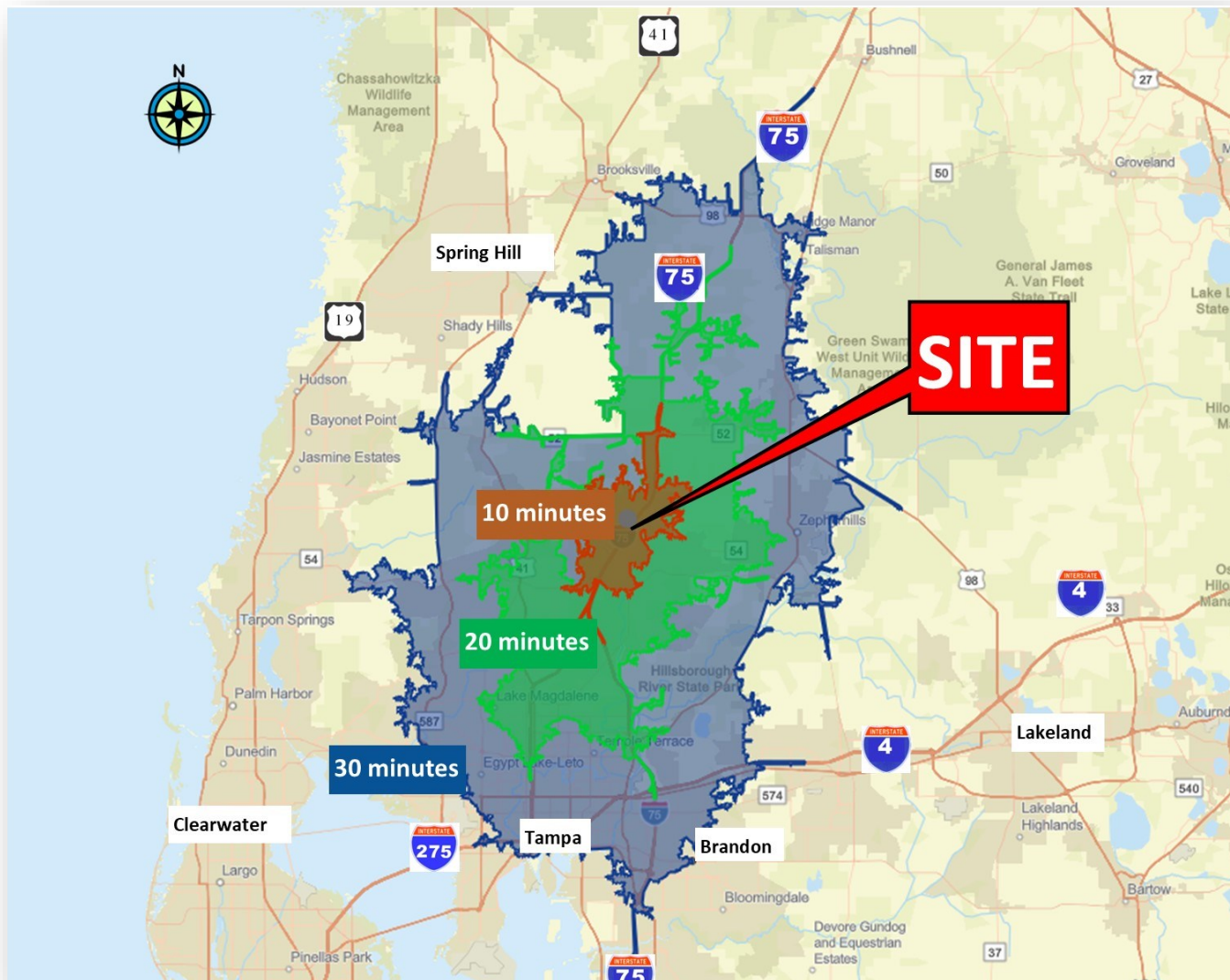


On April 23, 2024 Pasco County commissioners unanimously approved a \$69.4 million contract with David Nelson Construction Co. to widen Wesley Chapel Boulevard to six lanes and add a sidewalk and bike trail. The scope is limited to the corridor between State Road 54/56 and Old Pasco Road.

TAMPA COMMERCIAL REAL ESTATE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

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 than that of the US Average.

For more information please contact:
 Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

TAMPA COMMERCIAL REAL ESTATE

FEMA



The property lies 99% in Floodzone X which is outside the 100 year floodplain and does not have wetlands. A tiny area in the NW corner of the property falls into Floodzone AE.

WETLANDS



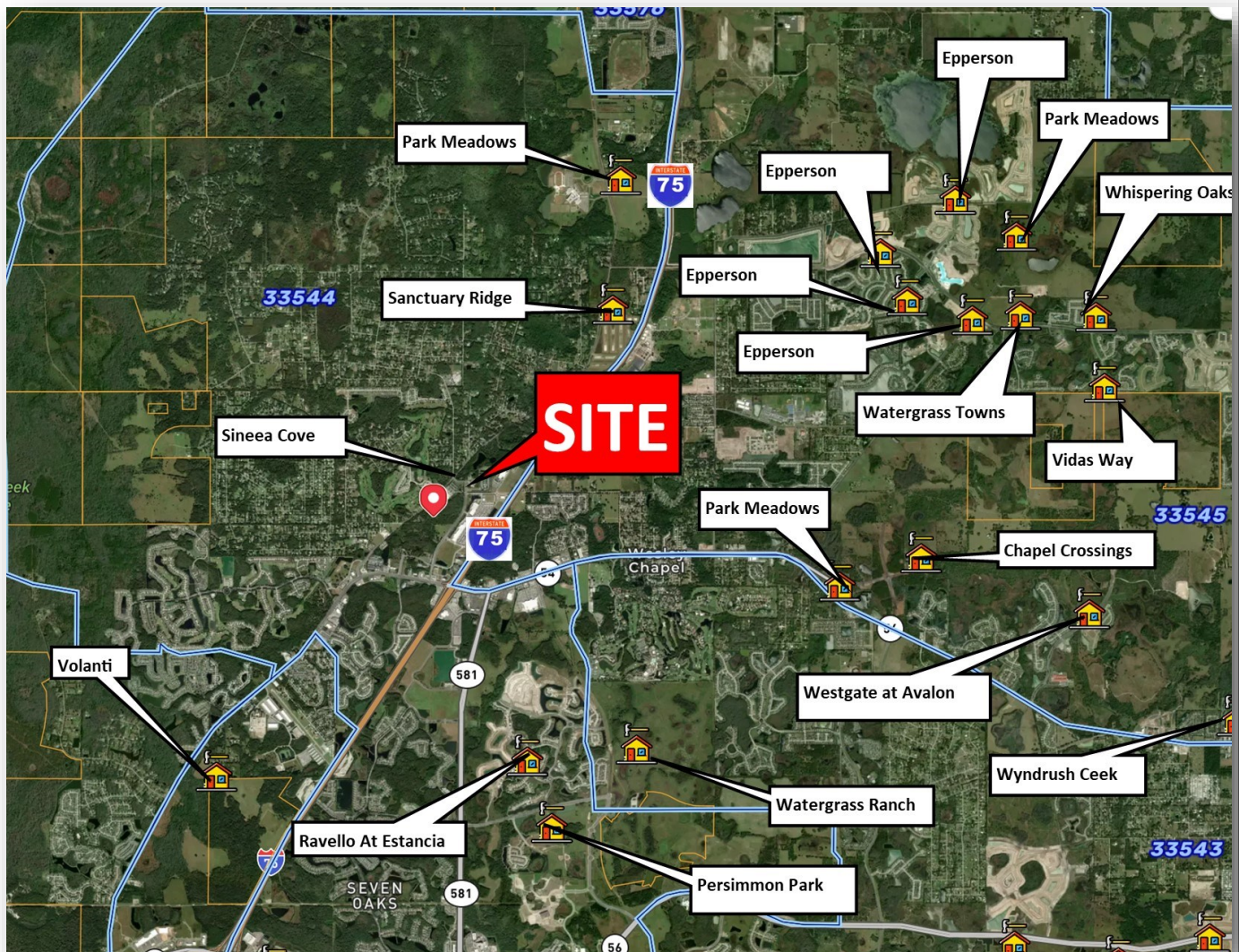
SOILS



TAMPA COMMERCIAL REAL ESTATE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

RESIDENTIAL DEVELOPMENT



An infill residential site surrounded by residential development

TAMPA COMMERCIAL REAL ESTATE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

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



TAMPA COMMERCIAL REAL ESTATE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

