

# Wesley Chapel Blvd. Mixed Use

9 +/- Acres of Vacant Land

# \$2,400,000

For Sale



**COLDWELL  
BANKER  
COMMERCIAL**  
SAUNDERS RALSTON DANTZLER

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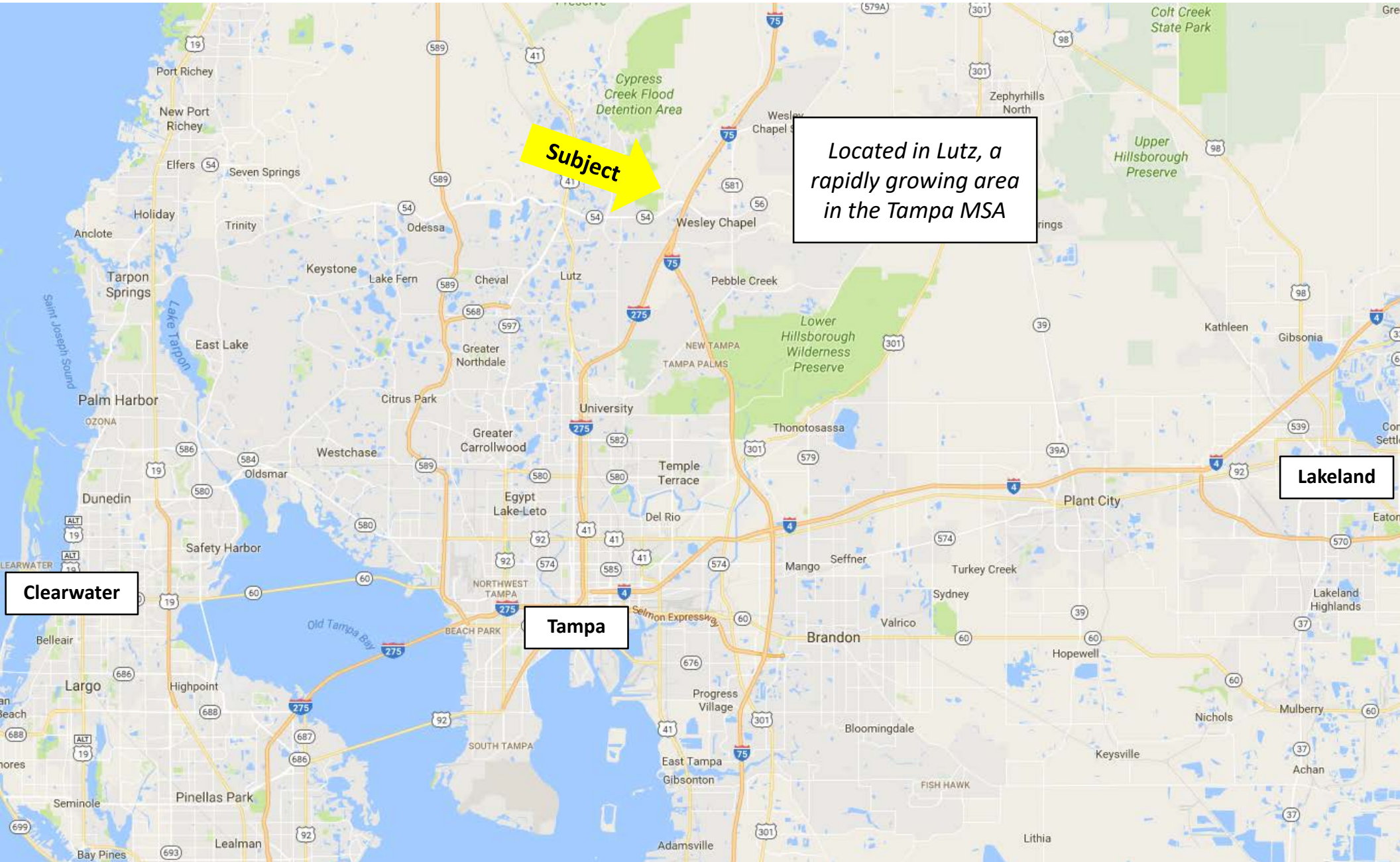
# Wesley Chapel Blvd. Mixed Use

- Excellent demographics
  - Nearly 20,000 people within 2 mile radius of site, and population is projected to grow twice as fast as the United States
  - Median Household Income of \$73,000 is more than 50% higher than the Tampa MSA and the State of Florida
- Cypress Creek Town Center, directly across the street, is a large scale multi-use PUD with 230 MF units so far, as well as major retailers like Simon, Costco, and several sit-down and fast-food restaurants
- Wesley Chapel Blvd. currently being widened from two lanes to four lanes in anticipation of future traffic growth
- Pasco County water and sewer, electric from Withlacoochee River Electric Coop.
- Highest and best use... mixed use PUD to include residential, office, and some retail

# Executive Summary

<b>Site Address:</b>	Wesley Chapel Blvd., Lutz, FL
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	9 +/- acres of 27-26-19-0010-00000-0410
<b>Land Size:</b>	9 +/- acres
<b>Zoning/FLU:</b>	RES-3 and Conservation (Pasco County)
<b>Highest and Best Use:</b>	Mixed use PUD including residential, office, and some retail
<b>Frontage:</b>	1,200 +/- FT on Wesley Chapel Blvd. (SR 54)
<b>Utilities:</b>	All on site
<b>Traffic Count:</b>	23,000 cars/day on Wesley Chapel Blvd.
<b>Price:</b>	\$2,400,000

# Regional Location Map



**Subject**

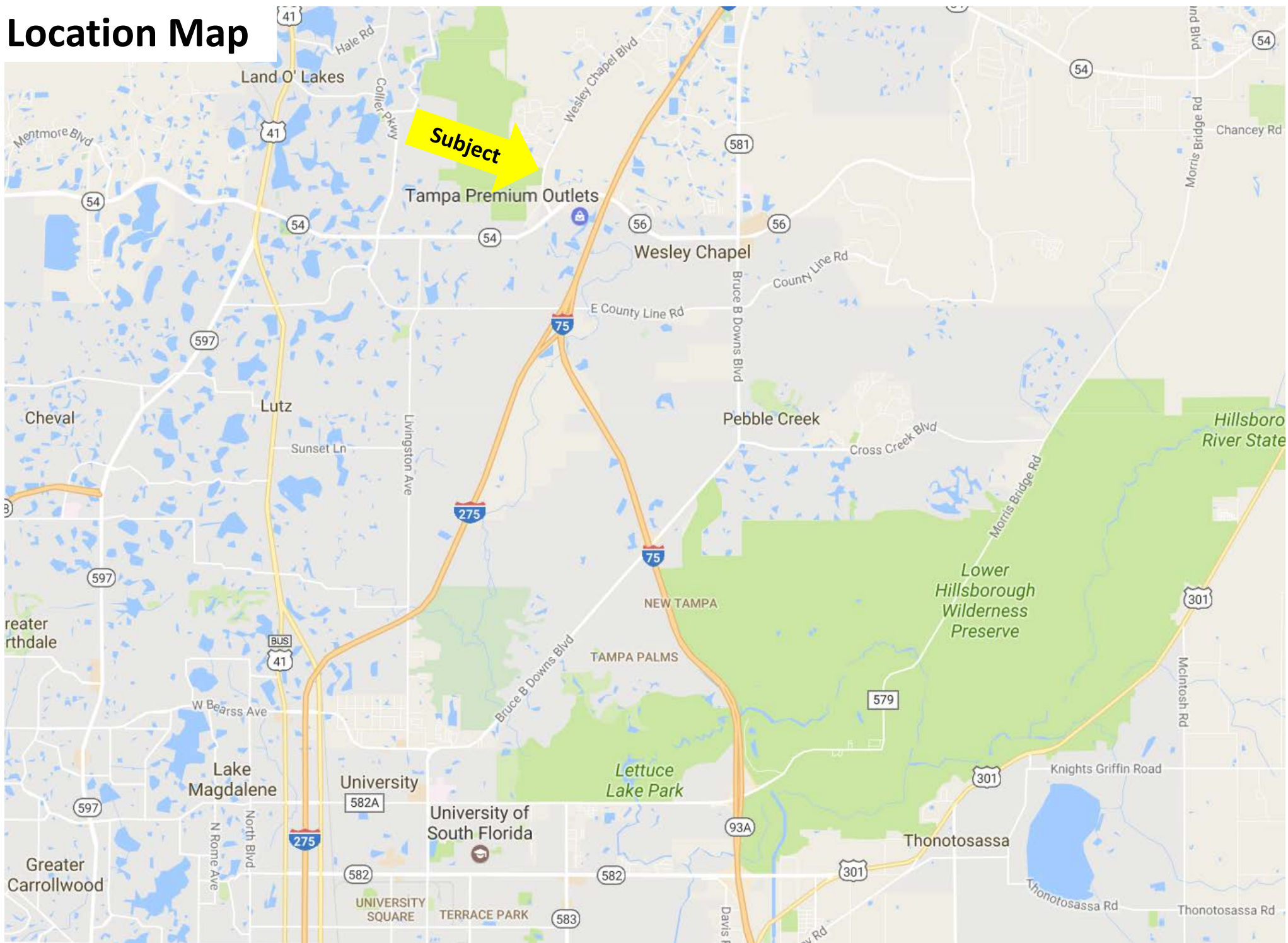
*Located in Lutz, a rapidly growing area in the Tampa MSA*

**Clearwater**

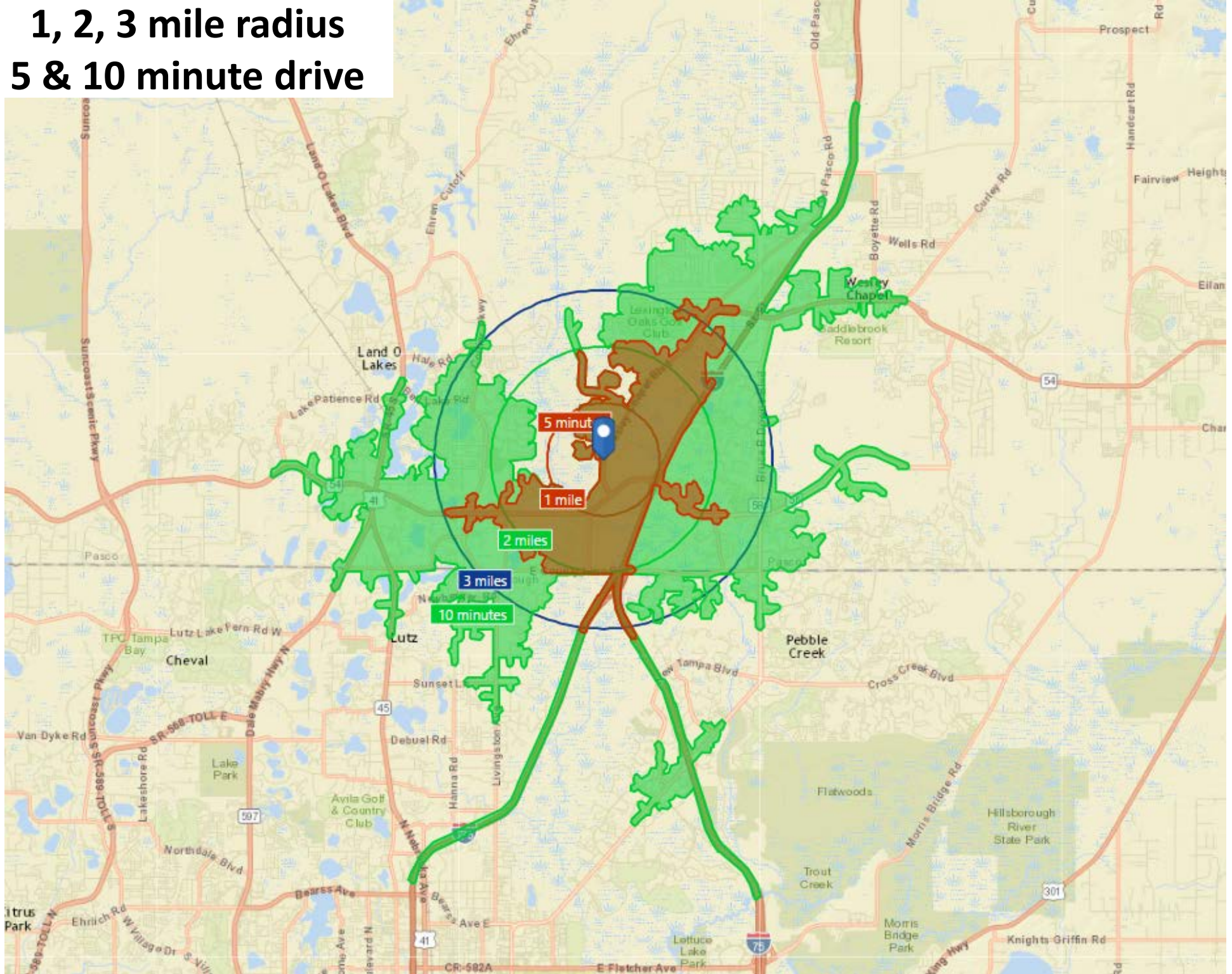
**Tampa**

**Lakeland**

# Location Map

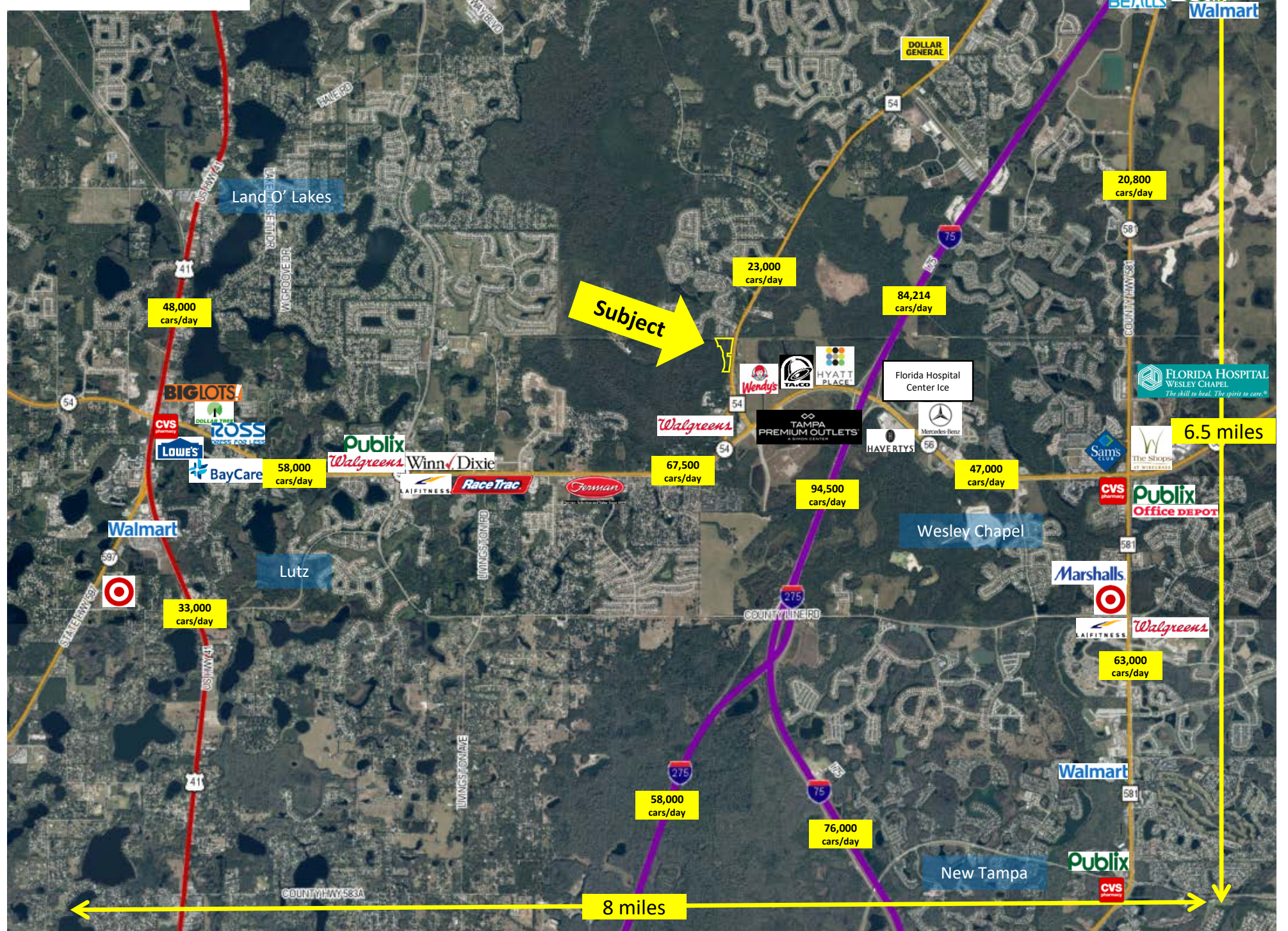


**1, 2, 3 mile radius  
5 & 10 minute drive**



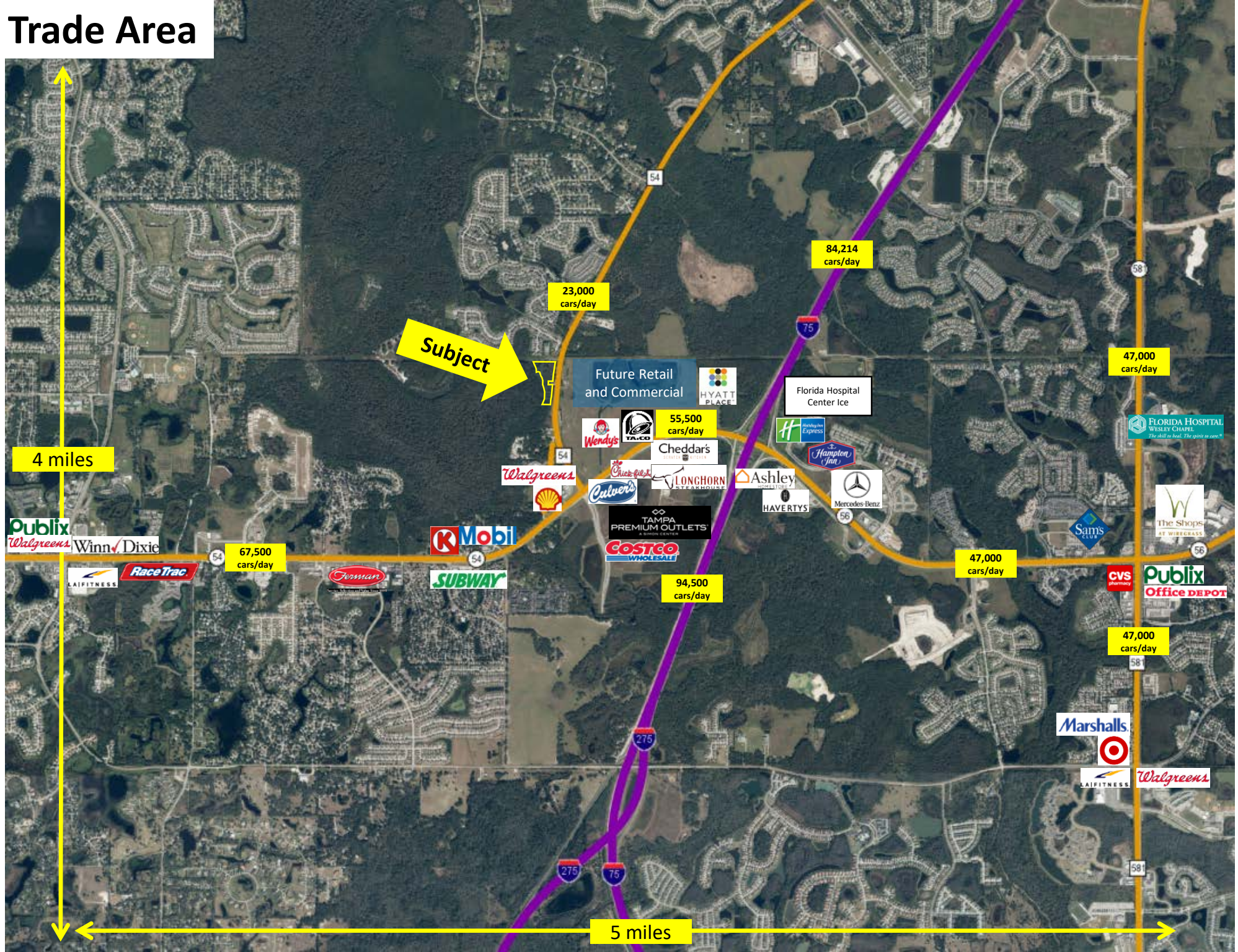
<b><u>Benchmark Demographics</u></b>	<b><u>1 mile</u></b>	<b><u>2 miles</u></b>	<b><u>3 miles</u></b>	<b><u>5 minutes</u></b>	<b><u>10 minutes</u></b>	<b><u>Pasco</u></b>	<b><u>MSA</u></b>	<b><u>FL</u></b>	<b><u>US</u></b>	
Population	2,015	17,499	47,259	13,494	61,581	494,700	2,966,391	20,108,440	323,580,626	
Households	747	6,291	16,424	4,771	22,157	198,201	1,208,340	7,858,449	121,786,233	
Families	561	4,761	12,702	3,647	16,467	131,806	745,217	5,083,223	80,307,260	
Average Household Size	2.70	2.78	2.88	2.83	2.78	2.47	2.41	2.50	2.59	
Owner Occupied Housing Units	578	4,591	12,276	3,644	16,293	144,675	754,626	4,936,146	76,427,142	
Renter Occupied Housing Units	169	1,700	4,148	1,127	5,864	53,526	453,714	2,922,303	45,359,091	
Median Age	38.9	37.2	37.3	37.2	38.4	45.1	42.4	41.9	38.0	
<b><i>Trends: 2015 - 2020 Annual Rate</i></b>										
Population	0.35%	1.82%	1.85%	1.57%	1.72%	1.26%	1.23%	1.29%	0.84%	
Households	0.24%	1.68%	1.70%	1.42%	1.57%	1.08%	1.08%	1.21%	0.79%	
Families	0.14%	1.53%	1.59%	1.33%	1.46%	1.00%	1.00%	1.13%	0.72%	
Owner HHs	0.24%	1.54%	1.65%	1.45%	1.50%	1.00%	0.93%	1.09%	0.73%	
Median Household Income	3.97%	1.99%	2.13%	2.94%	2.51%	2.65%	2.48%	2.52%	1.89%	
<b><i>Households by Income</i></b>										
<\$15,000	4.40%	5.00%	4.60%	6.80%	5.50%	13.00%	13.20%	13.40%	12.50%	
\$15,000 - \$24,999	11.20%	5.20%	5.10%	6.50%	6.00%	12.80%	12.00%	11.60%	10.09%	
\$25,000 - \$34,999	7.10%	6.30%	5.70%	7.20%	7.00%	12.10%	11.60%	11.54%	10.06%	
\$35,000 - \$49,999	17.10%	14.30%	12.70%	14.20%	13.30%	15.50%	14.90%	14.66%	13.31%	
\$50,000 - \$74,999	19.00%	20.40%	19.60%	20.00%	19.40%	19.00%	18.70%	18.49%	17.68%	
\$75,000 - \$99,999	16.70%	18.70%	16.80%	19.90%	16.00%	11.10%	11.00%	10.95%	12.28%	
\$100,000 - \$149,999	21.60%	20.80%	22.20%	19.10%	20.60%	10.90%	11.10%	11.29%	13.44%	
\$150,000 - \$199,999	2.50%	5.90%	7.90%	4.00%	7.00%	3.30%	3.90%	3.99%	5.29%	
\$200,000+	0.30%	3.30%	5.40%	2.30%	5.10%	2.40%	3.70%	4.08%	5.36%	
Median Household Income	\$60,848	\$72,836	\$77,464	\$67,300	\$72,760	\$45,854	\$47,870	\$48,377	\$54,149	
Average Household Income	\$69,724	\$84,724	\$93,251	\$77,552	\$89,218	\$62,527	\$67,788	\$69,330	\$77,008	
Per Capita Income	\$25,161	\$30,224	\$32,547	\$27,447	\$32,122	\$25,484	\$28,105	\$27,618	\$29,472	
<b><i>Population by Age</i></b>										
0 - 4	5.80%	6.60%	6.60%	6.70%	6.10%	5.20%	5.30%	5.40%	6.19%	
5 - 9	6.20%	6.90%	7.20%	6.90%	6.80%	5.50%	5.50%	5.53%	6.33%	
10 - 14	7.60%	7.60%	7.80%	7.20%	7.30%	5.80%	5.70%	5.69%	6.46%	
15 - 19	7.00%	6.40%	6.40%	6.30%	6.30%	5.50%	5.80%	5.85%	6.55%	
20 - 24	5.70%	5.60%	5.40%	5.90%	5.60%	5.20%	6.40%	6.56%	7.09%	
25 - 34	12.20%	13.50%	13.10%	13.70%	13.10%	10.80%	12.50%	12.83%	13.64%	
35 - 44	15.70%	16.00%	15.90%	16.00%	15.00%	11.90%	12.10%	11.93%	12.62%	
45 - 54	17.50%	15.30%	15.40%	14.80%	15.40%	13.40%	13.70%	13.34%	13.27%	
55 - 64	12.00%	11.60%	11.80%	12.20%	12.70%	13.90%	13.60%	13.37%	12.82%	
65 - 74	6.80%	7.20%	7.20%	7.20%	8.00%	12.70%	10.70%	10.90%	8.76%	
75 - 84	2.90%	2.50%	2.50%	2.50%	2.90%	7.20%	6.00%	6.03%	4.35%	
85+	0.60%	0.60%	0.70%	0.70%	0.80%	3.00%	2.70%	2.59%	1.92%	
<b><i>Race and Ethnicity</i></b>										
White Alone	83.60%	78.30%	76.90%	79.10%	78.30%	85.50%	76.70%	73.36%	70.52%	
Black Alone	7.90%	9.20%	9.50%	9.00%	9.10%	5.80%	12.40%	16.38%	12.79%	
American Indian Alone	0.20%	0.20%	0.20%	0.30%	0.20%	0.40%	0.40%	0.40%	0.97%	
Asian Alone	2.30%	5.10%	5.90%	4.10%	5.40%	2.40%	3.50%	2.77%	5.46%	
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.07%	0.19%	
Some Other Race Alone	3.00%	3.80%	3.80%	3.90%	3.50%	3.20%	3.90%	4.12%	6.76%	
Two or More Races	2.90%	3.30%	3.60%	3.40%	3.40%	2.70%	3.10%	2.90%	3.32%	
Hispanic Origin (Any Race)	24.20%	22.90%	21.80%	24.20%	20.60%	14.50%	18.90%	25.07%	17.92%	

# Market Area





# Trade Area



# Neighborhood Aerial



Subject

230 MF Units

84,214 cars/day

Future Retail and Commercial

Future Retail and Commercial

23,000 cars/day

55,500 cars/day

Florida Hospital Center Ice

Wesley Chapel Blvd.

Ashley HOMESTORE

47,000 cars/day

67,500 cars/day

94,500 cars/day

Future Retail and Commercial

Mobil

SUBWAY

54

56

75

75

DUNKIN' DONUTS

COSTCO WHOLESALE

TAMPA PREMIUM OUTLETS

HAVERTYS

TEXAS HOLDINGS

SHAPES

Mercedes-Benz

garden of eatin'

HYATT PLACE

Cheddar's

McDonald's

Wendy's

Walgreens

Shell

Hampton Inn

Hampton Inn

Ashley

Mercedes-Benz

garden of eatin'

bp

Future Retail and Commercial

54

56

75

75

DUNKIN' DONUTS

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HYATT PLACE

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Wendy's

Walgreens

Shell

Hampton Inn

Hampton Inn

Ashley

Mercedes-Benz

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bp

Future Retail and Commercial

54

56

75

75

DUNKIN' DONUTS

COSTCO WHOLESALE

TAMPA PREMIUM OUTLETS

HAVERTYS

TEXAS HOLDINGS

SHAPES

Mercedes-Benz

garden of eatin'

HYATT PLACE

Cheddar's

McDonald's

Wendy's

Walgreens

Shell

Hampton Inn

Hampton Inn

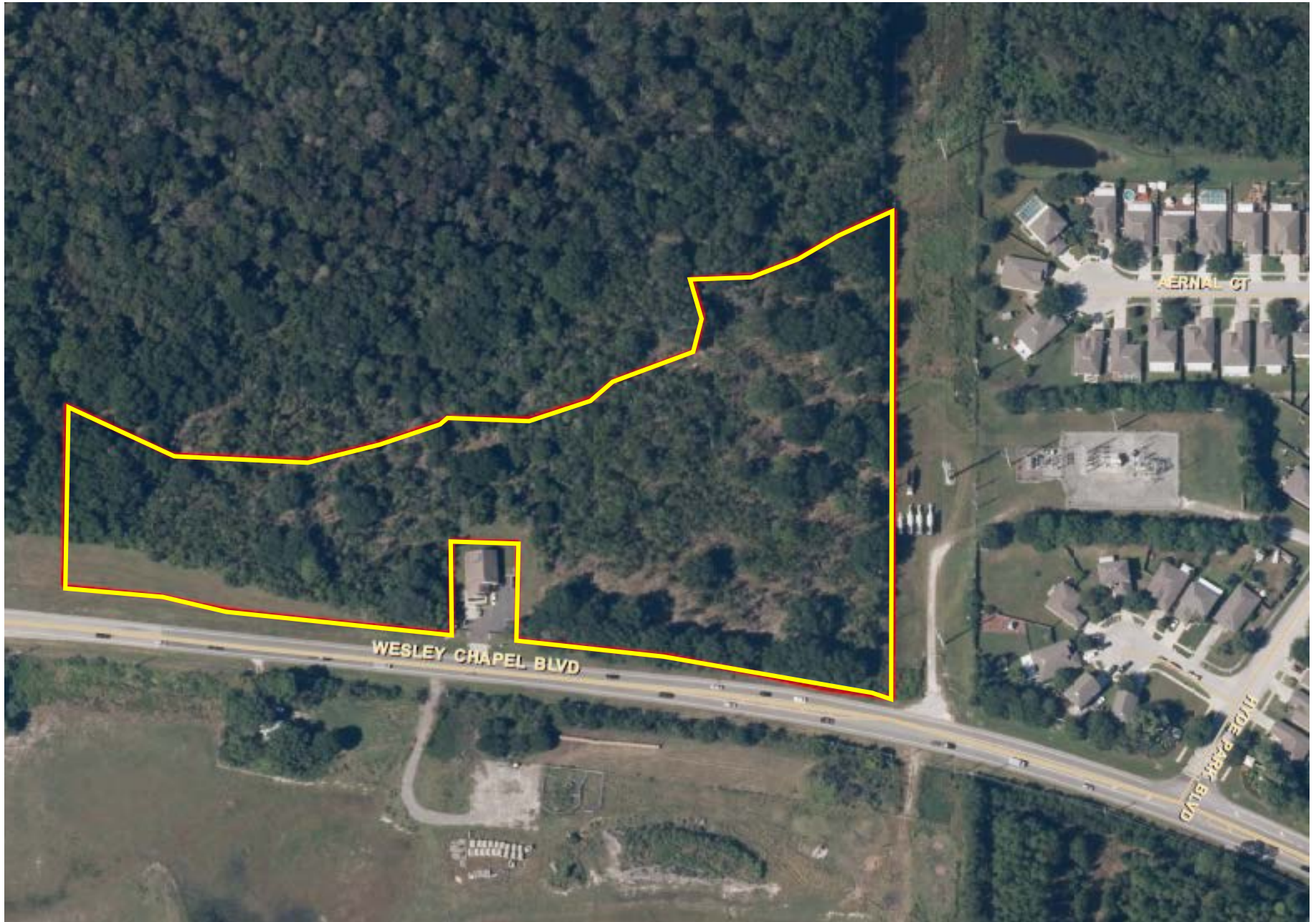
Ashley

Mercedes-Benz

garden of eatin'

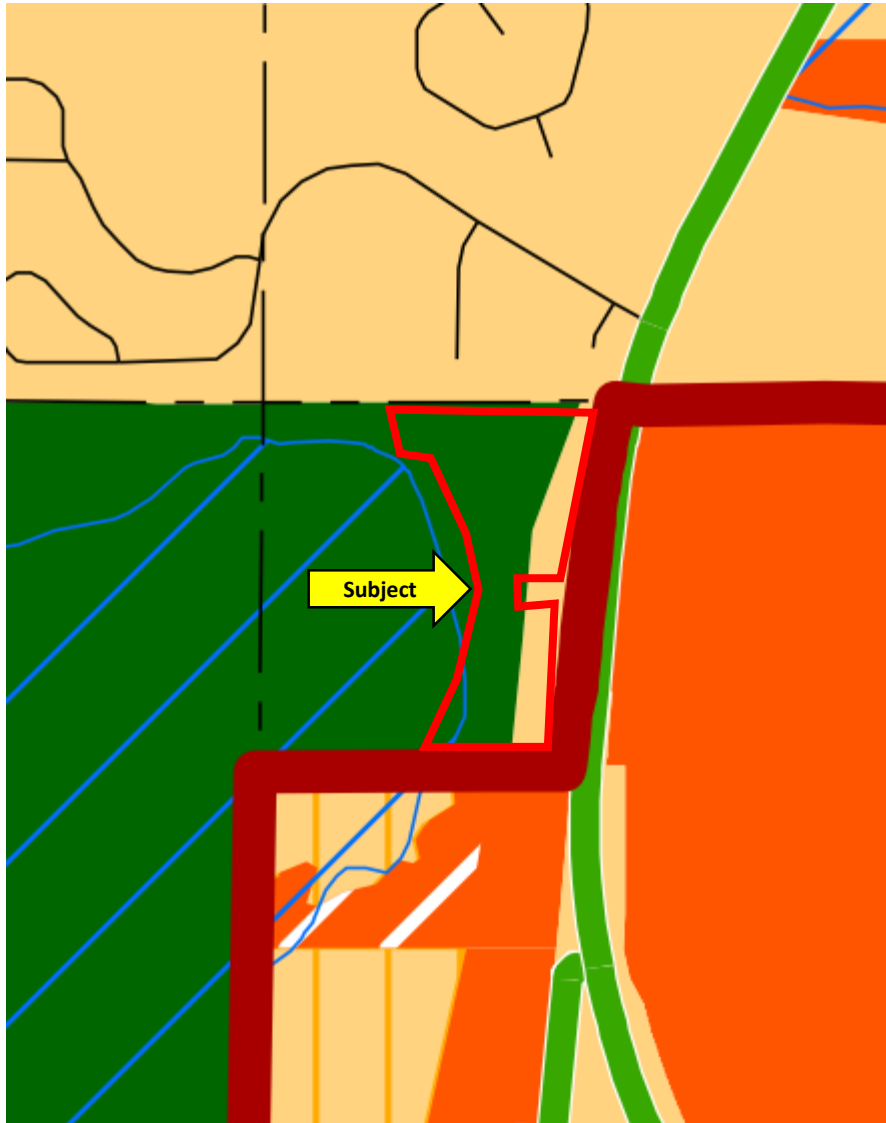
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# Site Aerial



114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | SRDcommercial.com

# Future Land Use



## FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	RES - 1 Residential	GH Gateway Hub
AG/R Agricultural / Rural.	RES - 3 Residential	NPC New Port Corners
CL Coastal Land	RES - 6 Residential	TC Town Center
CON Conservation Land	RES - 9 Residential	OFF Office
AT Major Attractors	RES - 12 Residential	EC Employment Center
R/OS Major Recreation / Open Space	RES - 24 Residential	ROR Retail / Office / Residential
P/S P Major Public / Semi - Public	VMU1 Village Mixed Use - Type 1	COM Commercial
NT New Town	VMU2A Village Mixed Use - Type 2A	IL Industrial - Light
PD Planned Development	VMU2B Village Mixed Use - Type 2B	IH Industrial - Heavy
MU Mixed Uses	VMU3 Village Mixed Use - Type 3	

RES-3 allows up to 3 residential units per acre. Because of its location within a commercial node, there are some commercial uses allowed with up to a 0.27 floor area ratio.