

Tampa Premium Outlets

Cheddar's



COSTCO
WHOLESALE



AADT 73,000

Wesley Chapel Blvd.
AADT 25,000

EL DORADO
FURNITURE

Wawa

1+/- Acre

2+/- Acres

Ashley Creek Trail

OFFERING MEMORANDUM

SR 56 STORAGE/HOTEL/RETAIL SITE

25201 OLD STATE RD. 54, LAND O' LAKES, FL 34639

RYAN SAMPSON, CCIM, ALC

Principal

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Senior Broker

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

This opportunity is to buy the last 3 acres in a new mixed-use project located at SR 56 in Wesley Chapel, FL. The parcels are pad ready with offsite retention and utilities stubbed to the site. Join Wawa, Burger King, Firestone, El Dorado furniture and 339 apartments. The parcels have excellent visibility from SR 54 and cross access to SR 56. The site was originally planned for a 115,000 SF self storage facility, but could also be developed for retail, hotel or ALF.

LOCATION DESCRIPTION

The property is located at the southwest corner of SR 54 and Cypress Cree Road in the newly redeveloped mixed use project located at SR 56 and SR 54 in Wesley Chapel, FL. The site has access from both Ashley Creek Trail and Cypress Creek Road in Pasco County Florida.

PROPERTY SIZE

3.0 Acres

PARCEL ID

1926270000004000030

PROPERTY OWNER

Brightwork Real Estate

PRICE

\$500,000 - 1 acre parcel

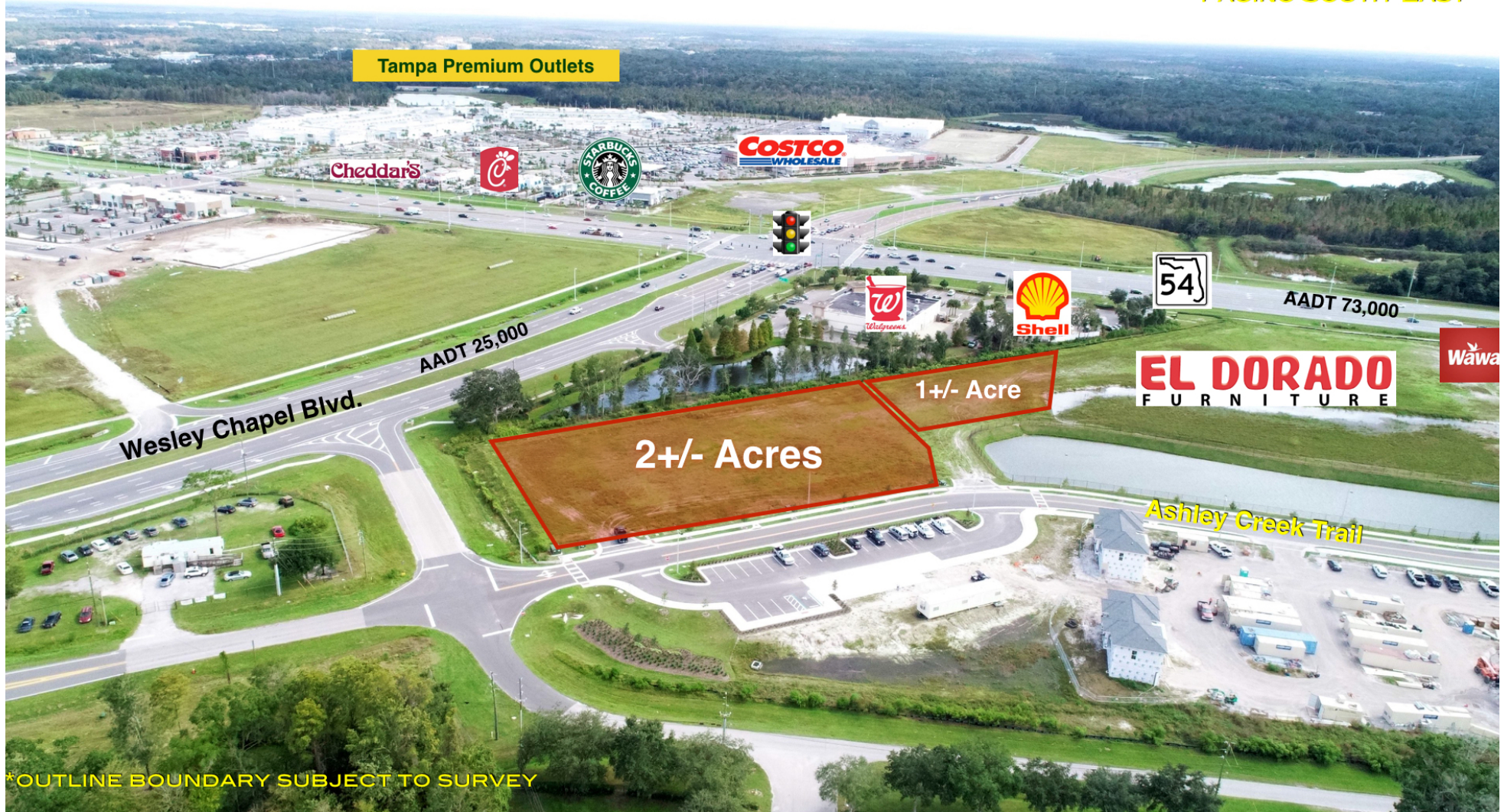
\$2,400,000 - 2 acre parcel

BROKER CONTACT INFO

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FACING SOUTH-EAST



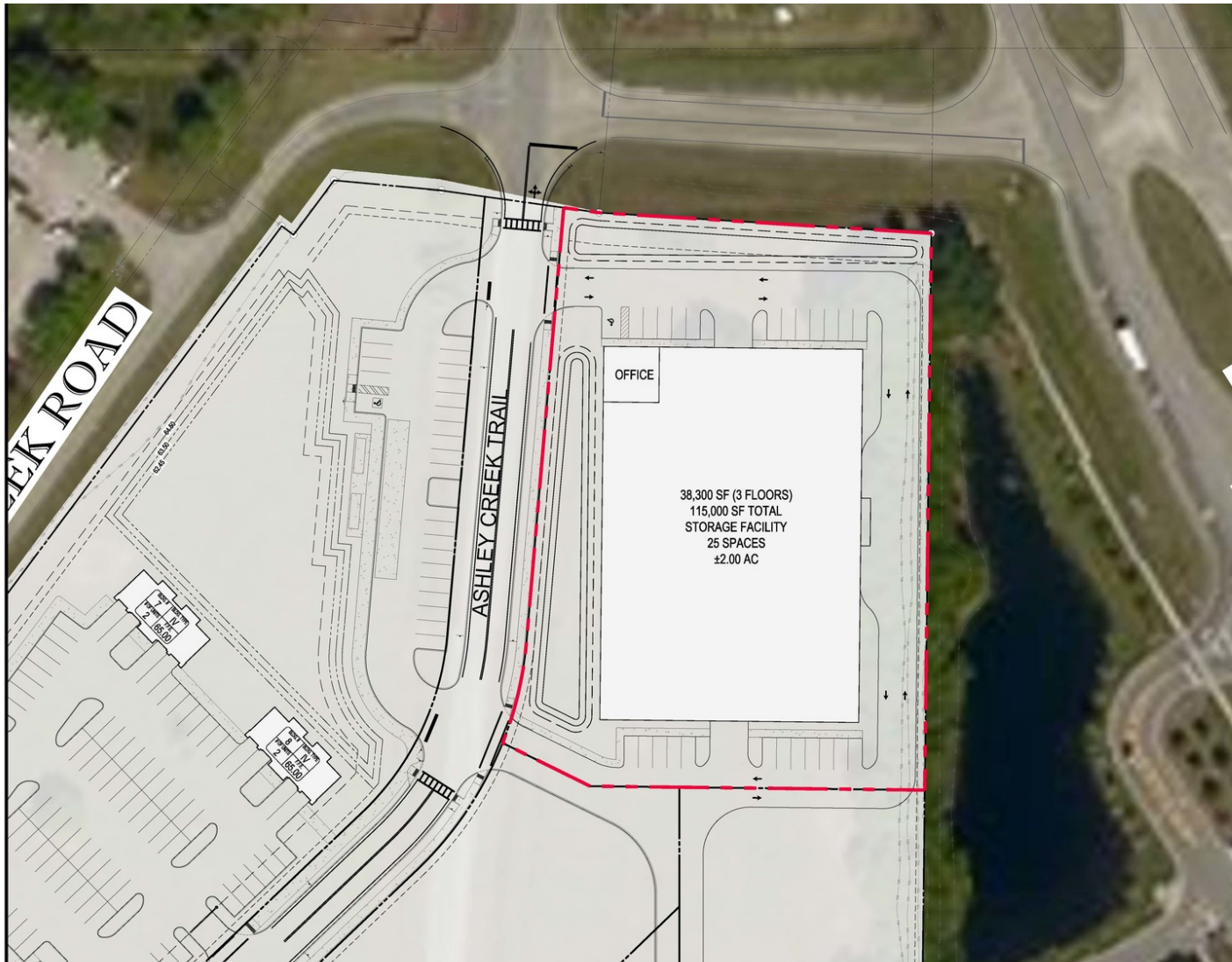
FACING SOUTH-EAST





FACING NORTH-WEST





BOHLER ENGINEER
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10000 W. WINDY HILLS BLVD., SUITE 1000, TAMPA, FL 33613
PH: (813) 912-4100 FAX: (813) 912-4101
www.bohlereng.com

| REV. | DATE | COMMENT | BY |
|------|------------|---|-----|
| 1 | 3/5/2017 | PER PASCO COUNTY COMMENTS | PMP |
| 2 | 4/11/2017 | PER PASCO COUNTY COMMENTS | PMP |
| 3 | 4/28/2017 | PER BAYVIEW COMMENTS | PMP |
| 4 | 5/22/2017 | PER PASCO COUNTY COMMENTS | SKK |
| A1 | 8/22/2017 | REVISED WATER STORMWATER POND | PMP |
| A2 | 8/22/2017 | REVISED WATER STORM STUB OUTS | PMP |
| A3 | 10/2/2017 | BRICK PAVERS | KPS |
| A4 | 11/22/2017 | POC REVISION | SPF |
| A5 | 11/28/2017 | FORWARD SERVICE CONNECTION | PMP |
| A6 | 11/22/2017 | REVISED MANHOLE LIFT STATION | PMP |
| A8 | 12/18/2017 | REVISED PAVING DESIGN CURBS, FRINGE, CORNER | KPS |
| A7 | 2/28/2018 | REVISE PER ROW COMMENTS | SKK |
| A8 | 3/28/2018 | REVISED GRADING | PMP |

811 KNOW WHAT'S BELOW
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www.811fl.com

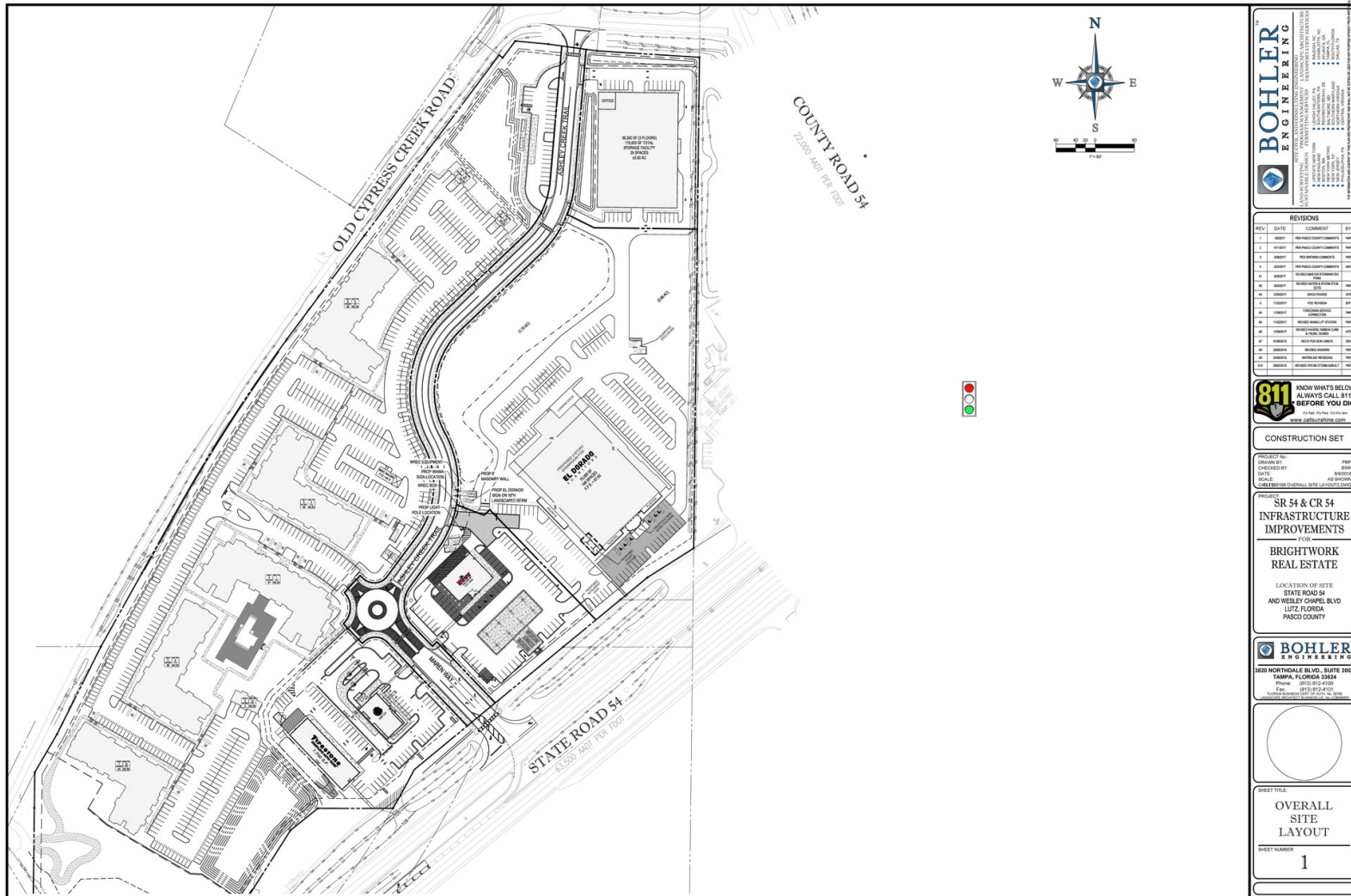
CONSTRUCTION SET

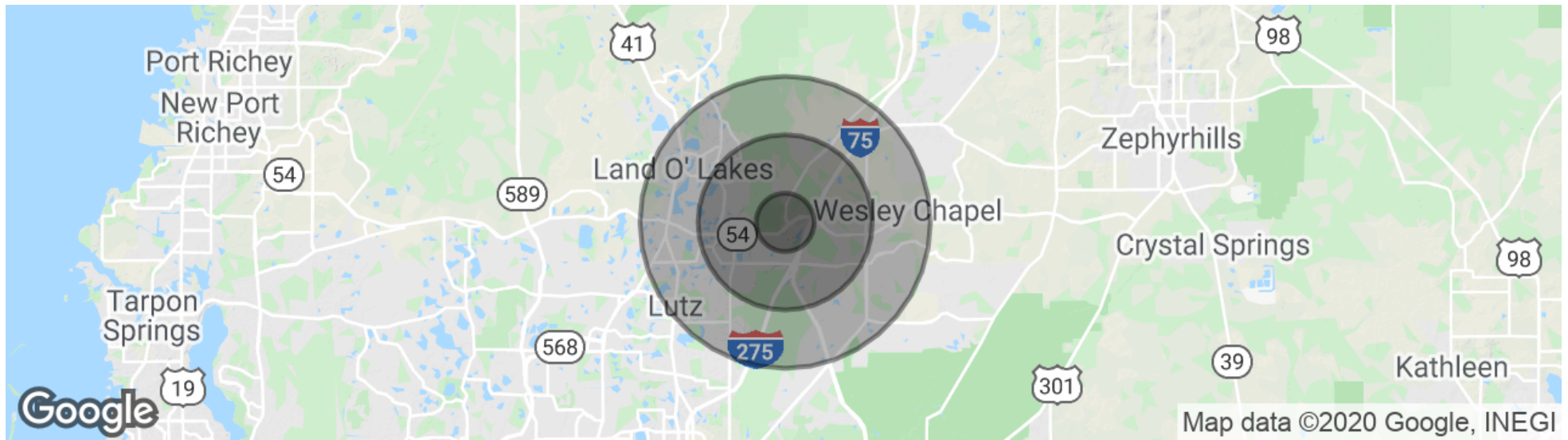
PROJECT NO: FLT180188
DRAWN BY: PMP
CHECKED BY: BSK
DATE: 3/28/2018
SCALE: AS SHOWN
SCALE/REVISED OVERALL SITE LAYOUT ONLY

PROJECT
SR 54 & CR 54 INFRASTRUCTURE IMPROVEMENTS
FOR
BRIGHTWORK REAL ESTATE
LOCATION OF SITE:
STATE ROAD 54
AND WESLEY CHAPEL BLVD
LUTZ, FLORIDA
PASCO COUNTY

BOHLER ENGINEERING
3320 NORTHDALE BLVD., SUITE 3008
TAMPA, FLORIDA 33624
PHONE: (813) 912-4100
FAX: (813) 912-4101
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SHEET TITLE
STORAGE SITE LAYOUT





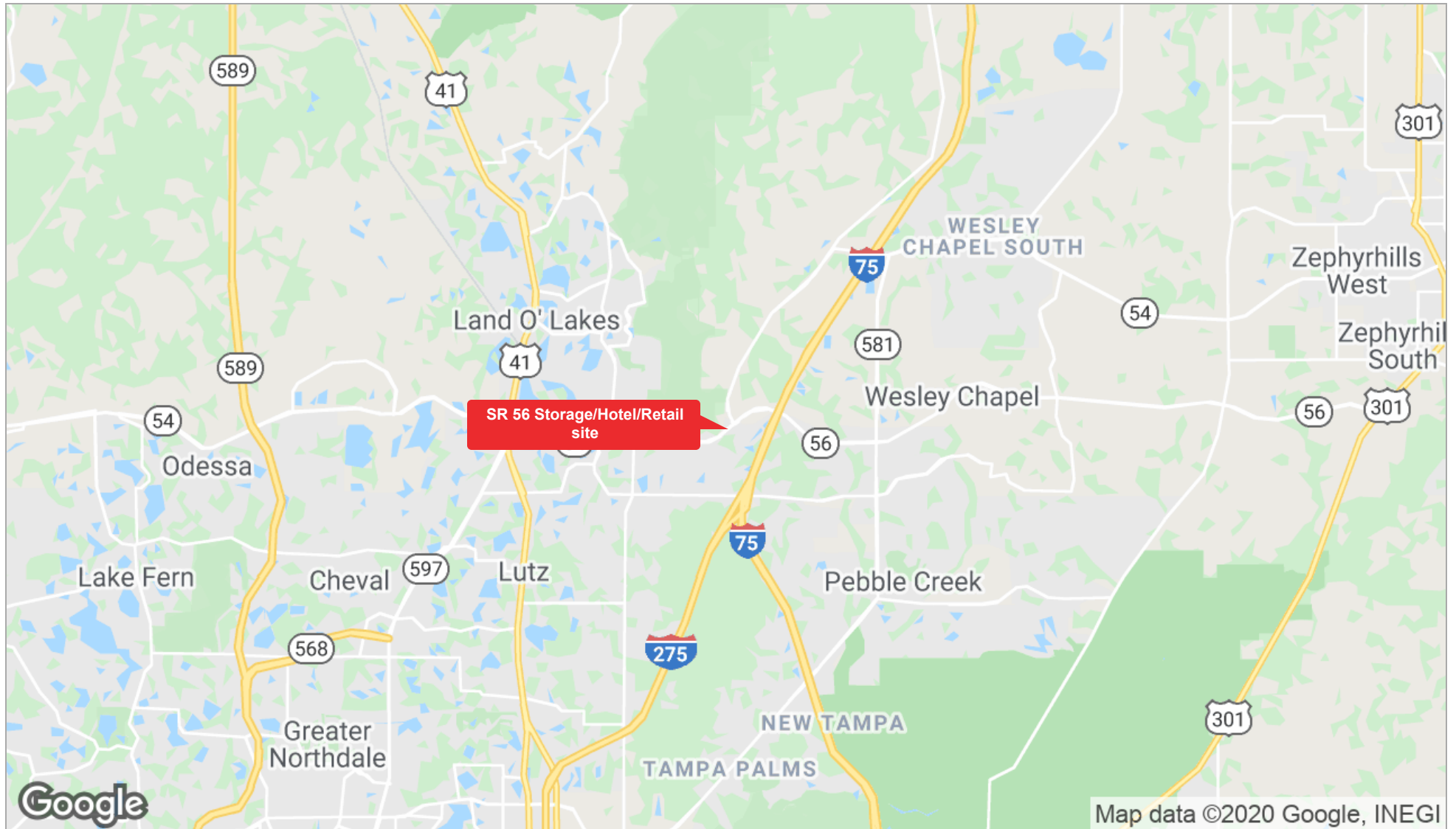
POPULATION

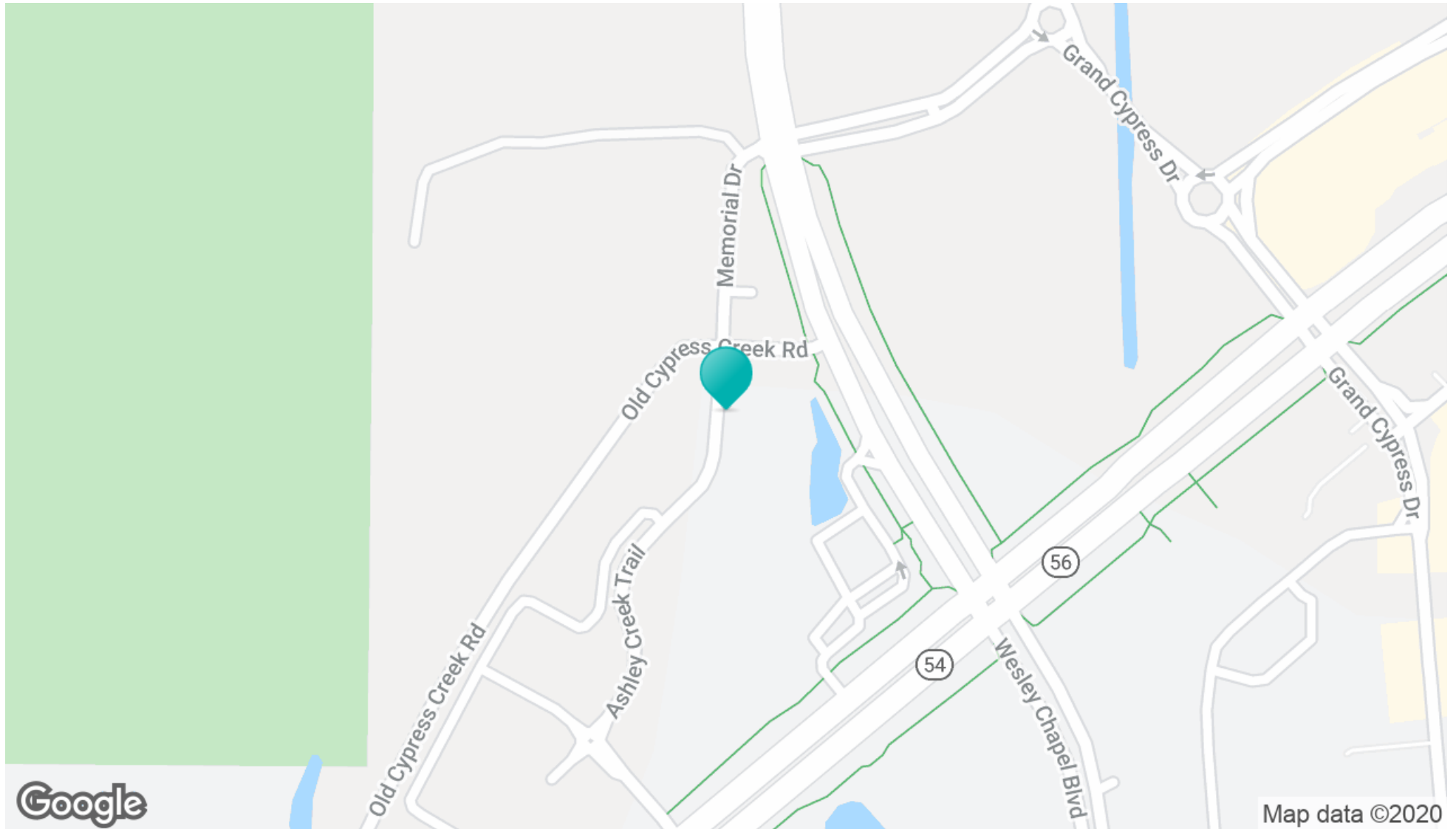
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total population | 4,213 | 40,484 | 93,428 |
| Median age | 33.1 | 34.8 | 35.9 |
| Median age (Male) | 32.6 | 34.3 | 35.6 |
| Median age (Female) | 33.5 | 35.2 | 36.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total households | 1,510 | 14,156 | 33,322 |
| # of persons per HH | 2.8 | 2.9 | 2.8 |
| Average HH income | \$77,192 | \$83,577 | \$84,913 |
| Average house value | \$214,922 | \$268,465 | \$285,761 |

* Demographic data derived from 2010 US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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