

Tampa Premium Outlets



OFFERING MEMORANDUM

SR 56 STORAGE/HOTEL/RETAIL SITE

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

RYAN SAMPSON, CCIM, ALC
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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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

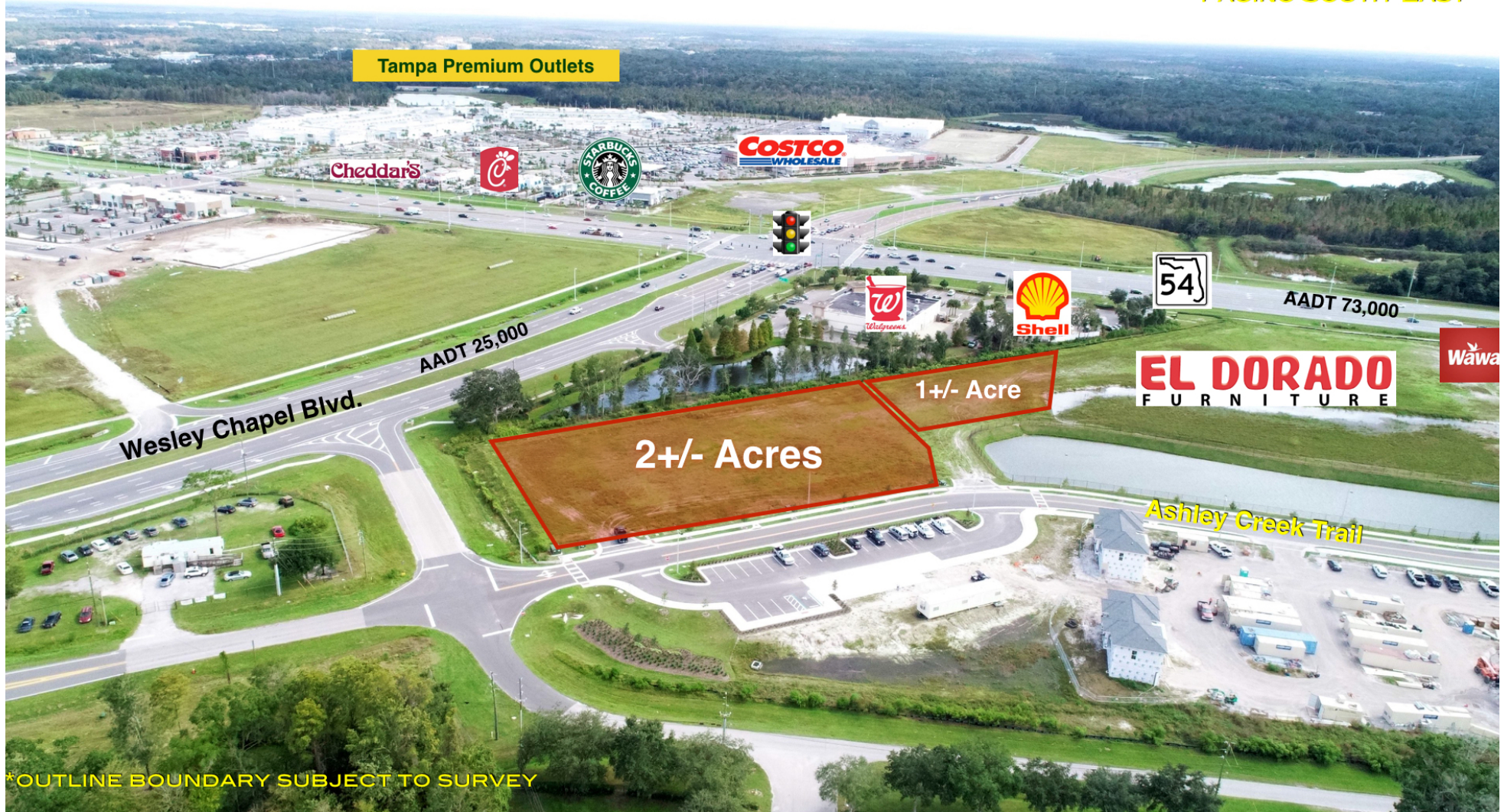
\$2,400,000 - 2 acre parcel

BROKER CONTACT INFO

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FACING SOUTH-EAST



FACING SOUTH-EAST

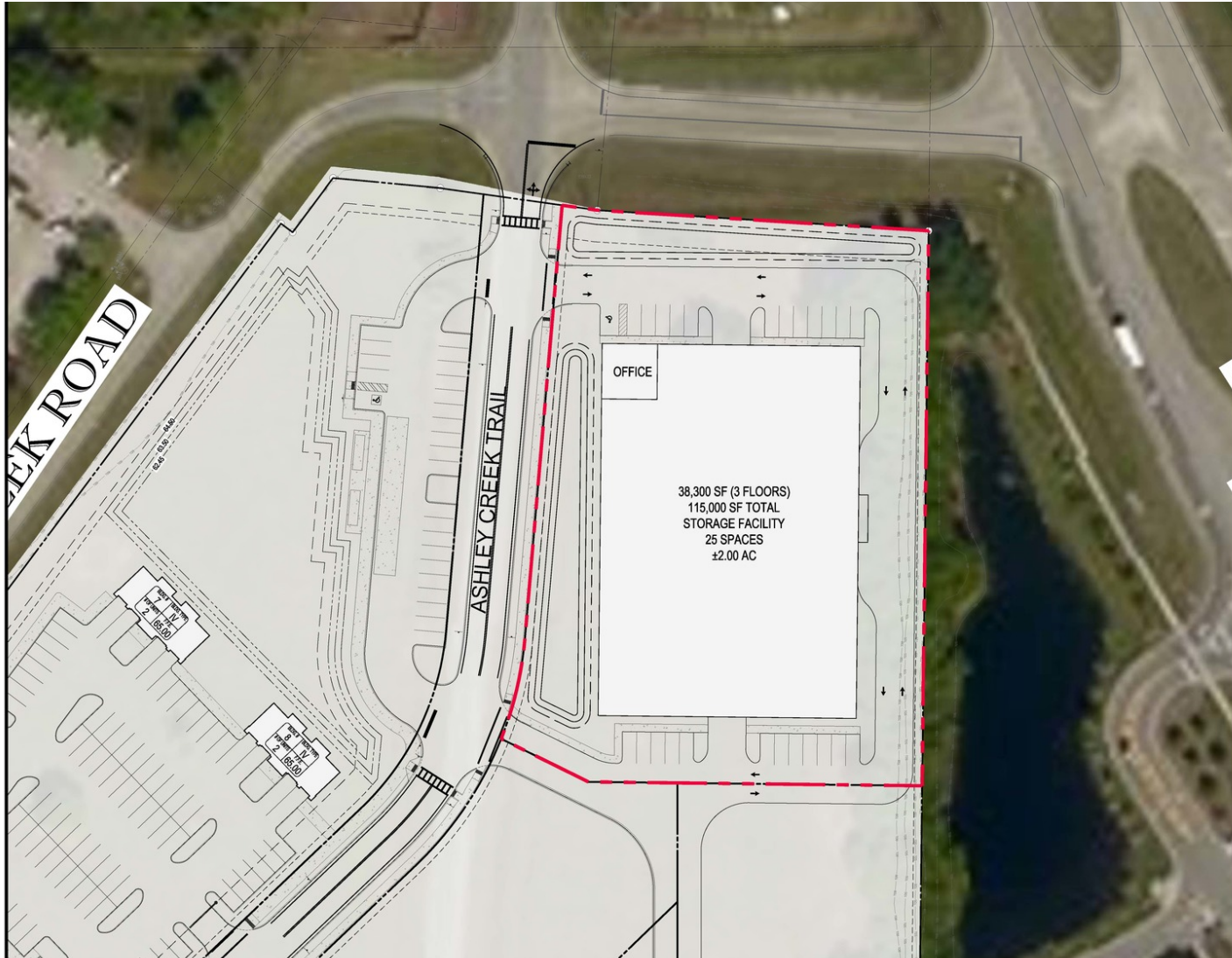


*OUTLINE BOUNDARY SUBJECT TO SURVEY



FACING NORTH-WEST





BOHLER ENGINEER
 LAND SURVEYING, CIVIL, PROFESSIONAL MANAGEMENT, LANDSCAPE ARCHITECTURE, PLANNING, ENVIRONMENTAL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, CHEMICAL ENGINEERING, METALLURGICAL ENGINEERING, INDUSTRIAL ENGINEERING, AEROSPACE ENGINEERING, MARINE ENGINEERING, TRANSPORTATION ENGINEERING, CONSTRUCTION MANAGEMENT, PROJECT MANAGEMENT, GENERAL CONTRACTING, GENERAL BUILDING, GENERAL MECHANICAL, GENERAL ELECTRICAL, GENERAL PLUMBING, GENERAL PAINTING, GENERAL ROOFING, GENERAL CONCRETE, GENERAL MASONRY, GENERAL WOODWORKING, GENERAL METALWORKING, GENERAL FABRICATING, GENERAL MILLWORK, GENERAL CARPENTRY, GENERAL JOINERY, GENERAL MILLING, GENERAL TURNING, GENERAL DRIFTING, GENERAL BROOMING, GENERAL POLISHING, GENERAL FINISHING, GENERAL PAINTING, GENERAL ROOFING, GENERAL CONCRETE, GENERAL MASONRY, GENERAL WOODWORKING, GENERAL METALWORKING, GENERAL FABRICATING, GENERAL MILLWORK, GENERAL CARPENTRY, GENERAL JOINERY, GENERAL MILLING, GENERAL TURNING, GENERAL DRIFTING, GENERAL BROOMING, GENERAL POLISHING, GENERAL FINISHING.

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	12/16/2017	REVISED PAVES DESIGN CURBS, FRINGE, CORNER	KPS
A7	2/28/2018	REVISE PER ROW COMMENTS	SKK
A8	3/28/2018	REVISED GRADING	PMP

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CONSTRUCTION SET

PROJECT NO: FLT180188
 DRAWN BY: PMP
 CHECKED BY: SKK
 DATE: 3/28/2018
 SCALE: AS SHOWN
 SHEET NUMBER OVERALL SITE LAYOUT DWG.

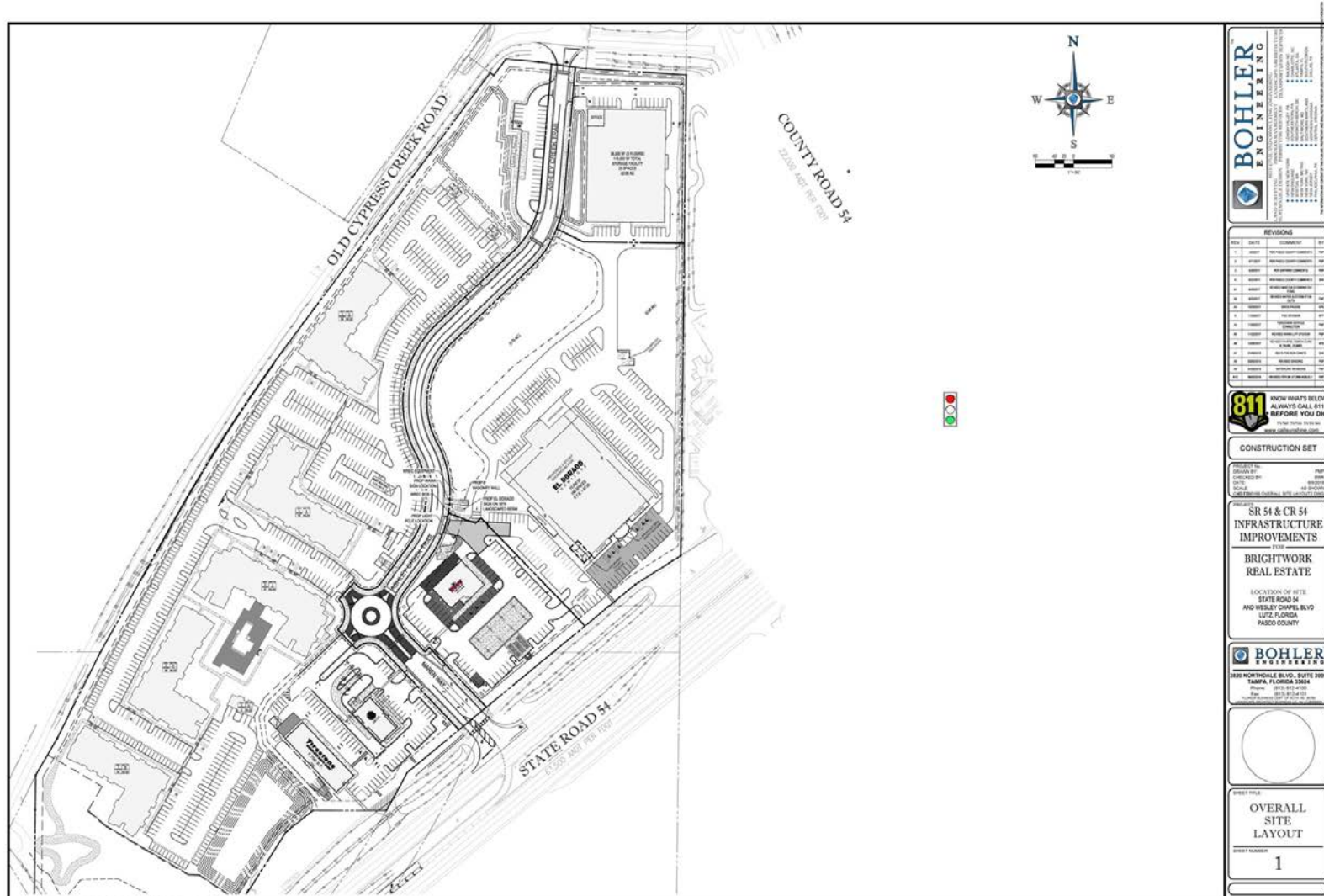
**SR 54 & CR 54
 INFRASTRUCTURE
 IMPROVEMENTS**

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) 812-4100
 Fax: (813) 812-4101
www.bohlereng.com

SHEET TITLE
**STORAGE
 SITE
 LAYOUT**





POPULATION

Total population
 Median age
 Median age (Male)
 Median age (Female)

1 MILE

4,213
 33.1
 32.6
 33.5

3 MILES

40,484
 34.8
 34.3
 35.2

5 MILES

93,428
 35.9
 35.6
 36.1

HOUSEHOLDS & INCOME

Total households
 # of persons per HH
 Average HH income
 Average house value

1 MILE

1,510
 2.8
 \$77,192
 \$214,922

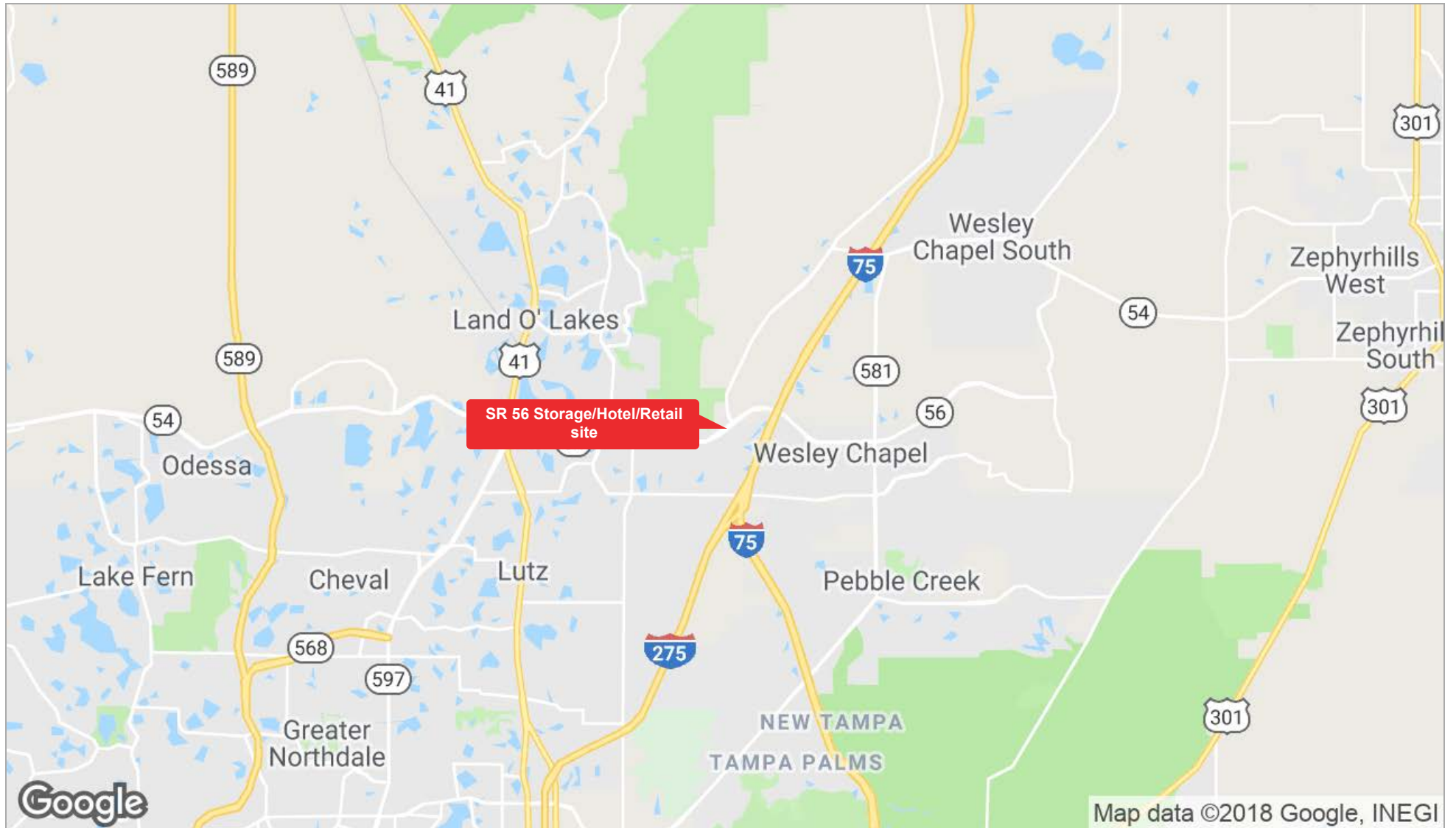
3 MILES

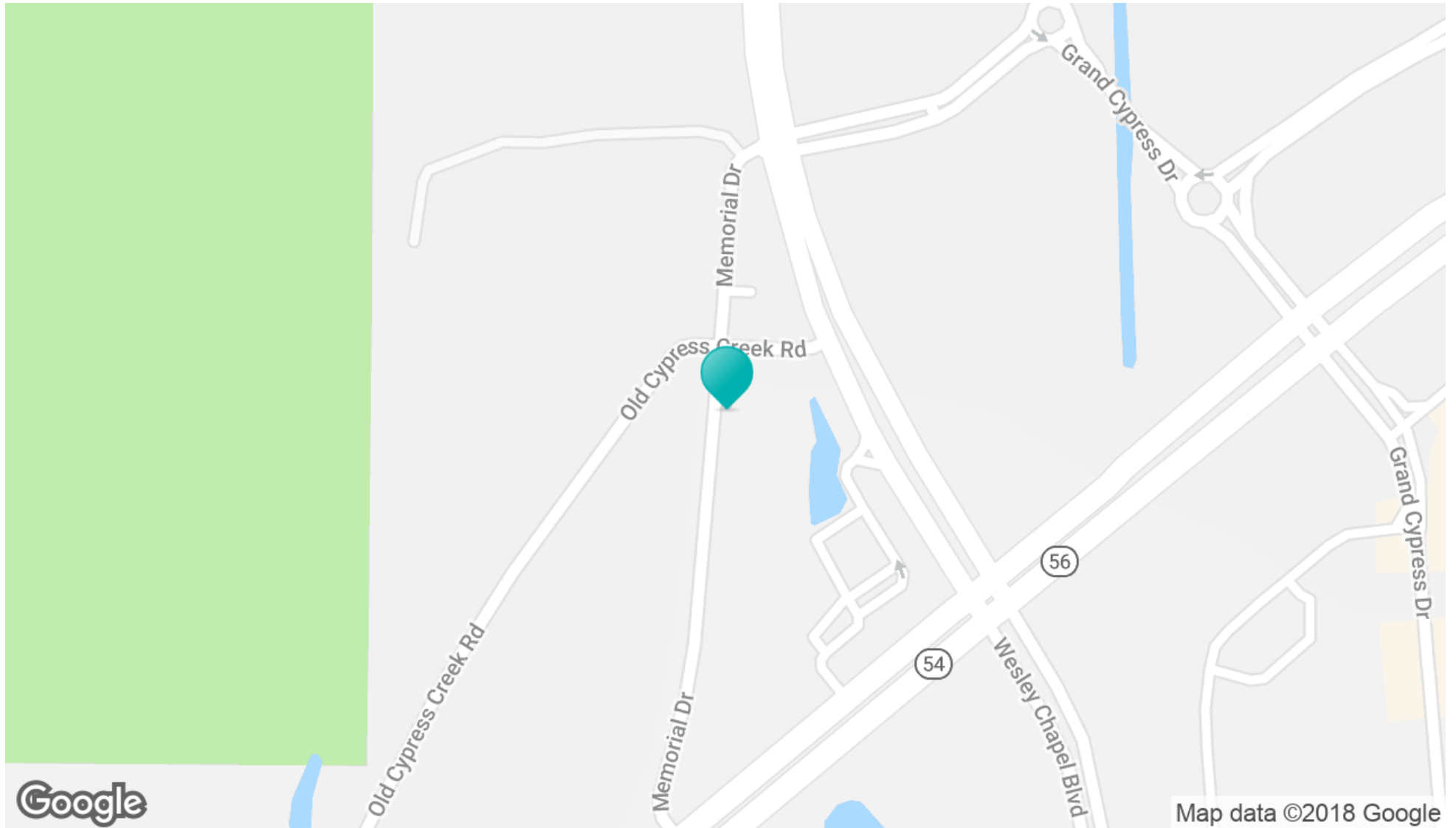
14,156
 2.9
 \$83,577
 \$268,465

5 MILES

33,322
 2.8
 \$84,913
 \$285,761

* Demographic data derived from 2010 US Census





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