

±48.11 ACRES OF VACANT LAND FOR SALE

EXCLUSIVE LISTING | WESLEY CHAPEL, PASCO COUNTY, FLORIDA



OPPORTUNITY ±48.11 acres of vacant land with great potential for mixed use development in Wesley Chapel, Pasco County, FL directly north of The Cobb Theatre/Cinebistro at The Grove at Wesley Chapel Shopping Destination.

LOCATION The property is located on Old Pasco Road, Wesley Chapel, FL 33544 immediately north of The Grove which features numerous retailers including Dicks Sporting Goods, Ross, Best Buy, Bed Bath & Beyond, Michaels, Pet Smart, Ulta, Old Navy Toys R Us, Babies R Us, GNC, Dollar Tree, Chuck E. Cheese's and TJ Maxx in over 400,000 sf of existing commercial space. An additional 400,000 sf of retail development is planned.

It is centrally located between multiple golf courses including Quail Hollow Golf Club, Lexington Oaks Golf Club, Tampa Bay Golf & Country Club and world-renowned Saddlebrook Golf, Tennis and Spa Resort.

ACCESS Access is on Old Pasco Road. From I-75, take State Road 54 west and turn right onto Oakley Boulevard. At the intersection of Oakley/Old Pasco and Quail Hollow Boulevard, turn right onto Old Pasco Road. The property will be on the right.

Old Pasco Road can also be accessed off County Road 54/Wesley Chapel Boulevard, just northeast of Lexington Oaks.

PARCEL 06-26-20-0000-00400-0000

ZONING R2

FUTURE LAND USE Mixed Use – commercial, industrial, single family, multifamily

UPLANDS The property is estimated to have 25.1 acres of uplands.

SURROUNDING AREA Wesley Chapel, FL is an established, yet growing area of Pasco County that is now home to many successful master planned communities including Seven Oaks, Lexington Oaks, Wiregrass, the emerging Epperson and the "Connected City Corridor". This area is experiencing retail and commercial growth beyond comparison in the Tampa Bay region with the addition of The Groves, The Shops at Wiregrass and the brand new Tampa Premium Outlets. Recognized nationally, Wesley Chapel is one of Tampa Bay's hottest destinations for new development.

OVERPASS/I-75 INTERCHANGE FDOT and Pasco County anticipates construction of a new interchange at Overpass Road on Interstate 75, approximately 1.5 miles north of this site to be complete by 2022. This project is currently in the PD&E study stage.

PROXIMITY TO TAMPA INTERNATIONAL AIRPORT Tampa International Airport is located approximately 30 miles southwest.

LISTING PRICE \$3,600,000

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. FLPasco182121 - 2.13.17

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ORGANIZATION

PROPERTY DETAIL MAP

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SURROUNDING AREA MAP

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REGIONAL MAP

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