



OFFERING MEMORANDUM

SR 54 HOTEL/SELF STORAGE/ COMMERCIAL SITE

28225 SR 54, WESLEY CHAPEL, FL 33543

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

This 1.94 acre site is ready to be developed for commercial uses. It is ideally located behind an existing Walgreens and under construction Wawa and proposed Chick Fil A, just off of I-75 on SR 54 in Wesley Chapel, FL. The parcel would be ideal for hotel, self-storage or office uses, all of which are allowed under the current zoning. This is part of a mixed-use project, so it has a maximum FAR of 3.0 with signage on SR 54. The seller will pay to have the existing Wawa retention pond vaulted under the parking lot, so all the property is usable.

LOCATION DESCRIPTION

The property is ideally located in the north east quadrant of Bruce B. Downs Blvd and SR 54 in Wesley Chapel, FL. It is just east of I-75 and easily accessible from exit 279. Wesley Chapel is a suburb of Tampa, located 21 miles north of Downtown with easy access via I-75 or I-275.

PROPERTY SIZE

1.94 Acres

ZONING

C2

PARCEL ID

07-26-20-0000-00100-0030

PROPERTY OWNER

Pegasus Financial LLC

PRICE

\$1,500,000

BROKER CONTACT INFO

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Permitted Uses

A. Principal Uses

1. Unless otherwise provided in this Code, all permitted and special exception uses in the C-1 Neighborhood Commercial District.
2. Automobile parts. New or secondhand, from enclosed buildings only, and provided there is no outside display of parts or tires.
3. New or preowned passenger and commercial vehicle, truck, trailer, motorcycle, boat, and recreational vehicle sales and leasing, and incidental displays and/or storage and/or service departments where such service work is carried on altogether within the building, shall be Permitted Uses within the C-2 General Commercial District only if the property is designated as mixed use or retail/office/residential on the County Comprehensive Plan Future Land Use Map and the standards of this Code, Section 1101, are met.
4. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
5. Bakery stores, retail only. Baking allowed on the premises.
6. Barbecue stands and pits.
7. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
8. Amusement facilities.
9. Bowling alleys within a building shall not be located closer than 1,500 feet to any residential district unless such building is so constructed as to prevent the emission of odors, sounds, and/or vibrations.
10. Cabinet and carpentry shops. All storage and work shall be inside the building.

Purpose

The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

11. Dancing halls or dancing academies, provided no alcoholic beverages of any type are served. Shall not be located within 500 feet of any residential district unless such building is so constructed as to prevent the emission of odors, sound, and/or vibrations.
12. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
13. Dry cleaning.
14. Electrical appliances and fixture stores and repair shops. All repairs, storage, and displays to be done inside the building.
15. Exterminating products. Where the materials or ingredients are stored, mixed, or packaged, but not manufactured.
16. Food distribution, wholesale, provided no outside storage.
17. Garage or mechanical service. All work shall be performed inside the building.
18. Hat cleaning and blocking.
19. Hotels, motels, and condotels.
20. Kennels.
21. Laundries, hand and self-service.
22. Lawn mowers, rental, sales, and service. All repairs, storage, and displays to be done inside the building.
23. Lumber yards.
24. Model home centers.
25. Mortuaries or funeral homes, including crematoriums.
26. Music, radio, and television stores and repair shops. All repairs, storage, and displays shall be inside the building.
27. Nurseries, plant.
28. Pawn shops.
29. Pet shops.
30. Plumber shops. Materials to be stored in properly sight-screened areas.
31. Pottery and statues. Designed for yard ornaments, retail sales only.
32. Propane sales. Retail only, not exceeding 20,000-gallon storage.
33. Secondhand stores. All sales and displays shall be inside the building.
34. Septic tank sales and installation business.
35. Shooting and archery ranges, indoors only.
36. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
37. Sign painting shops. All work shall be inside the building.
38. Sod sales.
39. Warehousing and general storage, including sales and office.
40. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
41. Residential treatment and care facilities.
42. Other uses which are similar or compatible to the principal uses.

Coverage Regulations

Lot Coverage: All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

Height Regulations

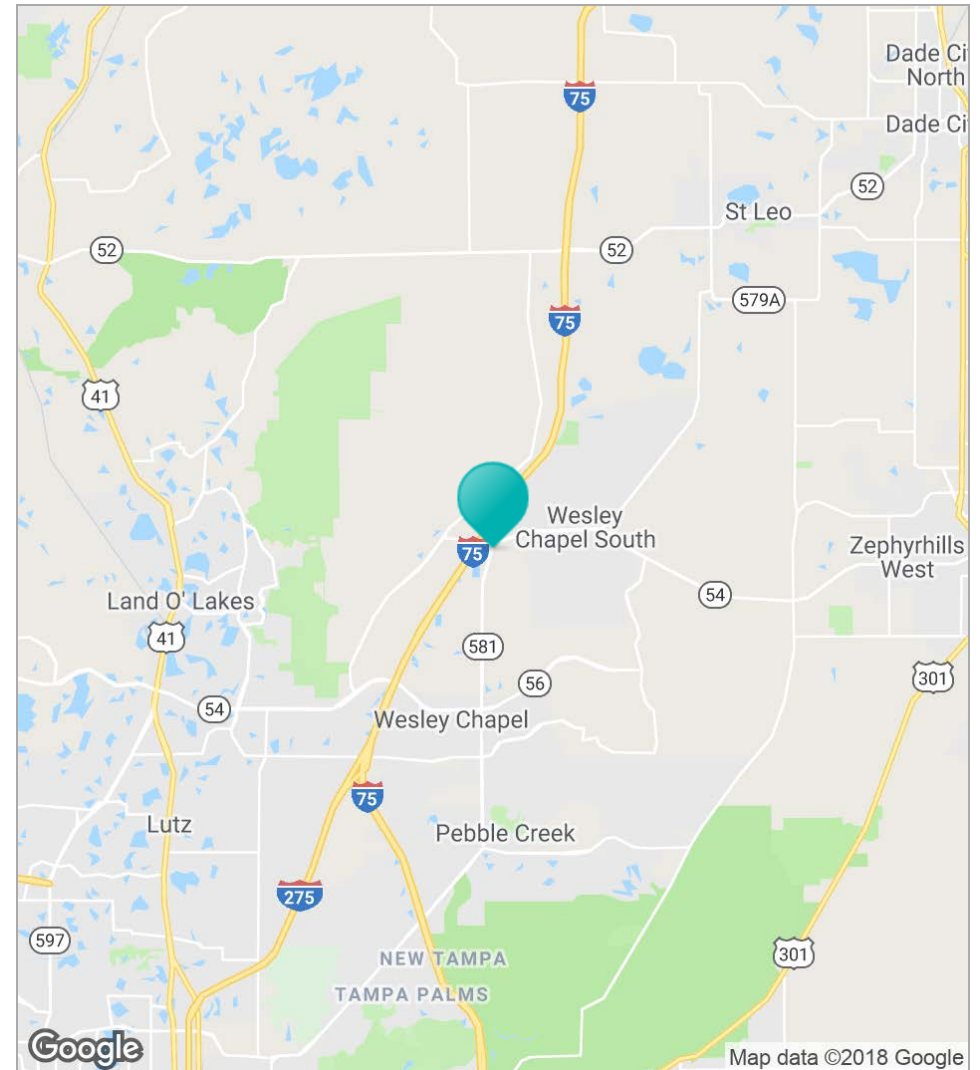
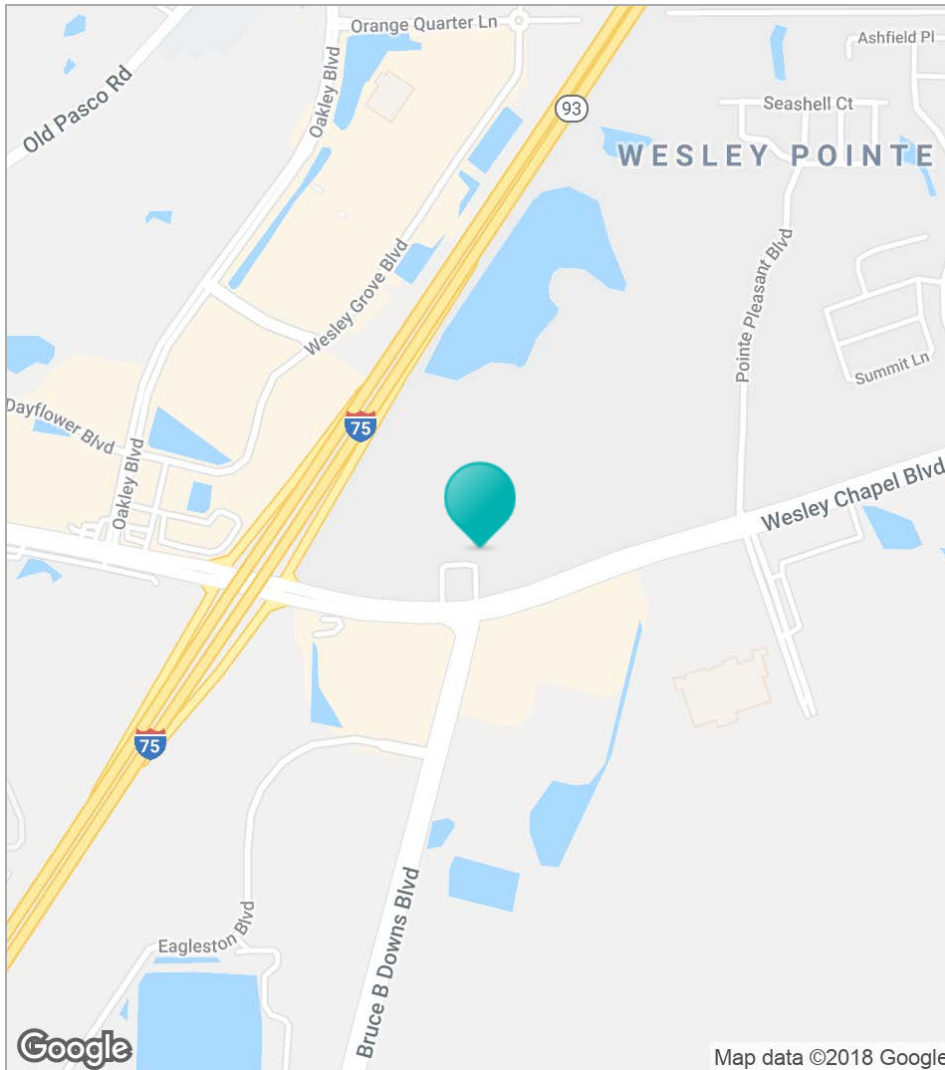
The maximum building height for commercial uses shall be sixty (60) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.



	1 Mile	3 Miles	5 Miles
Total Population	2,179	19,434	59,345
Population Density	694	687	756
Median Age	35.7	35.7	36.1
Median Age (Male)	36.0	36.2	35.8
Median Age (Female)	35.7	35.5	36.3
Total Households	815	7,075	21,404
# of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$79,881	\$80,802	\$79,638
Average House Value	\$234,670	\$242,878	\$240,541

* Demographic data derived from 2010 US Census





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