

OFFERING MEMORANDUM

# AVALON PARK WEST COMMERCIAL

32233 STATE ROAD 54 , WESLEY CHAPEL, FL 33545

**CHRIS BOWERS, CCIM**  
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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years



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

## PROPERTY DESCRIPTION

6.06 Acres located on the north side of SR 54 between I-75 & US 301 in Wesley Chapel, FL. It is an outparcel to the Avalon Park West development that includes entitlement for over 4,400 residential units, over 500,000 SF of commercial space and over 100,000 SF of office space. Property has access off of SR 54 & a secondary access point on the back part of the parcel off of Riverside Crossings Blvd. Excellent opportunity to join the growing area of Wesley Chapel, FL.

## LOCATION DESCRIPTION

Conveniently located just under 5 miles east of I-75 and under 7 miles to US 301 on the north side of SR 54 in Wesley Chapel, FL.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

6.06 Acres

## ZONING

MPUD for commercial uses

## PARCEL ID

14-26-20-0000-00100-0120

## PRICE

\$1,950,000

## BROKER CONTACT INFO

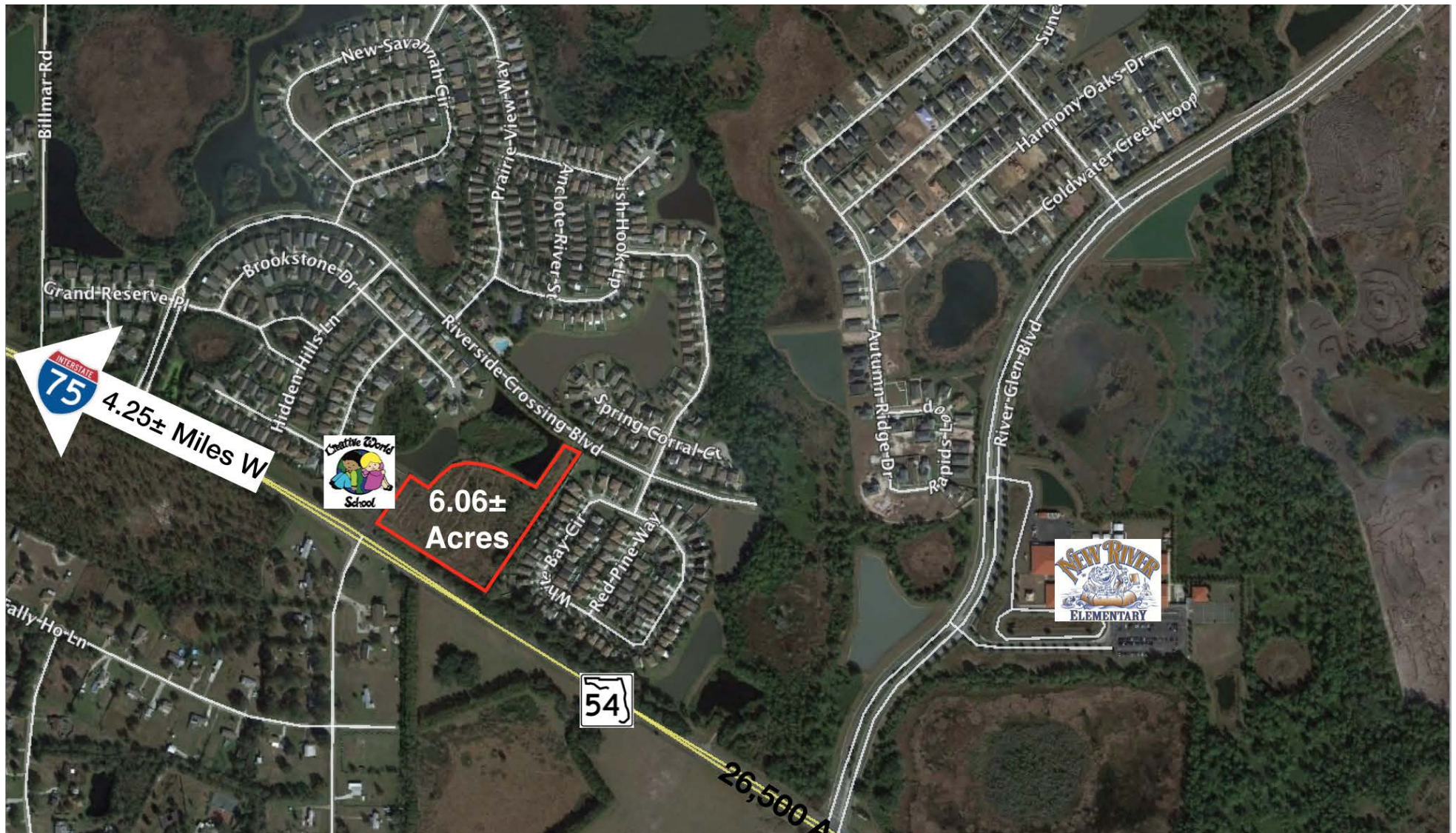
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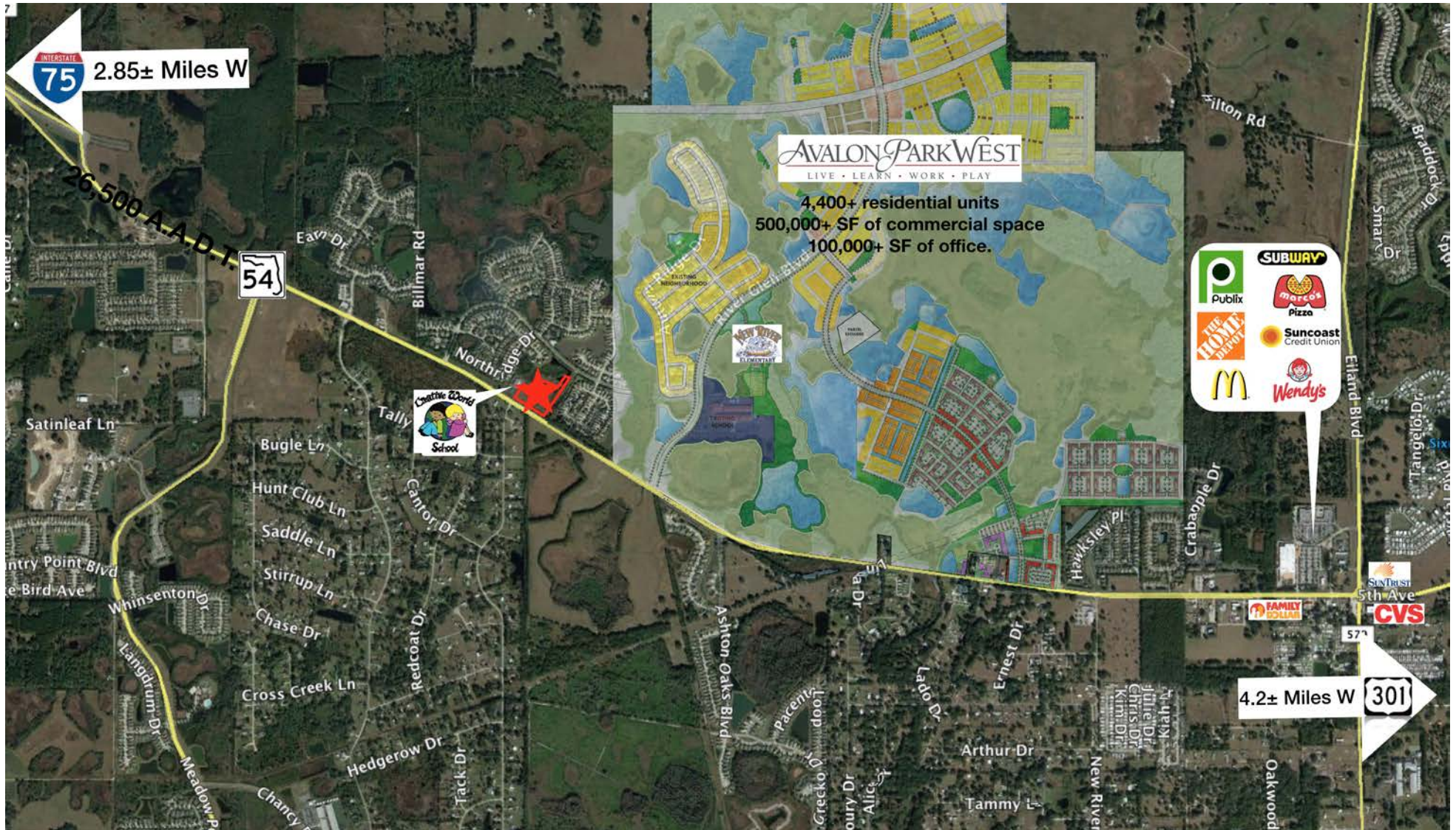


6.06± Acres





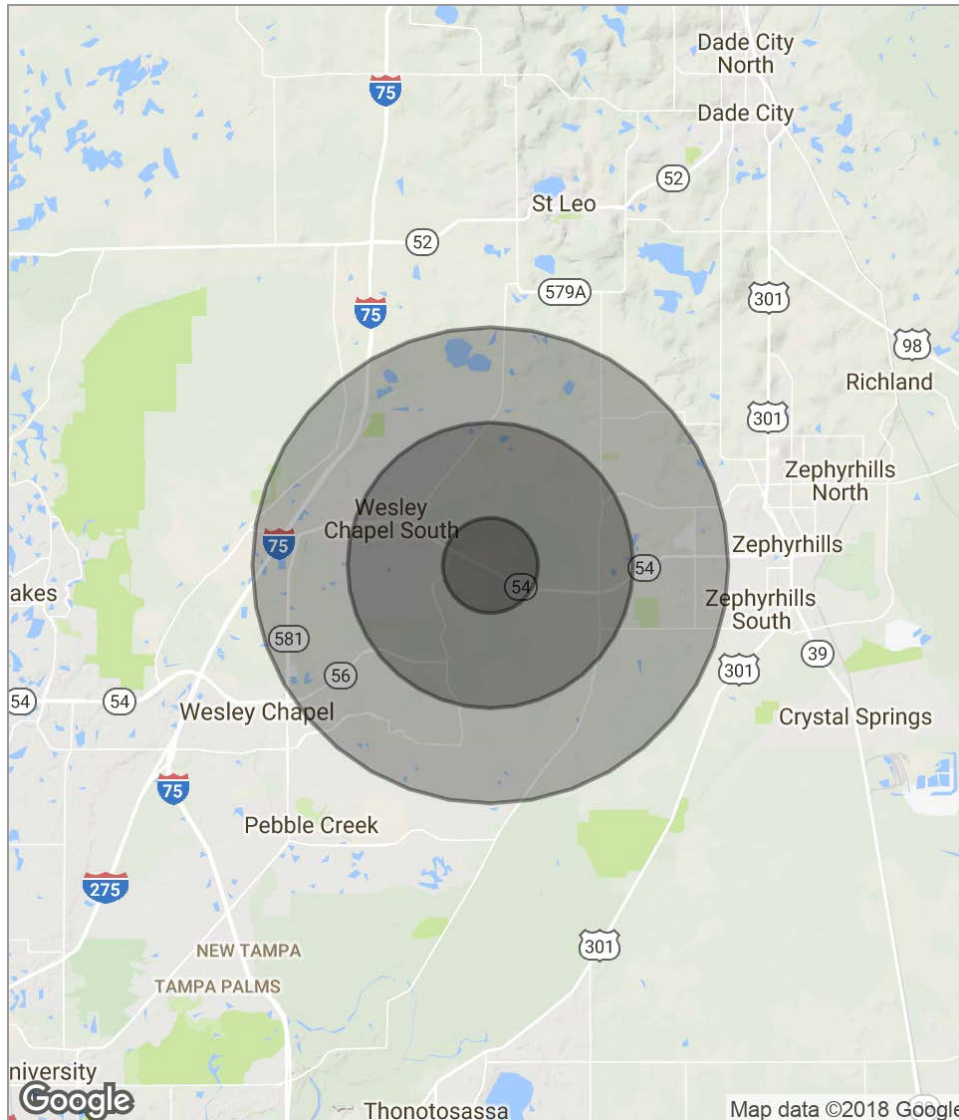




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	930	11,972	50,399
Median age	36.1	39.8	40.3
Median age (Male)	35.2	39.3	39.8
Median age (Female)	36.8	40.4	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	353	4,642	19,317
# of persons per HH	2.6	2.6	2.6
Average HH income	\$66,064	\$70,347	\$70,455
Average house value	\$247,838	\$233,806	\$196,332

*\* Demographic data derived from 2010 US Census*



