

WESLEY CHAPEL OLD PASCO RD DEVELOPMENT SITE

For Sale

7609 Old Pasco Rd., Wesley Chapel, FL. 33543



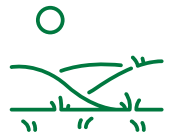
SALE PRICE
\$425,000

CPR TEAM OFFICE (727) 822.4715
Jim Engelmann, Sales Associate |
Jim@CPRTeam.com | (813) 508-4981 (Mobile)

Property Details



1.28 Acre Development Site on Old Pasco Rd. in Wesley Chapel, FL.



Zoning is currently AR and FLU is Major Public/Semi-Public



Old Pasco Road will be widened to 4 lanes with a median. (2026 start)



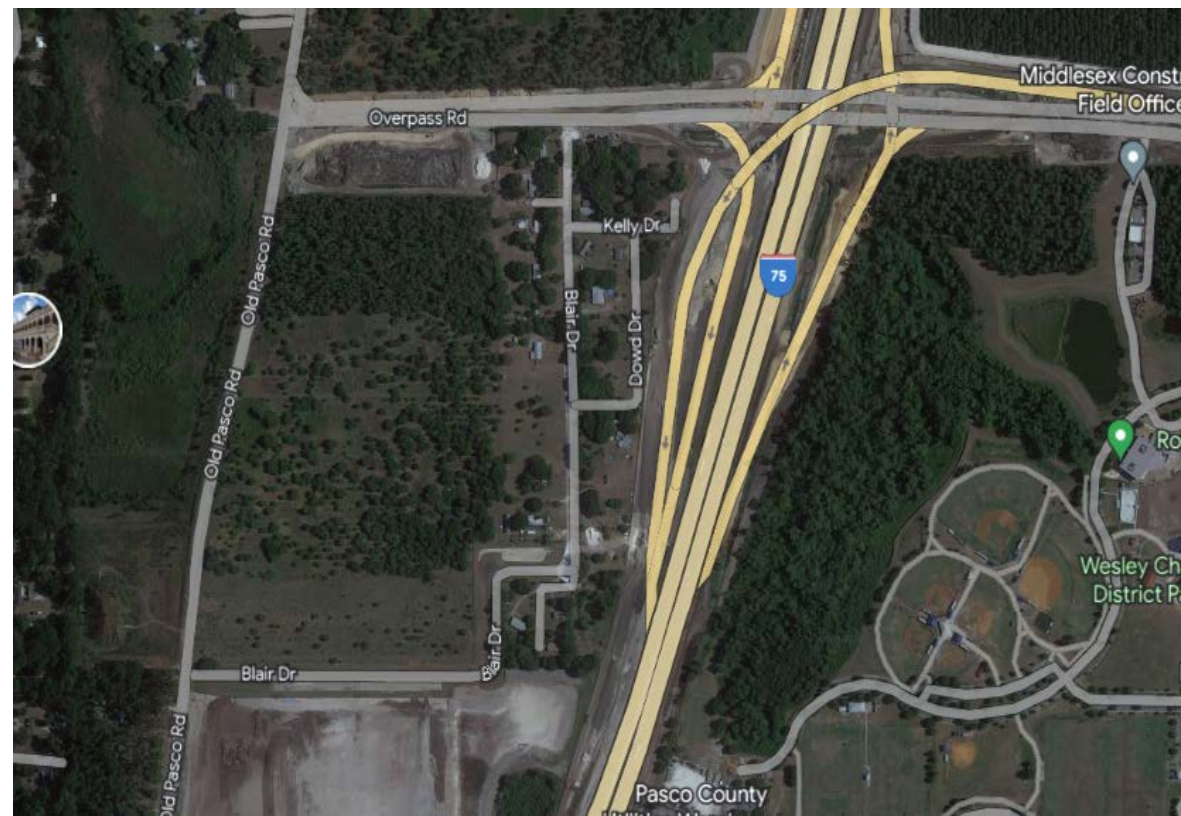
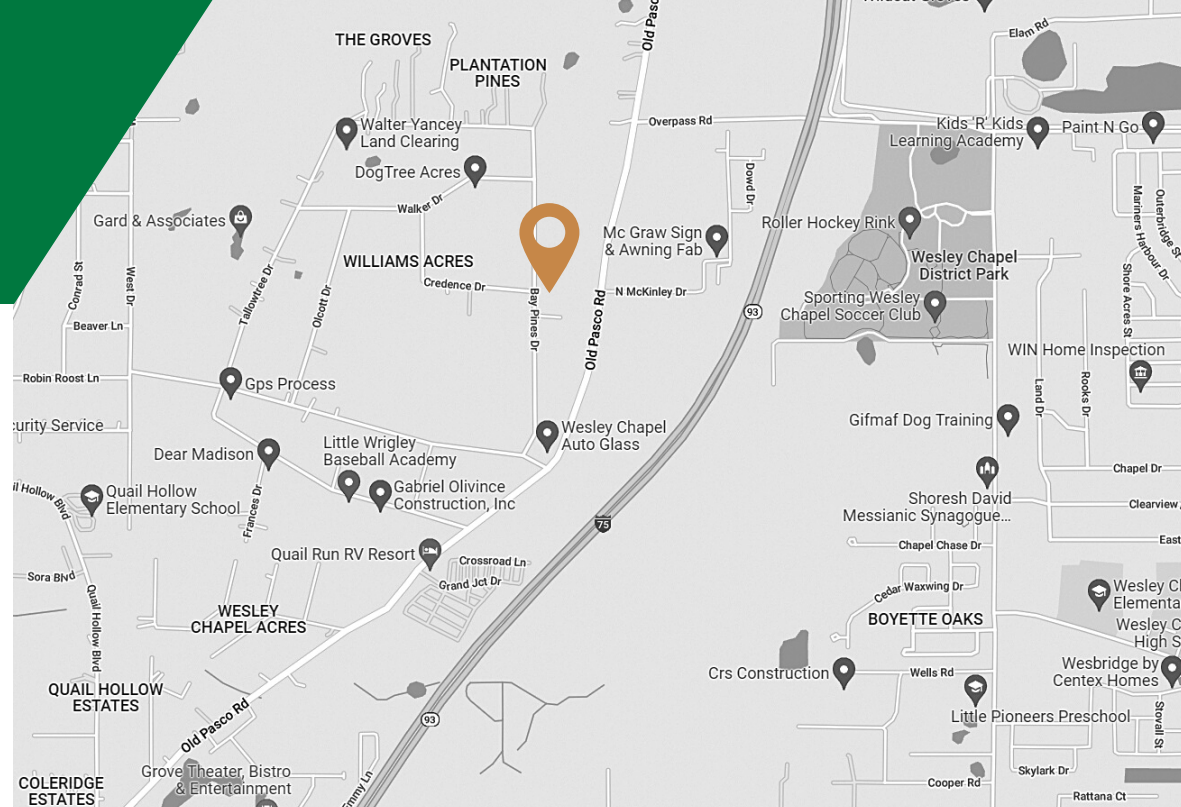
Easy access to I75

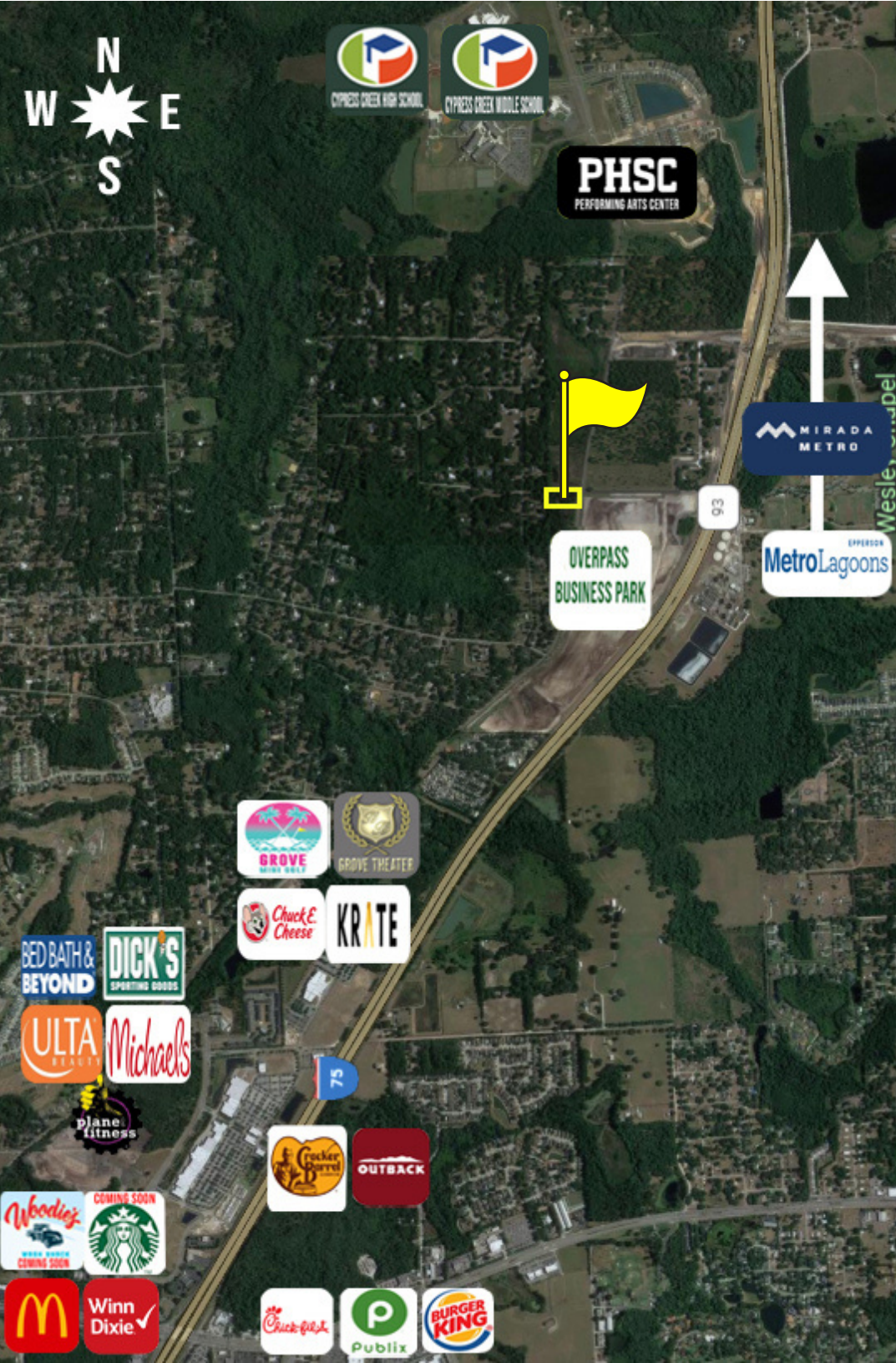


Adjacent to Overpass Business Park
- an industrial site with 500,000 sf (MOL) of planned Industrial/Flex space (planned/in progress)



New residential and institutional development exploding along this corridor





Old Pasco Rd. at Blair Dr.

Located .4 miles south of Overpass Road, and the new interchange at I75, this property is prime for rezoning for office use. Old Pasco Road is undergoing a building boom with new residential, institutional and Industrial developments along the entire 7 mile route.

Future plans include widening Old Pasco Road (2026 scheduled start) to 4 lanes with a median. This site is ideally located, as current road designs show the property with full access including Left In and Left Out across Old Pasco.

At 1.28 acres, the property is ideal for a small office development or other similar institutional uses. Looking for a larger site for your development? The neighboring property (to the north) is 5.59 acres, and currently available. Combined, this site would be ideal for a small distribution project, or larger office park.

The demographics in this market are strong, and Wesley Chapel continues to thrive as new residents and businesses migrate to Florida.

Across the street is the Overpass Business Park. With an anticipated 500,000+ SF of distribution and light manufacturing, this area will continue to grow and expand.

Now is the perfect time to plant your flag in this growth corridor.

MEET THE AGENT

Old Pasco Road, Wesley Chapel, FL. For Sale

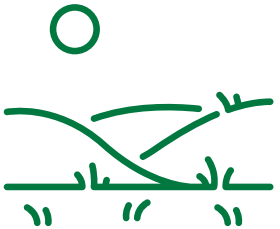


JIM ENGELMANN

Jim is the Land/Office/Investment Specialist for CPR. Also known as Mr. Pasco, many of his clients' successes have been a direct result of the ever-growing network of people that Jim has come to know and that like to close deals with him.

[CONTACT ME](#)

C: (813).508.4981 | W:(727).822.4715
Jim@cprteam.com | www.CPRTeam.com



COMMERCIAL PARTNERS REALTY
OFFICE.INDUSTRIAL.LAND.RETAIL.INVESTMENT