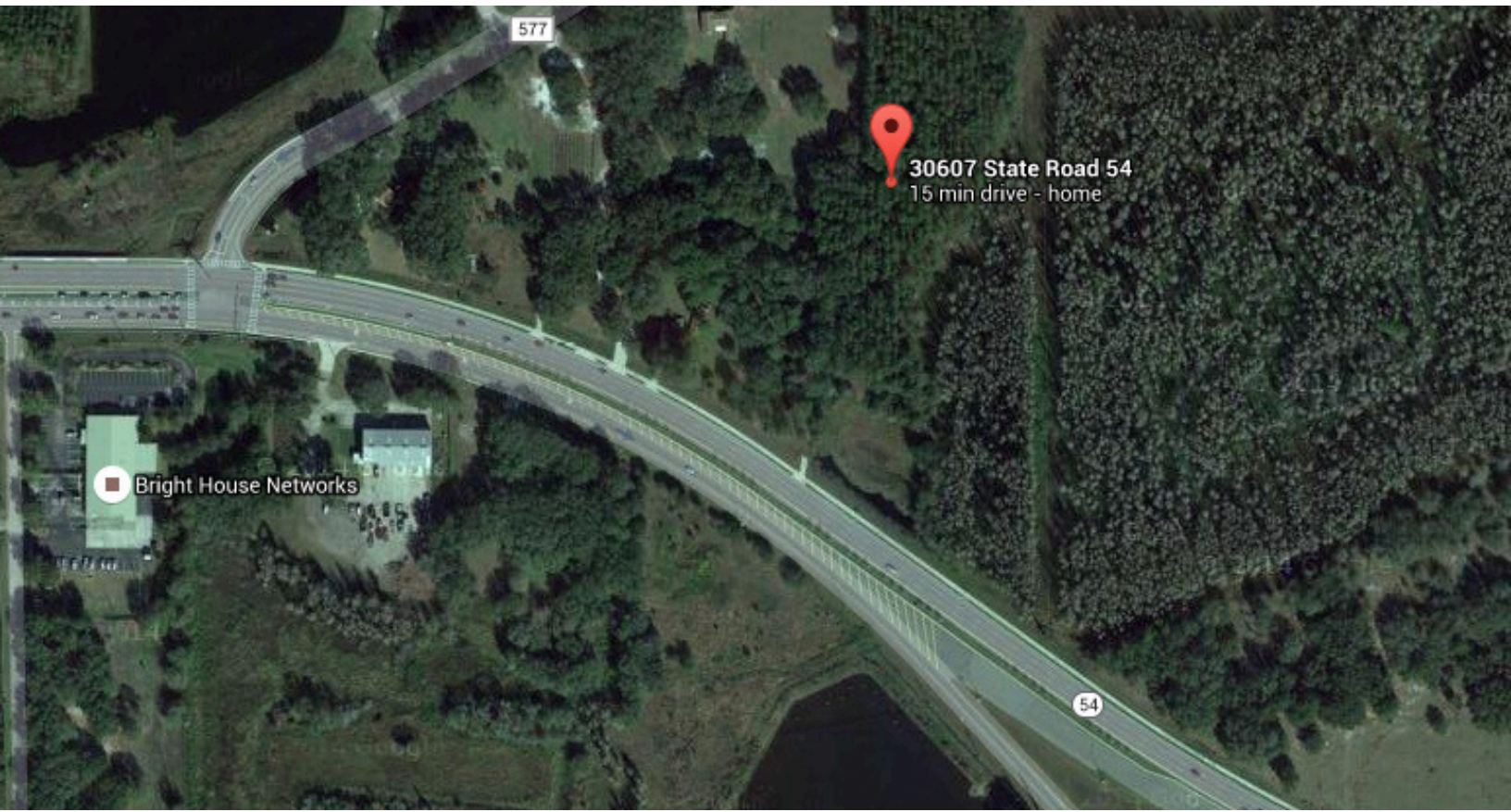


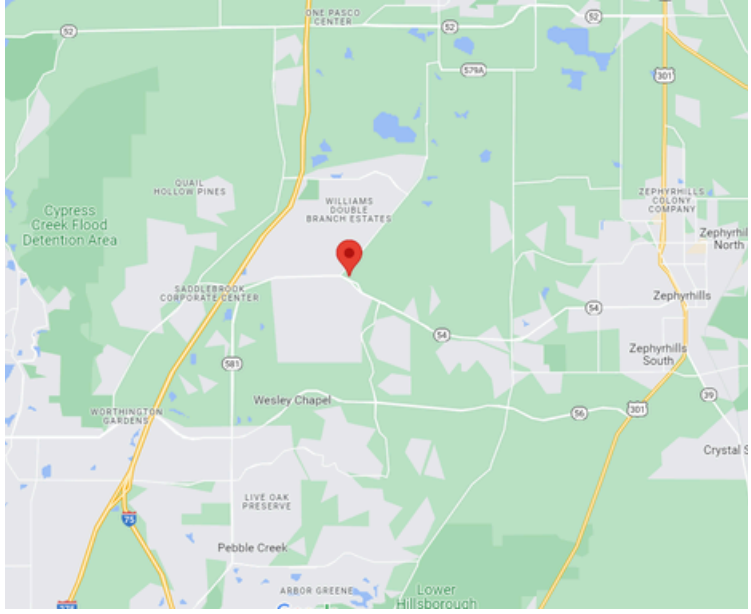
13 ACRES OF LAND FOR SALE
RETAIL OR MULTIFAMILY DEVELOPMENT
30607 STATE ROAD 54
WESLEY CHAPEL, FL 33543



Property Highlights:

- 13 Acres | AR Zoning
- Retail/multifamily development
- Zoning can be converted to C-2
- Excellent location
- 3 miles from the intersection of State Road 54 & Curley Road
- High daily traffic count

Price: \$6,900,000



Mike Mauger
Cell (813) 995-3864
Office (813) 948-7368
19005 N Dale Mabry Hwy, Lutz, FL
mike.mauger@doylemcgrath.com



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13 ACRES OF LAND FOR SALE
RETAIL OR MULTIFAMILY DEVELOPMENT
30607 STATE ROAD 54
WESLEY CHAPEL, FL 33543



PROPERTY DETAILS

- Parcel Number: 09-26-20-0000-00300-0000
- Proposed Used: Commercial, Mixed Use, Multifamily, Single-Family Development
- Existing Utilities: Electricity, Water, Cable, Telephone

AREA DEMOGRAPHICS

1-MILE RADIUS

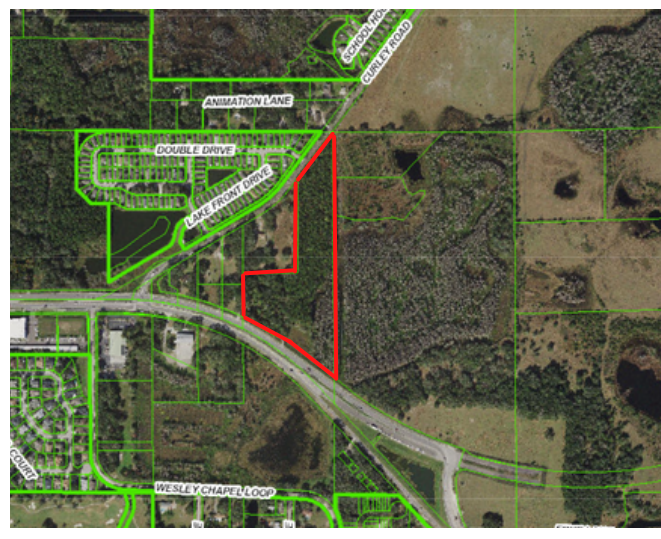
- 2023 Population: 4,424
- 2028 Population Projection: 4,775
- Median Age: 36.4
- Median Home Value: \$203,968
- Average Household Income: \$94,177

3-MILE RADIUS

- 2023 Population: 31,684
- 2028 Population Projection: 35,024
- Median Age: 37.3
- Median Home Value: \$261,869
- Average Household Income: \$114,108

5-MILE RADIUS

- 2023 Population: 89,491
- 2028 Population Projection: 97,697
- Median Age: 40.5
- Median Home Value: \$259,685
- Average Household Income: \$103,582



Great commercial development opportunity. This 13-acre site sits in the middle of tremendous new development in Wesley Chapel; one of the most sought-after areas within the tri-county region. Surrounding areas include retail, residential, and commercial properties. This is a great location for commercial or residential use. Convenient to I-75, The Grove, Tampa Premium Outlet Mall, Wiregrass Mall, Advent Health, and Baycare Hospital.

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