



FUTURE RESIDENTIAL LAND FOR SALE

Old Pasco Road, Wesley Chapel, FL 33544

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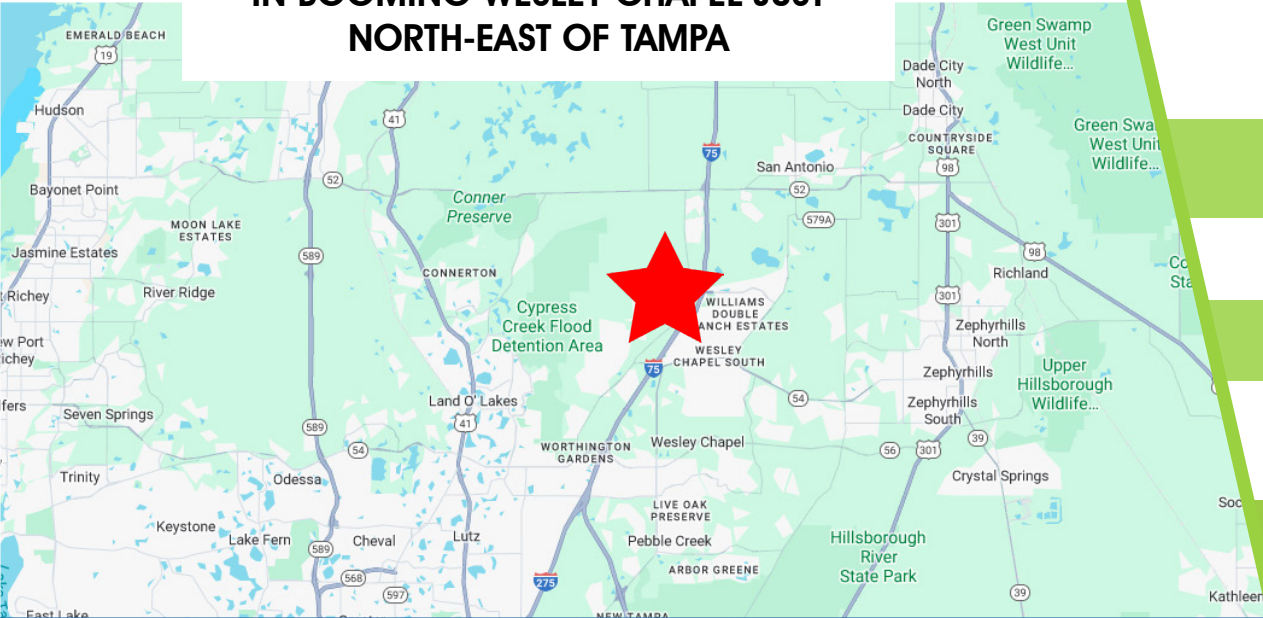
For Sale: Inquire For Pricing

Availability: ± 64 Acres, 50 AC out of Flood Plain
More Assemblage Opportunity Available



4 MINS FROM I-75 ACCESS

**SURROUNDED BY MAJOR DEVELOPMENTS
IN BOOMING WESLEY CHAPEL JUST
NORTH-EAST OF TAMPA**



64 Acres zoned Agriculture (AC) with Future Land Use (FLU) that allows 3 units / acre. New Urban Overlay update to allow 6 units / acre by right starting in 2025

Positioned ± 1 mile from Double Branch mixed-use development, bringing 6,000 jobs and \$600M impact to San Antonio with 4M SF industrial, 400,000 SF retail, 3,500 housing units, and 300-bed hotel

Ideally situated in walking distance of "A" graded Cypress Middle School and High School

Easy access to I-75 with a less than 30 minute drive to Downtown Tampa

1 mile from planned 365,000 SF John Hopkins All Children's Hospital

Located across I-75 from planned 7,800-acre "Connected City," expecting 96,000 residents in 37,000 housing units and producing 65,000 jobs over the next 50 years

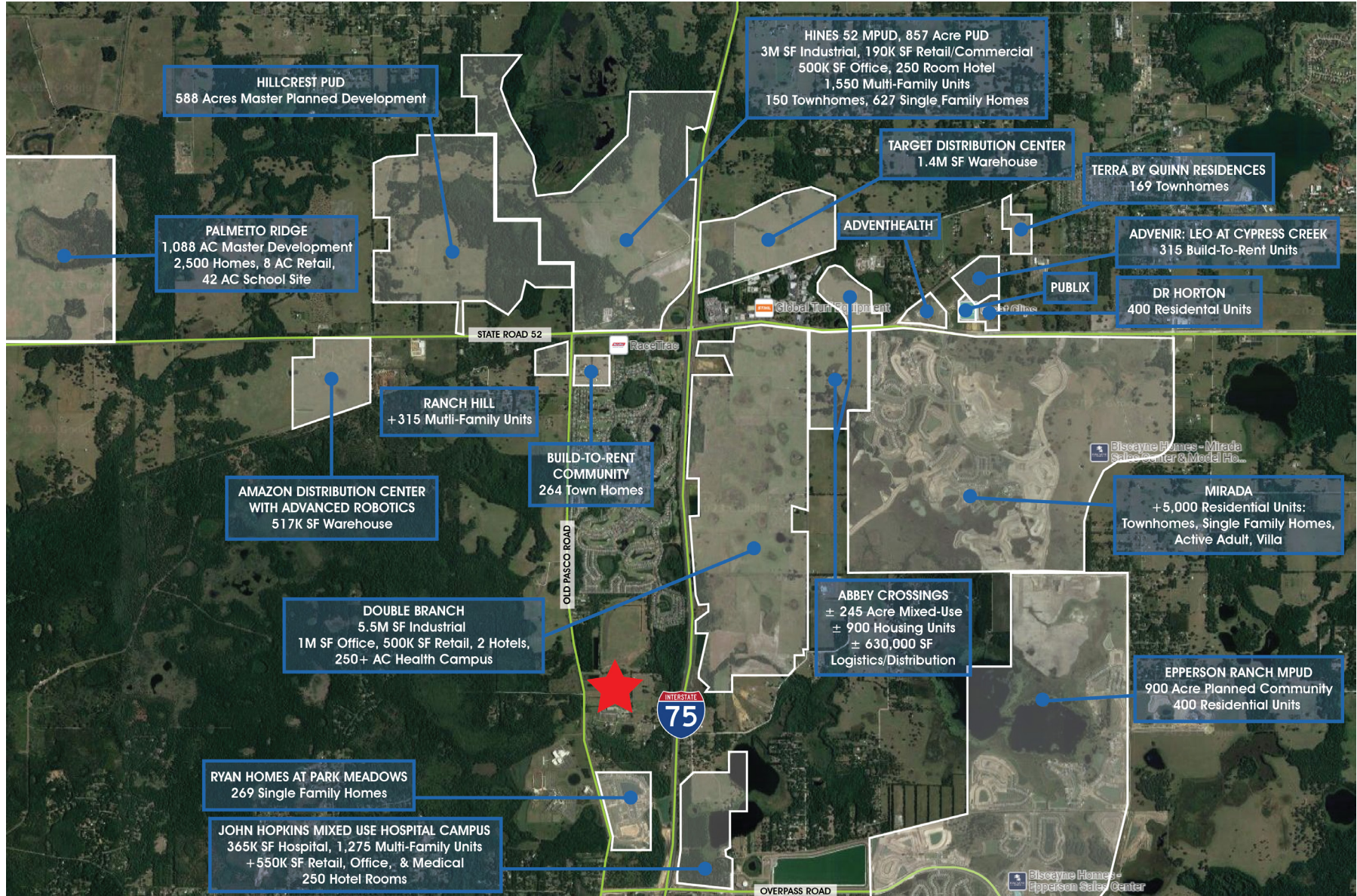
DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Total Population	1,445	21,503	53,565
Average HH Income	\$112,785	\$130,785	\$137,782
Total Households	652	7,800	18,890

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SURROUNDING NEW DEVELOPMENTS

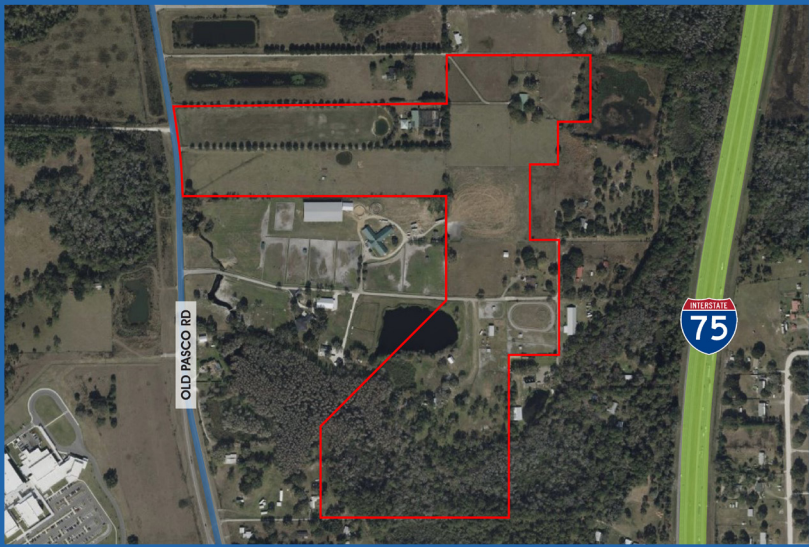


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PARCEL ID's

- 20-25-20-0000-00100-0041
- 20-25-20-0000-00100-001B
- 29-25-20-0000-00600-0033
- 20-25-20-0000-00100-0017
- 20-25-20-0000-00500-0040
- 20-25-20-0000-00500-0000
- 20-25-20-0000-00100-0040
- 20-25-20-0000-00500-0031
- 29-25-20-0000-00600-0025
- 20-25-20-0000-00100-001G
- 29-25-20-0000-00600-0032
- 20-25-20-0000-00100-001A
- 20-25-20-0000-00500-0032



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PASCO COUNTY MARKET HIGHLIGHTS

THE CONNECTED CITY

Situated next to Pasco County's Connected City, this property sits adjacent to the Connected City's Business Core. With advanced infrastructure, flexible zoning, and sustainable planning, Connected City offers a seamless live-work-play environment.

- **Cutting-Edge Technology:** Featuring ULTRAFi technology with 1 gigabit internet speeds, Connected City supports smart homes, autonomous vehicles, and gigabit-capable networks, making it one of the most tech-forward communities in the nation.
- **Balanced Mixed-Use Development:** Connected City's plan includes over 26,000 residential units, millions of square feet in commercial space, and unique amenities like Mirada's Crystal Lagoons and expansive parks. Its flexible zoning promotes sustainable, walkable neighborhoods with a blend of high-density housing, offices, retail, and healthcare facilities.
- **Environmental and Economic Incentives:** Businesses benefit from the CC-MPUD zoning, allowing diverse uses, mobility fee credits, and expedited approvals. Sustainable initiatives such as reclaimed water systems and reduced-impact development underscore the city's commitment to long-term environmental health, fostering an ecosystem that drives economic growth while enhancing community well-being.



PRIME DEVELOPMENT ZONE

The subject property is located near Pasco County's largest development projects, positioning it at the center of rapid industrial, commercial, and residential growth. This transformation is establishing the area as a major employment and residential hub:

- **Industrial Growth & Job Drivers:** Over 10 million sq. ft. of industrial space, with Amazon and Target bringing thousands of jobs and convenient access to I-75
- **Office, Medical, and Retail Expansion:** 1.9 million sq. ft. of new office, retail, and medical facilities enhance local amenities
- **Residential Surge:** 18,000 new homes and apartments provide housing for the incoming workforce



2.61%
2020 - 2023
POPULATION GROWTH



44.8
MEDIAN AGE



554,568
TOTAL DAYTIME POPULATION



157,756
TOTAL EMPLOYEES

