

EPPERSON OUTPARCELS

Near Epperson and Watergrass , Wesley Chapel, FL

Space for Lease

Multiple Outparcels Available
Curley Rd, Wesley Chapel, FL 33545

[Click Here For Location](#)



AVAILABLE:

OUTPARCELS R-4 : 4.8 AC
OUTPARCELS R-2 : 3.68 AC
OUTPARCELS R-3 : 3.82 AC

ZONING :

MPUD

LEASE RATE:

Call us for Details

LOCATION:

The outparcels are located close to Epperson and Watergrass communities. The site is convenient and accessible to Interstate 75.

SUMMARY:

Multiple Outparcels available .



5331 Primrose Lake Cir,
Suite #110, Tampa, FL 33647

813.750.7581 Office
rave@ravecommercial.com
www.ravecommercial.com

SPACE FOR LEASE

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LOT SIZE:

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PROPERTY INFO:

- Publix and Starbucks now open!
- Easy Ingress & Egress
- Proposed right in/out
- Utilities stubbed to property boundaries
- Off of Exit 282
- Adjacent roads (rear roads of outparcels) and ponds in place
- Over 7,000 homes built within the Epperson and Watergrass MPUD (about one mile Radius)
- Developed sites will service the residence of Epperson, Watergrass and other surrounding developments

Coming Soon —

- Credit Union
- **Bay Care Center and John Hopkins All Children's Hospital**
- Amazing explorers Daycare
- **27,000 SF** Two-story Office Building
- Two Apartments complexes with each about **400** units behind this property
- Near by : **Florida Medical Clinic, Kirkland Ranch Academy of Innovation (K-12, 1000 students), Innovation Prepara-tory Academy (K-12, 800 Students)**



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Site Plan



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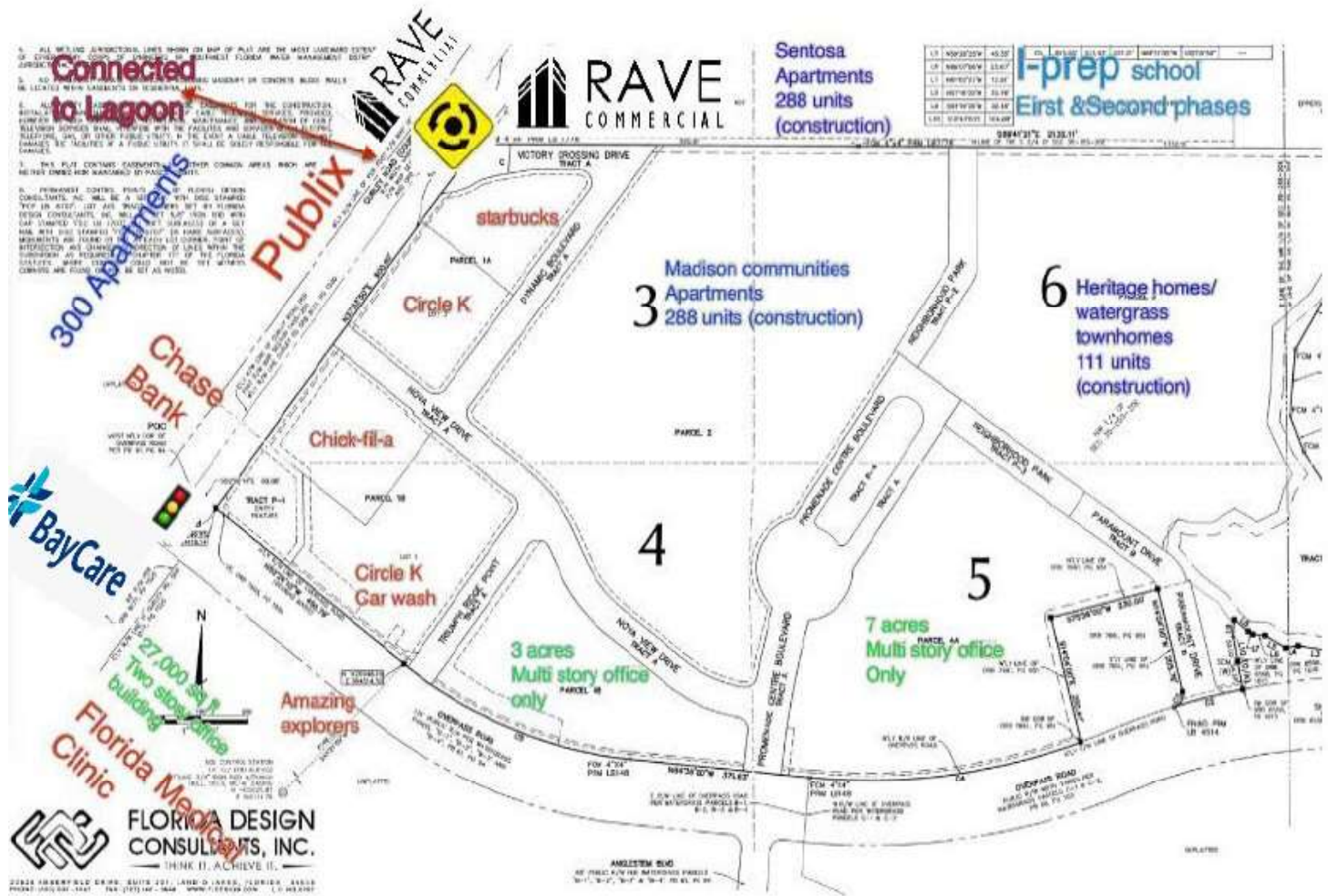
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Community Site Plan



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Community Development

EPPERSON
Metro Lagoons

3,000 Home Residential Community

RAVE
COMMERCIAL

Epperson Lagoon
7.5 Acre Crystal
Lagoon



Pasco Hernando State
College Instructional
Performing Arts Center
- 11,525 Students Enroll


JOHNS HOPKINS
All Children's Hospital

VPD: 47,800



Palm Cove
700 Home Residential
Community

Wesley Chapel District Park
Brand New Recreation Complex
144 Acres and 17,800 Sq. Ft. Rec
Center

VPD: 9,800

Boyette Road

Overpass Road

I-75 / Overpass Rd Interchange



I-75 - VPD: 133,600



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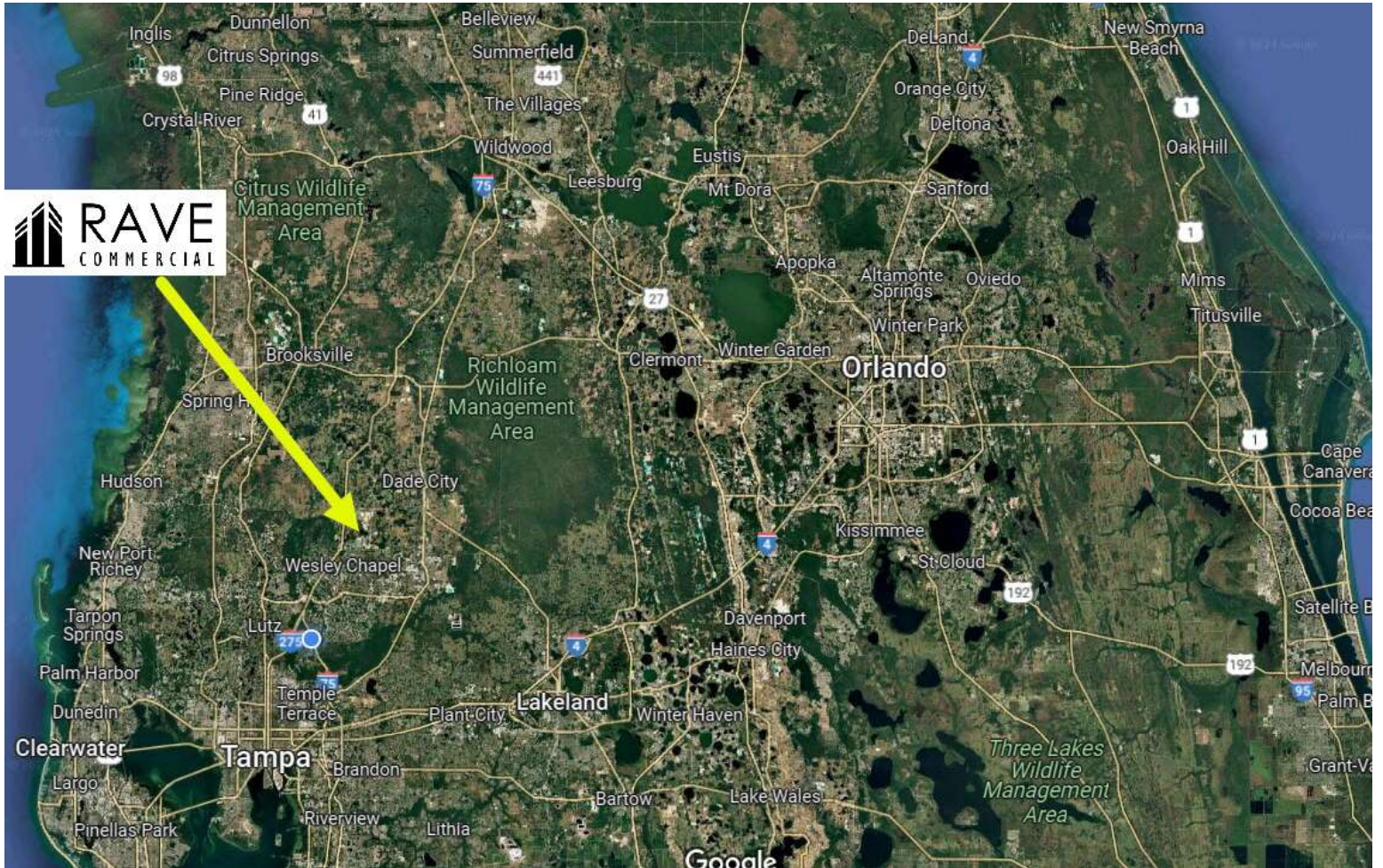
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Site Aerial View



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Development Details



PROJECTED DEMOGRAPHICS

Demographics	1 Miles	3 Miles	5 Miles
Population	28,635	57,124	101,524
Households	11,454	22,850	40609.6
HH Income	\$101,319	\$112,950	\$97,952



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