



Colliers

Meadow Pointe Commerce Park

Wesley Chapel, Florida

*Premium sites
primed for
development
on SR 54*

*Owners will
build to suit,
joint venture or
land lease*

31.50± Net Acres @ SR 54 & Meadow Pointe Blvd.

Market Highlights

Wesley Chapel Lakes is an approved MPUD with sites ready for immediate development with entitlement in place for commercial, retail, office, light industrial, hotel and multifamily. The area is one of the fastest growing, in the state of Florida.

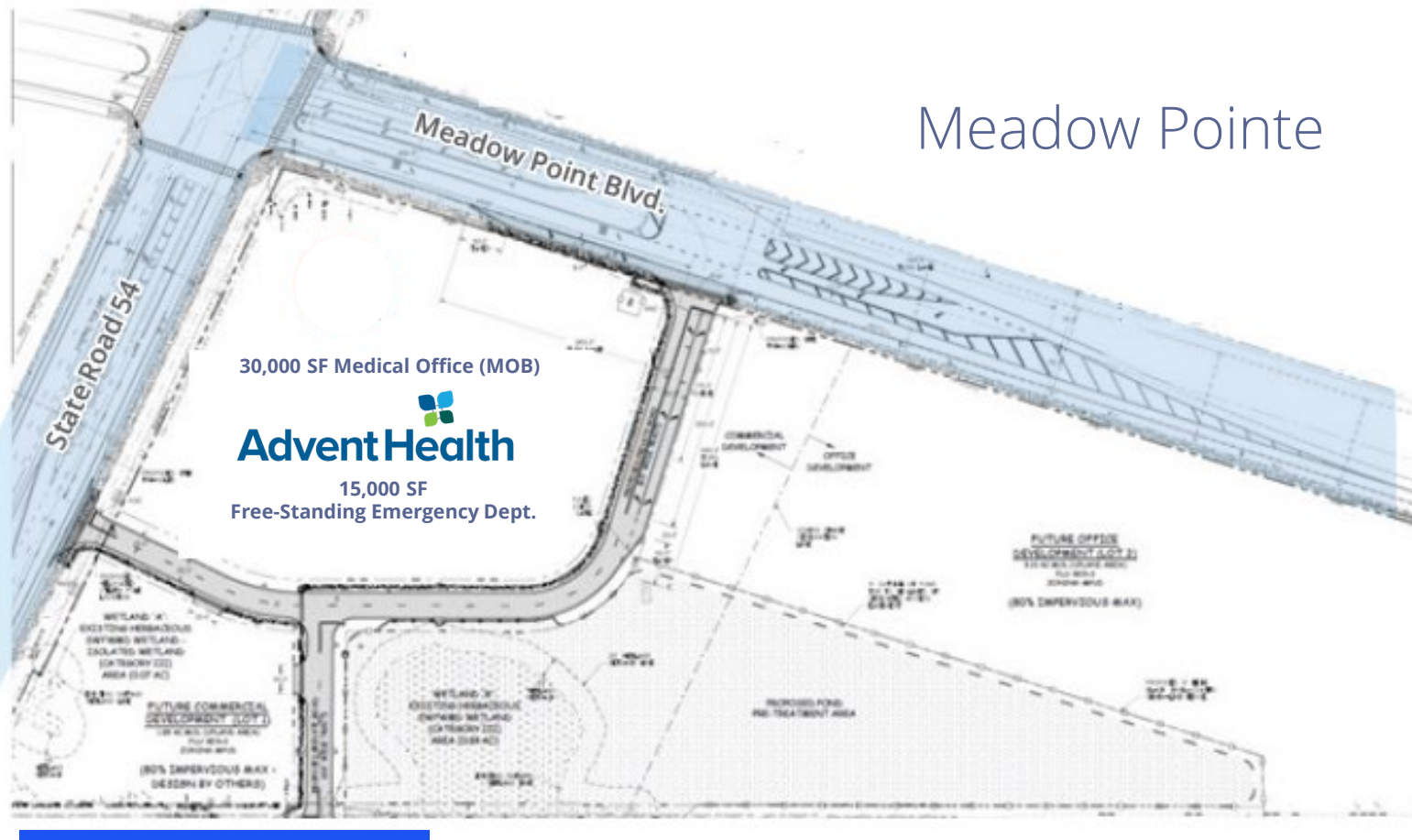
- State Road 54 widening from two to six lanes in front of the site is complete.
- Aventon Meadows, a 360-unit apartment project constructed in 2024, continues to have strong leasing numbers in a competitive Wesley Chapel market..
- Entire western node is served by off-site retention and a lift station, with current access points on State Road 54, Meadow Pointe Boulevard and Smith Road.
- Eastern node has approximated 22.40 usable acres north of apartments under construction. Access road and roundabout is complete.
- Over 3,000 homes are built within the Wesley Chapel MPUD along Meadow Pointe Boulevard.
- No Community Development District (CDD), no bond assessment or debt.
- Gopher Tortoise Mitigation has been completed for the entire MPUD.

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Meadow Pointe



31.50±

Acres Available

Prime Location

- Advent Health free-standing Emergency department opened in 2025, with plans for an additional 30,000 SF medical office building.

Development Ready Sites

- 9.10+/- usable acres on the west side of Meadow Pointe Boulevard is rough graded with natural compaction ready for development.
 - Completed storm water and lift station engineered to serve the entire western node.

Zoning and Entitlement

- Wesley Chapel Lakes MPUD zoning with approved entitlements:
 - 420,000 SF of commercial/retail.
 - 150,000 SF of office/light industrial.
 - 700 Hotel rooms.
 - 925 multifamily units have been used under the existing MPUD.

SR-54 @ Meadow Pointe Boulevard

2023 Summary	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population*	40,632	122,883	307,184
Median Age*	37.9	39.9	42.5
Households*	13,128	43,428	116,691
Median HH Income*	\$123,138	\$112,940	\$100,239
Businesses**	4,254	17,892	68,91
Employees**	40,632	122,883	307,184

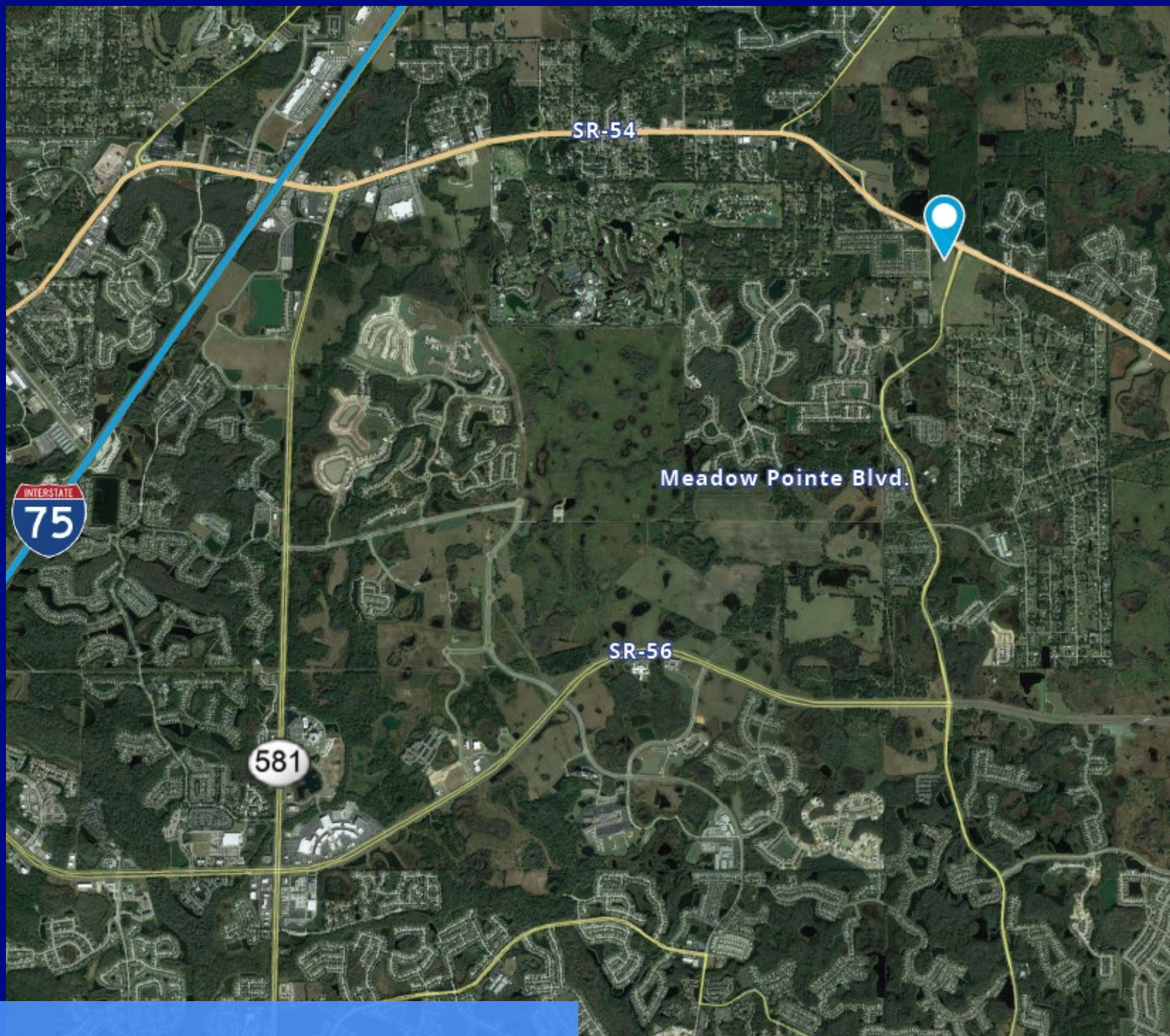
Traffic Count

- State Road 54***
 - 32,000 AADT
- Meadow Pointe Boulevard
 - 32,000 AADT***

*Source: Esri, U.S. Census

**Source: Esri, Esri and Infogroup

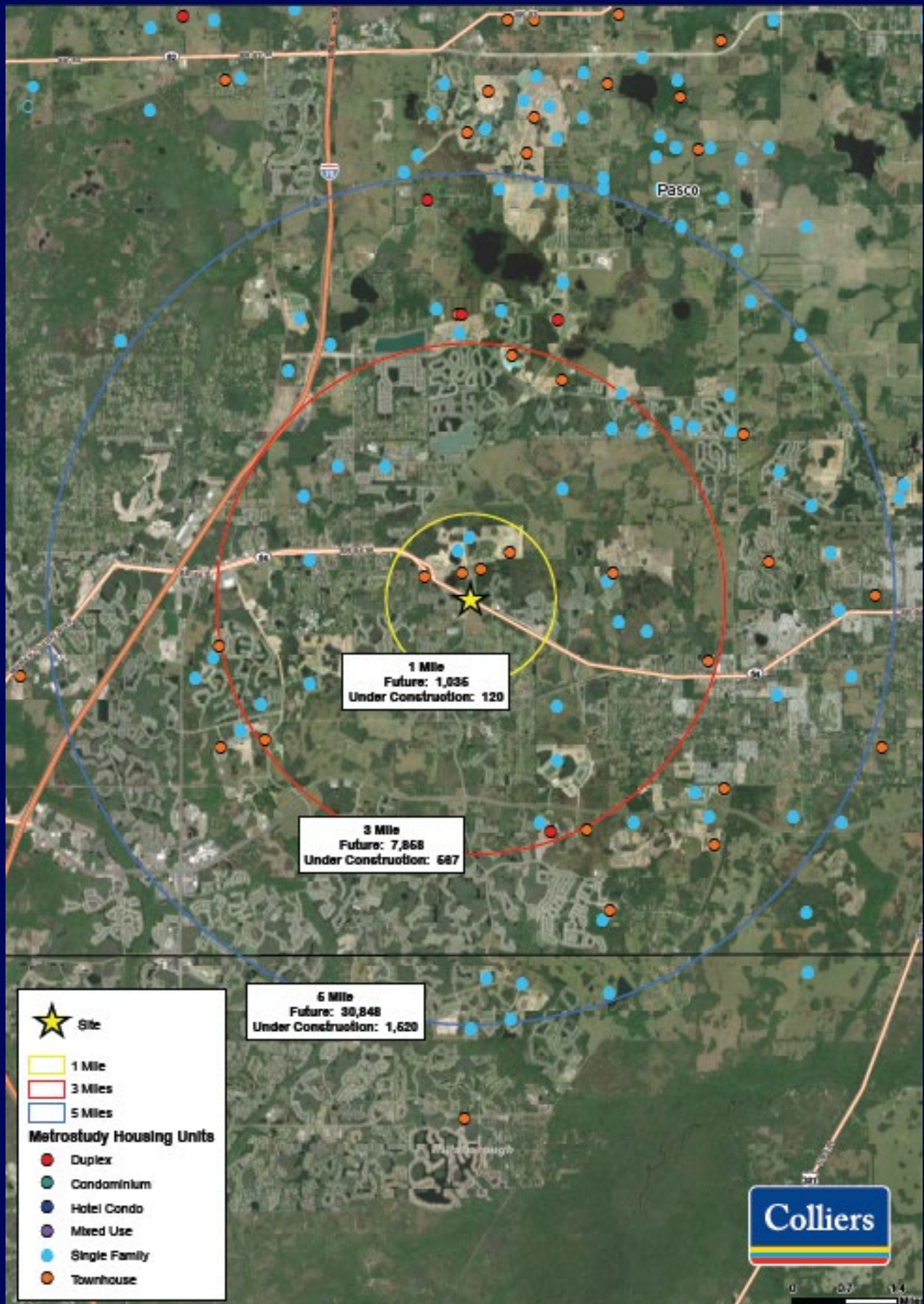
***Source: FL Department of Transport (FLDOT)



Location

State Road 54 is the main connector road from Interstate 75 to U.S. Highway 301. Road widening and improvements have been completed on SR-54 to Curley Road. Improvements to Morris Bridge Road are also completed.

Future/Under Construction Residential Development



Market Overview

SR 54 & Meadow Point Blvd. – 5-Mile Radius

Households & population



122,883

Current total population



148,767

5 Year total population



43,428

Current total households



53,627

5 year total households

Household & population characteristics



\$112,940

Median household
income



\$426,830

Median home value



82.2%

Owner occupied
housing units

Annual household spending



\$2,908

Apparel &
Services



\$268

Computers &
Hardware



\$4,889

Eating Out



\$8,436

Groceries



\$9,135

Health Care

Business



2,161

Total businesses



17,892

Total employees

Employment



73%

White collar



15%

Blue collar



12%

Services

3.9%

Unemployment rate

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