

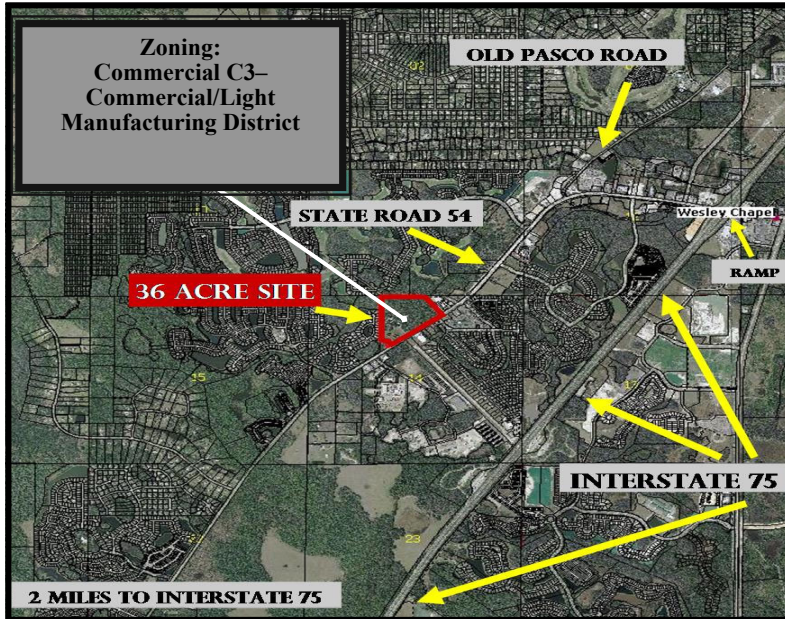
COMMERCIAL/ MULTI- USE PARCEL

DIRECT STATE ROAD 54 FRONTAGE

36.33 Acres

WESLEY CHAPEL, FL

Pre-Approved for 240,000 SF of Office/ Warehouse Development



Property Details:

Folio #:

14-26-19-0000-00100-0020

Zoned:

C-3

(Commercial/Light Manufacturing)

Lot Size:

36.33 Acres

Taxes 2019:

\$24,448.06

- ▶ Wesley Chapel Area
- ▶ **Direct Frontage on SR54**
- ▶ 2 miles from I-75
- ▶ Great Visibility

- REDEVELOPMENT OPPORTUNITY
- Traffic Count: 20,936 (2018- MPSI: SR 54 and Wesley Chapel Blvd)
- Property has been Pre-Approved for 240,000 Sq. Ft. of Office and Warehouse Dev.
- **Utilities:** Electric Water Sewer Telephone Gas
- Maybe Divided as Several Out-parcels or Divided into 1 acre Parcels for quick profit
- Can be mitigated for Uplands

*** **NOTE: Owner will also consider an exchange or trade.**

CALL FOR MORE INFORMATION

Listing Agent: Tina Marie Eloian, CCIM

Tina@FloridaCommercialGroup.com

Sales | Investments | Leasing | Property Management

401 E. Palm Avenue, Tampa, FL 33602

P. 813.935.9600 | F. 813.930.0946

www.FLORIDACOMMERCIALGROUP.com



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

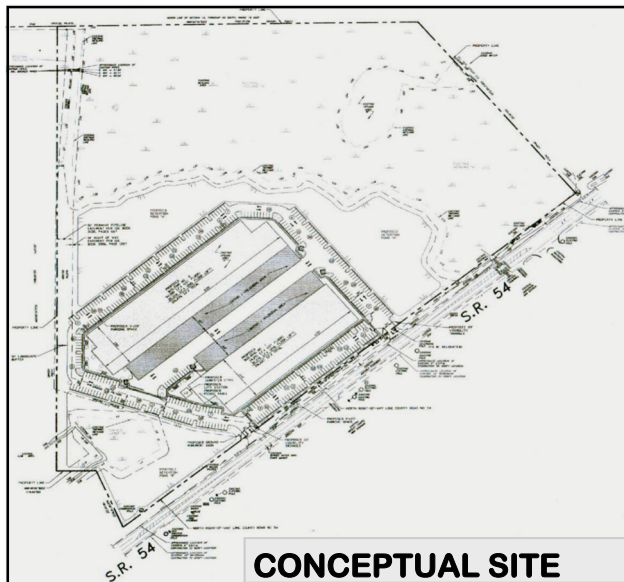
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DIRECT STATE ROAD 54 FRONTAGE
36.33 Acres
AREA INFORMATION & CONCEPTUAL SITE PLAN
Pre-Approved for 240,000 SF of Office/ Warehouse Development

About the 36.33 Acre Site

- 36.33 Acres of Vacant Land
- Prime Development Site
- Located .3 Miles North of COMPARK 75
- Verizon FiOS available in the Area
- Electric service provided by Withlacoochee River Electric Cooperative
- Directly across from the Tampa North Aero Park Airport
- Perfect for: Retail/Shopping Center, Restaurant, Hotel/Motel, Office/Business Park, Self Storage Facility
- **High Visibility**
- Easy Ingress and Egress
- Engineer Surveys, Site plans & Environmentals in Place
- Water, Sewer, Police and Fire service provided by Pasco County

Seller Financing Available

20% down | 8% Interest | 2 year Balloon- *Interest Only Payments*



- ♦ Zoned C3 – can accommodate Commercial/Light Manufacturing, Light industrial, warehouse and office uses.
- ♦ Highest and Best use of this property would be for a Commercial, Retail or Office Utilization such as: an Office/Industrial Facility, a Retail Strip Center, a Hotel or a High end, Free-Standing Merchant.
- ♦ Office, Warehouse and Manufacturing Conceptual site plans available.
- ♦ Property has been Pre-Approved for 240,000 SF of Office and Warehouse Development.
- ♦ **Seller Motivated... Bring ALL Offers!**

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SITE INFORMATION

Pre-Approved for 240,000 SF of Office/ Warehouse Development

SIZE:

The property is 36.33+ , or 1,596,909.6+ SF.

SITE DESCRIPTION:

The property is located in the western quadrant of Wesley Chapel in Pasco County, Florida. The site is located on the north side of SR Rd 54, 1+ mile west of I-75 in Wesley Chapel.

ACCESS:

Access and exposure to the site is available through SR 54 and the new 56th St. exit and through I-75.

LAND USE & ZONING:

Zoning: C-3

The purpose of the C-3 Commercial/Light Manufacturing District is to provide for the development of business uses on suitable lands, and recognize that certain commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses, and to provide standards and guide lines for the selection of qualified businesses. The district is primarily intended for business characterized by low land coverage absence of objectionable external effects with adequate set backs, attractive building design, and properly landscaped sites and parking areas.

SEWER & WATER

See Page 7 Map.

LINES INFORMATION:

- 1.) There is a 8" Force Main Sewer Line located on the North side of SR 54.
- 2.) There is a 10" Re-Use Water Line located on the North side of SR 54.
- 3.) There is a 16" Water Line (Drinking) located on the South side of SR 54.

TAXES:

Assessment: \$1,516,027/ Mileage Rate: 16.1264

2019 Taxes \$24,448.06

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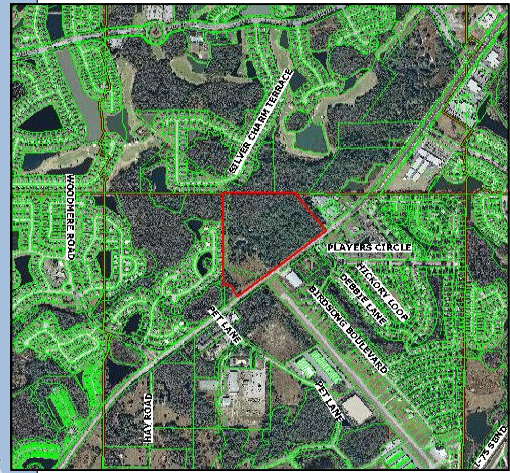
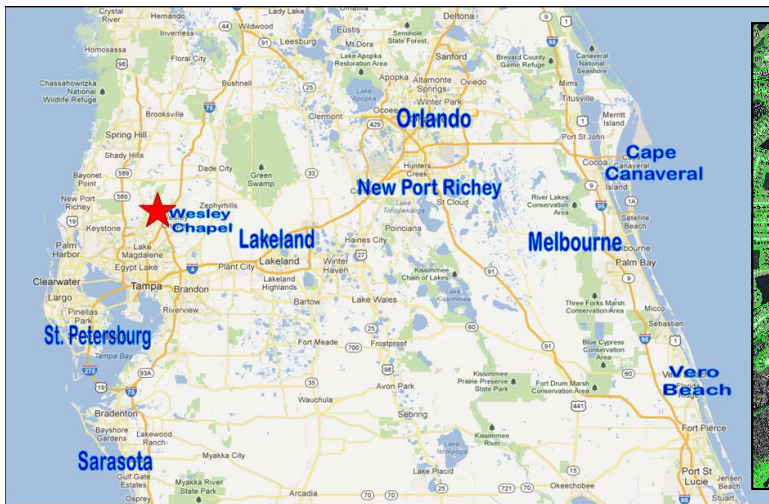
COMMERCIAL/ MULTI-USE PARCEL

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MAPS & DIRECTIONS

Pre-Approved for 240,000 SF of Office/ Warehouse Development



DIRECTIONS: Travel I-75 to Exit 279 (SR 54/Land O'Lakes/ Zephyrhills). Head West on SR 54 (Wesley Chapel Blvd), Approx. 2 miles. Property is situated on the North Side of SR 54 immediately North of Compark 75.

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