

LAND FOR SALE

1.9 Acres SR 54 & New River Rd

Wesley Chapel, FL 33543



Cody Brightwell
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Brent Nye
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VIDEO

PROPERTY DESCRIPTION

Site consists of 1.9 acres, high and dry. Located on State Road 54, one of the main arteries of Pasco County going from Zephyrhills in the eastern portion of the county, across to the Gulf Coast and US 19. The property is divisible and is located in front of a new Apartment community.

PROPERTY HIGHLIGHTS

- Directly Across the Street From Avalon Park West | \$785 Million Dollar Live-Work-Play Community | Over 2,695 New Homes, 165K Sq. Ft. Class "A" Office Space & 190,400 Sq. Ft. Commercial Space
- Active area of new development with quick access to I-75, shopping malls, restaurants and medical services
- More than 87,000 residents and 21,000 employees support this area

OFFERING SUMMARY

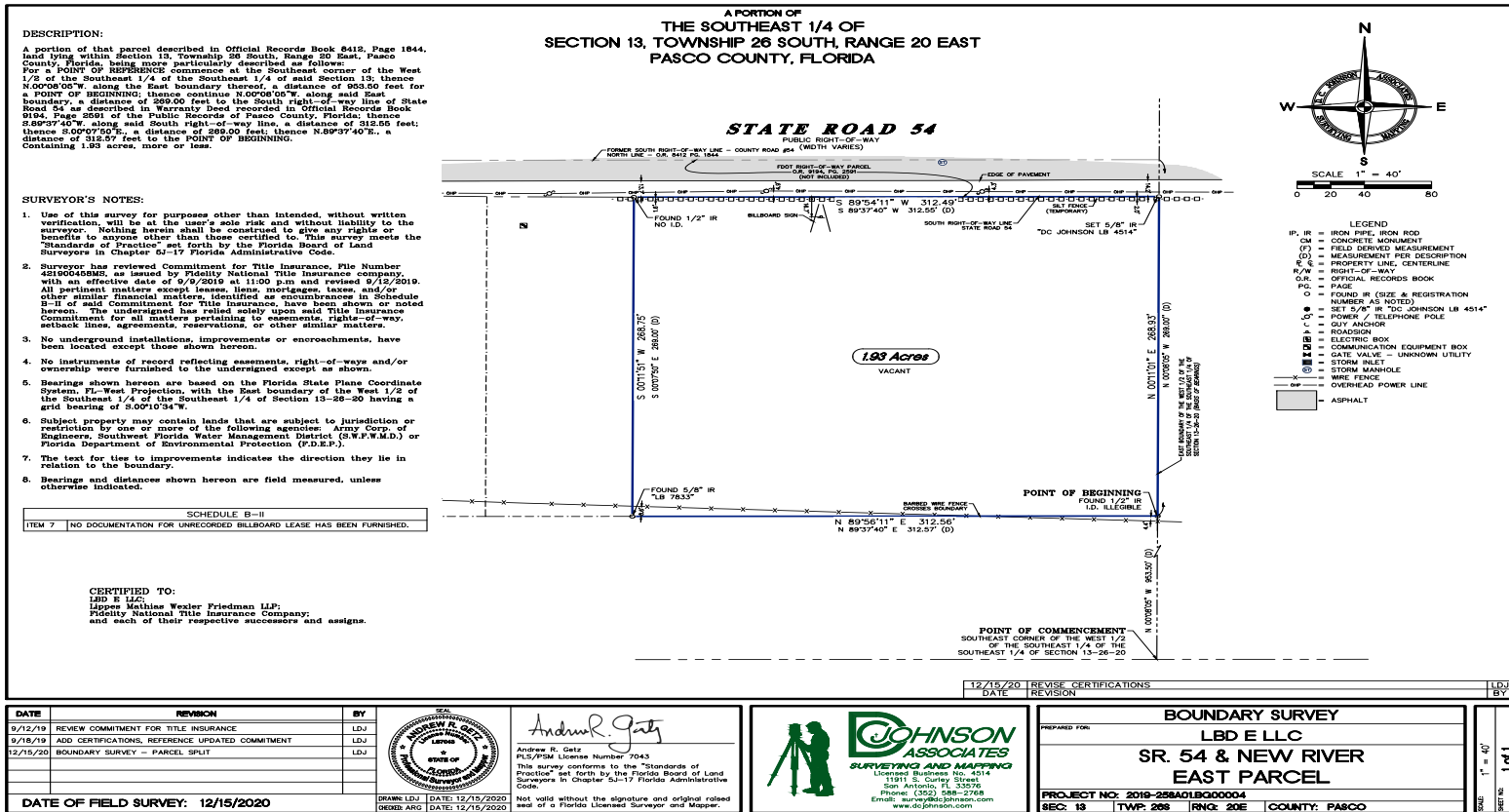
Sale Price:	\$1,950,000
Lot Size:	1.9 Acres
VPD:	32,000

DEMOGRAPHICS	3 MILES	5 MILES	9 MILES
Total Households	12,428	37,839	87,465
Total Population	32,244	100,765	232,186
Average HH Income	\$103,478	\$113,671	\$117,133

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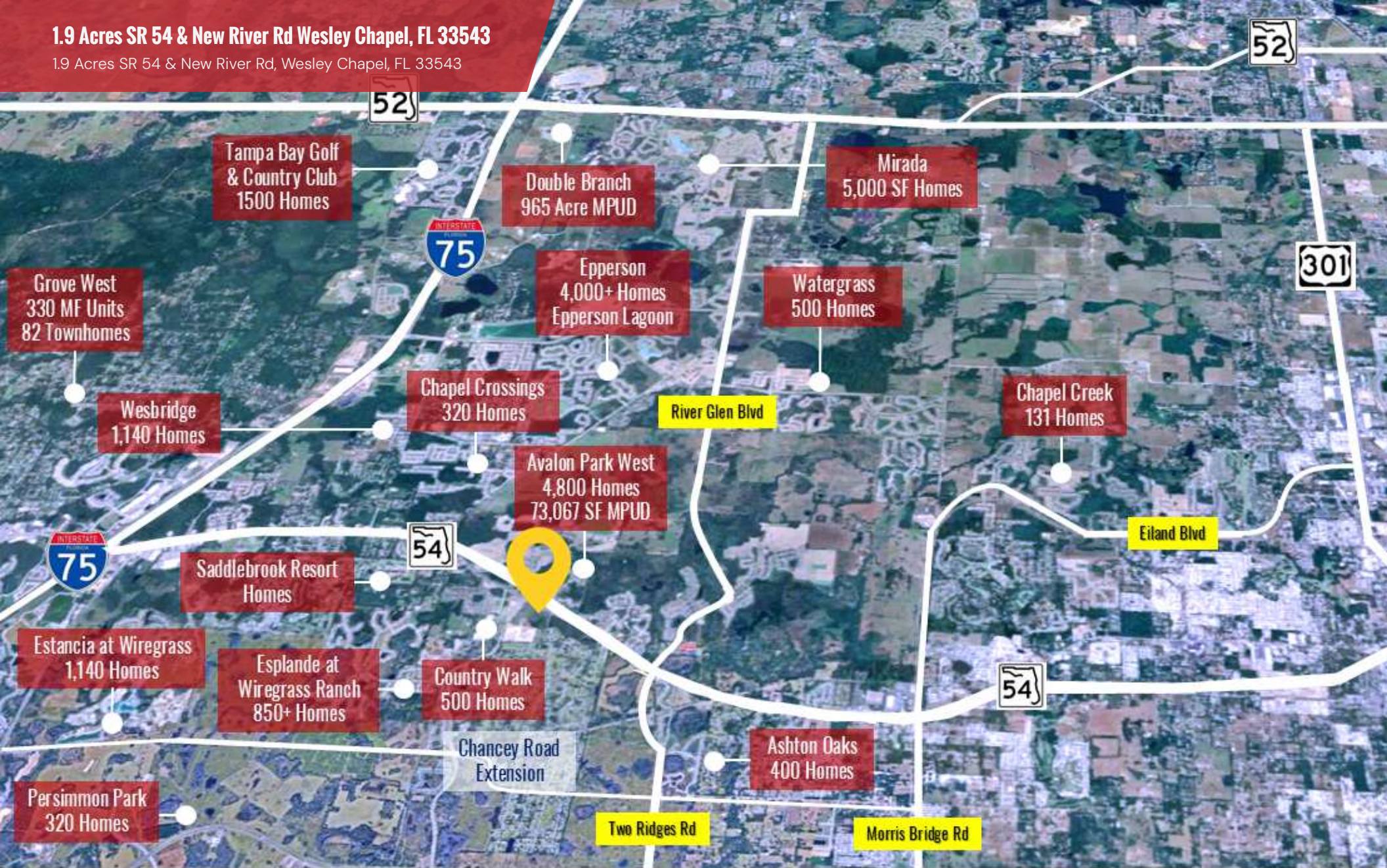
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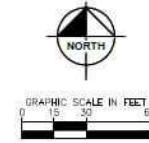
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LEGEND

- PARCEL BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- BUILDING
- PERVIOUS
- IMPERVIOUS
- SIDEWALK

SITE DATA:

PARCEL NUMBER: 13-26-20-0000-0000-0020
PARCEL AREA: 52.0 AC
JURISDICTION: PASCO COUNTY
ZONING DISTRICTS: C-2 (GENERAL COMMERCIAL)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: MEDICAL OFFICE

ADDRESS: NO PHYSICAL ADDRESS
FLOOD ZONE: THIS PROJECT IS LOCATED WITHIN FLOOD ZONE "X"

BUILDING SETBACKS	REQUIRED	PROVIDED
ADJACENT TO STREET:	25'	30'
FRONT:	25'	33'
REAR:	30'	54'
SIDES:	10'	74'

MAX HEIGHT: 60 FEET (WITHIN C-2 GENERAL COMMERCIAL)

PARKING REQUIRED
MEDICAL OFFICE: 1 SPACE PER 200 SF OF GFA SF
FSER: 55 SPACES (10,860 SF / 200 SF)

PARKING PROVIDED
TOTAL SPACES: 58 SPACES
STANDARD SPACES: 52 SPACES
ADA SPACES: 6 SPACES

6300 WALKER AVE. SUITE 200, WESLEY CHAPEL, FL 33543
 PHONE: 772-947-9999 WWW.KH-HP.COM
 REGISTERED PROFESSIONAL ENGINEERS

SCALE & SECTION: SLS

DESIGNED BY: JLS

CHECKED BY: JLS

LICENSED PROFESSIONAL ENGINEER

NICOLE E. BERLIN, P.E.

FLORIDA LICENSE NUMBER: 29185

TEST FIT

ZEPHYRHILLS FSED

PASCO COUNTY

FLORIDA

DATE: 08/15/2023

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Retailer Maps



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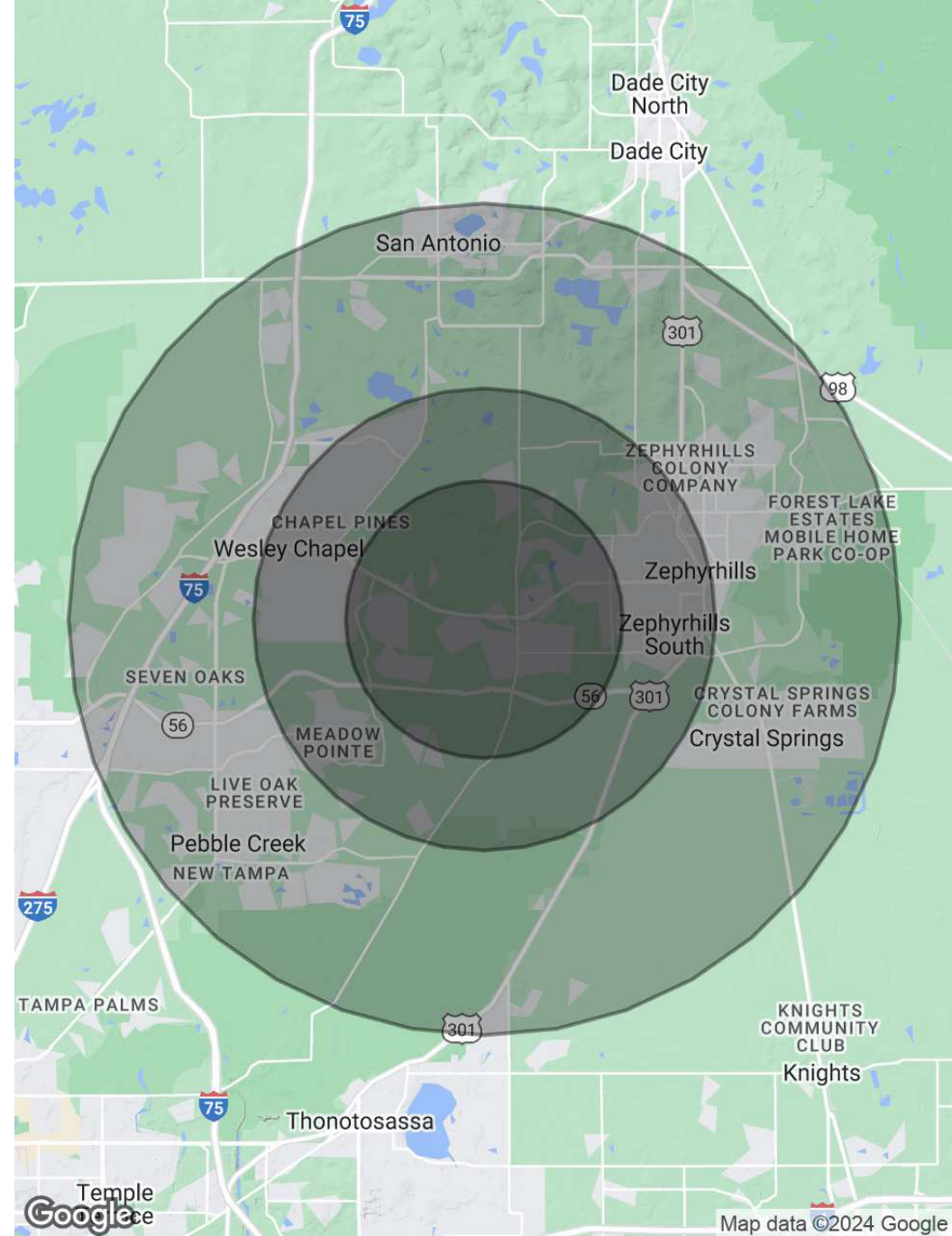
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Demographics

POPULATION	3 MILES	5 MILES	9 MILES
Total Population	32,244	100,765	232,186
Average Age	44	42	42
Average Age (Male)	43	42	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	12,428	37,839	87,465
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$103,478	\$113,671	\$117,133
Average House Value	\$319,622	\$339,778	\$374,266

Demographics data derived from AlphaMap



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DOWNTOWN AVALON PARK WESLEY CHAPEL



Downtown Avalon Park Wesley Chapel is planned to host more than 400,000 square feet of retail and 100,000 square feet of office space allowing for a bustling, pedestrian-friendly downtown that will become a hub of activity as the community grows. The initial construction of Downtown Avalon Park Wesley Chapel began in 2019 with 1,100 student stations at Pinecrest Academy K-5 Charter School.

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