

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:

\$23,561.47

- ▶ Wesley Chapel Area
- ▶ Direct Frontage on SR 54
- ▶ 2 miles from I-75
- ▶ Great Frontage/ Visibility
- ▶ REDEVELOPMENT OPPORTUNITY
- ▶ Traffic Count: 21,735 (2011- AADT: SR 54 and Wesley Chapel Blvd)
- ▶ Property has been Pre-Approved for 240,000 Sq. Ft. of Office and Warehouse Development
- ▶ **Utilities:** m Electric m Water m Sewer m Telephone m Gas

- ▶ Maybe Divided as Several Out-parcels or Divided into 1 acre Parcels and Sold for a Quick Profit!

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

- ▶ Asking Price: Please Call for Details

About Wesley Chapel

*CNN Money Magazine named Wesley Chapel
"One of the BEST places to live in Florida!"*

Along with the residential growth of Wesley Chapel, there has also been an increase in the number of new businesses and employment in the area. The types of business vary greatly, and, with a surprisingly large part of the work force being made up of home-based businesses, the opportunity for success is limitless.

Some of the largest employers in the area have built a solid foundation in Wesley Chapel.

Saddlebrook Resorts is a leading employer with a world-renowned resort and spa. Additionally, we are welcoming some of the most beautiful business developments in Tampa Bay to the area, including Cypress Creek Mall, Wiregrass, New River Town Center, and The Groves. Each of these new developments will feature the types of businesses and amenities that today's community requires for a great life in Florida! Wesley Chapel is truly becoming one of the premier communities in Tampa Bay. ***This information was acquired through the Greater Wesley Chapel Chamber of Commerce web site: <http://www.wesleychapelchamber.com> dated December 04, 2008.

Listing Agent: Tina Marie Eloian, CCIM

tinamarieeloian@hotmail.com

Sales | Investments | Leasing | Property Management

7211 N. Dale Mabry Hwy. Suite 101 Tampa, FL 33614

P. 813.935.9600 | F. 813.930.0946

www.flacg.com



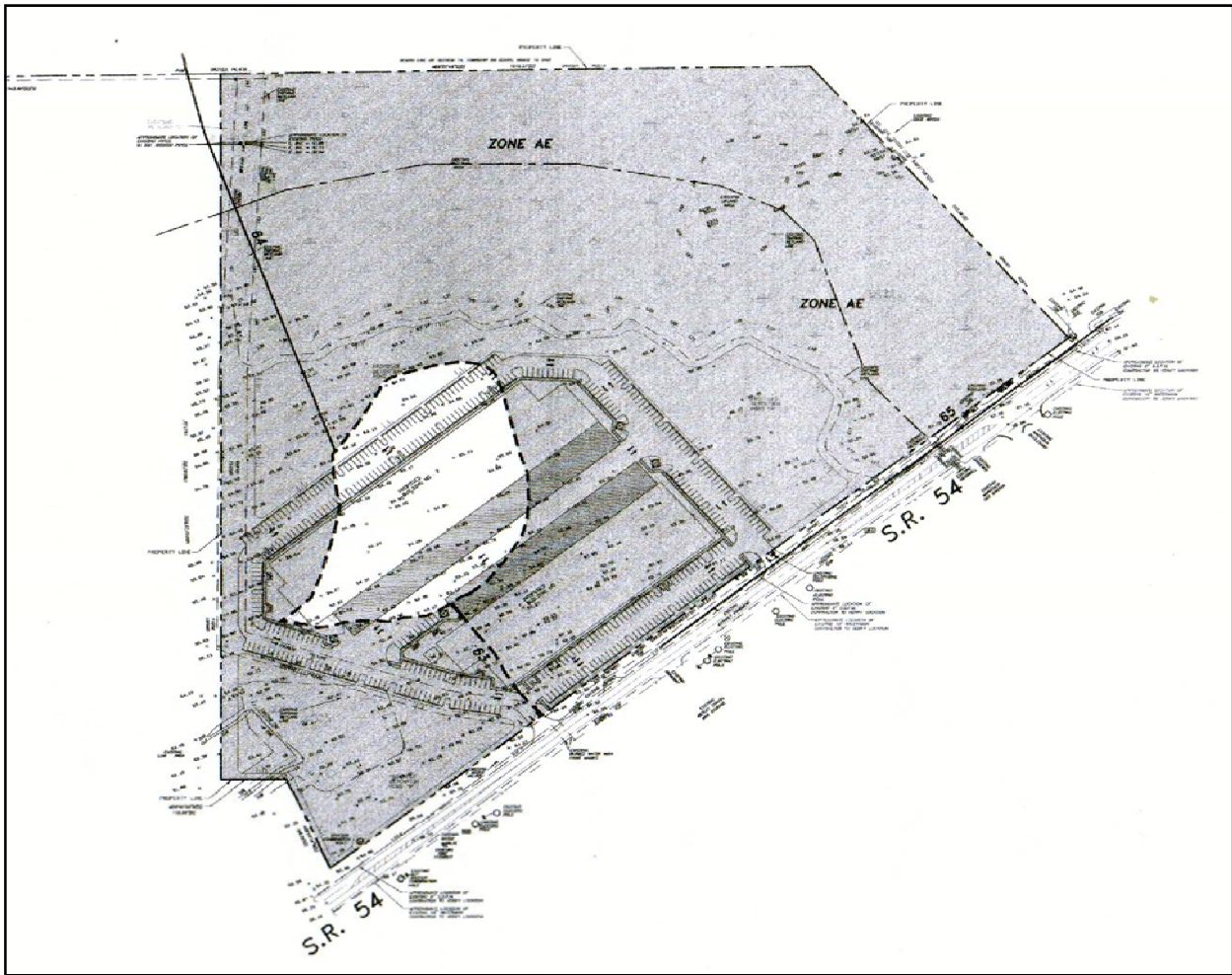
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100 YR. FLOOD PLAIN OVERLAY

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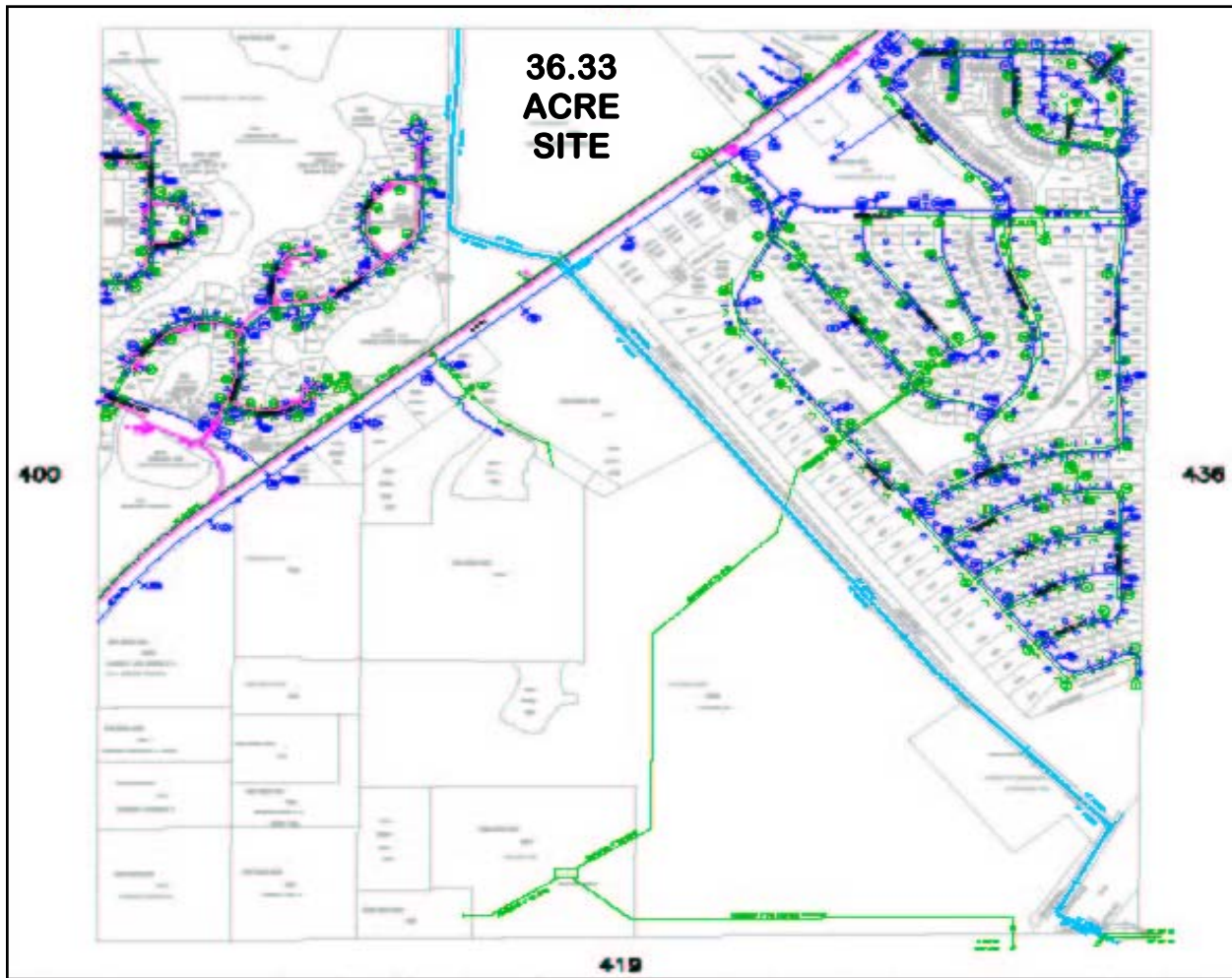
COMMERCIAL/ MULTI-USE PARCEL

SEWER & WATER LINES

36.33 Acres

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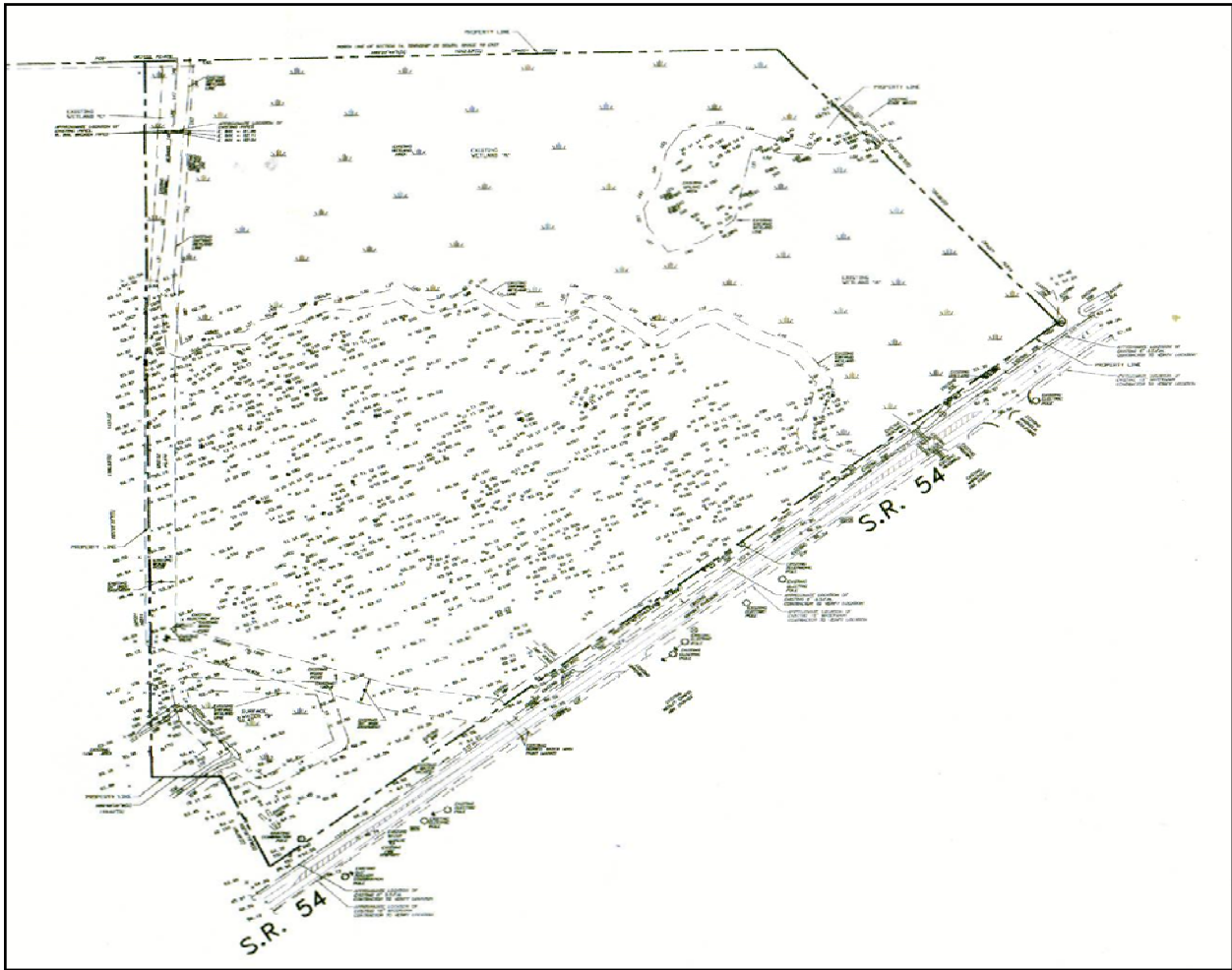
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TREES and TOPOGRAPHY MAP

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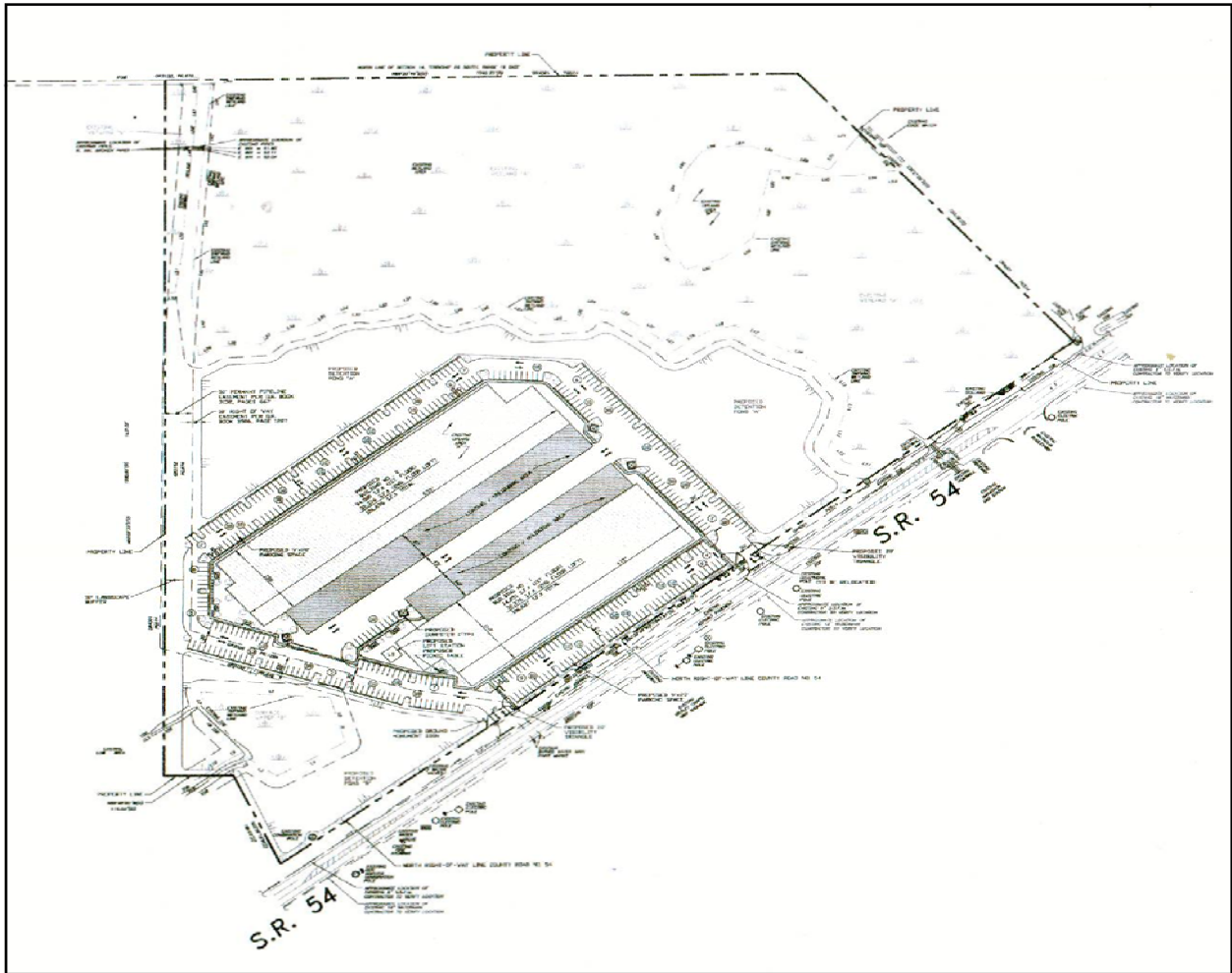


COMMERCIAL/ MULTI-USE PARCEL **PROPOSED CONCEPTUAL SITE PLAN**

36.33 Acres

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