

# WESLEY CHAPEL CENTER

 Elam Rd  
Wesley Chapel, FL 33545

Land For Sale \$750,000



**SALE PRICE: \$750,000**

## PROPERTY HIGHLIGHTS

- Zoning: MPUD
- 3.76 buildable acres
- 4.7 developable acres including a retention pond of approximately 20% (or .94 acres) of the Property

## PROPERTY USES

- Lodging Hotel, Motel, Resort Hotel
- Mini Golf
- Bowling Alley, Pool Hall, Indoor Shooting
- Movie Theater
- Ice Skating Arena
- Private School
- University or JR College
- Church
- Community Center or Gymnasium
- Raquet Club, Health Club, Spa, or Dance Studio
- Day Care
- Hospital
- Office
- Corporate Headquarters
- Medical Office/Clinic
- Office Park
- Research and Development
- Vet Clinic

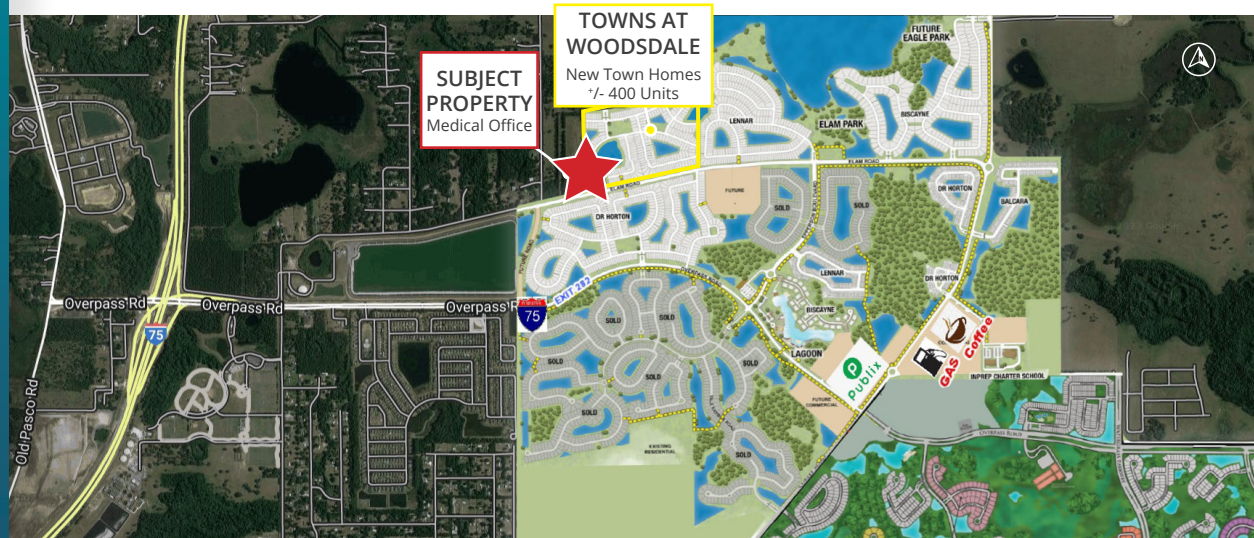
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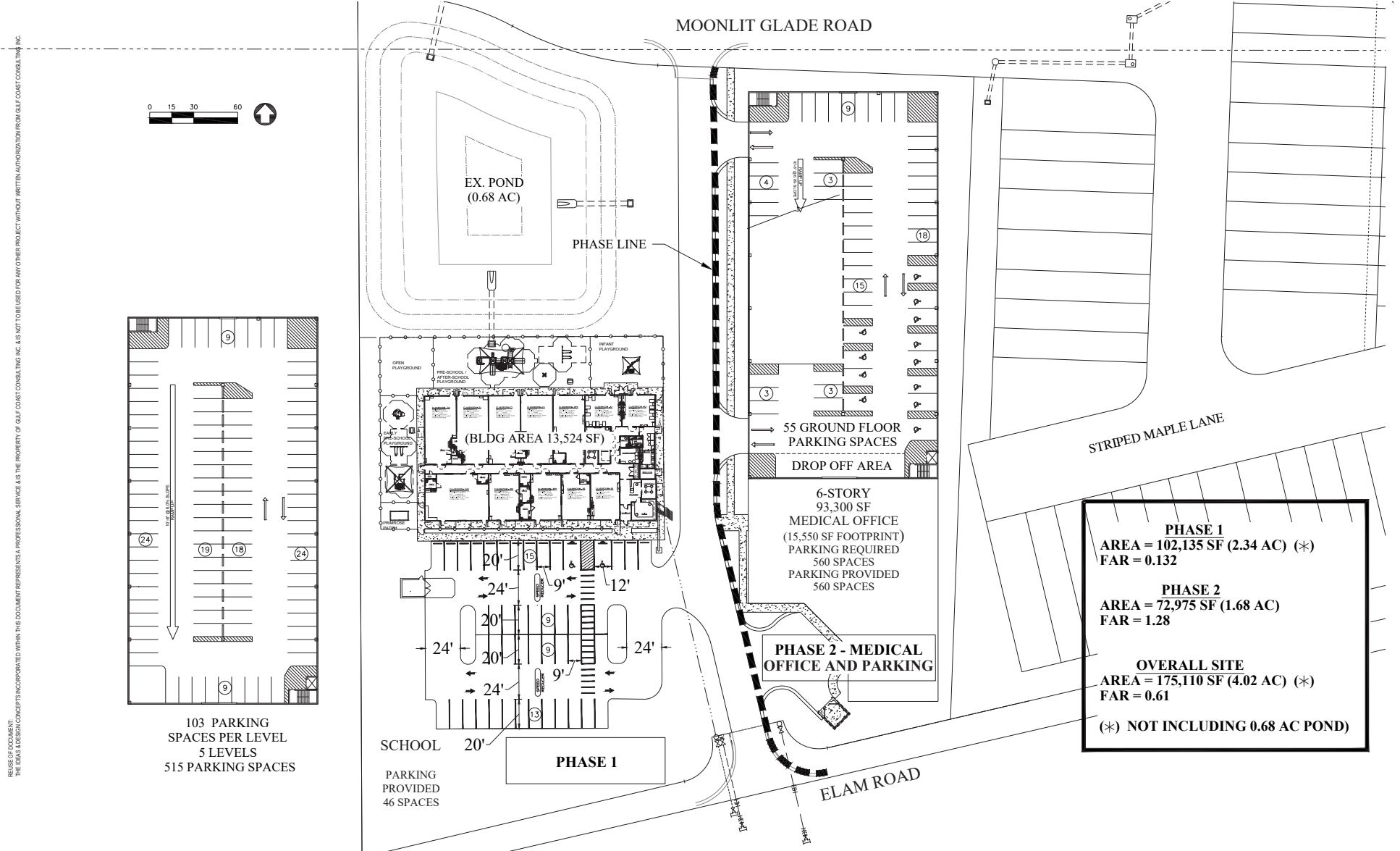
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 **BOOS**  
DEVELOPMENT



**SITE PLAN**



**PHASE 1**  
AREA = 102,135 SF (2.34 AC) (\*)  
FAR = 0.132

**PHASE 2**  
AREA = 72,975 SF (1.68 AC)  
FAR = 1.28

**OVERALL SITE**  
AREA = 175,110 SF (4.02 AC) (\*)  
FAR = 0.61

(\*) NOT INCLUDING 0.68 AC POND

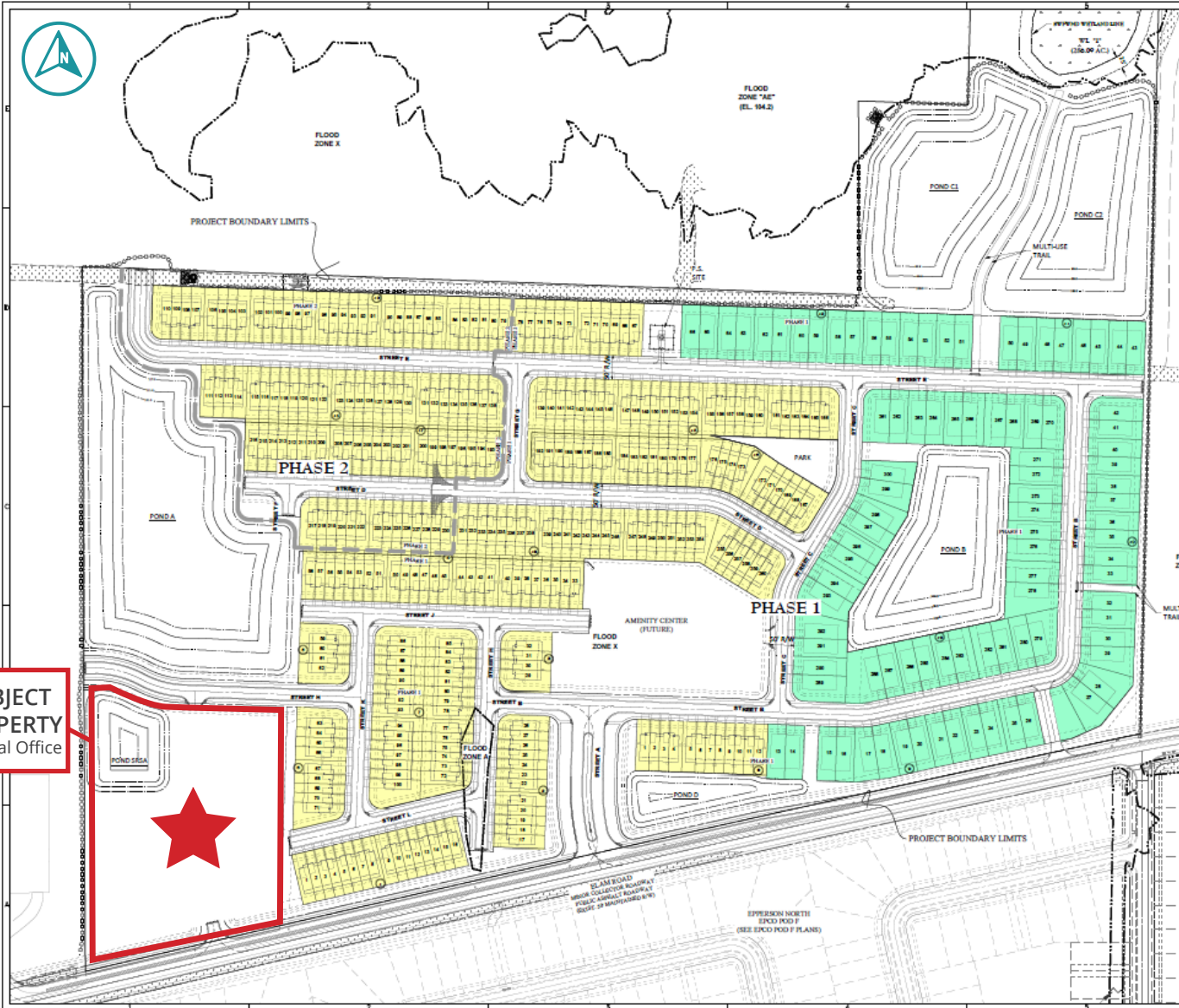
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CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY  
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND  
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

ELLIS MPUD  
CONCEPT PLAN D



TOWNS AT WOODSDALE SITE PLAN



SUBJECT  
PROPERTY  
Medical Office



TOWNS AT WOODSDALE DRONE PHOTO  
New Town Homes +/- 400 Units

AREA DEVELOPMENT

