

LAND FOR SALE

10± ACRES | DEVELOPMENT OPPORTUNITY

30600 Elam Rd
Wesley Chapel, FL 33545

Potential Medical | Office | Residential Redevelopment

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

10 Acres Elam Road

30600 Elam Rd, Wesley Chapel, FL 33545

PROPERTY DESCRIPTION

Nye Commercial Advisors is pleased to present 10± acres at 30600 Elam Road in Wesley Chapel, Florida, offering a redevelopment opportunity within one of Pasco County's expanding growth corridors.

The property is currently zoned AC and offers potential for medical office or single-family residential redevelopment, subject to applicable zoning, land-use approvals and entitlements. Its location near Elam Road and Kenton Road places the property near significant new healthcare and residential investment occurring in eastern Wesley Chapel.

PROPERTY HIGHLIGHTS

- Located within an area experiencing substantial healthcare and residential investment
- Near the future Johns Hopkins All Children's Wesley Chapel campus
- 299-home Pulte community planned along Kenton Road, near the new hospital campus, with development activity beginning in 2026 and home sales anticipated in 2027
- Convenient access to the greater Wesley Chapel | Tampa Bay market
- Additional 80 Acres Available for purchase

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	10 Acres
Zoning:	AC



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ADDITIONAL ASSEMBLAGE AVAILABLE



Conceptual Drawings

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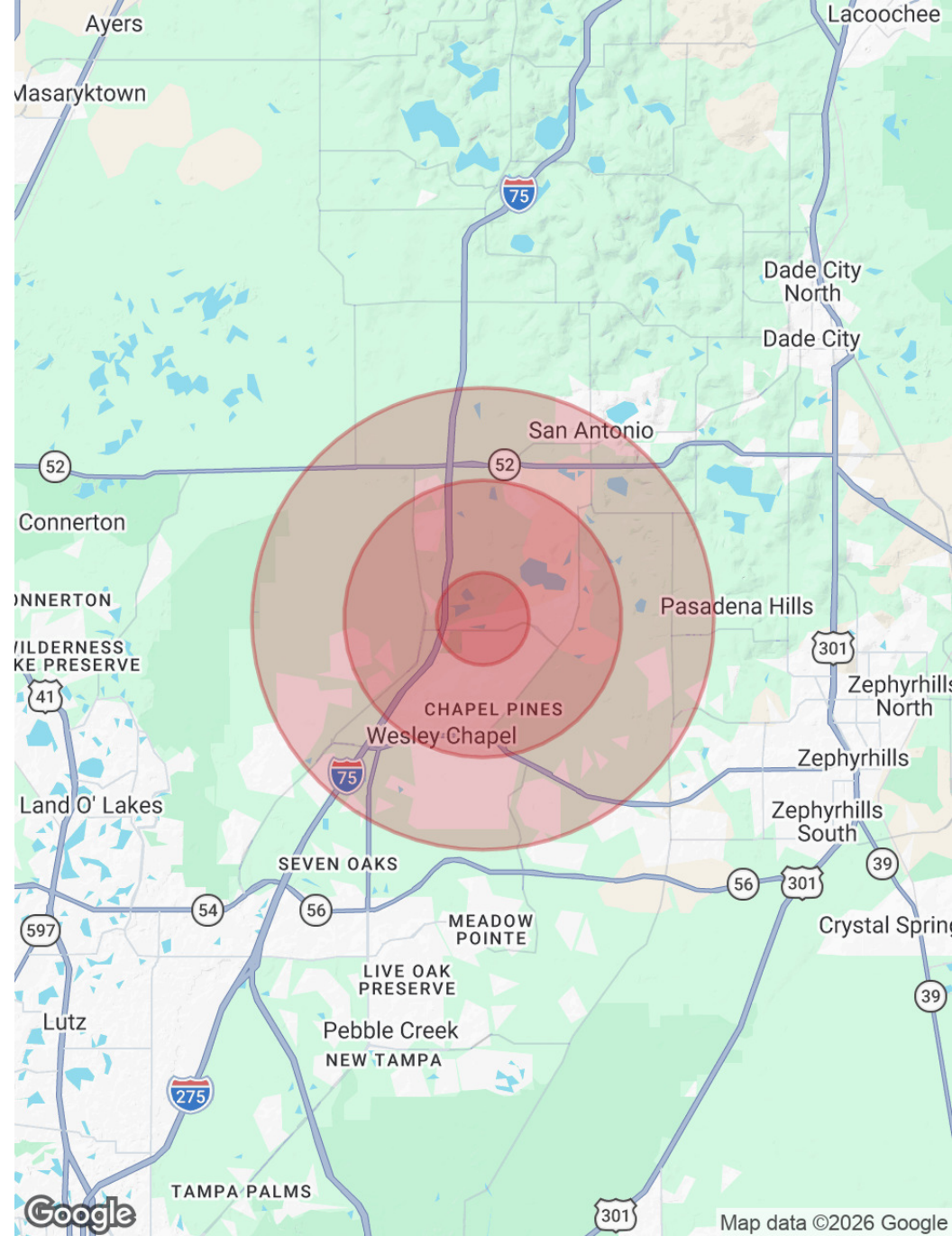
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,424	23,541	57,641
Average Age	34.8	39.5	38.6
Average Age (Male)	34.1	39.8	38.5
Average Age (Female)	35.9	40.1	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,315	7,880	18,695
# of Persons per HH	3.4	3.0	3.1
Average HH Income	\$128,609	\$133,326	\$131,447
Average House Value	\$375,019	\$377,959	\$412,031

TRAFFIC COUNT

Traffic Count	14,900/day
Traffic Count Street	Overpass Rd.

2023 American Community Survey (ACS)



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MAJOR HEALTHCARE INVESTMENT

COMING TO WESLEY CHAPEL



Johns Hopkins All Children's Hospital **Golisano Children's Medical Center**

Wesley Chapel, Florida

56

INPATIENT BEDS

112

ACRE CAMPUS

\$300M+

PROJECT INVESTMENT

FALL 2027

EXPECTED OPENING

PROJECT HIGHLIGHTS

- Five-story pediatric hospital near I-75 and Overpass Road
- 17-room Emergency Department and 4 operating rooms
- 25,000 SF outpatient care space with 36 rooms

A SIGNIFICANT INVESTMENT IN THE WESLEY CHAPEL GROWTH CORRIDOR

The new children's hospital represents a major healthcare investment in Pasco County and is expected to expand access to specialized pediatric services for families throughout the rapidly growing region north of Tampa. The 112-acre campus also provides room for future growth.

WESLEY CHAPEL MARKET OVERVIEW



MAJOR DEVELOPMENTS DRIVING GROWTH



JOHNS HOPKINS ALL CHILDREN'S HOSPITAL

New hospital under construction with 56 inpatient beds on a 112-acre campus. Expected to open in 2027.



AVALON PARK WESLEY CHAPEL

1,800-acre master-planned "downtown" with 4,800 homes, 500K sq. ft. of commercial space, parks, and amphitheater.



WIREGRASS RANCH

5,000-acre expansion of retail, office and residential. Entertainment hub with concert hall, hotel, and alignment with Orlando Health Wiregrass Hospital.

WESLEY CHAPEL, FL

A MARKET BUILT FOR WHAT'S NEXT

Wesley Chapel, FL is experiencing unprecedented growth, transforming into one of the most dynamic markets in the Tampa Bay region. Major mixed-use developments such as Avalon Park, Wiregrass Ranch, and Connected City are creating vibrant live-work-play communities, while retail giants like Whole Foods and Target expand the area's commercial footprint.

Significant healthcare investments, including AdventHealth's \$80M expansion and a new Johns Hopkins All Children's Hospital, underscore strong infrastructure growth. Combined with rapid population increases and ongoing road improvements, Wesley Chapel offers a compelling environment for long-term investment and sustained economic vitality.



RETAIL EXPANSION

- Whole Foods Market Plaza | Bruce B. Downs Blvd
- Walmart | SR 56 & Morris Bridge Rd
- Target | Opening among largest in the nation



RESIDENTIAL GROWTH

- Communities like Chapel Crossings, Persimmon Park, Pasadena Woods, and Twinflowers Estates
- Home prices from \$300K-\$900K
- Verve Wesley Chapel: 360-unit luxury multifamily with resort-style amenities



HEALTHCARE & INFRASTRUCTURE

- Johns Hopkins All Children's Hospital | Under Construction
- AdventHealth Wesley Chapel | \$80M Expansion
- \$22M Old Pasco Road widening
- New I-75 interchange improving connectivity



ECONOMIC DEVELOPMENT

- VantagePoint AI | \$4.6M in expansion, adding 60 high-tech jobs

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