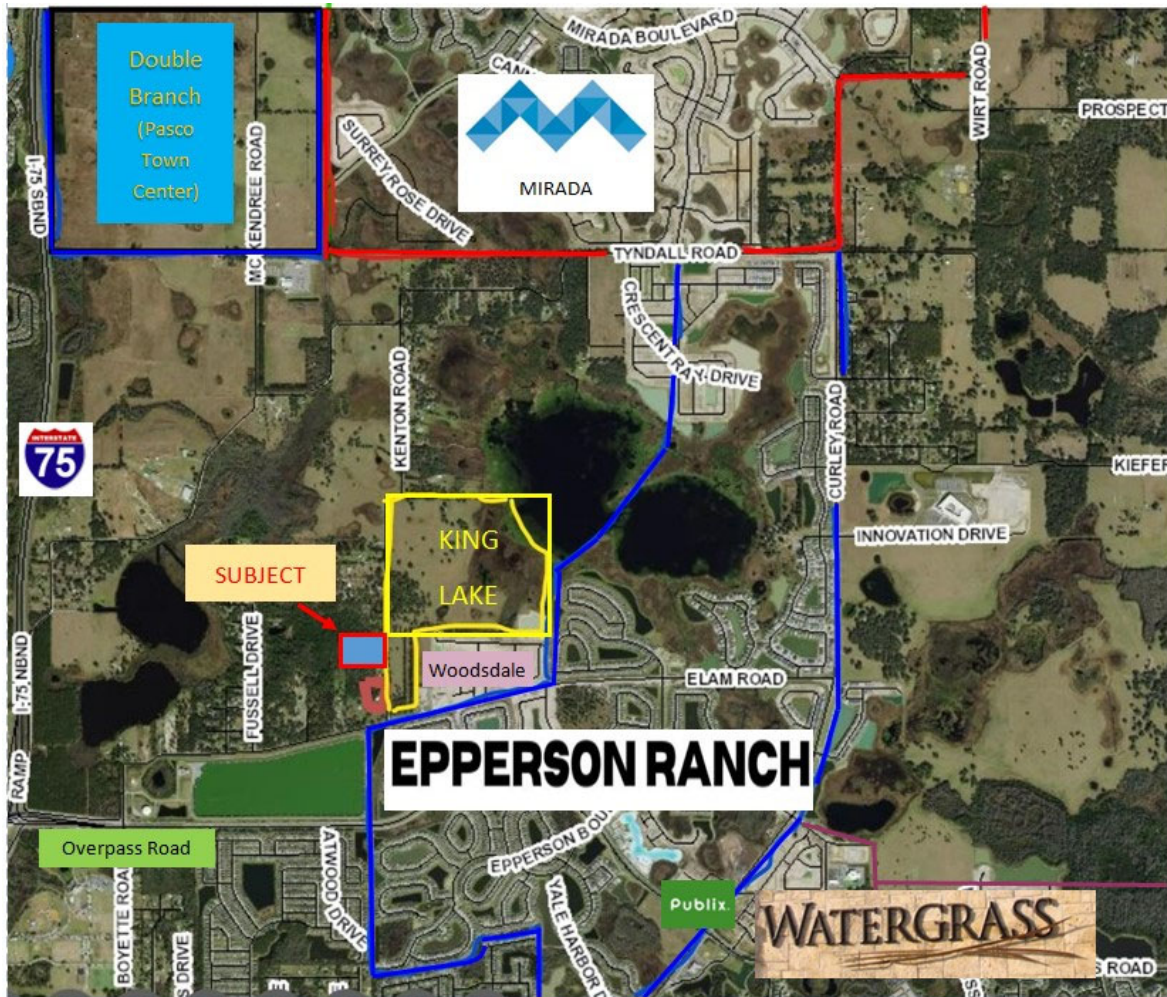


8615 Kenton Road Wesley Chapel, FL. 33545
10 Acres ready to rezone for a townhome complex.
Listed: \$2,500,000 (\$300,000 per usable acre)
(no agent info-for the MLS)



Welcome to a developer's paradise, where the canvas of opportunity unfolds on a sprawling 10-acre plot in the heart of the flourishing Connected City of Wesley Chapel. This prime real estate isn't just land; it's a golden ticket to unlock the potential of townhome project excellence.

Strategically positioned near Epperson Ranch, Mirada, and Watergrass, this gem is a strategic cornerstone for visionary developers. The imminent development of King Lake across the street, featuring a fusion of 525 homes and over 100,000 sq.ft. of offices, sets the stage for a lucrative venture. Your project here isn't just a development; it's a strategic investment in the heartbeat of progress.

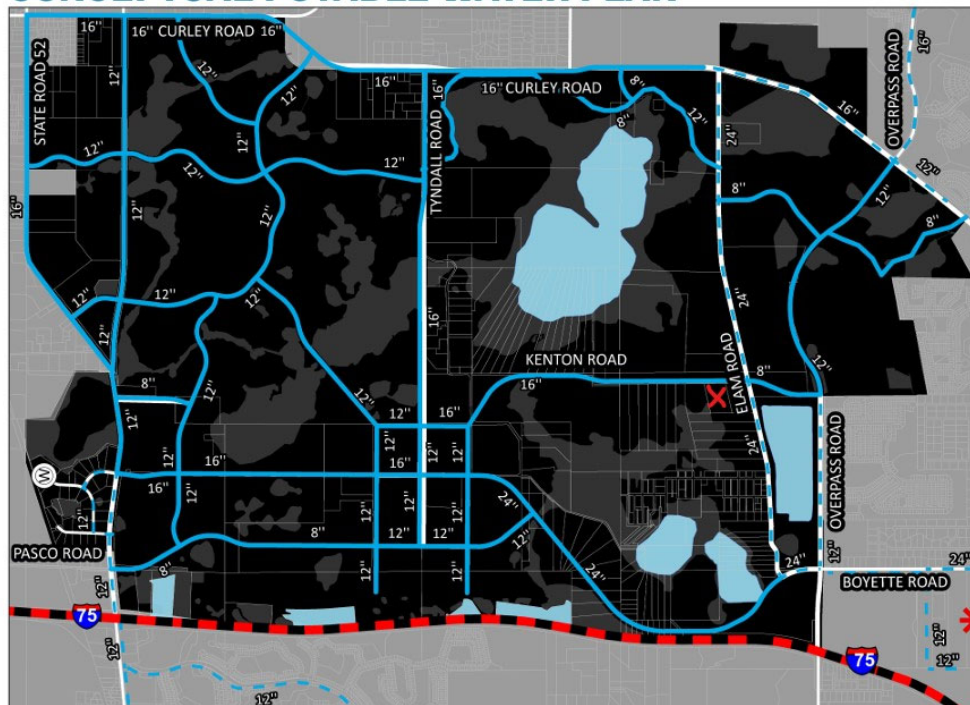
Connectivity is key, and this location boasts easy access to the Interstate 75 ramp at Overpass Road, laying the groundwork for a seamless lifestyle for future townhouse residents. The nearby county recreation center adds a touch of recreational charm, enhancing the overall appeal of your future project.

The standout feature lies in the incredible potential for rezoning for a large townhouse complex. This isn't just a parcel of land; it's a strategic move that aligns with the vision of forward-thinking developers. The investment potential is unparalleled, making this opportunity a cornerstone for success in the townhouse development arena.

Approximately 8 acres of the property is not in a wetland area, providing a secure foundation for your project. The imminent widening and paving of the road down to Elam Road by the developer of King Lake and Pasco County adding new water lines, wastewater and reclaimed water, enhances accessibility, a crucial factor in the success of any townhouse project.

In conclusion, this isn't just a property; it's a canvas awaiting the masterful strokes of a townhouse developer. The Connected City deploys innovation in every aspect of the community through technology like ULTRAFi gigabit internet and beckons to add this opportunity to shape its future. Welcome to a realm where every detail is a brushstroke in the masterpiece of your next successful townhouse project. The stage is set – the spotlight is on you!

CONCEPTUAL POTABLE WATER PLAN



The Conceptual Utility Plan presents hydraulic capacities required of major trunk lines to deliver/collect flows projected using the entitlements from the Connected City Special Planning Area Overlay as shown on the Illustrative Plan. The remainder of the collection and distribution systems that will be required to complete the utility systems shall be the responsibilities of individual applicants seeking service. Applications shall meet all specific submittal and permitting applications in effect at the date of the submittal. The installation of any water and utility facilities to the sizes required herein, and the cost associated therewith, shall be addressed in utility service agreements between the County and the individual landowner/developer.

The proposed infrastructure shown on the Proposed Utilities Map outlines what is needed to serve the Connected City site at the proposed level of entitlements. Larger pipes will be required to serve future development outside of the Connected City to the east including the Villages of Pasadena Hills and anticipated growth within St Leo and Lake Jovita.

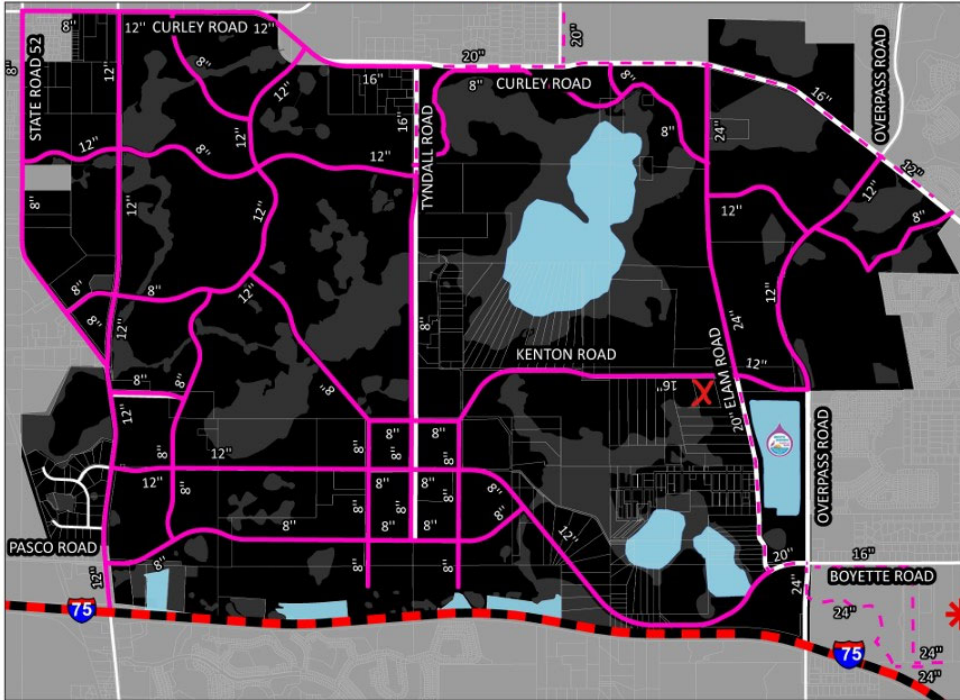
LEGEND	
	Existing Wells
	Wesley Chapel WWTP
	PROPOSED WATER
	EXISTING WATER

Map Created by:

 HEIDT CONSULTING
 www.heidtconsulting.com

Original Photo: B&P, March 3, 2016

CONCEPTUAL RECLAIMED WATER PLAN



The Conceptual Utility Plan presents hydraulic capacities required of major trunk lines to deliver/collect flows projected using the entitlements from the Connected City Special Planning Area Overlay as shown on the Illustrative Plan. The remainder of the collection and distribution systems that will be required to complete the utility systems shall be the responsibilities of individual applicants seeking service. Applications shall meet all specific submittal and permitting applications in effect at the date of the submittal. The installation of any reclaimed water and utility facilities to the sizes required herein, and the cost associated therewith, shall be addressed in utility service agreements between the County and the individual landowner/developer.

The proposed infrastructure shown on the Proposed Utilities Map outlines what is needed to serve the Connected City site at the proposed level of entitlements. Larger pipes will be required to serve future development outside of the Connected City to the east including the Villages of Pasadena Hills and anticipated growth within St Leo and Lake Jovita.

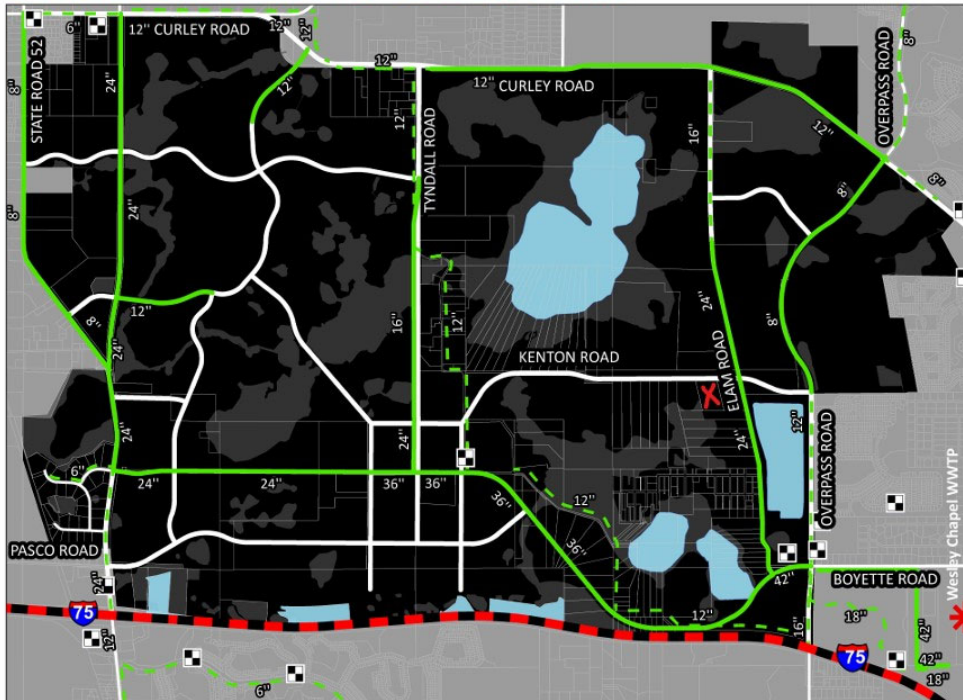
LEGEND

- Wesley Chapel WWTP
- PROPOSED RECLAIMED
- EXISTING RECLAIMED
- Boyette Reclaimed Water Reservoir

Map Created by:

 www.heidt.com
 Parcel Data: PAO: March 3, 2016

CONCEPTUAL WASTEWATER PLAN



The Conceptual Utility Plan presents hydraulic capacities required of major trunk lines to deliver/collect flows projected using the entitlements from the Connected City Special Planning Area Overlay as shown on the Illustrative Plan. The remainder of the collection and distribution systems that will be required to complete the utility systems shall be the responsibilities of individual applicants seeking service. Applications shall meet all specific submittal and permitting applications in effect at the date of the submittal. The installation of any wastewater and utility facilities to the sizes required herein, and the cost associated therewith, shall be addressed in utility service agreements between the County and the individual landowner/developer.

The proposed infrastructure shown on the Proposed Utilities Map outlines what is needed to serve the Connected City site at the proposed level of entitlements. Larger pipes will be required to serve future development outside of the Connected City to the east including the Villages of Pasadena Hills and anticipated growth within St Leo and Lake Jovita.

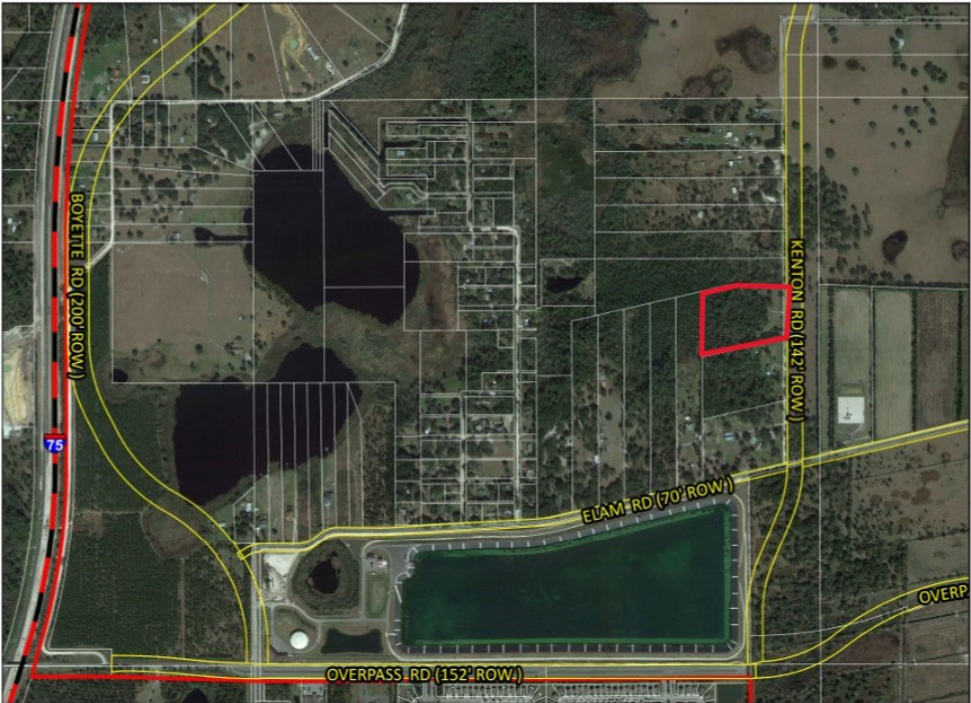
LEGEND

- Wesley Chapel WWTP
- Existing Pump Stations
- PROPOSED FORCE
- EXISTING FORCE

Map Created by:

 www.heidt.com
 Parcel Data: PAO: March 3, 2016

MASTER ROADWAY PLAN EXHIBIT G



For parcels greater than twenty (20) acres, refinements to the Connected City Master Roadway Plan may be made with the approval of the County Engineer to permit relocation within the interior of the project, while maintaining the entry and exit locations detailed on the Connected City Master Roadway Plan. On all parcels less than twenty (20) acres and in all cases where the entry and exit locations are proposed to change, the request to deviate from the Connected City Master Roadway Plan shall be made pursuant to the procedures in the Pasco County Land Development Code, Sections 901.1.1 and 407.5, except that the recommending board to the DRC shall be the DRC. The DRC shall first review and make a recommendation as to any requested deviation from the foregoing requirements, which deviation approval shall be reserved to the BCC, in its discretion.



LEGEND

- Right of Way
- Parcel Boundaries
- Connected City Boundary

Map Created by: **HEIDT**
www.heidtgroup.com
 Parcel Data: PKO; March 3, 2016

