

AVALON PARK WEST
DOWNTOWN
WESLEY CHAPEL

1,800 Acres
4,440 Residential Units
560,000 SF of retail
120,000 SF of office



TORTOLA

Apartments 288 units

**.65 Acres
Land for Sale**

CHARLESTON
ELEGANT APARTMENTS

228 units

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Point Cypress Boulevard

Wesley Chapel, FL 33543



PROPERTY DESCRIPTION

Site consist of .65 acres delivered PAD ready. 200 Feet of frontage on SR 54, one of the main thorough fares in Pasco County. Located a quarter mile away from a lighted intersection with National Retailers including a Publix plaza.

PROPERTY HIGHLIGHTS

- Already approved and in final stages of C2 zoning
- Less than a mile away from Avalon Park West | \$785 Million Dollar Live-Work-Play Community | Over 4,400 New Homes, 165K Sq. Ft. Class "A" Office Space & 190,400 Sq. Ft. Commercial Space
- Across the street from the new Charleston Wesley Chapel a 228-unit apartment complex.
- Within one mile radius of multiple new multifamily developments

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.65 Acres
AADT:	32,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,942	12,703	37,735
Total Population	4,249	32,382	96,044
Average HH Income	\$69,016	\$98,379	\$102,803

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com

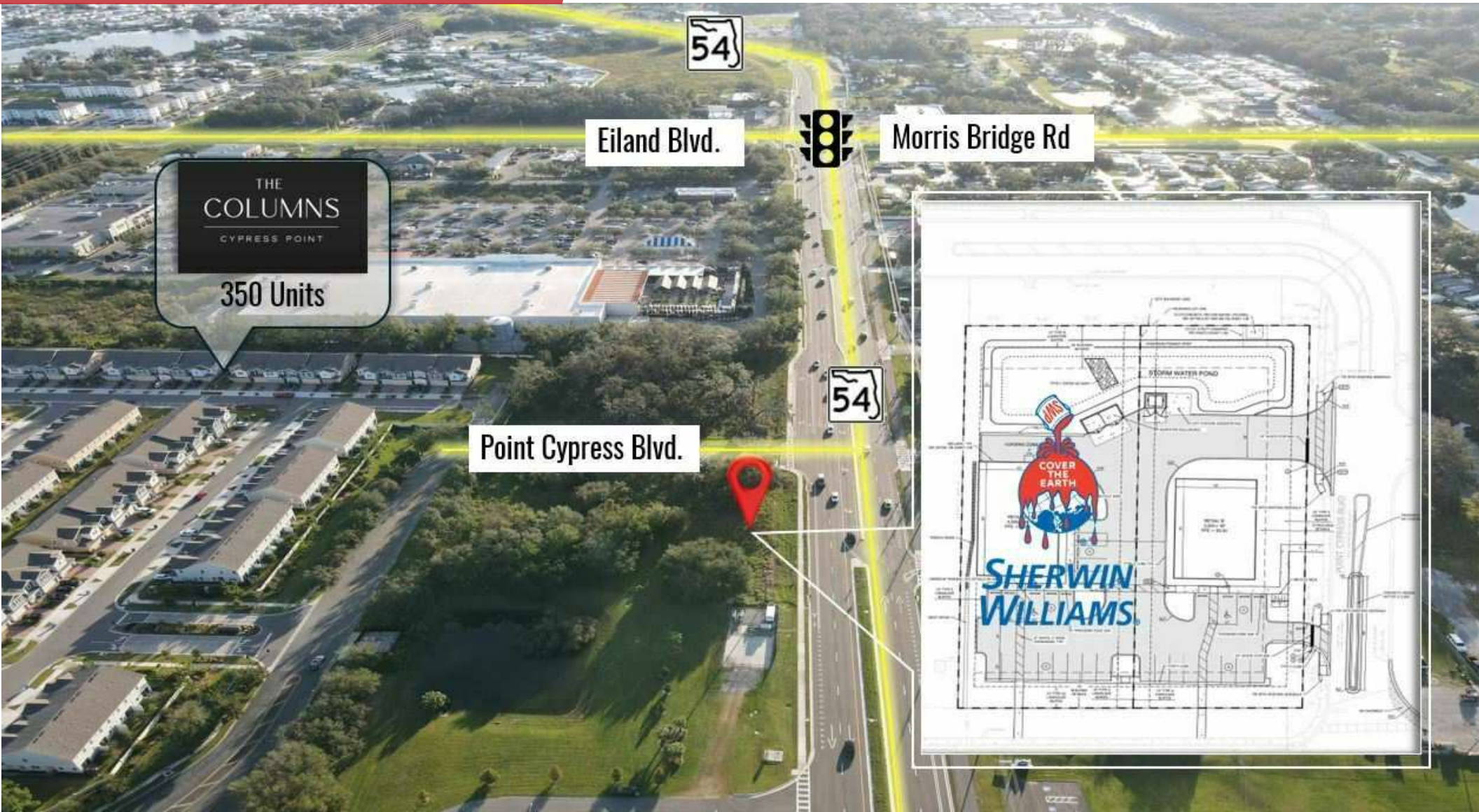
Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com



Point Cypress Boulevard

Wesley Chapel, FL 33543



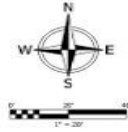
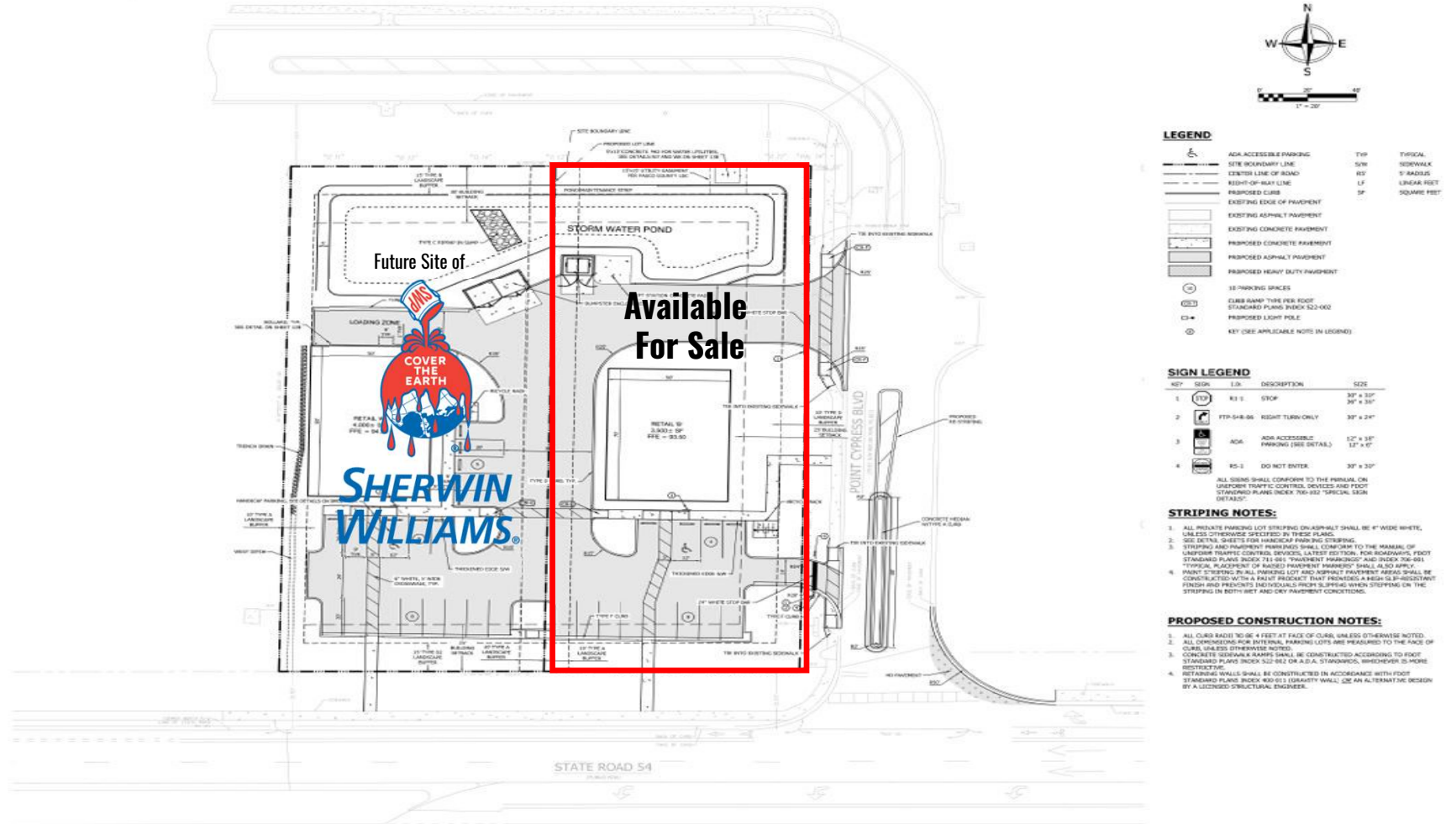
Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Point Cypress Boulevard

Wesley Chapel, FL 33543



LEGEND

	ADA ACCESSIBLE PARKING	TYP	TYPICAL
	SITE BOUNDARY LINE	SW	SIDEWALK
	CENTER LINE OF ROAD	R2	5' RADIUS
	RIGHT-OF-WAY LINE	LF	LINEAR FEET
	PROPOSED CURB	SP	SQUARE FEET
	EXISTING EDGE OF PAVEMENT		
	EXISTING ASPHALT PAVEMENT		
	EXISTING CONCRETE PAVEMENT		
	PROPOSED CONCRETE PAVEMENT		
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED HEAVY DUTY PAVEMENT		
	18' PARKING SPACES		
	CURB RAMP TURN PER FOOT		
	STANCHION PLANS INDEX 522-000		
	PROPOSED LIGHT POLE		
	KEY (SEE APPLICABLE NOTE IN LEGEND)		

SIGN LEGEND

KEY	SYMBOL	DESCRIPTION	SIZE
1		STOP	30" x 30"
2		RIGHT TURN ONLY	30" x 24"
3		ADA ACCESSIBLE PARKING (SEE DETAILS)	12" x 30" 12" x 10"
4		DO NOT ENTER	30" x 30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FOOTSTANDARDS PLANS INDEX 700-010 TYPICAL SIGN DETAILS.

- STRIPING NOTES:**
- ALL PRIVATE PARKING LOT STRIPING ON ASPHALT SHALL BE 4" WIDE WHITE, UNLESS OTHERWISE SPECIFIED BY THESE PLANS.
 - SEE DETAIL SHEETS FOR HANDICAP PARKING STRIPING.
 - STRIPING AND PAINTMENT FOR PARKING LOTS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, FOR ROADWAYS, FOOTSTANDARDS PLANS INDEX 711-001 PAINTMENT APPLICATION AND INDEX 300-011 TYPICAL. PAINTMENT FOR HANDICAP PARKING SHALL ALSO APPLY.
 - PAINT STRIPING IN ALL PARKING LOT AND ASPHALT PAVEMENT AREAS SHALL BE CONSTRUCTED WITH A PAINT PRODUCT THAT PROVIDES A BRUSH-BLINDING FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY PAVEMENT CONDITIONS.

- PROPOSED CONSTRUCTION NOTES:**
- ALL CURB RADIUS TO BE 4 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL CONSIDERING FOR INTERNAL PARKING LOTS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - CONCRETE SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO FOOTSTANDARDS PLANS INDEX 522-002 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
 - RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOTSTANDARDS PLANS INDEX 800-011 (SAFETY WALL) OR AN ALTERNATE DESIGN BY A LICENSED STRUCTURAL ENGINEER.

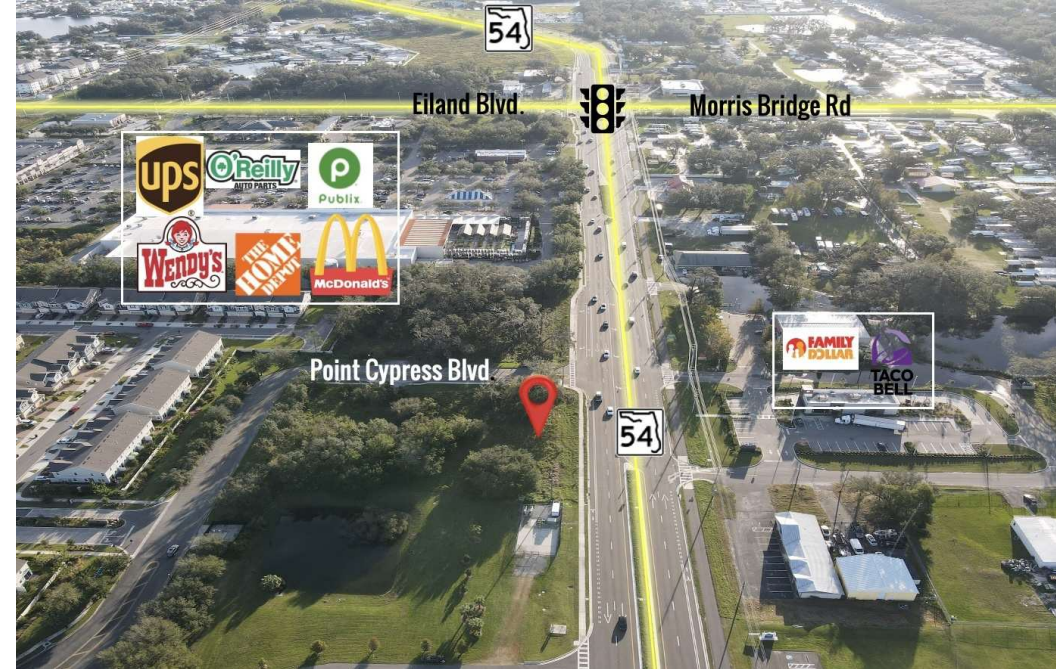
Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Point Cypress Boulevard

Wesley Chapel, FL 33543



Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Point Cypress Boulevard

Wesley Chapel, FL 33543

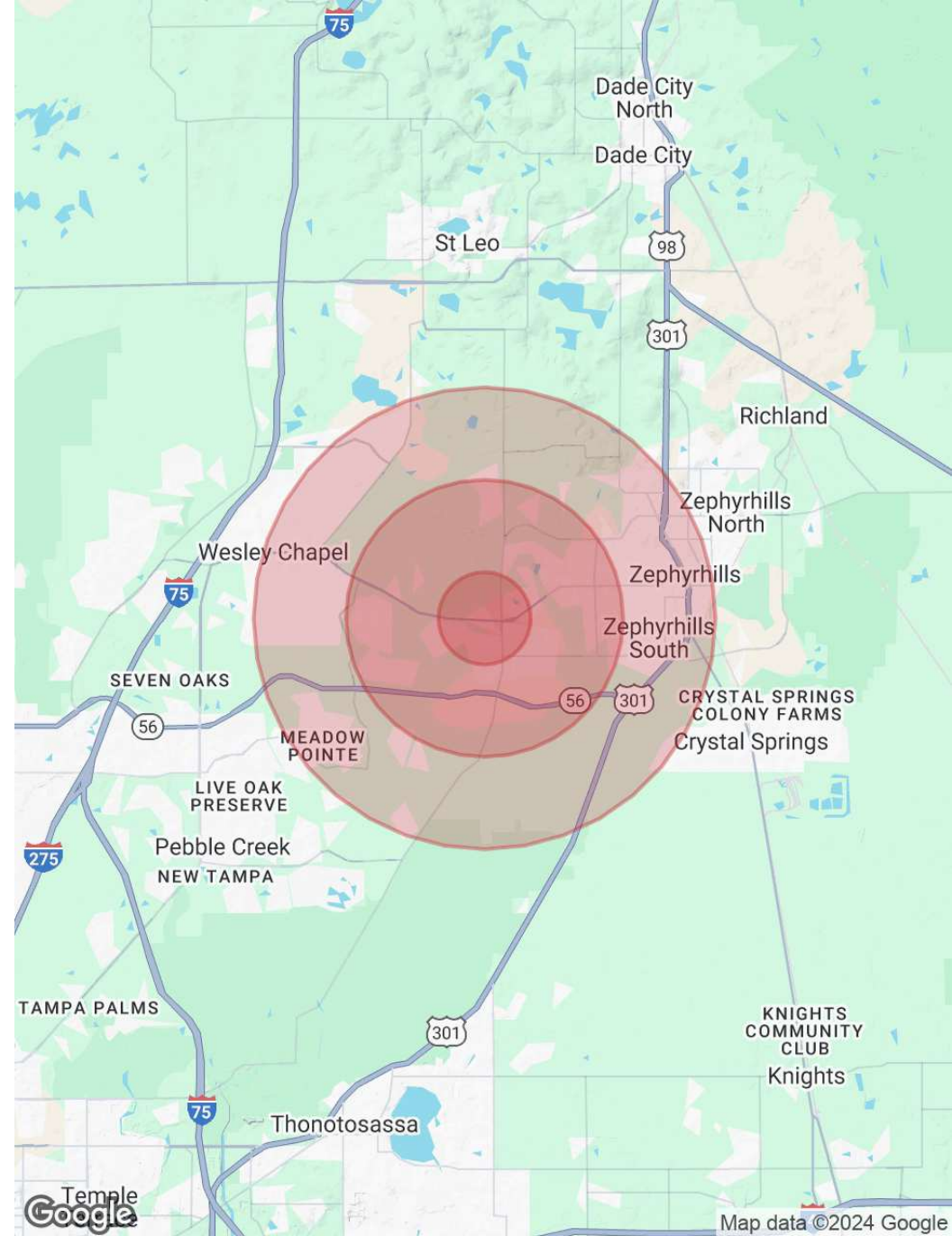
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,249	32,382	96,044
Average Age	51	44	44
Average Age (Male)	51	44	43
Average Age (Female)	52	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,942	12,703	37,735
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$69,016	\$98,379	\$102,803
Average House Value	\$232,534	\$306,749	\$310,159

TRAFFIC COUNTS

32,000/day

Demographics data derived from AlphaMap



Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Point Cypress Boulevard

Wesley Chapel, FL 33543



LUIS CARDENAS

Senior Associate

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com



BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com

FL #SL3535034

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

