

LAND FOR SALE

64.46 Acres

**Near I-75 and
SR 54**

28651 Tupper Rd.
Wesley Chapel, FL 33545

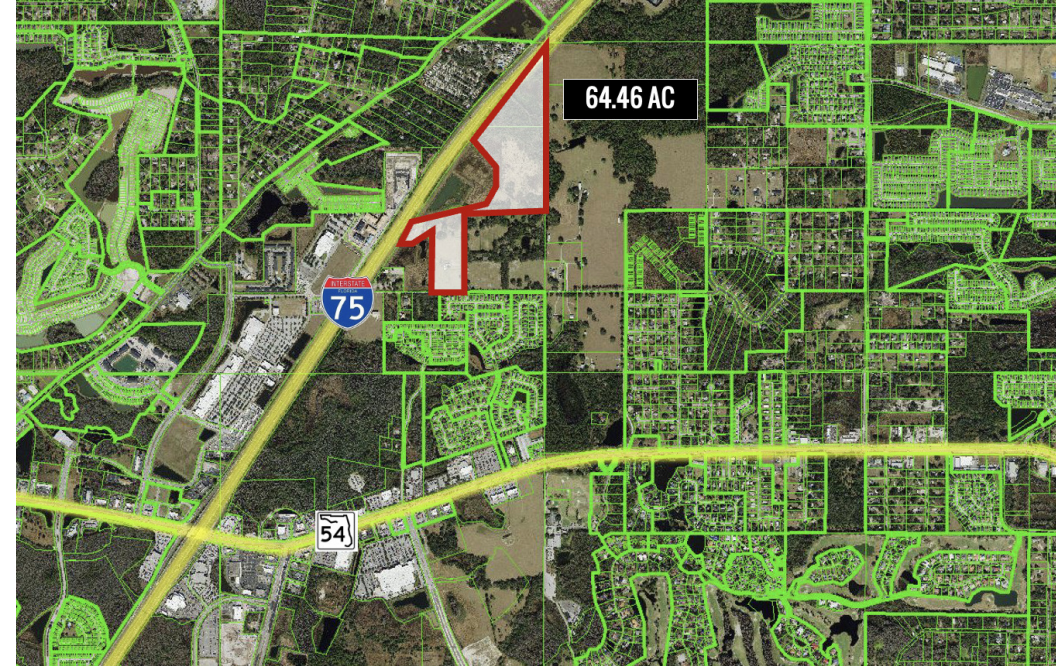
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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VIDEO

PROPERTY DESCRIPTION ————— OWNER FINANCING AVAILABLE

Discover a rare opportunity in Wesley Chapel with this expansive 65-acre farm, on a dirt road, featuring a 1,700 square-foot home. The property includes approximately 15 acres of dry, usable farmland and 50 acres of mixed low and dry lands, complete with a serene fishing pond. Zoned agricultural across all 65 acres, this property also boasts highly favorable future land use designations. The southern front 18 acres are approved for up to six homes per acre, offering potential for 108 single-family residences, while the northern 47 acres allow for up to three homes per acre. Whether you're looking to land bank for future development, expand your farming operation, or create a private family compound, this versatile property presents an exceptional investment in one of the area's fastest-growing communities.

PROPERTY HIGHLIGHTS

- 15± Acres of Dry Farmland – Ideal for crops, livestock, or any agricultural endeavor.
- 50± Acres of Mixed Low and Dry Lands – Explore trails, fish in your private pond, or enjoy endless recreational uses like hunting and ATV riding.

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OFFERING SUMMARY

Sale Price:	\$1,990,000
Lot Size:	64.46 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,106	12,754	27,092
Total Population	3,071	37,693	77,273
Average HH Income	\$118,395	\$135,025	\$135,391

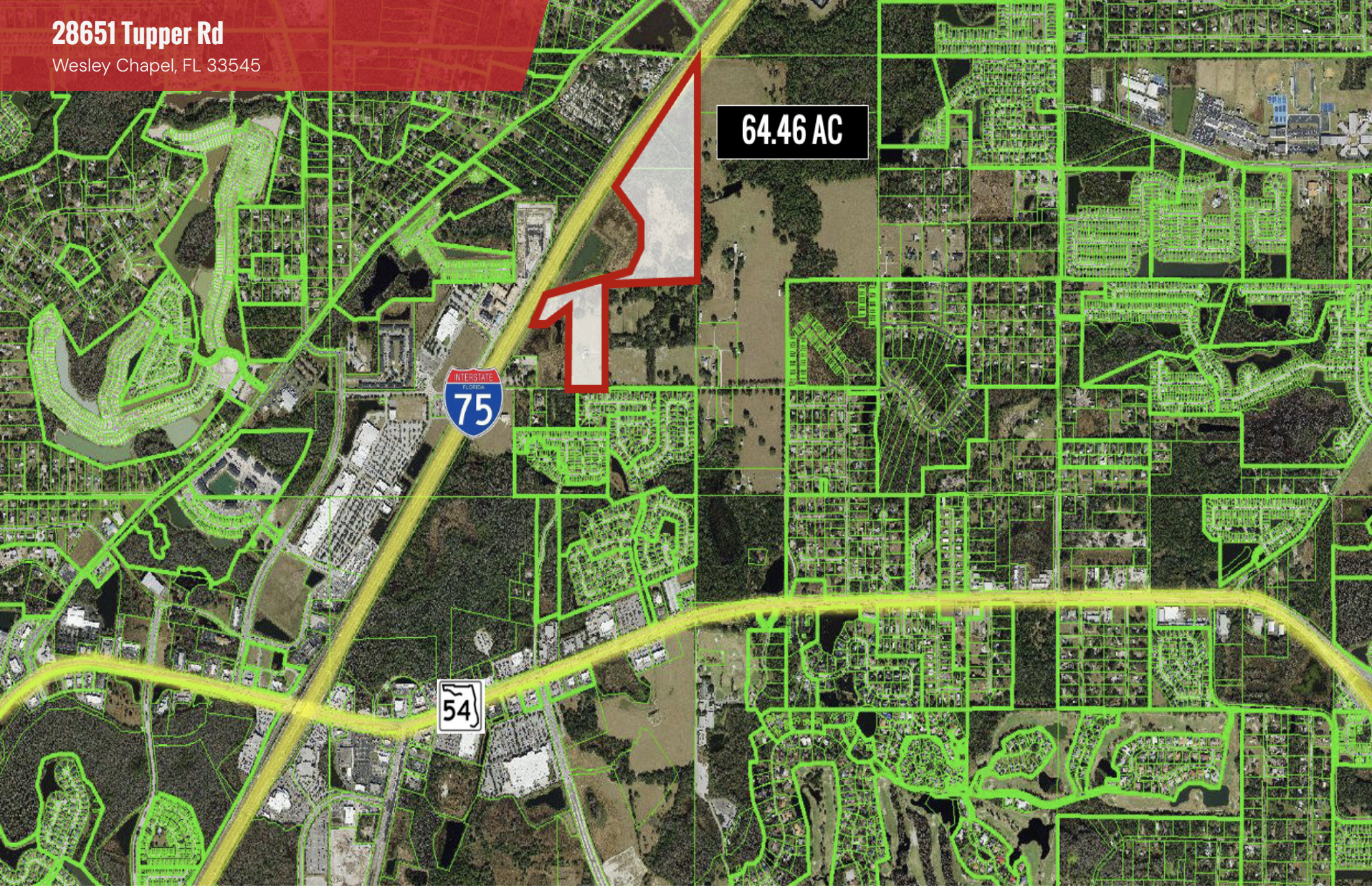
FUTURE LAND USE

Future land use designations make this a prime investment opportunity. The front 18 acres (southern portion) allow for up to 6 homes per acre, with potential for 108 single-family residences. The northern 47 acres are designated for up to 3 homes per acre.



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Nearby Developments

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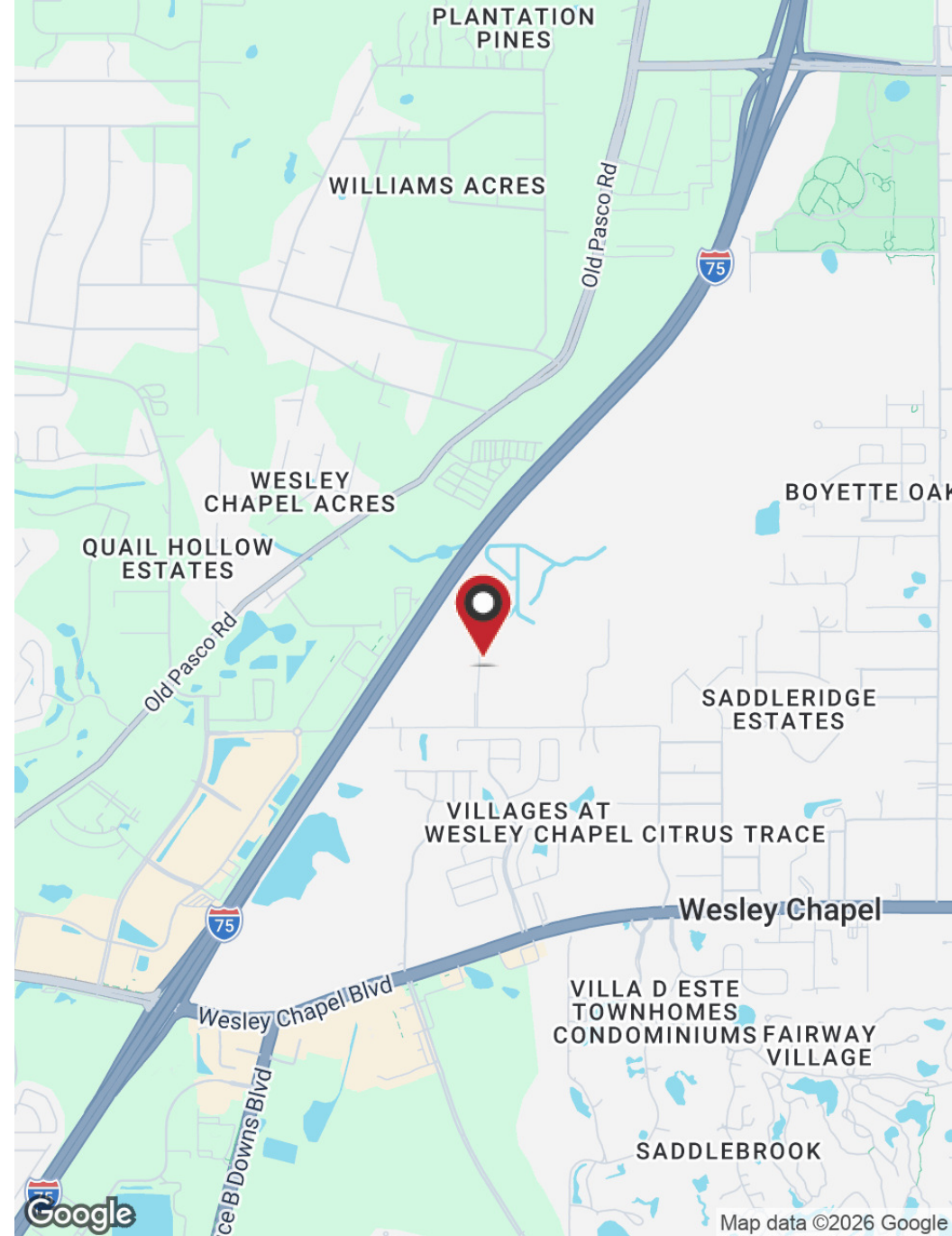
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,071	37,693	77,273
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,106	12,754	27,092
# of Persons per HH	2.8	3	2.9
Average HH Income	\$118,395	\$135,025	\$135,391
Average House Value	\$371,748	\$411,525	\$430,567

2020 American Community Survey (ACS)

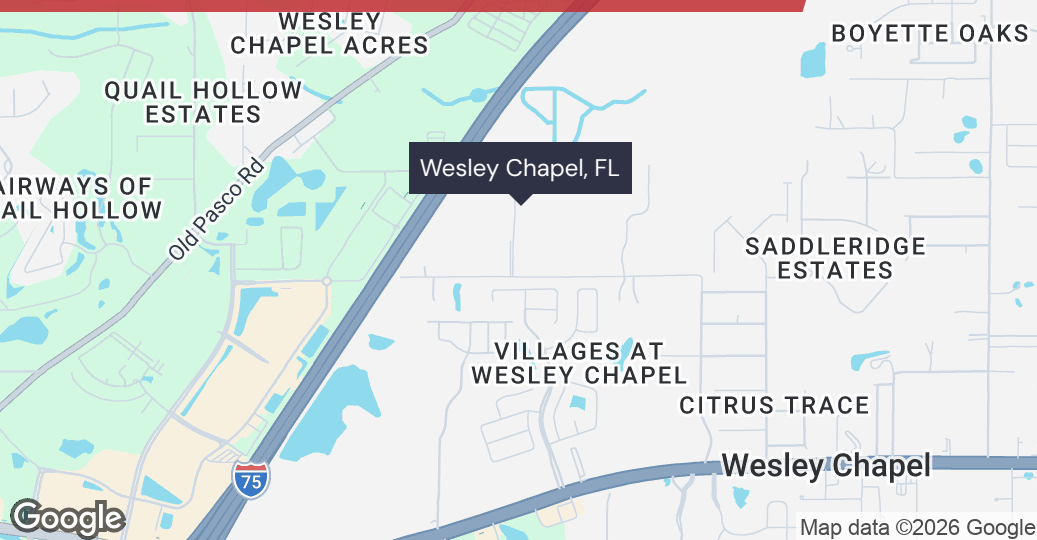


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Wesley Chapel Market Overview

WILLOW WOODS



WESLEY CHAPEL, FL

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 facility, 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.

MAJOR DEVELOPMENTS



AVALON PARK WESLEY CHAPEL

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



CONNECTED CITY CORRIDOR

176-acre mixed-use plan with 1,275 multifamily units, 365K sq. ft. hospital, hotel, retail, and office space.



WIREGRASS RANCH

5,000-acre expansion of retail, office and residential development. Entertainment hub with concert hall, food hall, and hotel with alignment of Orlando Health Wiregrass Hospital opening. Planned light rail stops, park & ride, and SR 56 extension for improved connectivity.

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 offering homes 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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