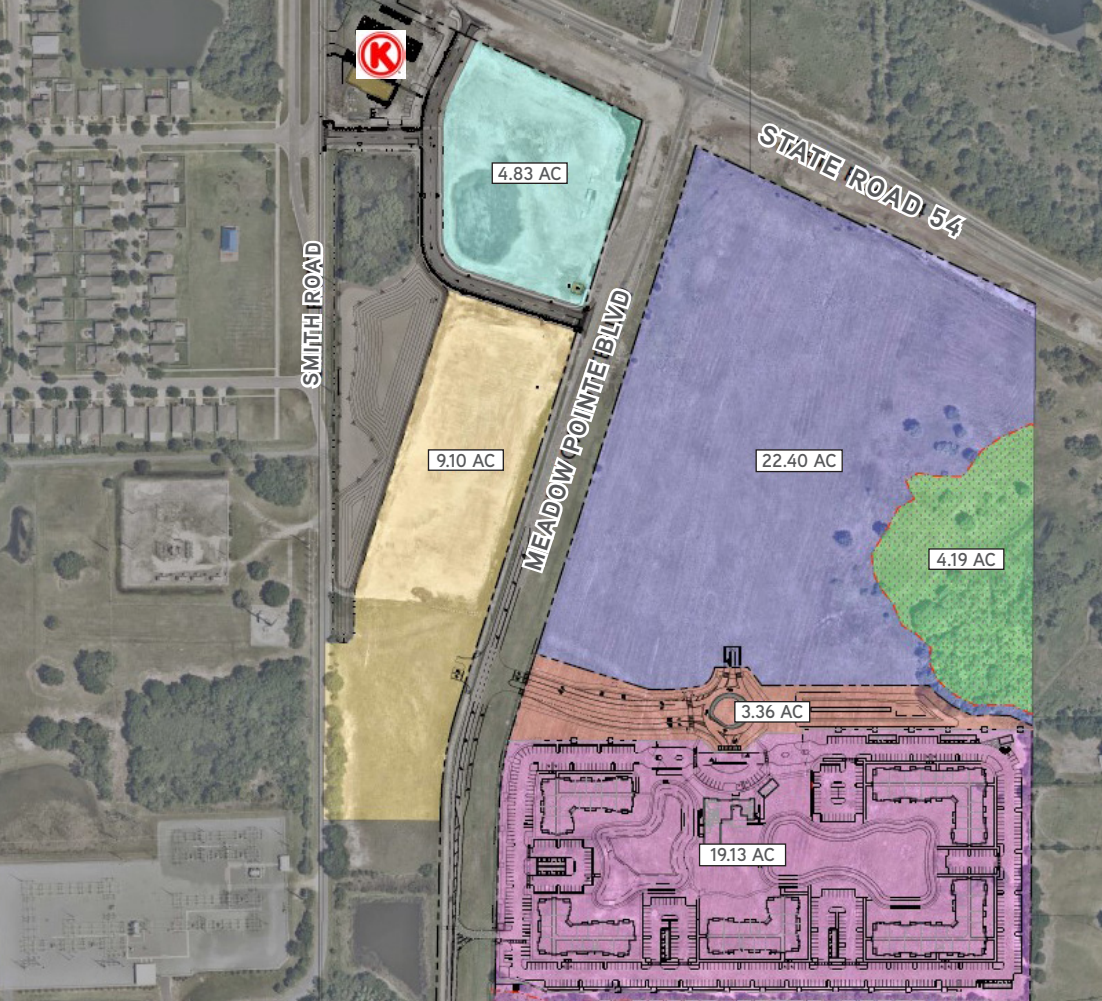




Wesley Chapel Lakes

Wesley Chapel, Florida



*Premium sites
primed for
development on
State Road 54*

*Owners will
be built to suit,
joint venture or
land lease*

36[±] Net Acres @ State Road 54 & Meadow Pointe Boulevard

Market Highlights

Wesley Chapel Lakes is an approved MPUD with sites ready for immediate development with entitlement in place for commercial, retail, office, light industrial, hotel and multifamily. The area is one of the fastest growing, in the state of Florida.

- State Road 54 widening from two to six lanes in front of the site is nearly complete, with the road estimated to open in late 2023 per FDOT.
- Currently there are 360 multifamily units under construction on the southeastern node. Expected completion date for five 4-story wood frame garden-style apartments with a stand-alone clubhouse, is August 2024.
- Entire western node is served by off-site retention and a lift station, with current access points on State Road 54, Meadow Pointe Boulevard and Smith Road.
- Eastern node has approximate 22.40 usable acres north of apartments under construction. Access road and round-about is also under construction.
- Over 3,000 homes built within the Wesley Chapel MPUD along Meadow Pointe Blvd.
- No Community Development District (CDD), no bond assessment or debt.
- Gopher Tortoise Mitigation has been completed for the entire MPUD.

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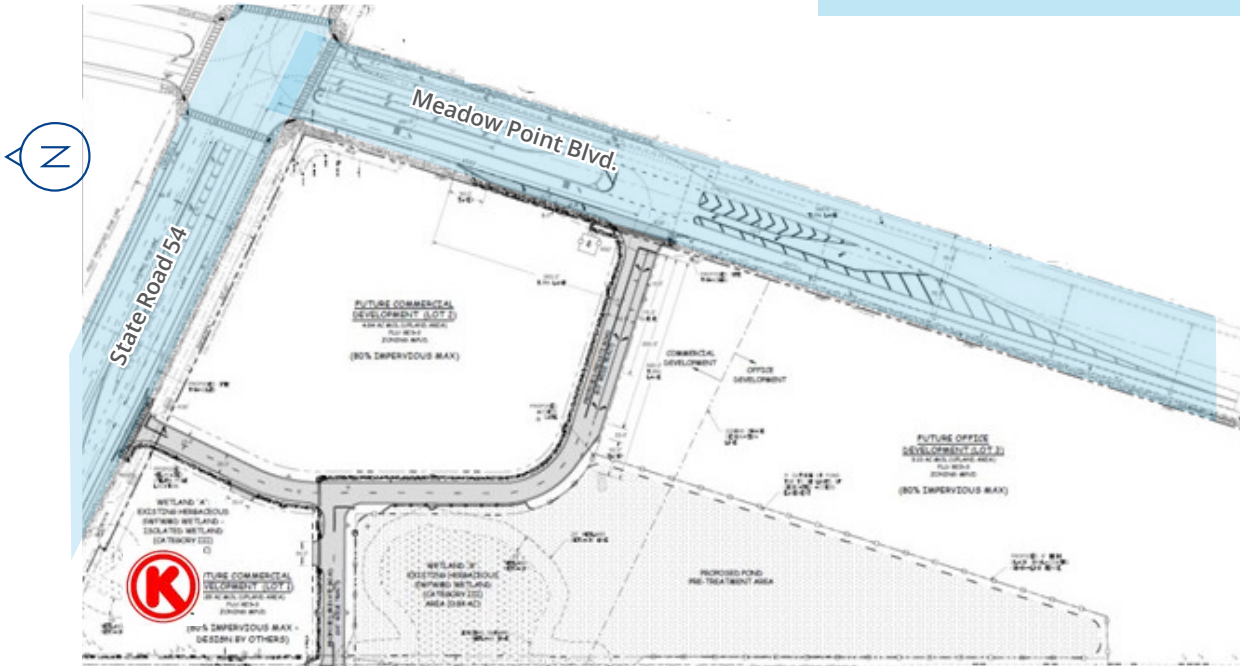
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Meadow Pointe

36± Acres Available

Site Plan



- Western node of State Road 54 and Meadow Pointe Boulevard has frontage along newly improved State Road 54 and Meadow Pointe, located on the southwest corner of the signaled intersection.
- 14+/- usable acres on the west side of Meadow Pointe Boulevard is rough graded with natural compaction ready for development.
 - > Completed storm water and lift station engineered to serve the entire western node.
- Wesley Chapel MPUD zoning with approved entitlements:
 - > 420,000 SF of commercial/retail.
 - > 150,000 SF of office/light industrial.
 - > 700 Hotel rooms.
 - > 850 multifamily units, only 309 multifamily entitlements remain at this time.

SR-54 @ Meadow Pointe Boulevard			
2023 Summary	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population*	37,565	102,885	102,885
Median Age*	35.4	39.5	41.2
Households*	12,432	36,061	104,856
Median HH Income*	\$101,113	\$91,926	\$80,960
Businesses**	2,188	2,188	7,365
Employees**	4,120	17,864	69,123

Traffic Count

- State Road 54
 - > 30,000 AADT***
- Meadow Pointe Boulevard
 - > 6,000 AADT***

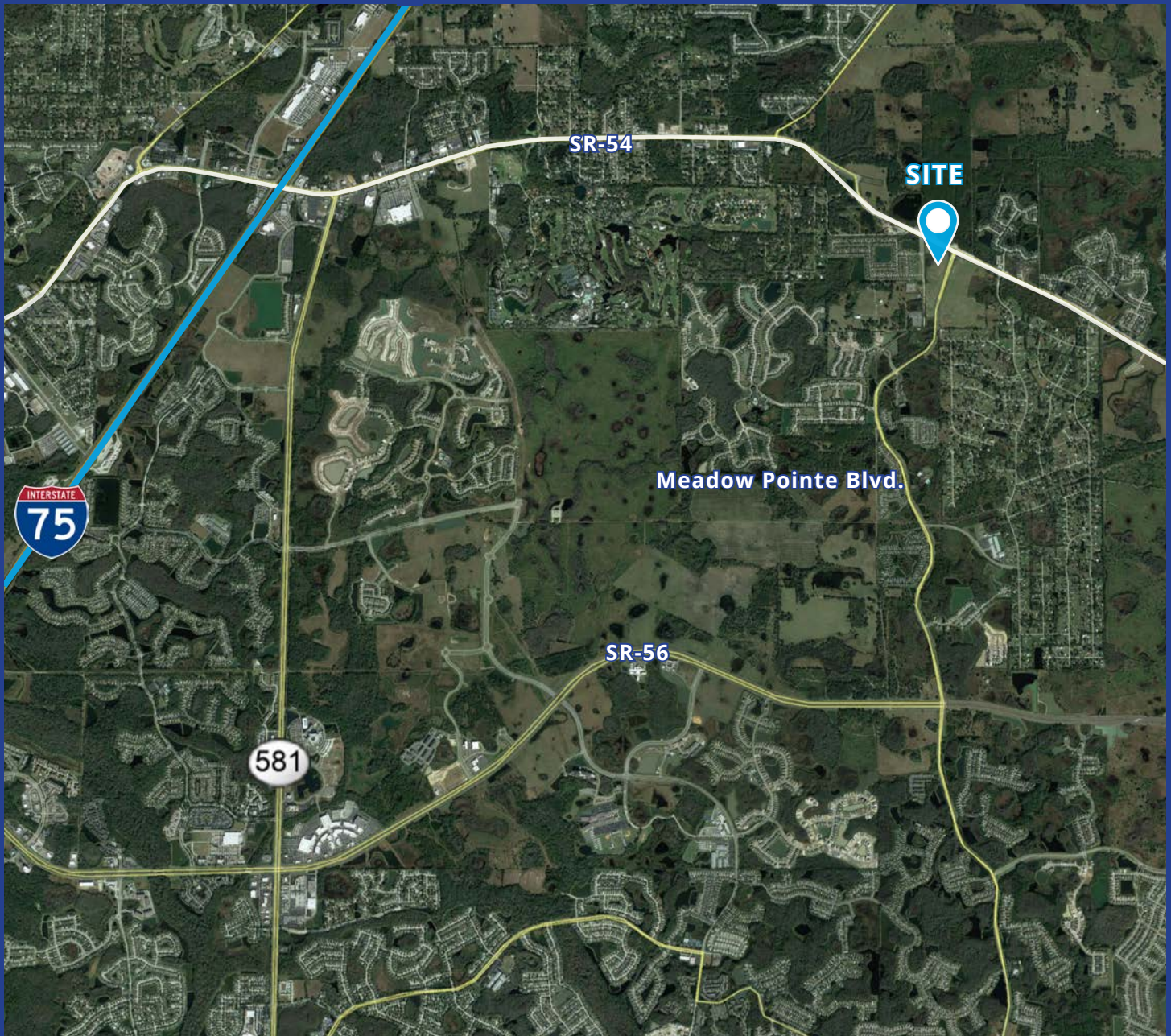
***Source: FL Department of Transport (FLDOT)

*Source: Esri, U.S. Census

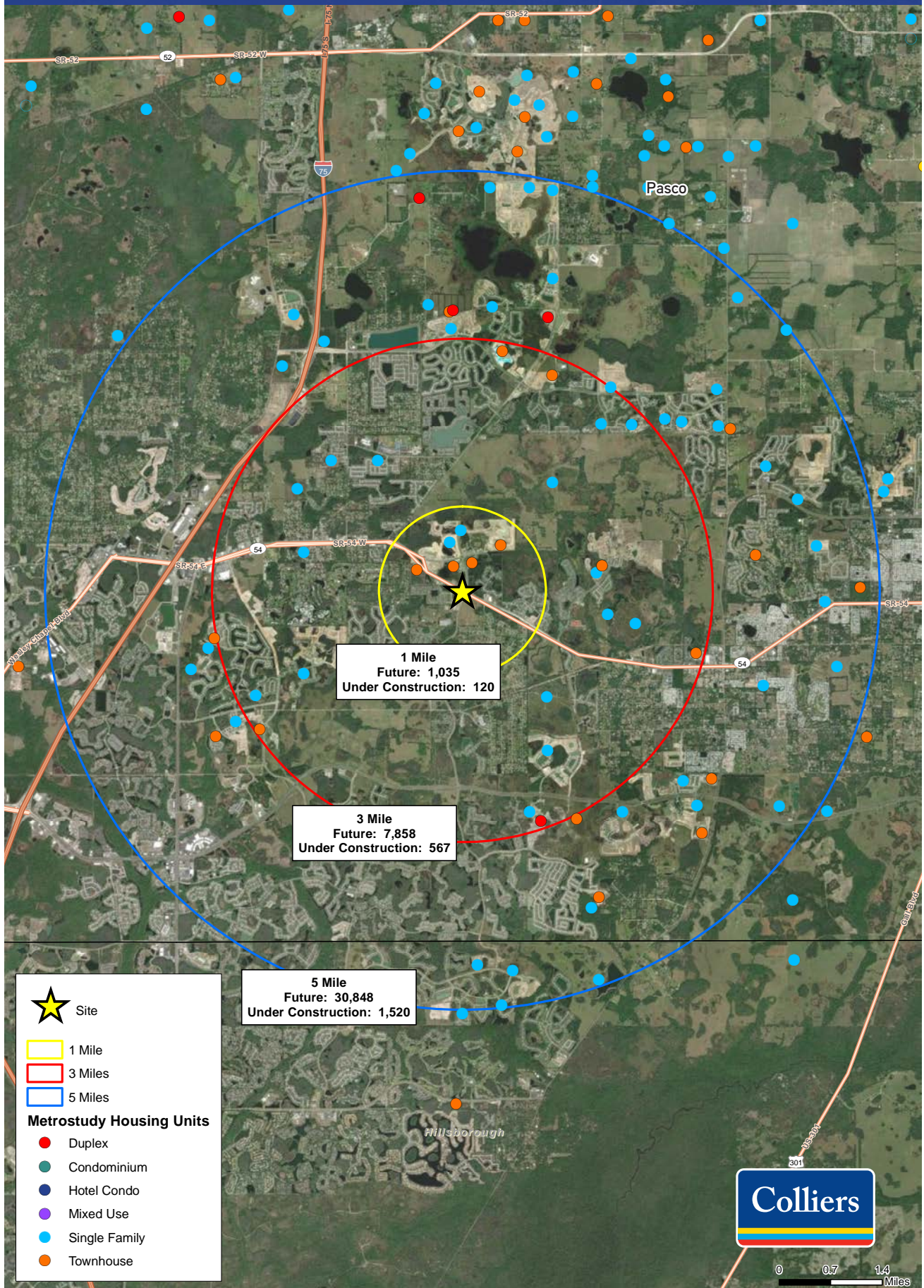
**Source: Esri, Esri and Infogroup

Location

State Road 54 is the main connector road from Interstate 75 to U.S. Highway 301. Road widening and improvements have been completed on SR-54 to Curley Road. Improvements to Morris Bridge Road are currently underway. Expected completion, late 2023.



Future/Under Construction Residential Developments





Wesley Chapel Residential Developments

1	Maple Glen at Seven Oaks 96 Townhome sites	7	Meadow Pt. - Windsor 108 SF lots	13	2 Rivers Development 1,337 SF lots
2	Estancia at Wiregrass 1,181 SF homes	8	Enclave 117 lots	14	Avalon Park 1,200 units
3	Windermere Estates 220 lots with attached homes	9	Province 125 SF lots	15	Watergrass 145 SF Lots
4	The Ridge at Wiregrass 585 SF lots	10	Meadow Pt. - Windsor 62 Townhome lots	16	Chapel Crossings MF 320 MF units
5	Meadow Pt. Claridge Place 44 lots	11	Winding Ridge 467 lots	17	Aventon Meadow Pt. 360 MF units
6	Union Park 137 lots	12	Ashberry Village 239 lots	18	New Growth Living 101 MF units - built to rent



Market Overview

SR 54 & Meadow Pointe Blvd. - 5-Mile Radius

Households & population



102,885

Current total population



116,699

5 Year total population



36,061

Current total households



40,786

5 year total households

Household & population characteristics



\$91,926

Median household income



\$321,008

Median home value



82.4%

Owner occupied housing units

Annual household spending



\$2,236

Apparel & Services



\$268

Computers & Hardware



\$3,925

Eating Out



Business



2,188

Total businesses



17,864

Total employees

Employment



73%

White collar



15%

Blue collar



12%

Services

3.3%

Unemployment rate

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