

LAND FOR SALE

1.58 Commercial Acres

Dayflower Boulevard
Wesley Chapel, FL 33544

Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



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

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PROPERTY DESCRIPTION

Strategically located just west of The Grove, a top-ranking shopping center, this parcel is perfectly positioned for lucrative development. Boasting proximity to major new development this location is primed for growth. With a high-income demographic and a substantial supporting population, this property is an enticing prospect with endless possibilities. Don't miss the chance to capitalize on this sought-after site in Wesley Chapel's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- 265 Feet Of Frontage On Dayflower Blvd
- Utilities Available Near By
- Just West Of The Grove, A Big Box Anchored Center, That Ranks In The 98th Percentile (730 Out Of 41,133) Of All Nationwide Shopping Centers Via Placer.AI

Sale Price:	\$1,490,000
Land:	1.58 Acres
Zoning:	C2
Lot size:	
Zoning:	C2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,535	12,238	31,183
Total Population	4,393	35,213	89,523
Average HH Income	\$126,642	\$138,906	\$133,682

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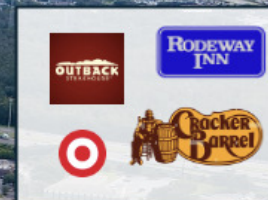
Surrounding Retail

Dayflower Boulevard, Wesley Chapel, FL 33544

The Grove at Wesley Chapel



Krate at the Grove



Avasa Grove West Apartments



Dayflower Blvd.

Gateway Blvd.

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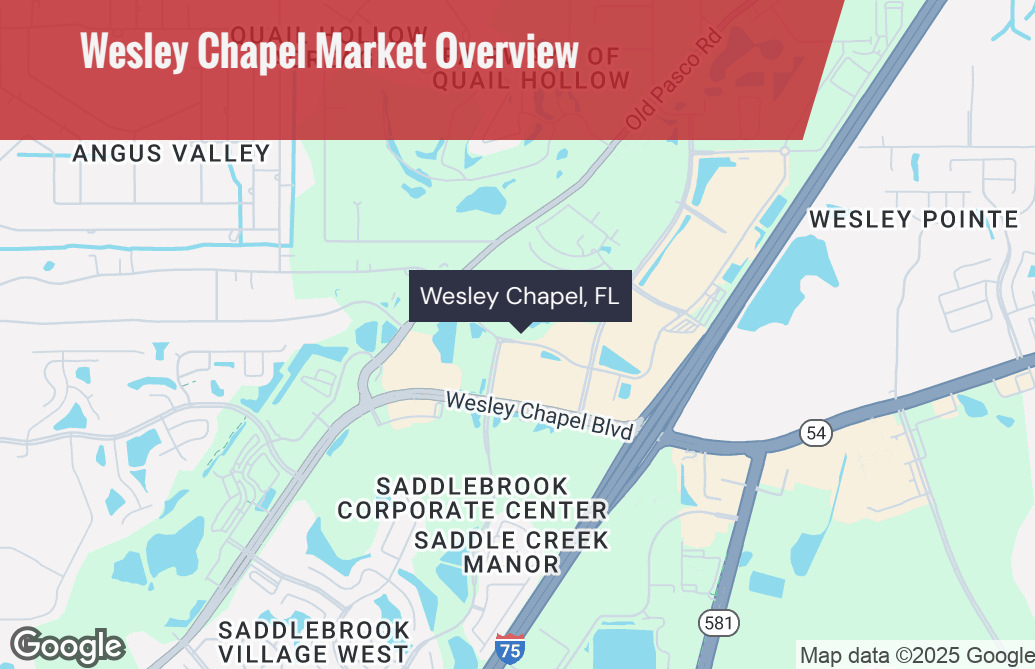
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Wesley Chapel Market Overview



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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BRENT NYE

Partner

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



LUIS CARDENAS

Senior Associate

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

FL #SL3535034

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