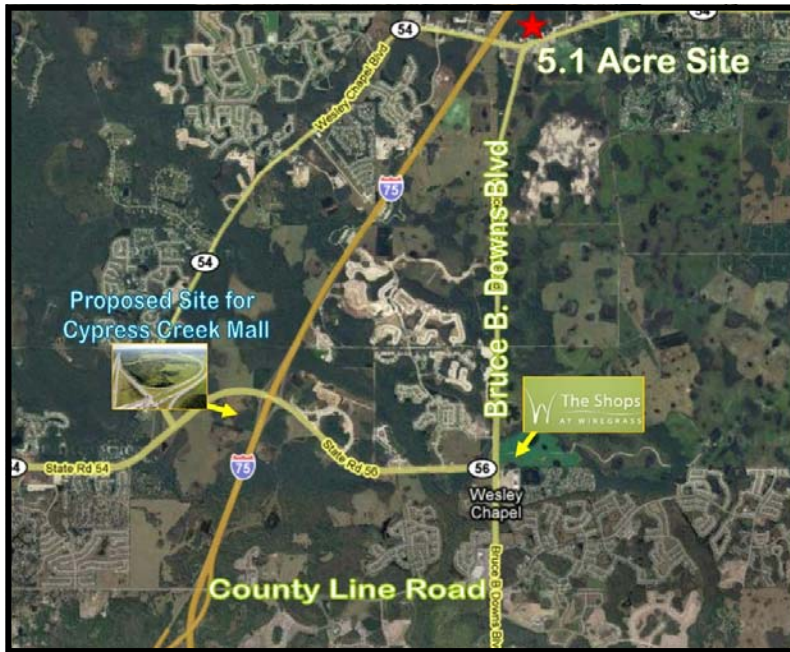


VACANT COMMERCIAL LAND
DIRECT STATE ROAD 54 & INTERSTATE 75 FRONTAGE
5.1 Acres, Lighted Intersection, Bruce B. Downs Blvd
WESLEY CHAPEL, FL 33543



PROPERTY DETAILS:

Folio #:

07-26-20-0000-00100-0013

Zoned:

C-2

(Commercial General)

Lot Size:

5.1 Acres

Taxes:

\$7,365.58

- Wesley Chapel Area
- Direct Frontage on SR 54
- ½ miles from I-75
- Great Frontage/ Visibility
- **REDEVELOPMENT OPPORTUNITY**

- Traffic Count: 50,520 (2015– MPSI: Interstate 75 and Wesley Chapel Blvd)
- Engineer Surveys in Place
- **Utilities:** ♦ Electric ♦ Water ♦ Sewer ♦ Telephone ♦ Gas
- Maybe Divided as Several Out-parcels or Divided into 1 acre Parcels and Sold for a Quick Profit!

***** NOTE: Owner will also consider an exchange or trade.**

- Call Listing Agent Today for Sales Price -

Listing Agent: Tina Marie Eloian, CCIM

Tina@FloridaCommercialGroup.com

Sales | Investments | Leasing | Property Management

401 E. Palm Avenue, Tampa, FL 33602

P. 813.935.9600 | F. 813.930.0946

www.FLORIDACOMMERCIALGROUP.com



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GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY

About the 5.1 Acre Site

- 5.1 Acres of Buildable Up- Land
- Prime Development Site at Lighted intersection
- Verizon FiOS available in the Area
- 21,743 Daily Traffic Counts (2015– MPSI :: BBD & SR 54)
- Electric service provided by Withlacoochee River Electric Cooperative
- 1.5 Miles West of Saddlebrook Resort and Spa
- Perfect for: Retail/Shopping Center, Restaurant, Hotel/Motel, Office/Business Park, Self Storage Facility and So on...
- Interstate 75 Frontage/ Visibility
- Engineer Surveys, Site plans & Environmentals in Place
- Water, Sewer, Police and Fire service provided by Pasco County

About Wesley Chapel

CNN Money Magazine named Wesley Chapel, "One of the BEST places to live in Florida!"

Along with the residential growth of Wesley Chapel, there has also been an increase in the number of new businesses and employment in the area. The types of business vary greatly, and, with a surprisingly large part of the work force being made up of home-based businesses, the opportunity for success is limitless.



Some of the largest employers in the area have built a solid foundation in Wesley Chapel. Saddlebrook Resorts is a leading employer with a world-renowned resort and spa. Additionally, we are welcoming some of the most beautiful business developments in Tampa Bay to the area, including Cypress Creek Mall, Wiregrass, New River Town Center, and The Groves. Each of these new developments will feature the types of businesses and amenities that today's community requires for a great life in Florida! Wesley Chapel is truly becoming one of the premier communities in Tampa Bay.

***This information was acquired through the Greater Wesley Chapel Chamber of Commerce web site:
<http://www.wesleychapelchamber.com> dated December 04, 2008.

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WESLEY CHAPEL, FL - ZONING & PERMITTED USES

C-2 COMMERCIAL GENERAL- The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural,

1. Automobile parts. New or secondhand (from enclosed buildings only)
2. New or pre-owned passenger and commercial vehicle.
3. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
4. Bakery stores, retail only. Baking allowed on the premises.
5. Barbecue stands and pits.
6. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
7. Amusement facilities.
8. Bowling alleys.
9. Cabinet and carpentry shops. All storage and work shall be inside the building.
10. Dancing halls or dancing academies.
11. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
12. Dry cleaning.
13. Electrical appliances and fixture stores and repair shops.
14. Exterminating products.
15. Food distribution, wholesale, provided no outside storage.
16. Garage or mechanical service. All work shall be performed inside the building.
17. Hat cleaning and blocking.
18. Hotels, motels, and condotels.
19. Kennels.
20. Laundries, hand and self-service.
21. Lawn mowers, rental, sales, and service.
22. Lumber yards.
23. Model home centers.
24. Mortuaries or funeral homes, including crematoriums.
25. Music, radio, and television stores and repair shops.
26. Nurseries, plant.
27. Pawn shops.
28. Pet shops.
29. Plumber shops. Materials to be stored in properly sight-screened areas.
30. Pottery and statues. Designed for yard ornaments, retail sales only.
31. Propane sales. Retail only, not exceeding 20,000-gallon storage.
32. Secondhand stores. All sales and displays shall be inside the building.
33. Septic tank sales and installation business.
34. Shooting and archery ranges, indoors only.
35. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
36. Sign painting shops. All work shall be inside the building.
37. Sod sales.
38. Warehousing and general storage, including sales and office.
39. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
40. Residential treatment and care facilities.



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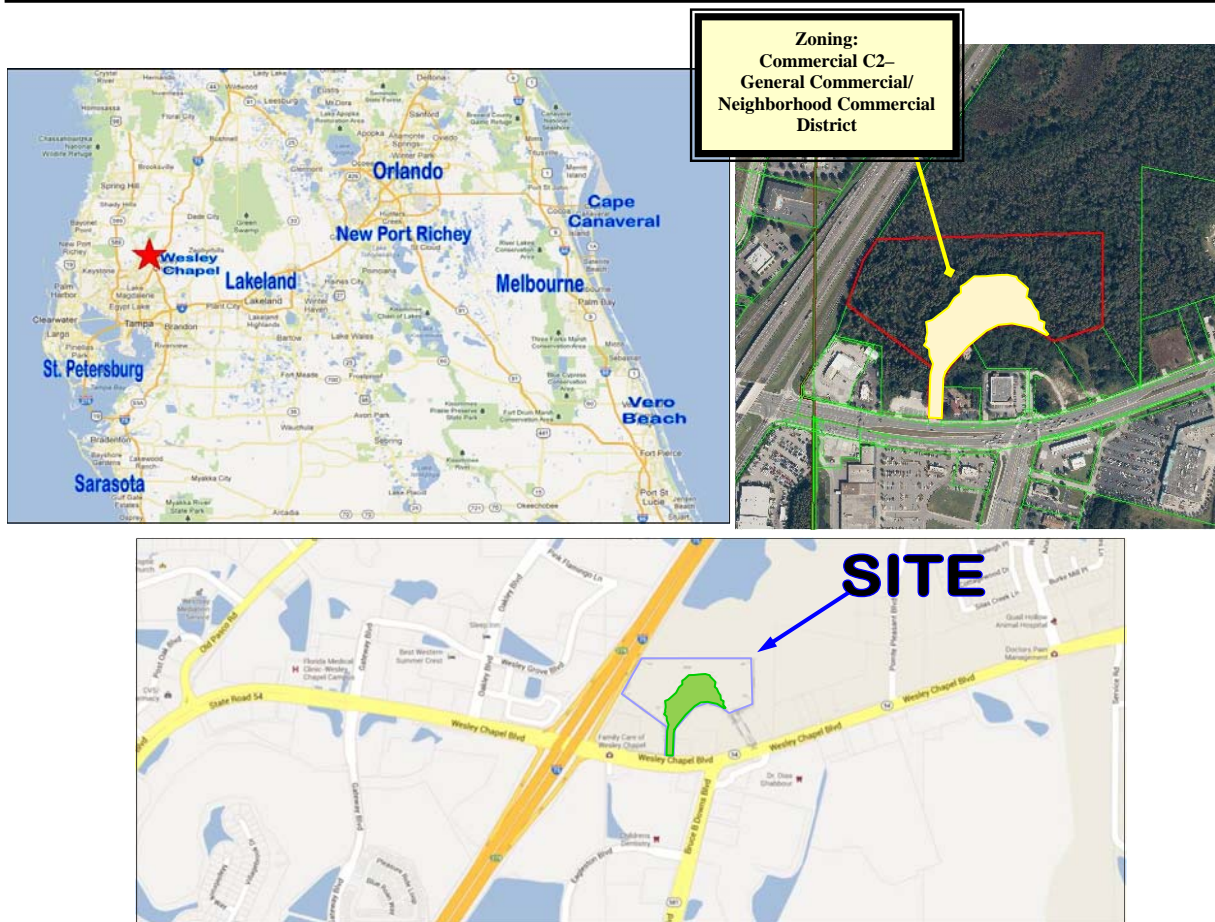
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WESLEY CHAPEL, FL– Maps and Directions

GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY



DIRECTIONS: Travel I-75 to Exit 279 (SR 54/Land O'Lakes/ Zephyrhills). Head East on SR 54 (Wesley Chapel Blvd). Property is across from CR 581 (Bruce B. Downs) behind Walgreens.

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WESLEY CHAPEL, FL– Area Information
GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY

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