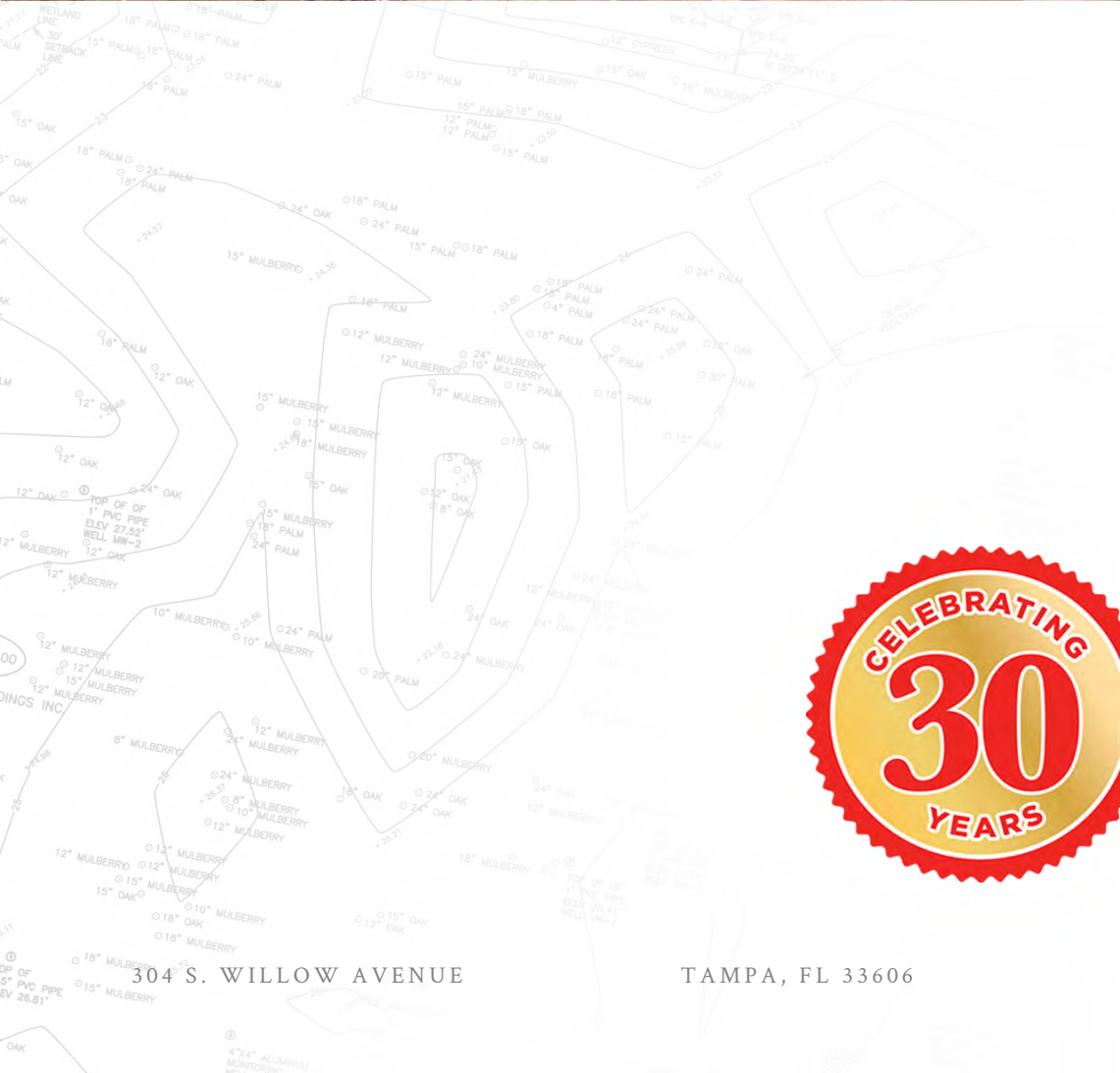
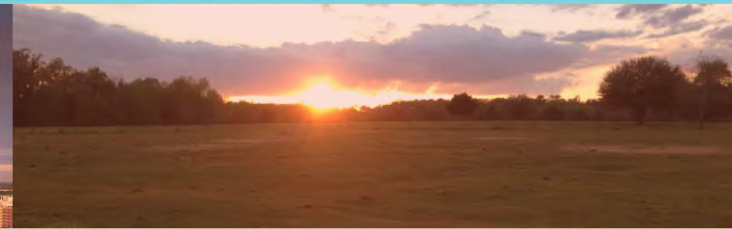
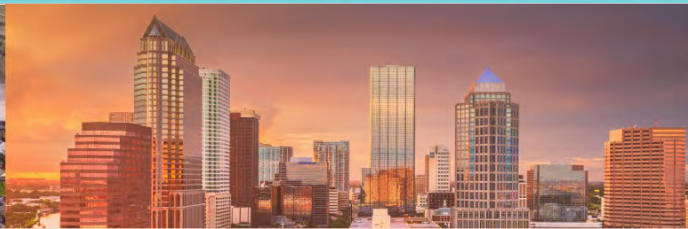


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The offering consists of 3 commercial parcels located on State Road 56 at Wynfields Blvd in Wesley Chapel, FL are available for sale or ground lease. There are 2 parcels located on the north side of SR 56 that are 1.39+/- & 1.50+/- Acres. The third parcel is 5.03+/- Acres and located on the south side of SR 56 east of Wynfields Blvd.

PROPERTY SIZE

- 1.50+/- Acres (Village 19 on MPUD Map)
- 1.39+/- Acres (Village 20 on MPUD Map)
- 5.03+/- Acres (Village 23 & 26 on MPUD Map)

ZONING

- 1.50+/- Acre Parcel - Allows for up to 17,671 SF of C-1 Neighborhood Commercial Permitted Uses & Special Exception Uses
- 1.39+/- Acre Parcel - Allows for up to 16,459 SF of C-1 Neighborhood Commercial Permitted Uses & Special Exception Uses
- 5.03+/- Acre Parcel
 - 1.54+/- Acres - Allows for up to 18,142 SF of C-1 Neighborhood Commercial Permitted Uses & Special Exception Uses
 - 3.49+/- Acres - Allows for up to 41,000 SF of PO-2 Professional Office Zoning District Permitted Uses & Special Exception Uses

PARCEL ID

26-26-20-0000-00100-0026, 26-26-20-0000-00100-0021, 26-26-20-0000-00100-0022

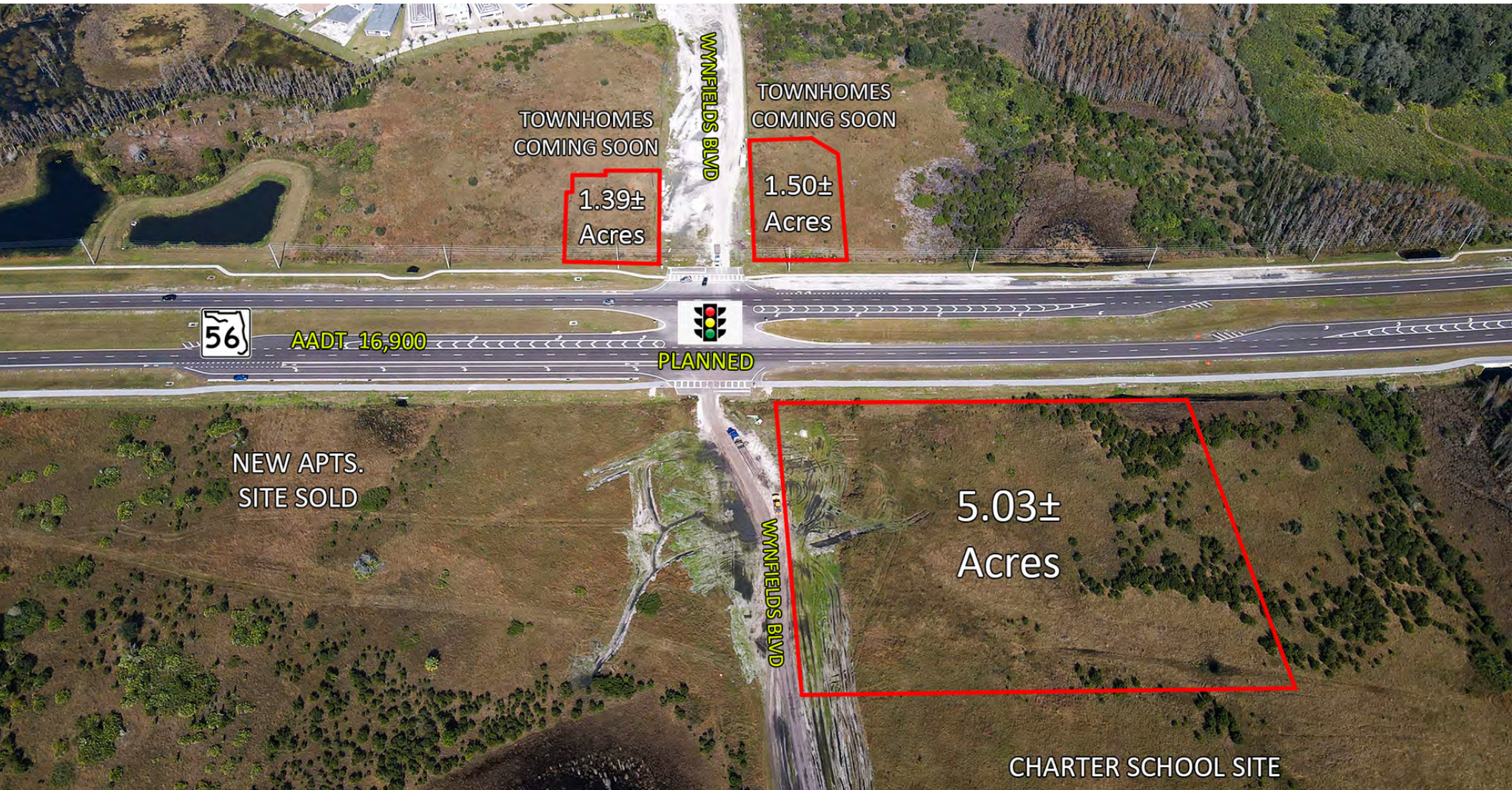
ASKING PRICES

- 1.50+/- Acres - \$1,795,000
- 1.39+/- Acres - \$1,650,000
- 5.03+/- Acres - \$3,650,000

BROKER CONTACT INFO

Chris Bowers, CCIM Senior Broker 813.287.8787 x8 chris@thedirtdog.com	Bill Eshenbaugh, CCIM, ALC President, Lic. Real Estate Broker 813.287.8787 x1 Bill@TheDirtDog.com
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Aerials



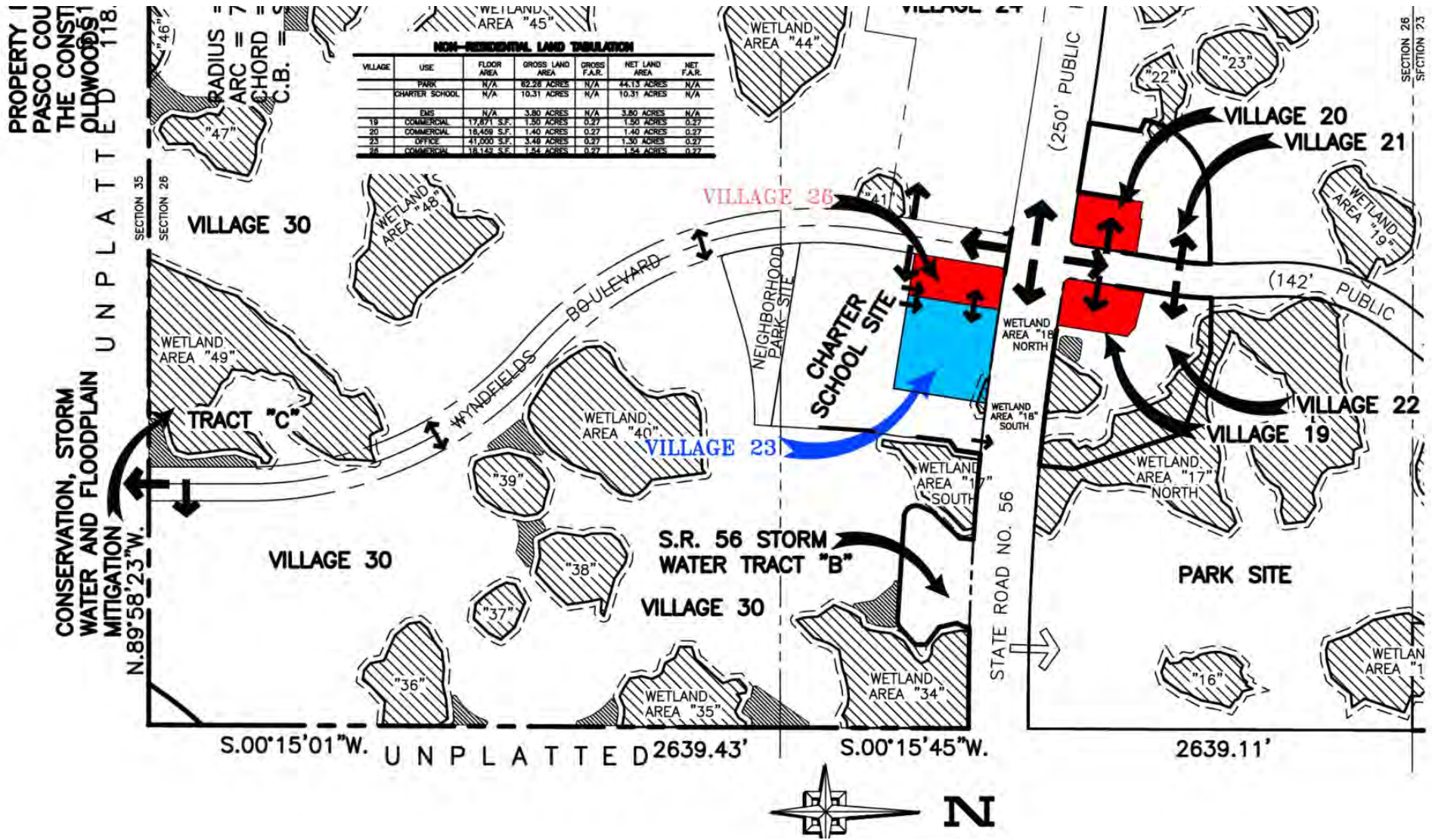
Aerial Looking East



Aerial Looking West



MPUD Site Plans



Demographics Map & Report

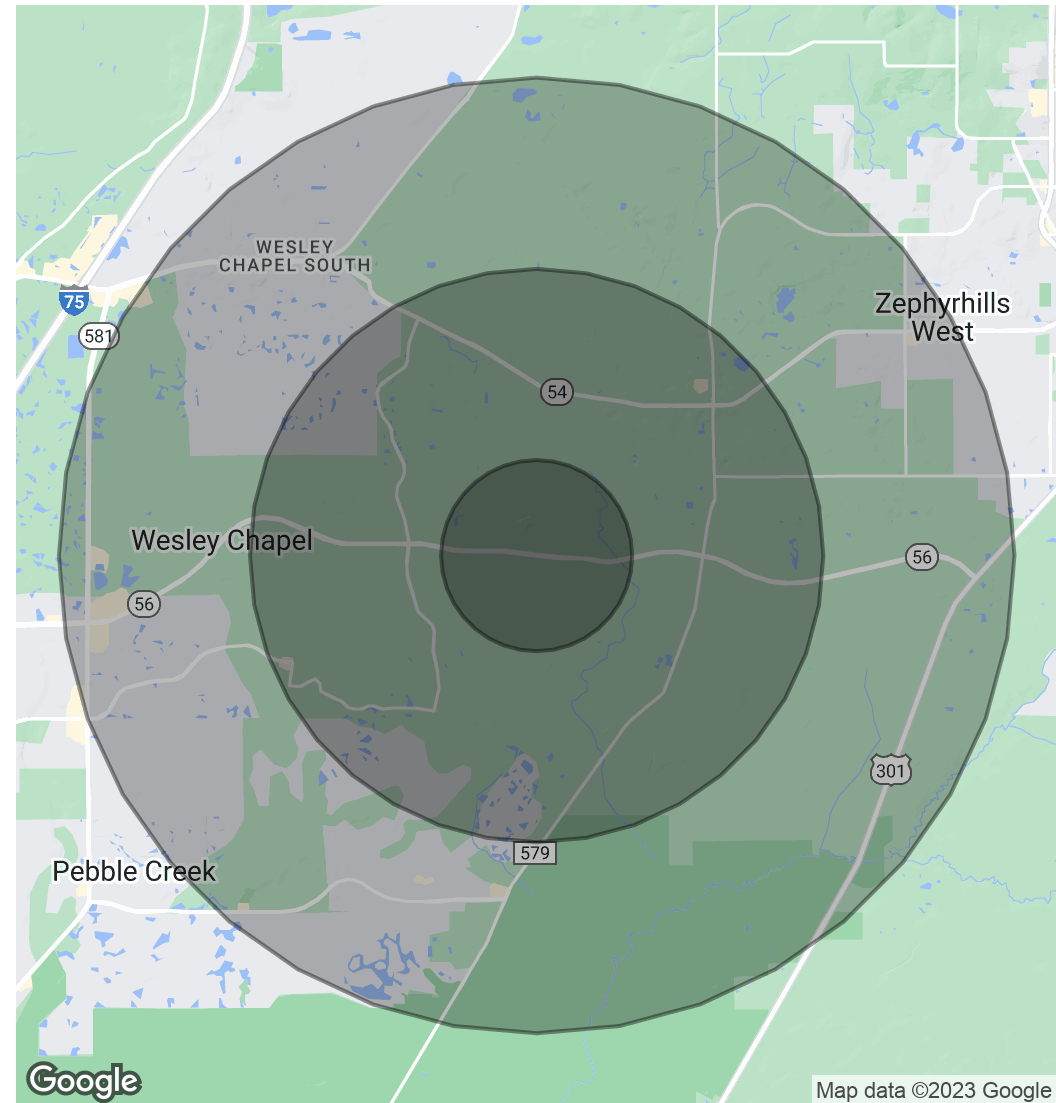
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,975	29,186	88,910
Average Age	41.9	40.0	40.6
Average Age (Male)	43.2	40.0	40.3
Average Age (Female)	40.3	41.0	41.4

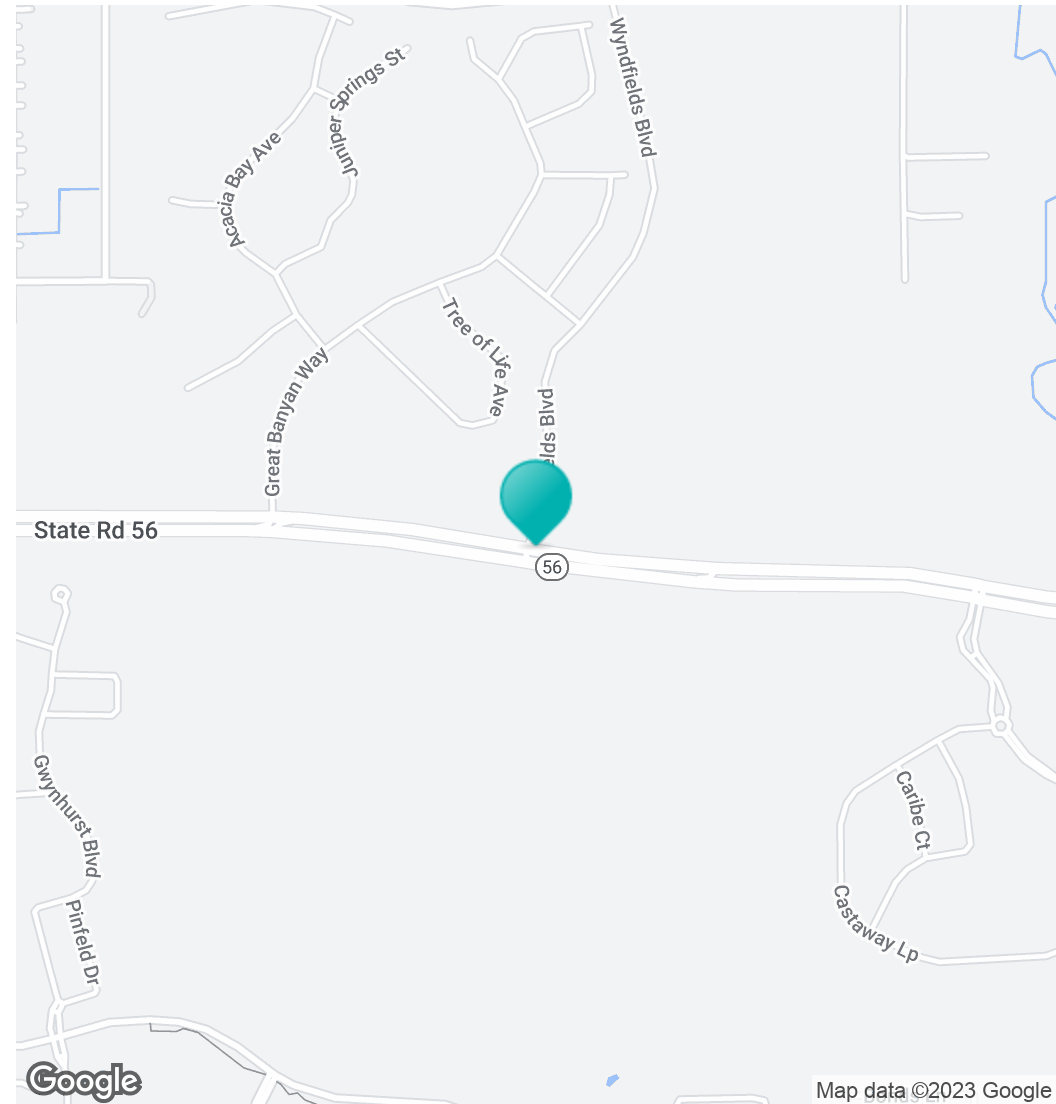
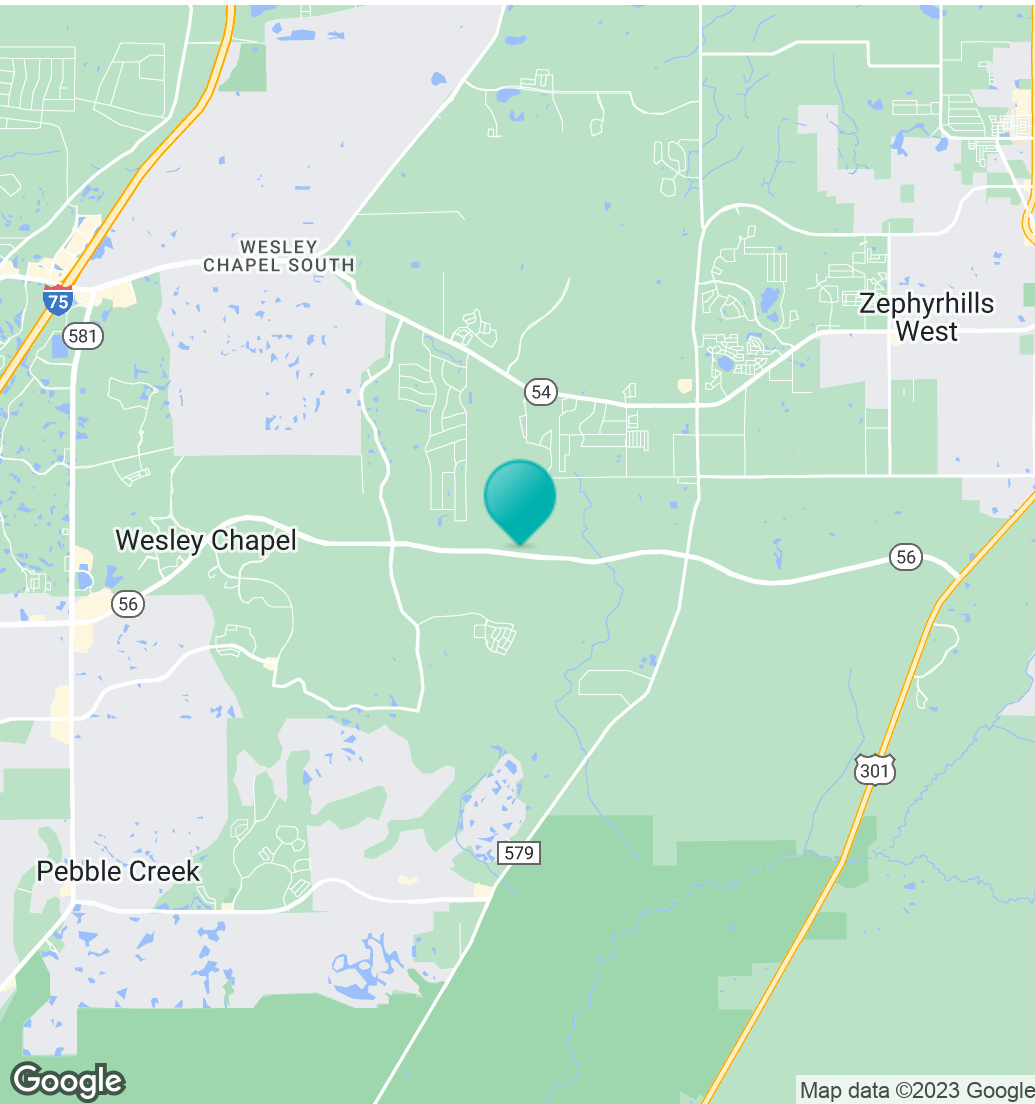
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	709	11,242	34,854
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$91,395	\$84,549	\$86,333
Average House Value	\$254,638	\$229,968	\$243,595

* Demographic data derived from 2020 ACS - US Census



Location Map



Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.