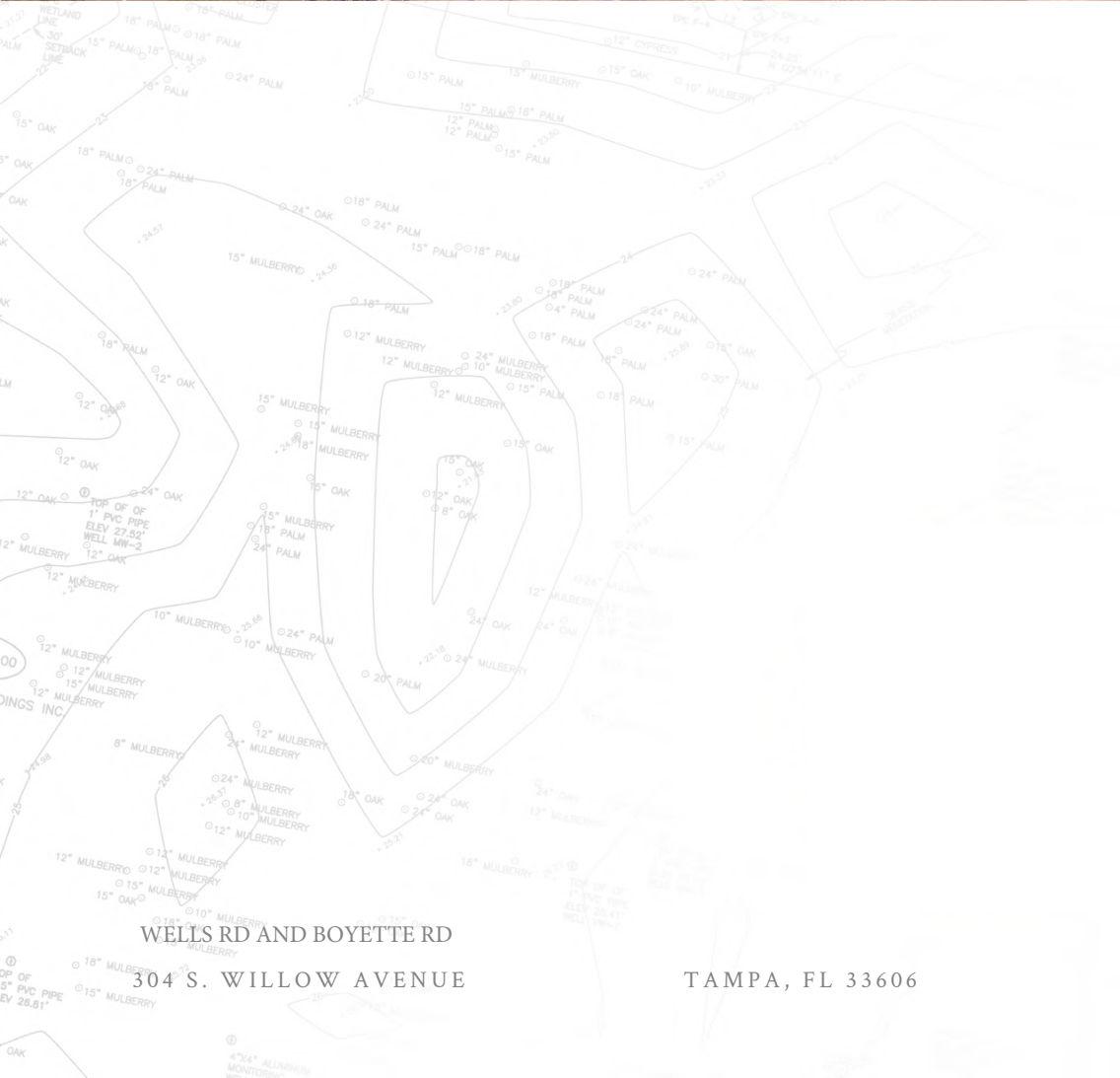
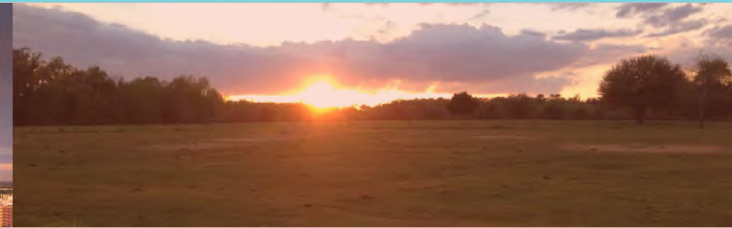
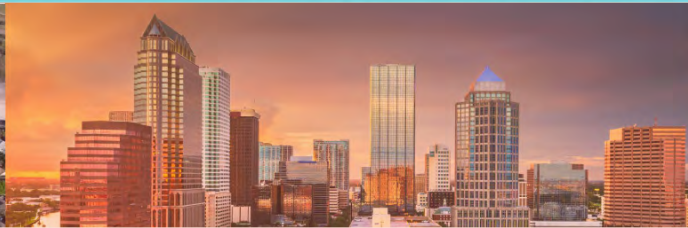


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

WELLS RD AND BOYETTE RD
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This is an opportunity to purchase a 10.32± acres site at the corner of Wells Rd and Boyette Rd in Wesley Chapel, FL. It is in close proximity to Wesley Chapel Elementary, Wesley Chapel High School, and Thomas E Weightman school.

LOCATION DESCRIPTION

This property is located at the corner of Wells Rd and Boyette Rd across from Wesley Chapel Elementary in Wesley Chapel, FL. The site is also in close proximity to Wesley Chapel Highschool and Thomas E Weightman Middle school. This property also is close to the I-75 and the new Overpass Rd interchange.

PROPERTY SIZE

10.32 Acres

ZONING

MPUD

PARCEL ID

04-26-20-0000-00100-0011

PROPERTY OWNER

Danzoff LLC

PRICE

Contact Broker For Pricing

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC
President, Lic. Real Estate Broker
813.287.8787 x1
Bill@TheDirtDog.com

Aerial Facing West



10.32±
ACRES

BOYETTE RD

WELLS RD



Aerial Facing East



Aerial Facing SE



Aerial Facing North



Aerial Facing South



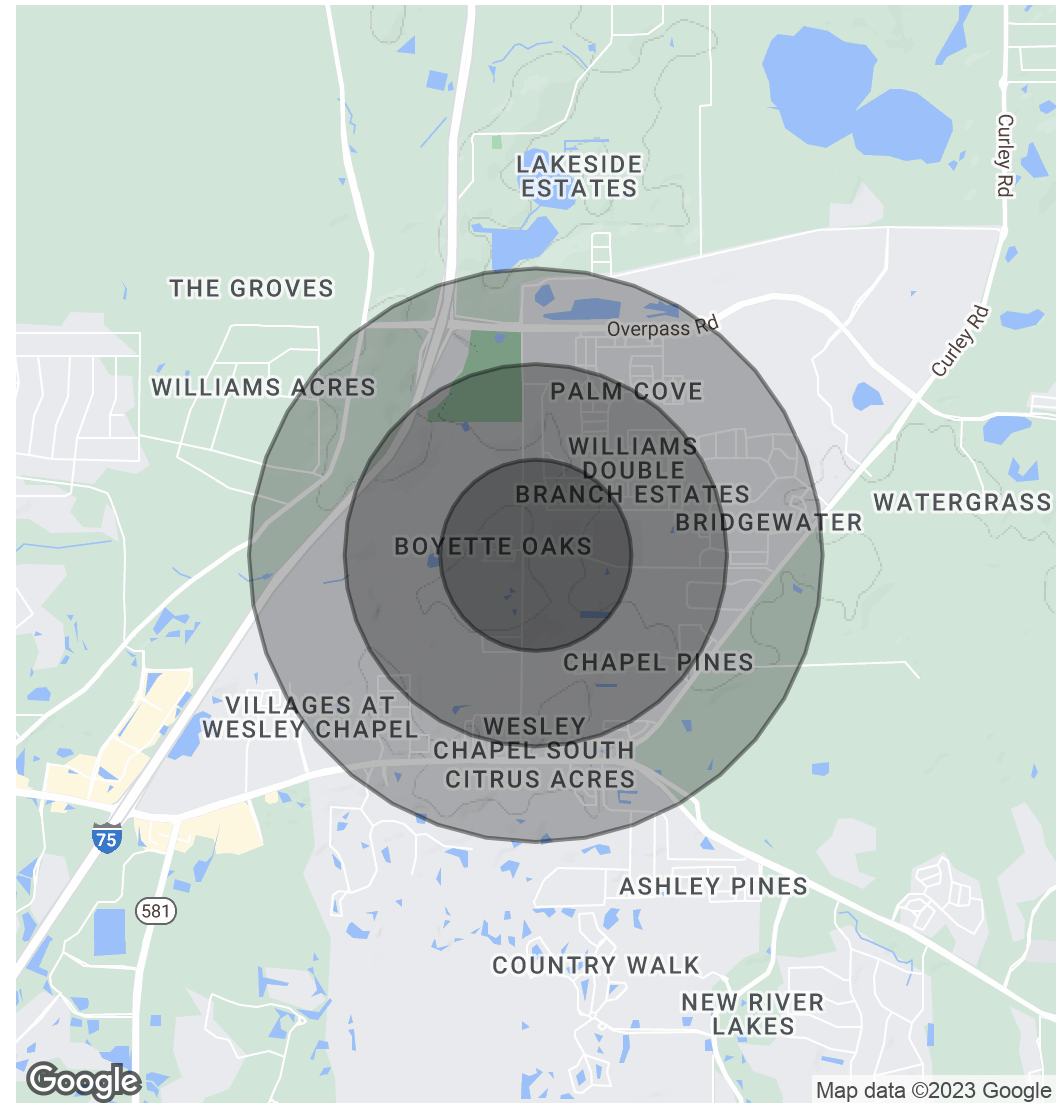
10.32±
ACRES

Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,409	5,538	10,683
Average Age	31.8	32.0	34.2
Average Age (Male)	29.6	29.5	30.8
Average Age (Female)	34.0	34.2	36.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	431	1,695	3,344
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$88,837	\$89,137	\$93,699
Average House Value	\$220,375	\$220,743	\$240,072

* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.