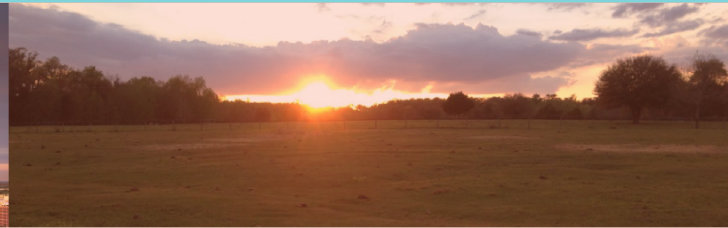
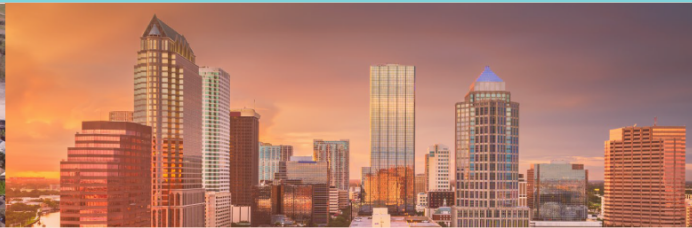


We know this land.



www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 21 acres planned for 3-story apartments totaling 285 units along the south side of SR 56 within the heart of the Two Rivers 3,400 acre master-planned community in Wesley Chapel, FL. The entire site is within a qualified opportunity zone. The civil plans are complete and in for permitting. Water and sewer will be delivered to the site with adequate capacity. The site is not within any CDD or HOA and therefore is stand alone without access to any of the Two Rivers planned community amenities. Due to the highly prominent location, the Seller will require architectural control of the elevations to be developed in a first-class manor with a requirement for mature landscaping to be part of the project and limit the height to 3-story buildings. Seller has all due diligence available for review upon request. Horizon Wiregrass is the most recently completed apartment project in this sub-market and is getting \$2.31 rents per Apartments.com. There is no co-broke offered on this listing. Buyer must pay their broker.

LOCATION DESCRIPTION

The property is located within the Two Rivers Master Planned Community on the newly extended State Road 56 in Wesley Chapel, FL. The site is on the south side of SR 56 at a proposed future lighted intersection between Morris Bridge Road and US 301. It is planned directly across the street from a regional park and school facility on over 8- acres. It is approximately 10 miles east of I-75 and 20 miles from The University of South Florida Campus. Two Rivers is a 3,400 acre master planned community planned for over 6,000 residential units, 630,000 SF of retail, 246 acres of conservation, 80 acres of parks and schools and over one million SF of targeted office/industry uses. All of the single family residential lots are spoken for and the estimated average single home price is expected to be in the \$600,000's.

PROPERTY SIZE

21.0 Acres

ZONING

MPUD- 285 Apartment Units limited to 3 story height limitation

PRICE

\$50,000 per unit

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

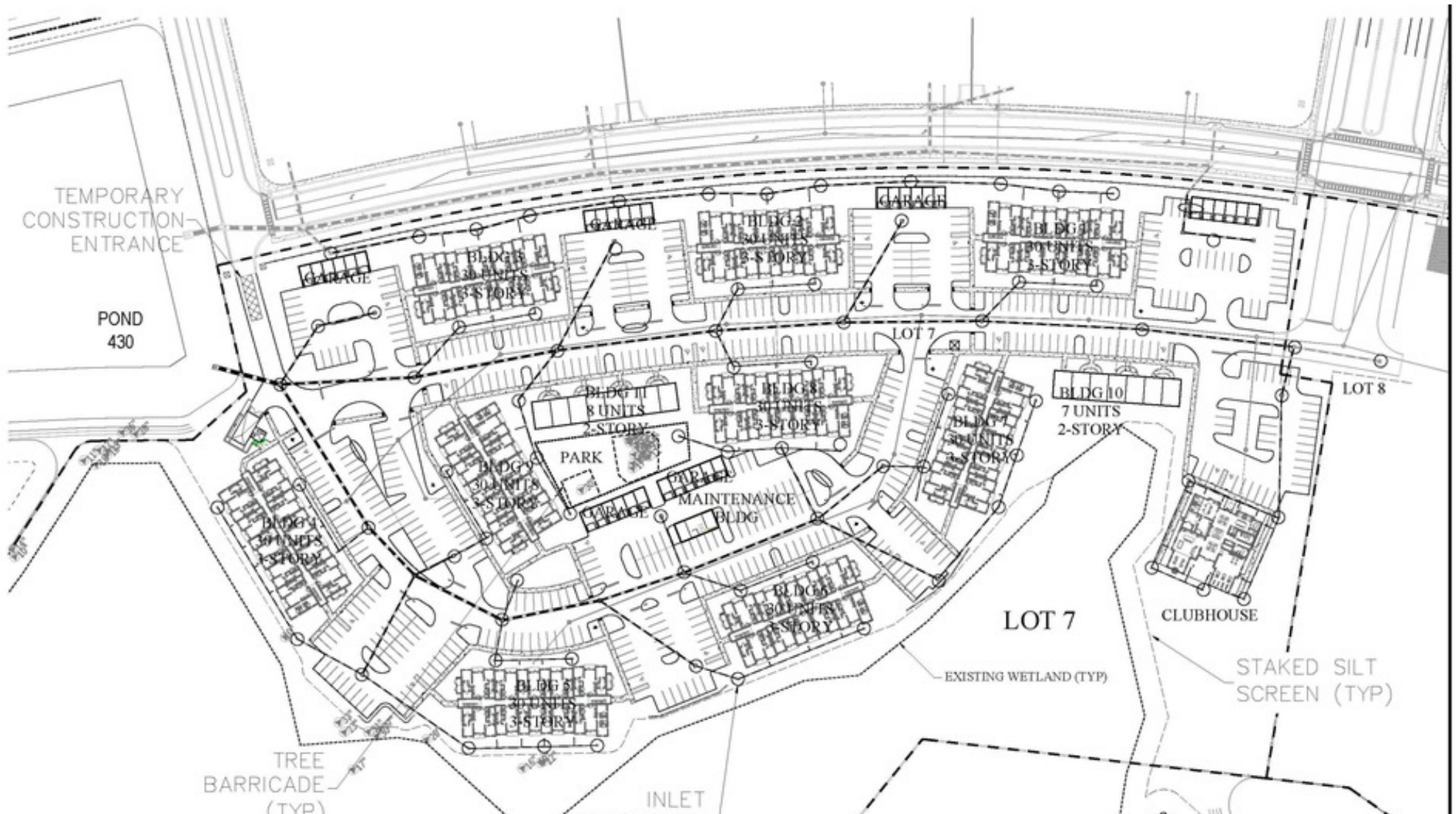
Two Rivers Master Plan



Proposed Site Plan



Proposed Site Plan



Surrounding Communities



Phased Plan



Aerial looking North







Property lines shown are approximate and subject to change / survey

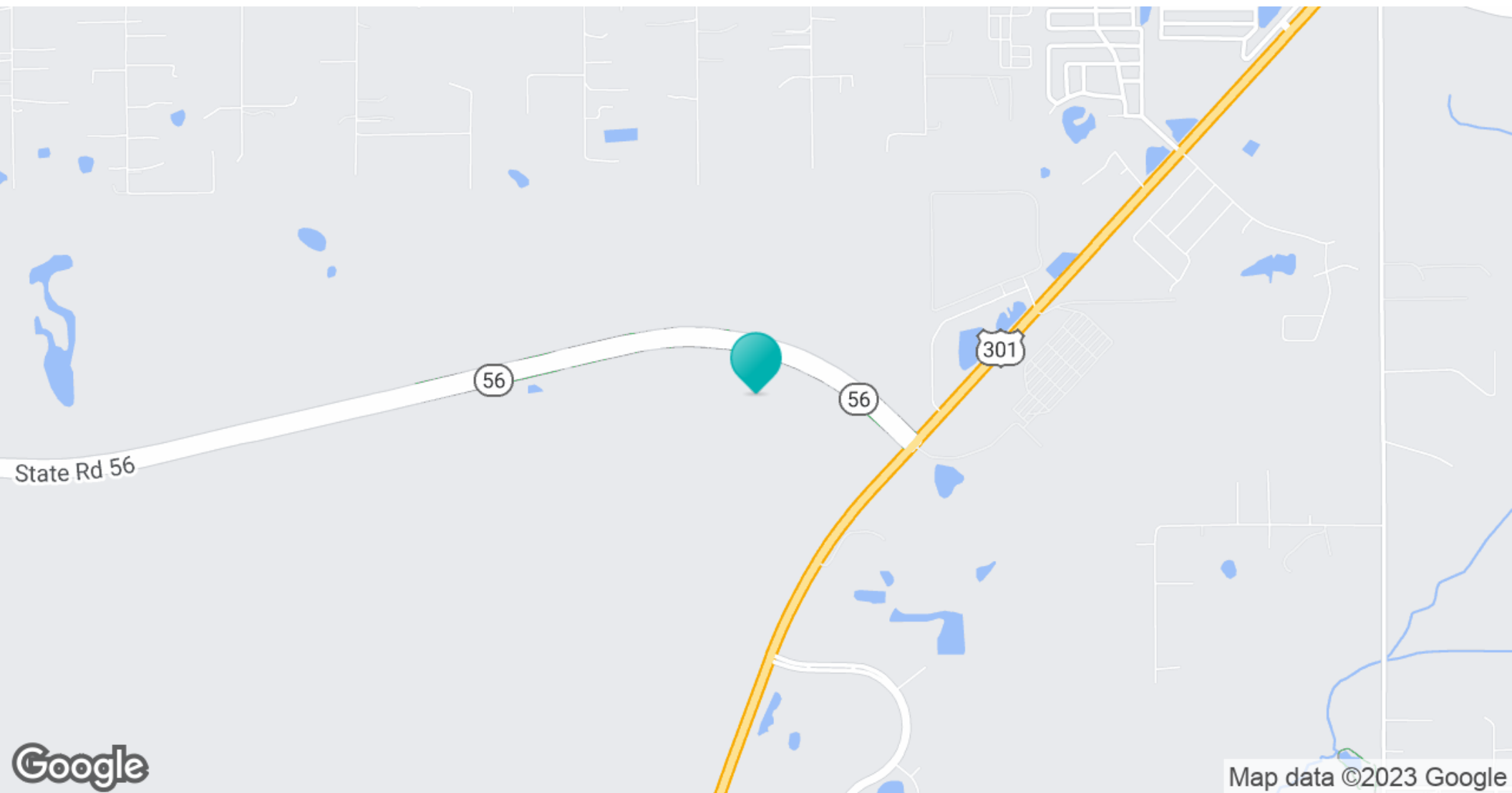
Wesley Chapel Rents from Apartments.com

Rent Comparables Summary

28878 Golden Vista Blvd

| Property Name/Address | Rating | Yr Built | Property Size | | Asking Rent Per Month Per Unit | | | | Rent/SF |
|---|-----------|----------|---------------|-------------|--------------------------------|---------|---------|---------|---------|
| | | | Units | Avg Unit SF | Studio | 1 Bed | 2 Bed | 3 Bed | |
|  Horizon Wiregrass Ranch 28878 Golden Vista Blvd | ★ ★ ★ ★ ★ | 2018 | 392 | 972 | - | \$1,804 | \$2,499 | \$2,936 | \$2.31 |
|  Colonial Grand at Seven... 2042 Arrowgrass Dr | ★ ★ ★ ★ ★ | 2004 | 318 | 949 | - | \$1,647 | \$1,958 | \$2,903 | \$2.11 |
|  The Iris at Northpointe 17000 Fountainside Loop | ★ ★ ★ ★ ★ | 2019 | 252 | 947 | - | \$1,754 | \$2,352 | \$2,695 | \$2.11 |
|  Enclave at Wesley Chapel 1930 Devonwood Dr | ★ ★ ★ ★ ★ | 2005 | 312 | 1,008 | - | \$1,907 | \$2,143 | \$2,333 | \$2.06 |
|  Sage at Cypress Cay 14976 Osprey Nest Loop | ★ ★ ★ ★ ★ | 2021 | 324 | 969 | - | \$1,715 | \$2,183 | \$2,847 | \$2.04 |
|  Parc at Wesley Chapel 5561 Post Oak Blvd | ★ ★ ★ ★ ★ | 2020 | 248 | 1,033 | \$1,484 | \$2,001 | \$2,160 | \$2,603 | \$2.03 |

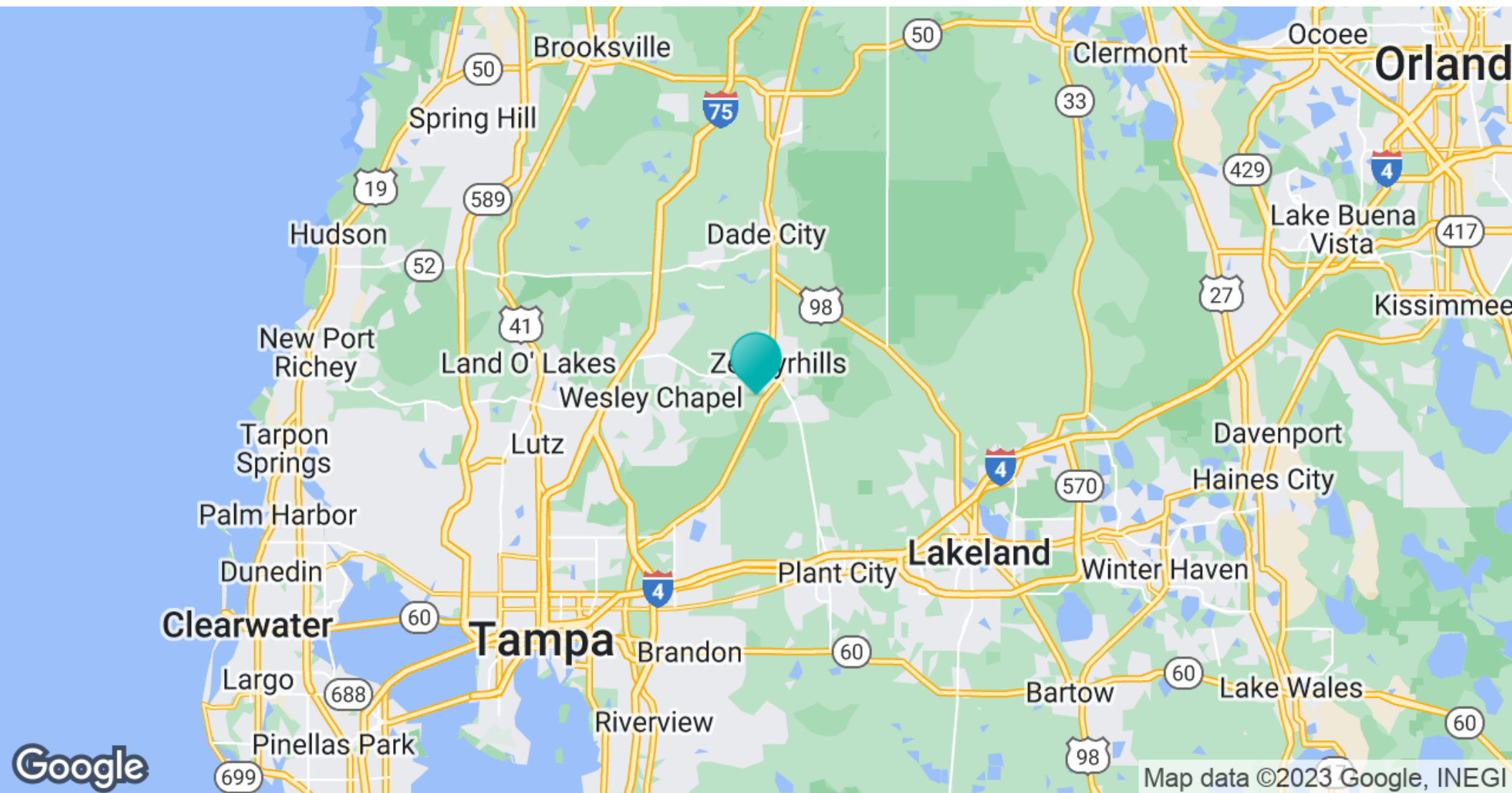
Location Map



Regional Map



Location Map



Demographics Map & Report

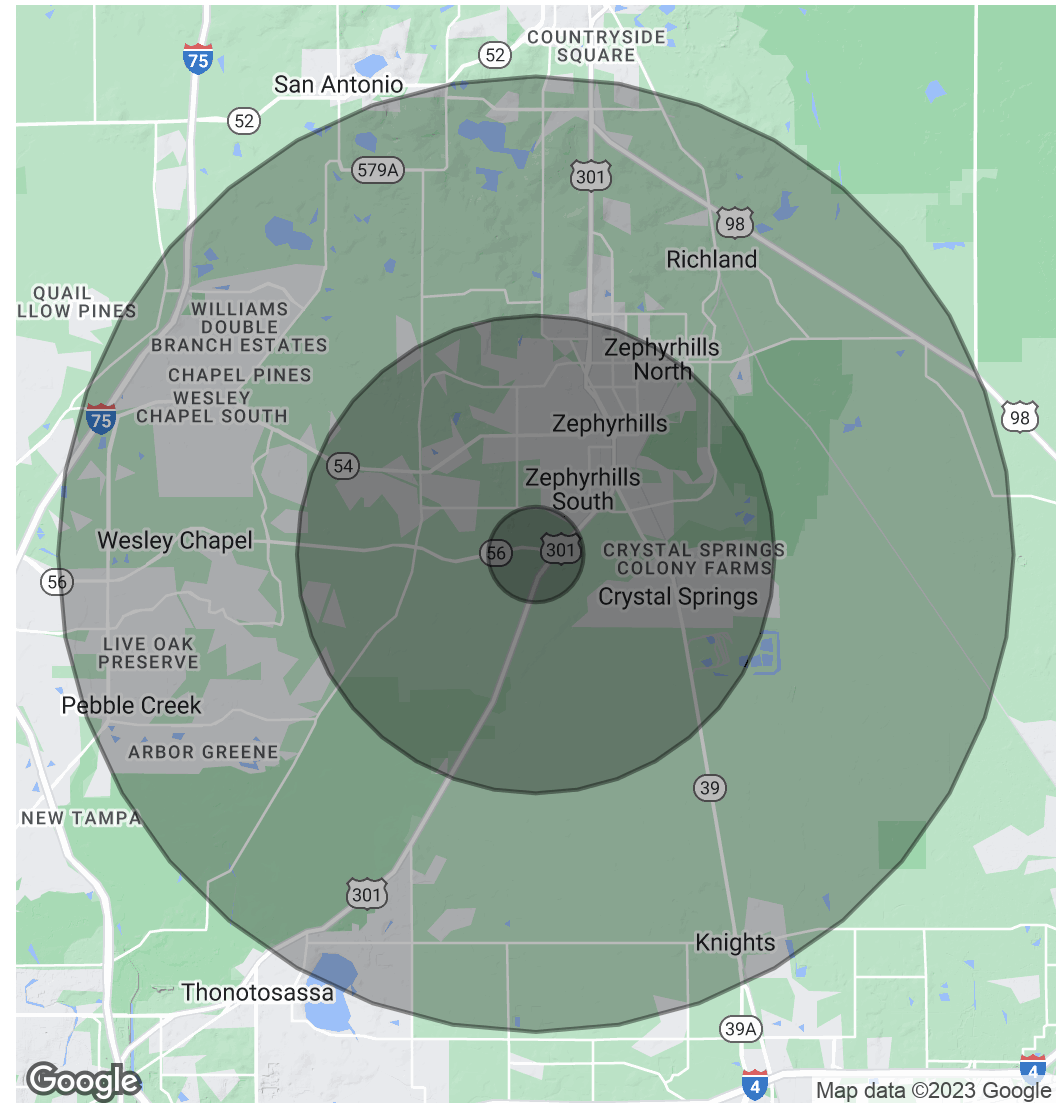
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 998 | 47,984 | 156,359 |
| Average Age | 60.4 | 50.9 | 42.3 |
| Average Age (Male) | 53.6 | 49.3 | 41.5 |
| Average Age (Female) | 64.5 | 51.8 | 42.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 412 | 20,839 | 60,512 |
| # of Persons per HH | 2.4 | 2.3 | 2.6 |
| Average HH Income | \$42,859 | \$47,243 | \$65,907 |
| Average House Value | | \$137,194 | \$191,700 |

* Demographic data derived from 2020 ACS - US Census



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