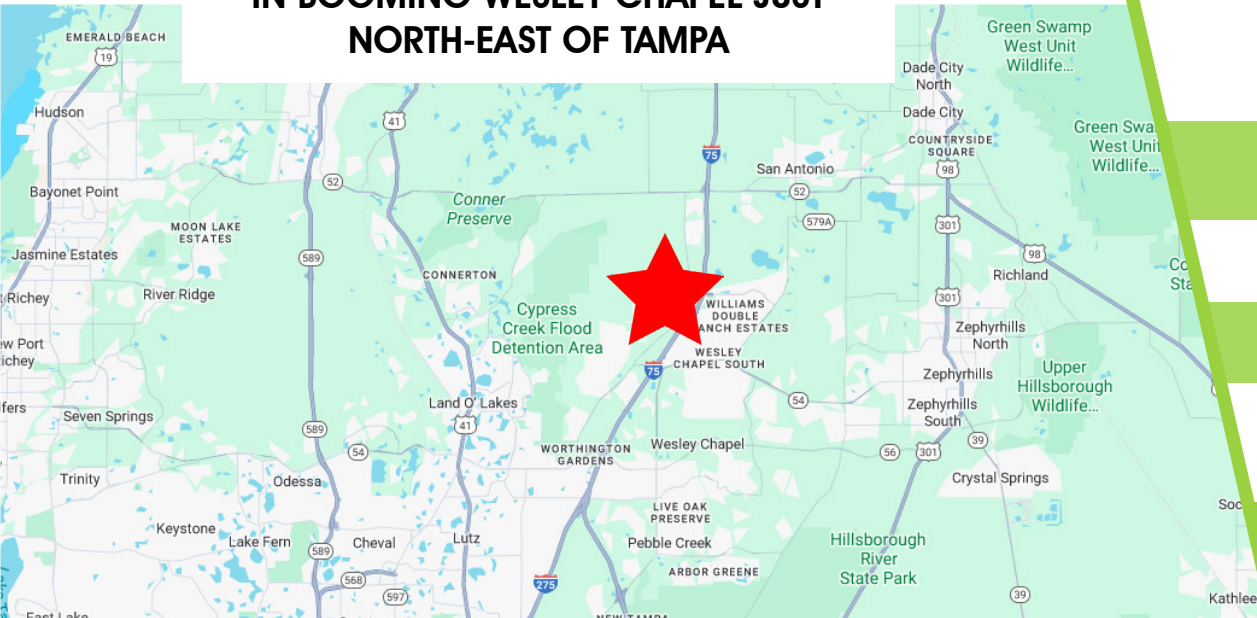




**SURROUNDED BY MAJOR DEVELOPMENTS
 IN BOOMING WESLEY CHAPEL JUST
 NORTH-EAST OF TAMPA**



FUTURE RESIDENTIAL LAND FOR SALE

Old Pasco Road, Wesley Chapel, FL 33544

Contact: Jesse King
 Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext.136

Contact: Austin McWilliams
 Senior Sales & Leasing Associate

E: Austin@FCPG.com
P: 407.872.0177 ext.134

Contact: Kaitlyn Smith
 SVN Advisor

E: Kaitlyn.Smith@SVN.com
P: 877.518.5263 ext.368

For Sale: Inquire For Pricing

Availability: \pm 64 Acres, 50 AC out of Flood Plain
 More Assemblage Opportunity Available



**4 MINS FROM
 I-75 ACCESS**

64 Acres zoned Agriculture (AC) with Future Land Use (FLU) that allows 3 units / acre. New Urban Overlay update to allow 6 units / acre by right starting in 2025

Positioned \pm 1 mile from Double Branch mixed-use development, bringing 6,000 jobs and \$600M impact to San Antonio with 4M SF industrial, 400,000 SF retail, 3,500 housing units, and 300-bed hotel

Ideally situated in walking distance of "A" graded Cypress Middle School and High School

Easy access to I-75 with a less than 30 minute drive to Downtown Tampa

1 mile from planned 365,000 SF John Hopkins All Children's Hospital

Located across I-75 from planned 7,800-acre "Connected City," expecting 96,000 residents in 37,000 housing units and producing 65,000 jobs over the next 50 years

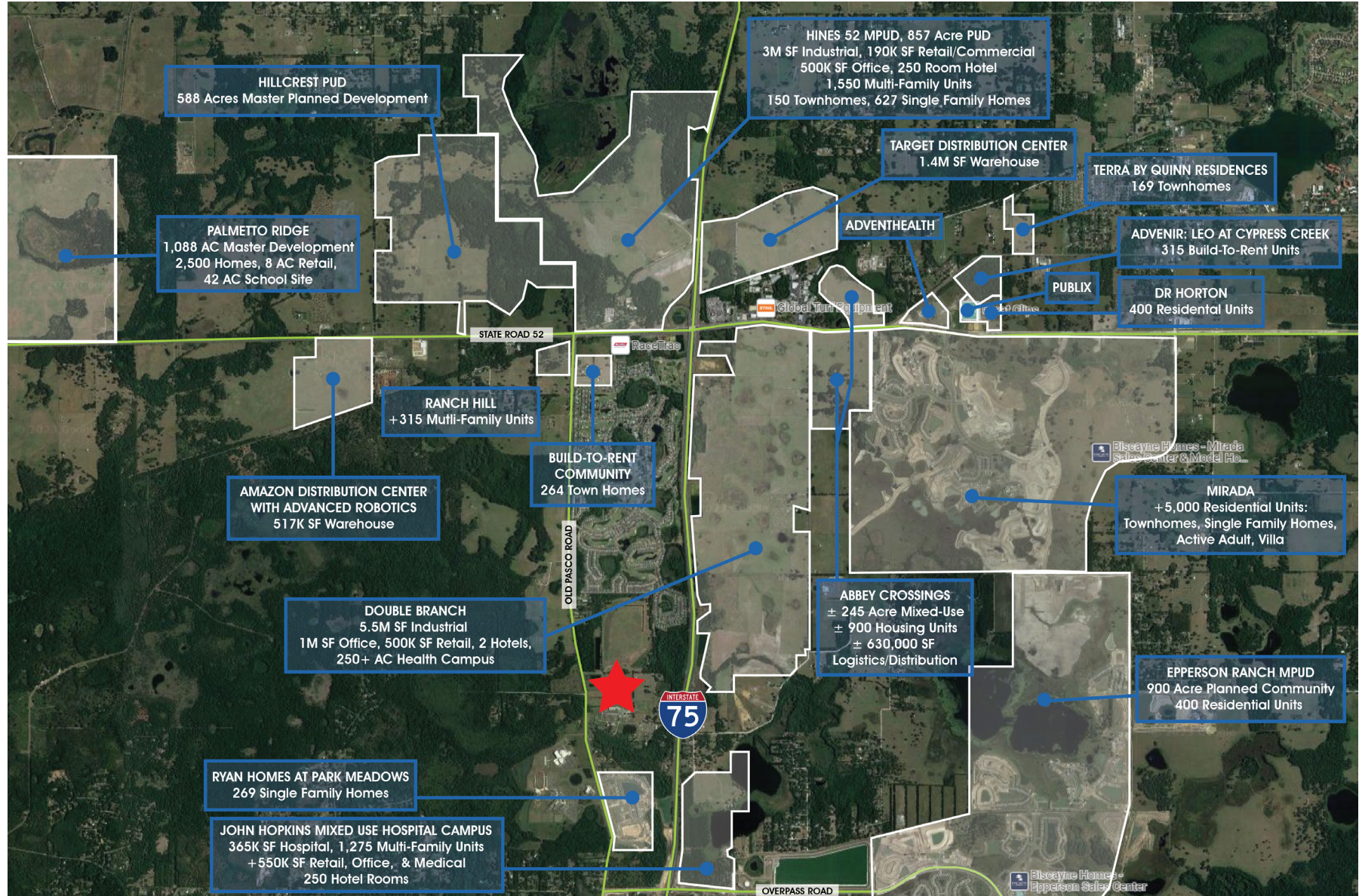
DEMOGRAPHICS

2025	5Mins	10Mins	15Mins
Total Population	322	16,105	65,909
Average HH Income	\$115,652	\$130,096	\$135,204
Total Households	196	5,913	23,926

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SURROUNDING NEW DEVELOPMENTS



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.



FIRST CAPITAL
Property Group

Commercial Real Estate Services

PARCEL ID's

- 20-25-20-0000-00100-0041
- 20-25-20-0000-00100-001B
- 20-25-20-0000-00100-0017
- 20-25-20-0000-00500-0040
- 20-25-20-0000-00100-0040
- 20-25-20-0000-00500-0031
- 20-25-20-0000-00100-001G
- 29-25-20-0000-00600-0032
- 20-25-20-0000-00100-001A
- 20-25-20-0000-00500-0032
- 29-25-20-0000-00600-0033
- 20-25-20-0000-00500-0000
- 29-25-20-0000-00600-0025



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

PASCO COUNTY MARKET HIGHLIGHTS

THE CONNECTED CITY

Situated next to Pasco County's Connected City, this property sits adjacent to the Connected City's Business Core. With advanced infrastructure, flexible zoning, and sustainable planning, Connected City offers a seamless live-work-play environment.

- **Cutting-Edge Technology:** Featuring ULTRAFi technology with 1 gigabit internet speeds, Connected City supports smart homes, autonomous vehicles, and gigabit-capable networks, making it one of the most tech-forward communities in the nation.
- **Balanced Mixed-Use Development:** Connected City's plan includes over 26,000 residential units, millions of square feet in commercial space, and unique amenities like Mirada's Crystal Lagoons and expansive parks. Its flexible zoning promotes sustainable, walkable neighborhoods with a blend of high-density housing, offices, retail, and healthcare facilities.
- **Environmental and Economic Incentives:** Businesses benefit from the CC-MPUD zoning, allowing diverse uses, mobility fee credits, and expedited approvals. Sustainable initiatives such as reclaimed water systems and reduced-impact development underscore the city's commitment to long-term environmental health, fostering an ecosystem that drives economic growth while enhancing community well-being.



PRIME DEVELOPMENT ZONE

The subject property is located near Pasco County's largest development projects, positioning it at the center of rapid industrial, commercial, and residential growth. This transformation is establishing the area as a major employment and residential hub:

- **Industrial Growth & Job Drivers:** Over 10 million sq. ft. of industrial space, with Amazon and Target bringing thousands of jobs and convenient access to I-75
- **Office, Medical, and Retail Expansion:** 1.9 million sq. ft. of new office, retail, and medical facilities enhance local amenities
- **Residential Surge:** 18,000 new homes and apartments provide housing for the incoming workforce



2.45%
2024 - 2029
POPULATION GROWTH



44.8
MEDIAN AGE



566,746
TOTAL DAYTIME POPULATION



152,666
TOTAL EMPLOYEES

