

Offering Memorandum



KENTON COMMERCIAL

8417 KENTON RD, WESLEY CHAPEL, FL 33545

Eshenbaugh
LAND COMPANY

The Dirt Dog 

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase land for self-storage, hotel, office, medical, or retail located at the future lighted intersection of Elam Road and Kenton Road within Connected City in Wesley Chapel. The site is completely high and dry, with approximately 760 feet of frontage on Elam Road and 540 feet on Kenton Road. The property is zoned MPUD for 90,000 SF of self-storage, a 120-key hotel, and 20,000 SF of retail or medical uses (gas and carwash are not allowed). There is a trade-off matrix to increase the office, medical, or hotel entitlements. All utilities are to the site, and Kenton Road is set to start construction in 3rd Q 2026 of a 143' ROW that will connect Overpass Road to Tyndall Road, eventually tying into Mirada.

LOCATION DESCRIPTION

The property is located at the northwest corner of Elam Road and Kenton Road in Wesley Chapel in Pasco County. It's situated within Connected City, across the street from Epperson Ranch and just east of the new interchange at I-75 and Overpass Road. The neighboring area is bustling with residential developments, including Epperson Ranch, Mirada, Park Meadows, and Watergrass.

PROPERTY SIZE

9.38 Acres

ZONING

The property is currently zoned MPUD allowing for hotel, self storage, retail, medical & office

PARCEL ID

28-25-20-0000-01000-0000

PRICE

2.2+/- acres planned for 90,000 SF of Self Storage- \$2,500,000

2.3+/- acres 120 Key Hotel Site- \$2,500,000

2+/- acres planned for up to 20,000 SF of Retail or Medical-\$2,500,000

BROKER CONTACT INFO

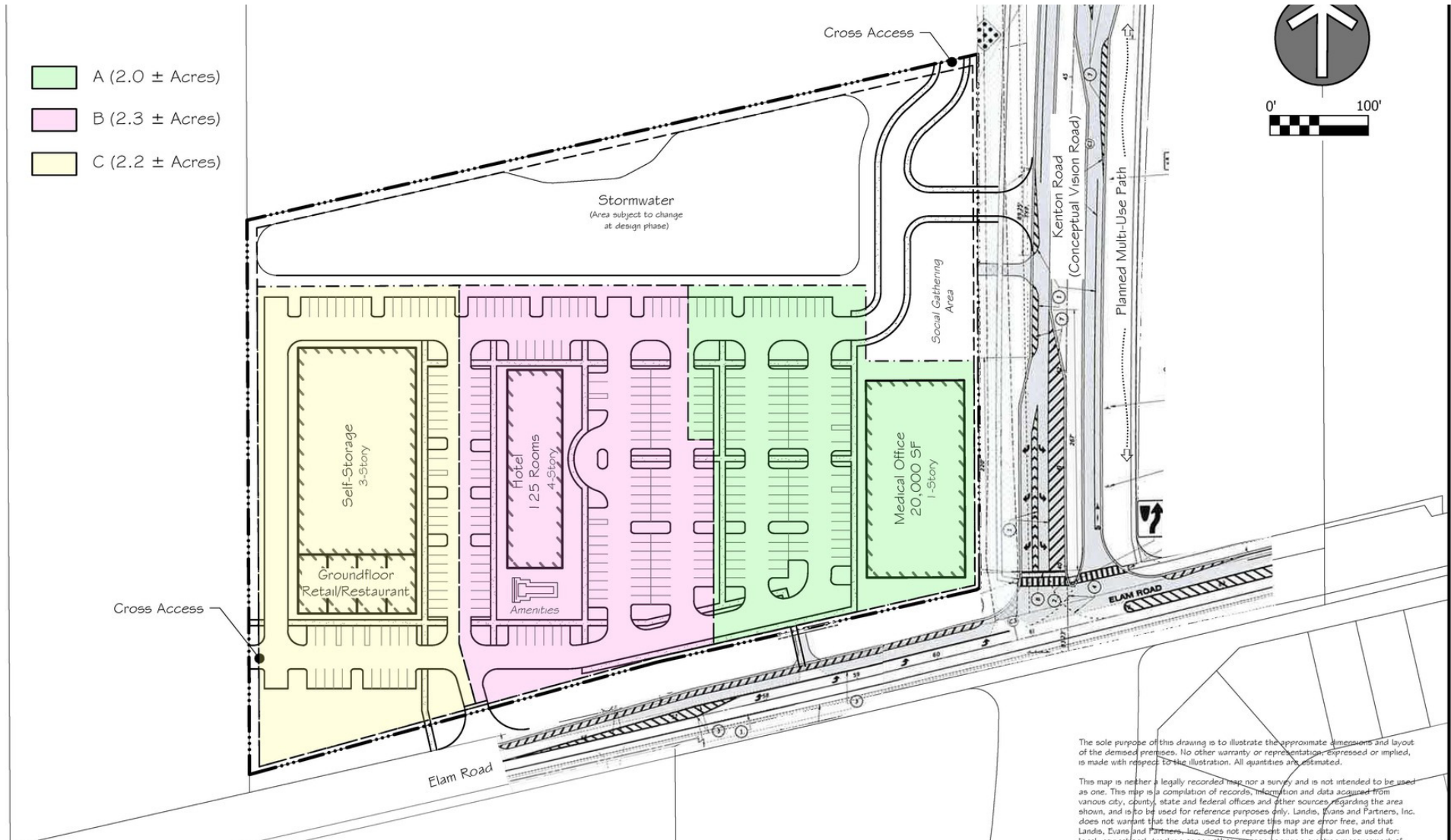
Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

ryan@thedirt dog.com

Proposed Site Plan with Office



Surrounding Developments



Aerial



EPPERSON RANCH

Palm Cove

OVERPASS RD

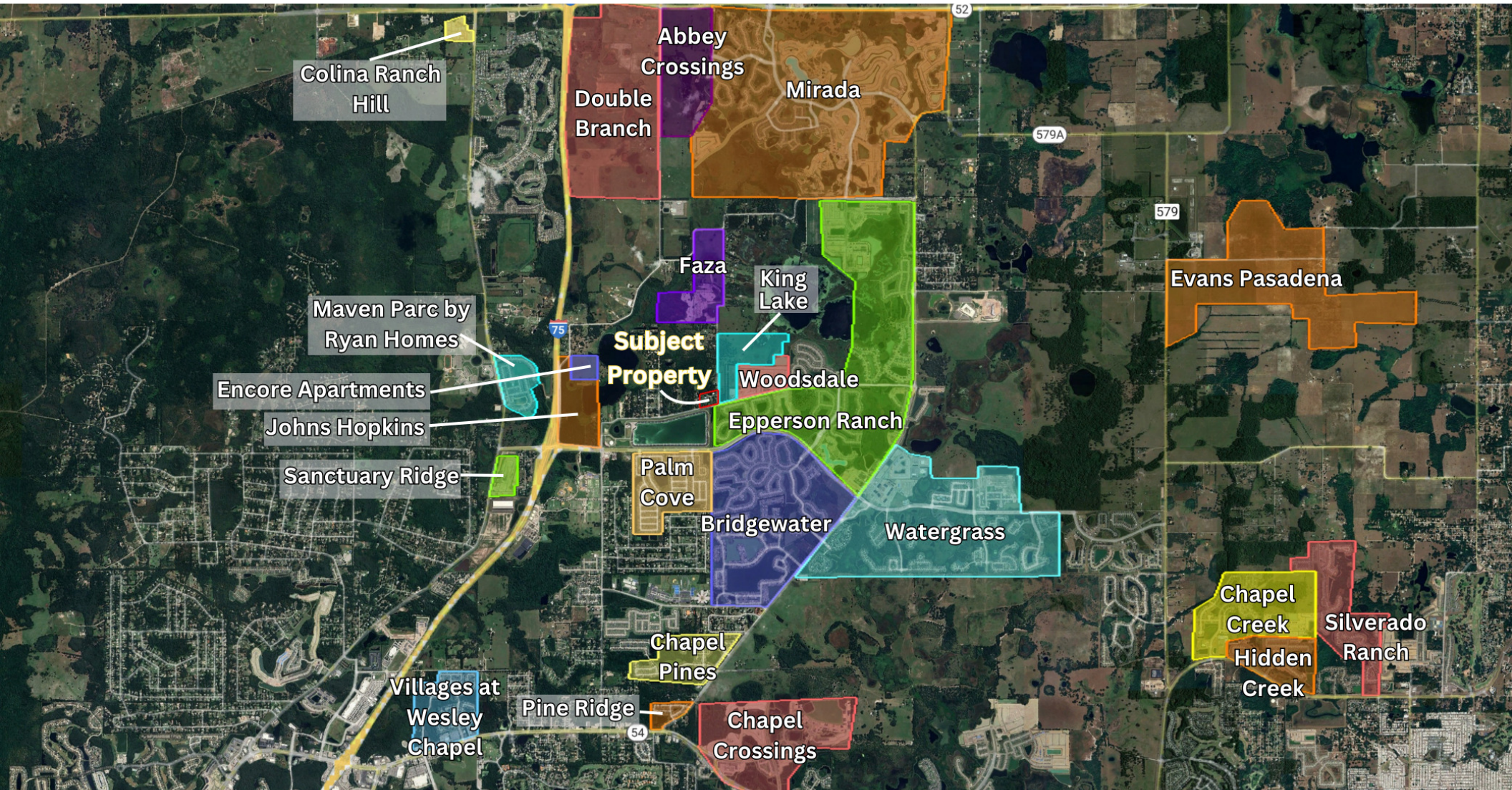
FUTURE KENTON RD EXTENSION

ELAM RD

9.38±
ACRES

KENTON RD

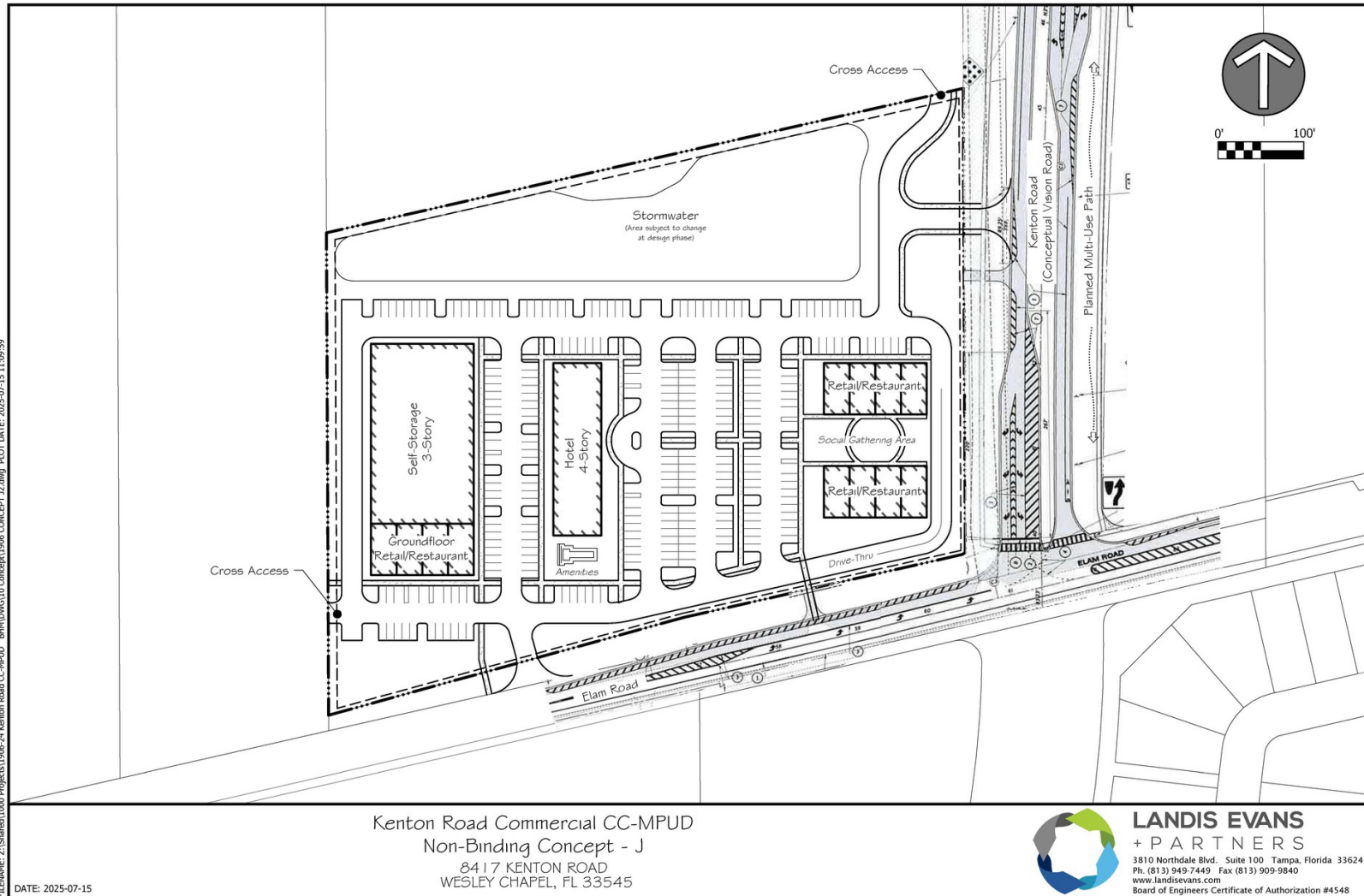
Additional Photos



Virtual Tour



Proposed Site Plan with Retail



Demographics Map & Report

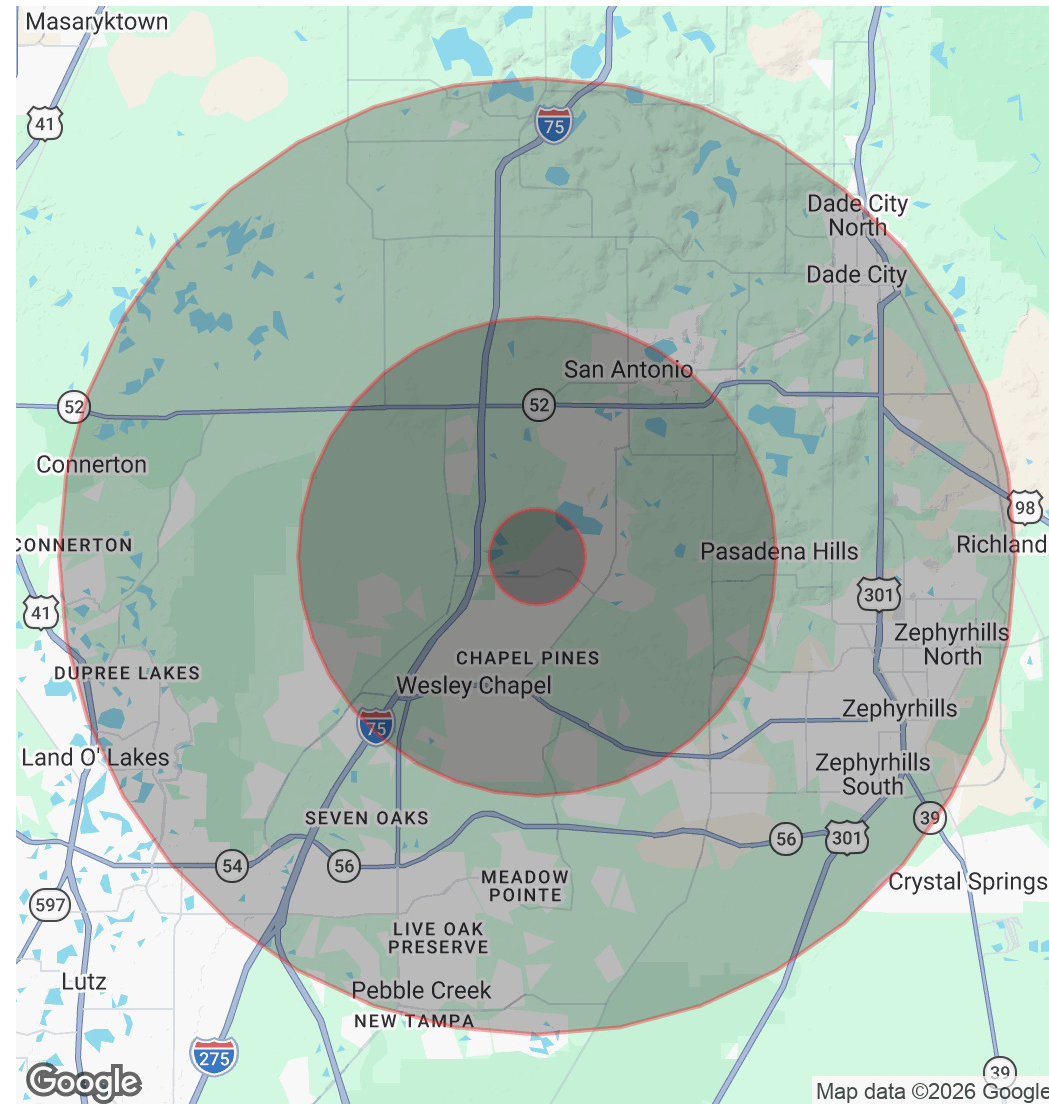
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,310	45,464	241,765
Average Age	34.2	38.1	42.2
Average Age (Male)	26.9	36.3	41.4
Average Age (Female)	37.2	40.0	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	969	15,816	98,384
# of Persons per HH	3.4	2.9	2.5
Average HH Income	\$99,945	\$93,224	\$77,452
Average House Value	\$255,516	\$252,478	\$218,391

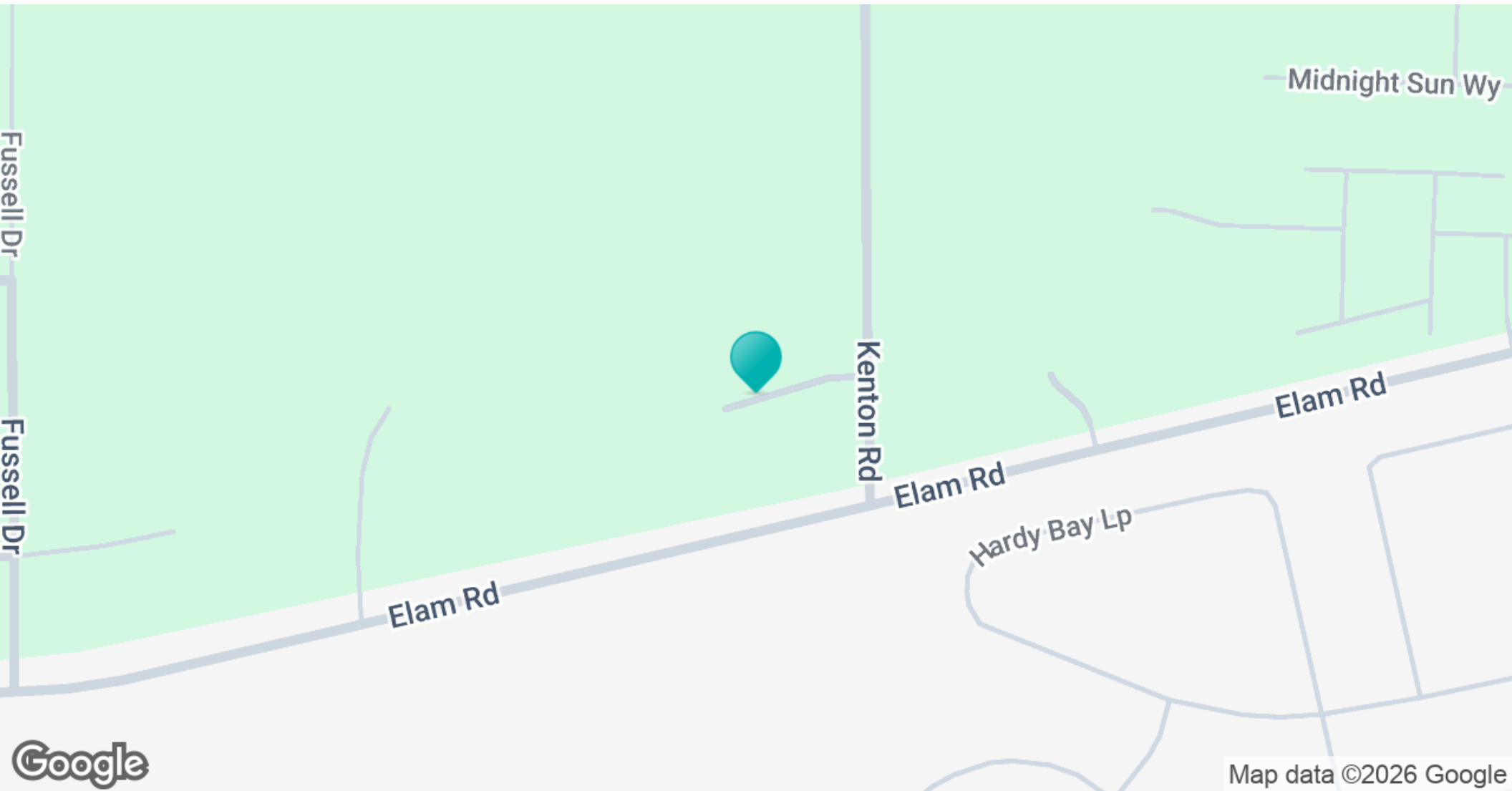
2020 American Community Survey (ACS)



Regional Map



Location Map



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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.