



FOR SALE

SR 54, WESLEY CHAPEL,
FL 33544

DIRECT FRONTAGE STATE ROAD 54 LIGHTED CORNER

The district is primarily intended for business characterized by low and coverage absence of objectionable external effects with adequate set backs, attractive building design, and properly landscaped sites and parking areas.

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live
work
& play
IN THE HEART OF TAMPA BAY

Brokerage Done Differently

EXECUTIVE SUMMARY

SR 54, WESLEY CHAPEL, FL 33544

FOLIO NUMBER	14-26-19-0000-00100-0020
ZONE	C-3 (Commercial/Light Manufacturing)
LOT SIZE	36.33 Acres
USABLE	5.25 acres

PROPERTY DESCRIPTION

Unlock the potential of this 36± acre commercial property featuring approximately **5.25 acres of usable upland ready for primary development**. Situated on a highly visible corner location with planned access from CR 54, this property offers an outstanding opportunity for commercial investors, developers, and businesses looking to establish a presence in a growing area.

A recent engineering assessment identified approximately 5.93 acres of developable land, with about 0.68 acres allocated for the access drive, leaving approximately 5.25 acres available for development. After accounting for recommended stormwater management requirements, an estimated 4.36 acres remain suitable for buildings, parking, drive aisles, and other site improvements, providing a strong foundation for future commercial projects.

The property is currently zoned C-3 Commercial, which is considered the most favorable use given its location within the Airport Protection Zone and Runway Protection Zone. While future development will require buyer due diligence regarding applicable county regulations and airport-related restrictions, the updated development analysis provides valuable insight into the site's commercial potential and makes this a compelling investment opportunity.



SITE MAP

36.33 Acres of Vacant Land – Development Opportunity

- 36± acre commercial property
- Approximately 5.25 acres of usable upland for primary development
- Estimated 4.36 acres available for buildings, parking, and site improvements
- Zoned C-3 Commercial
- High-visibility corner location
- Planned access from CR 54
- Engineering developability study completed
- Airport Protection Zone and Runway Protection Zone disclosures apply
- Ideal opportunity for commercial development and investment
- Ideal for:
 - Retail or Shopping Center
 - Restaurant
 - Hotel or Motel
 - Office or Business Park
 - Self-Storage Facility

LISTING DETAILS AND ZONING

SIZE

THE PROPERTY IS 36.33±, OR 1,596,909.6± SF.

SITE DESCRIPTION

The property is located in the western quadrant of Wesley Chapel in Pasco County, Florida. The site is located on the north side of SR Rd 54, 1+ mile west of I-75 in Wesley Chapel.

ACCESS

Access and exposure to the site is available through SR 54 and the new 56th St. exit and through I-75.

LAND ZONING

Zoning: C-3

The purpose of the C-3 Commercial/Light Manufacturing District is to provide for the development of business uses on suitable lands, and recognize that certain commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses, and to provide standards and guide lines for the selection of qualified businesses. The district is primarily intended for business characterized by low land coverage absence of objectionable external effects with adequate set backs, attractive building design, and properly landscaped sites and parking areas.

♦ **SITE HAS ALREADY GONE THROUGH EMINENT DOMAIN AND IS READY FOR A NEW OWNER!**
PRIME AND READY FOR NEW DEVELOPMENT.

SIZE

1. There is an 8" Force Main Sewer Line located on the North side of SR 54.
2. There is a 10" Re-Use Water Line located on the North side of SR 54.
3. There is a 16" Water Line (Drinking) located on the South side of SR 54.

SIZE

1. Assessment: \$1,451,942
2. Mileage Rate: 15.939
3. 2021 Taxes: \$23,197.39



WETLAND BOUNDARY

SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE RUN ALONG THE NORTH LINE SAID SECTION 14, NORTH 89°25'49" EAST, 1742.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°25'49" EAST, 1042.33 FEET; THENCE SOUTH 39°27'07" EAST, 720.00 FEET TO THE NORTHWEST CORNER OF WAY LINE OF COUNTY ROAD NO. 54, AS IT IS NOW CONSTRUCTED; THENCE NORTH 50°02'33" EAST, 1786.92 FEET (1776.62 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE LANDS THAT PORTION COVERED BY WARRANTY DEED RECORDED JUNE 10, 2022 IN OFFICIAL RECORDS PAGE 4972, PAGE 426, PUBLIC RECORDS PASCO COUNTY, FLORIDA, MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 14 AND THE EXISTING 100' RIGHT OF WAY OF CR 54; A DISTANCE OF 1779.33 FEET TO THE POINT OF BEGINNING; THENCE RUN, NORTH 50°02'33" EAST, ALONG THE SAID NORTHWEST CORNER OF WAY LINE OF COUNTY ROAD NO. 54, AS IT IS NOW CONSTRUCTED; THENCE SOUTH 39°27'07" EAST, 720.00 FEET TO THE POINT OF BEGINNING.

FLORIDA, NORTH 89°25'49" EAST, 1742.00 FEET; THENCE RUN SOUTH 89°25'49" WEST, ALONG THE EAST LINE OF SAID GRAND OAKS PHASE 1, TO THE NORTHERLY LINE OF THE EXISTING 100' RIGHT OF WAY OF CR 54; A DISTANCE OF 1779.33 FEET TO THE POINT OF BEGINNING; THENCE RUN, NORTH 50°02'33" EAST, ALONG THE SAID NORTHWEST CORNER OF WAY LINE OF COUNTY ROAD NO. 54, AS IT IS NOW CONSTRUCTED; THENCE SOUTH 39°27'07" EAST, 720.00 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



ABBREVIATION LEGEND:

ACV = AIR CONDITIONER	(M) = MECHANICAL DATA
ACW = ASPHALT DRIVEWAY	PAS = PASSENGER
BC = BACK OF CURB	PIB = PAVEMENT
BMF = WIRE OR BARBED WIRE FENCE	PIES = PAVEMENT INLET SECTION
(C) = CALCULATED DATA	POC = POINT OF BEGINNING
CB = CABLE / TELECOMMUNICATIONS BOX	POD = POINT OF DISCONTINUITY
CCR = CERTIFIED CORNER RECORD	POE = POINT OF END
CDW = CONCRETE DRIVEWAY	POF = POINT OF FENCE
CLF = CHAIN LINK FENCE	POH = POINT OF HOLE
CMF = CORRUGATED METAL PIPE	POI = POINT OF INTERSECTION
CO = CEMENT	POJ = POINT OF JUNCTION
CONC = CONCRETE	POK = POINT OF KICK
CRB = CONCRETE RAILROAD BED	POV = POINT OF VIEW
CRP = CORRUGATED PLASTIC PIPE	POW = POINT OF WORK
CSW = CONCRETE SIDEWALK	POX = POINT OF CROSSING
C/C = COVERED CONC	POY = POINT OF YIELD
(D) = DEED DATA	POZ = POINT OF ZONE
DBH = DIAMETER AT BREAST HEIGHT	POA = POINT OF ANGLE
DMH = DRAINAGE MANHOLE	POB = POINT OF BEGINNING
EB = ELECTRIC BOX	POC = POINT OF COMMENCEMENT
ELSC = ELECTRIC	POD = POINT OF DISCONTINUITY
EW = EDGE OF WATER	POE = POINT OF END
EP = EDGE OF PAVEMENT	POF = POINT OF FENCE
EPH = ELECTRIC PAINT MARK	POH = POINT OF HOLE
ESCP = ELASTIC REINFORCED CONCRETE PIPE	POI = POINT OF INTERSECTION
ESMT = EASEMENT	POJ = POINT OF JUNCTION
FTE = FINISHED FLOOR ELEVATION	POK = POINT OF KICK
FI = FIRE HYDRANT	POV = POINT OF VIEW
FCM = FOUND CONCRETE MONUMENT (AS NOTED)	POW = POINT OF WORK
FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION	POX = POINT OF CROSSING
FSR = FOUND IRON ROD (AS NOTED)	POY = POINT OF YIELD
FND = FOUND NAIL AND DISK (AS NOTED)	POZ = POINT OF ZONE
FNL = FOUND NAIL	POA = POINT OF ANGLE
FOB = FOUND OPTIC BOX	POB = POINT OF BEGINNING
FOF = FOUND OPEN FENCE	POC = POINT OF COMMENCEMENT
FOS = FOUND OPTIC VALVE	POD = POINT OF DISCONTINUITY
FPP = FOUND PINCHED PIPE	POE = POINT OF END
FPS = FOUND RAILROAD SPIKE	POF = POINT OF FENCE
FPC = FOUND S-CUT	POH = POINT OF HOLE
GI = GRATE INLET	POI = POINT OF INTERSECTION
GPM = GAS PAINT MARK	POJ = POINT OF JUNCTION
GUP = GUY ANCHOR	POK = POINT OF KICK
GV = GAS VALVE	POV = POINT OF VIEW
IE = INVERT ELEVATION	POW = POINT OF WORK
IRH = IRRIGATION HAND HOLE	POX = POINT OF CROSSING
IV = IRRIGATION VALVE	POY = POINT OF YIELD
(L) = LEGAL DESCRIPTION DATA	POZ = POINT OF ZONE
LP = LIGHT POLE	POA = POINT OF ANGLE

REMARKS:

1. TYPE OF SURVEY: PRELIMINARY SURVEY. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE PLANNED WETLANDS AND TO DETERMINE THE LOCATION OF THE WETLANDS. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SUBJECT TO THE SURVEYOR'S JUDGMENT.

2. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CHAINWHEEL AND THE RESULTS ARE SUBJECT TO THE SURVEYOR'S JUDGMENT.

3. THERE IS NO BOUNDARY SURVEY. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE PLANNED WETLANDS AND TO DETERMINE THE LOCATION OF THE WETLANDS. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SUBJECT TO THE SURVEYOR'S JUDGMENT.

4. UNLESS OTHERWISE SPECIFIED, ALL MEASUREMENTS ARE IN FEET AND INCHES. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE WETLANDS.

5. THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CHAINWHEEL AND THE RESULTS ARE SUBJECT TO THE SURVEYOR'S JUDGMENT.

6. ADDITIONAL REMARKS: THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CHAINWHEEL AND THE RESULTS ARE SUBJECT TO THE SURVEYOR'S JUDGMENT.

7. REMARKS AND CALCULATIONS: THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CHAINWHEEL AND THE RESULTS ARE SUBJECT TO THE SURVEYOR'S JUDGMENT.

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STATION	DATE	TIME	WETLAND
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247	1/1/2022	22:15	



PARCEL DEV AREA EXHIBIT

SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA



**Florida Land
Design &
Permitting**

CYPRESS 54 ASSOCIATES, LP

CYPRESS 54

SPECIFIC PURPOSE JURISDICTIONAL SURVEY

DATE: 10/25/2022
PAGE: 02 OF 02

CONCEPTUAL SITE PLAN



FLOOR AREA RATIO (F.A.R.) CALCULATIONS

PROPERTY AREA =	34.5± AC	
ESTIMATED DEVELOPABLE AREA =	5.9± AC	
ZONING:	C-3 COMMERCIAL	
FUTURE LAND USE:	RETAIL/OFFICE/RESIDENTIAL (ROR)	
MAXIMUM BUILDING HEIGHT =	60 FEET (PER C-3 ZONING)	
MAXIMUM F.A.R. ALLOWED =	0.6	
MAXIMUM FLOOR AREA	ALLOWED	PROPOSED
	154,986 SF	27,000 SF
PARKING REQUIREMENT	MEDICAL, DENTAL AND CLINICAL OFFICES 1 SPACE PER 200 SF OF GROSS FLOOR AREA	
	REQUIRED	PROPOSED
	135	155
PROPOSED BUILDINGS		
TYPE I	(3,000 SF x 3) = 9,000	
TYPE II	(3,000 SF x 3) = 9,000	
TYPE III	(3,000 SF x 3) = 9,000	
TOTAL BUILDING SF	27,000	

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

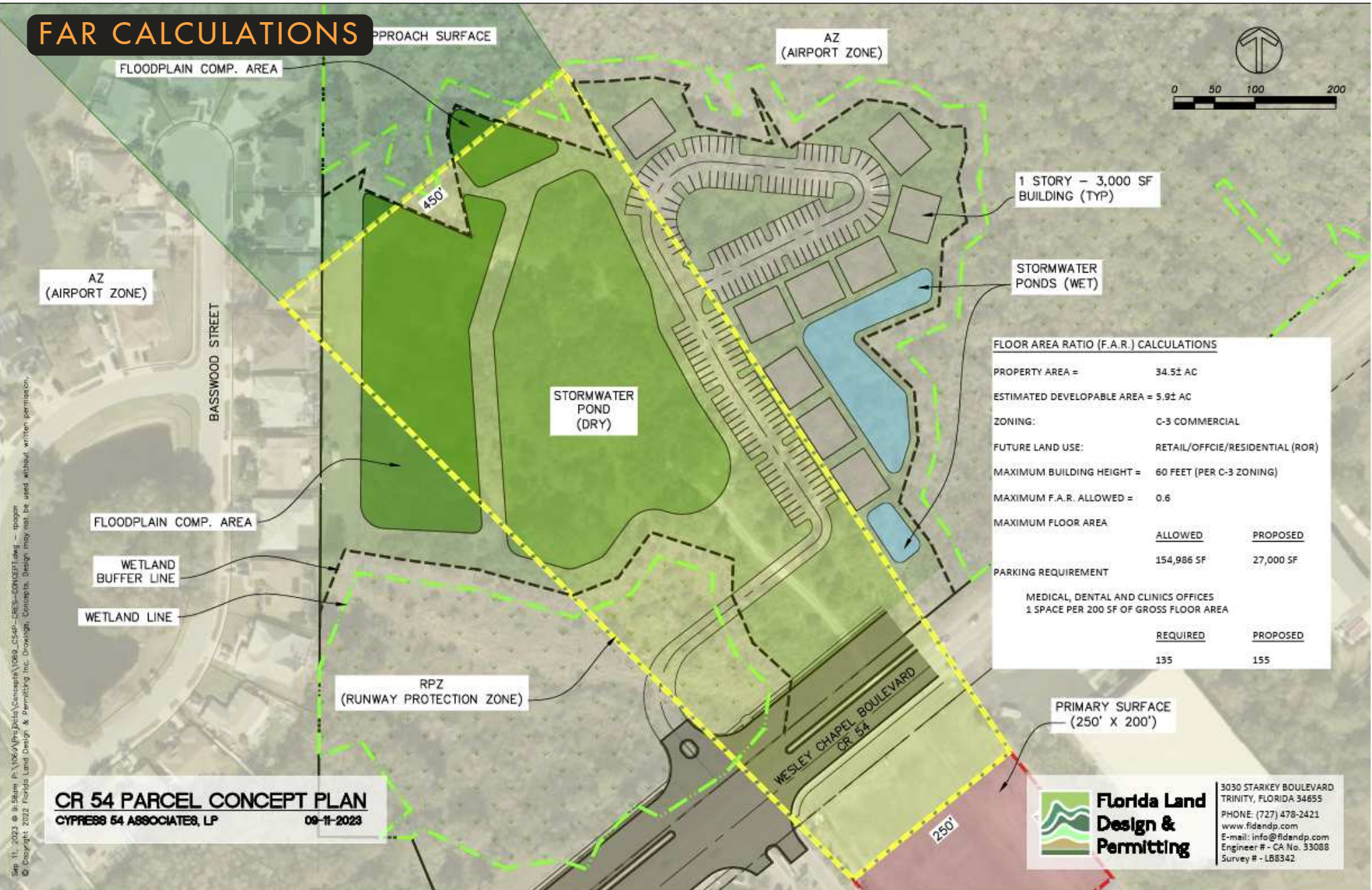
WESLEY PARK
MEDICAL & PROFESSIONAL OFFICES
CONCEPTUAL LAYOUT EXHIBIT

PROJECT NAME
SHEET NAME



PROJ	1083
PROJ	2023-1083
DESIGNED	DJA
DRAWN	GRH
CHECKED	DJA
QC	DJA
DATE	01-04-2024
SHEET	1 OF 1

FAR CALCULATIONS



FLOOR AREA RATIO (F.A.R.) CALCULATIONS		
PROPERTY AREA =	34.5± AC	
ESTIMATED DEVELOPABLE AREA =	5.9± AC	
ZONING:	C-3 COMMERCIAL	
FUTURE LAND USE:	RETAIL/OFFICE/RESIDENTIAL (ROR)	
MAXIMUM BUILDING HEIGHT =	60 FEET (PER C-3 ZONING)	
MAXIMUM F.A.R. ALLOWED =	0.6	
MAXIMUM FLOOR AREA	ALLOWED	PROPOSED
	154,986 SF	27,000 SF
PARKING REQUIREMENT		
MEDICAL, DENTAL AND CLINICS OFFICES 1 SPACE PER 200 SF OF GROSS FLOOR AREA	REQUIRED	PROPOSED
	135	155

CR 54 PARCEL CONCEPT PLAN
CYPRESS 54 ASSOCIATES, LP 09-11-2023



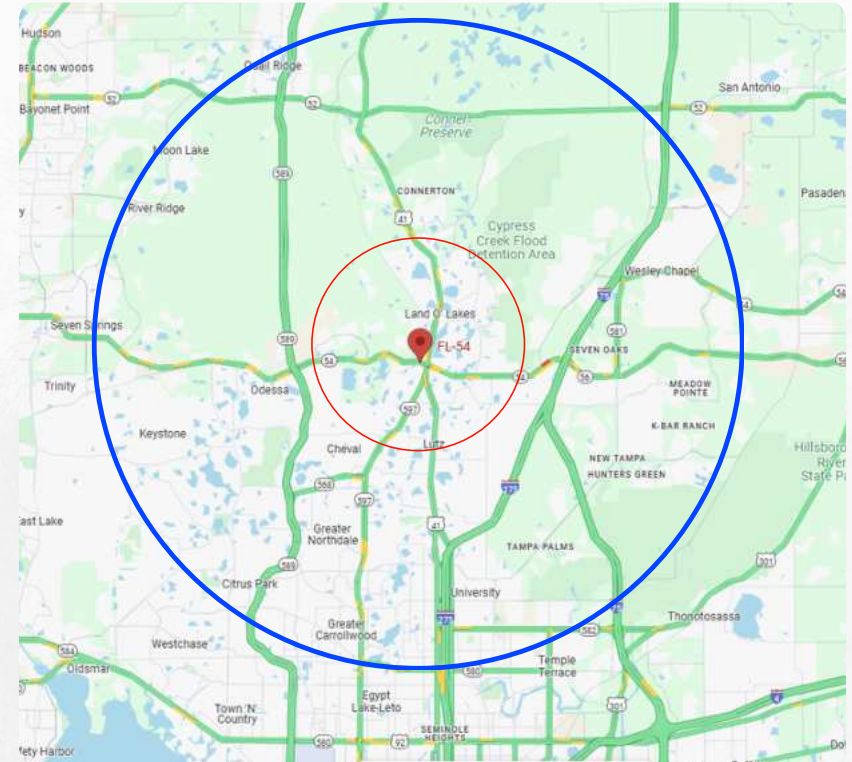
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.flidndp.com
E-mail: info@flidndp.com
Engineer # - CA No. 33088
Survey # - LB8342

CONSTRAINT RESTRICTIONS TOPO MAP



AREA HIGHLIGHTS AND DEMOGRAPHICS

- **Strategically located** along SR 54—a major east-west commercial corridor in Wesley Chapel
- **Just 1 mile west of I-75**, offering seamless regional access
- **Located at a lighted intersection**, ensuring strong visibility and safe ingress/egress
- **0.3 miles north of COMPARK 75**, a major business and logistics center
- **Directly across from Tampa North Aero Park Airport**, ideal for aviation-related and business park users
- **Zoned C-3** (Commercial/Light Manufacturing) with potential for up to 240,000 SF of development
- **High traffic corridor** with thousands of vehicles passing daily
- **Ideal for retail**, restaurants, hotel/motel, office/business park, or self-storage development
- **Surrounded by new and established** residential, retail, and light industrial developments
- **Utilities in place:** water, sewer, electric, and Verizon FiOS available
- **15 minutes to Tampa Premium Outlets & The Shops at Wiregrass**
- **Served by Pasco County services** including police, fire, water, and sewer



Demographic 5-Mile Radius

- **Population** 94,000+
- **Median Household Income** \$88,000+
- **Average Household Size** 2.8
- **Daytime Population** 60,000+
- **Traffic Count (SR 54)** 40,000+ vehicles per day
- **Nearby Developments** Epperson Ranch, Wiregrass Ranch, Meadow Pointe

POSITIONED ALONG THE HIGH-GROWTH CORRIDOR OF STATE ROAD 54 IN WESLEY CHAPEL

This 36.33± acre parcel offers a premier development opportunity in one of Pasco County's most rapidly expanding commercial districts. Just over a mile west of I-75 and adjacent to a lighted intersection, the site provides excellent visibility and access—making it an ideal location for a wide range of commercial uses. With direct frontage along SR 54 and proximity to the newly completed 56th Street exit, the property benefits from strong traffic counts and connectivity. It is located just 0.3 miles north of COMPARK 75, a key employment and logistics hub, and directly across from Tampa North Aero Park Airport—enhancing its appeal for business, hospitality, or mixed-use developments.

This C-3-zoned site allows for up to 240,000 SF of potential development and is perfectly suited for retail, restaurant, office/business park, hotel/motel, or self-storage uses. The surrounding area is already home to a mix of commercial, industrial, and residential developments, creating a built-in customer and employment base.

Utility infrastructure is readily available, including water and sewer lines on both sides of SR 54, electric service by Withlacoochee River Electric Cooperative, and Verizon FiOS in the area. Fire, police, and emergency services are provided by Pasco County, ensuring a fully supported development environment. Whether you're seeking a high-exposure retail corner or a strategic multi-use project, this site on SR 54 in Wesley Chapel represents one of the best-located and most versatile land opportunities in the Tampa Bay region.



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