WESLEY CHAPEL ACREAGE

Wesley Chapel, Florida

42 +/- ACRES

Residential 3 Future Land Use



Residential Development

Close to Elementary, Middle, and High Schools
Rapidly Growing Area!
Surrounded by Established Quality Neighborhoods
Adjacent 24 +/- Acres Available!



Parcel IDs:

- 0426200000005000010
- 0426200000004000010

Driving Directions:

- From Exit 279 on I-75, take SR 54 east 2.1 mile to Boyette Road
- Go north on Boyette Road for 1.1 miles to Wells Road
- Go east on Wells Road for 0.5 miles
- Property will be on the right

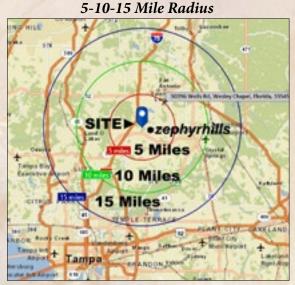
5 +/- Miles to I-75

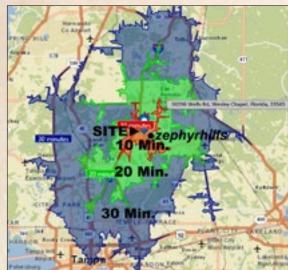
11 +/- Miles to Zephyrhills & US 301

25 +/- Miles to Downtown Tampa

Demographics			
2015	5 Miles	10 Miles	15 Miles
Population	51,121	233,776	401,530
Households	18,013	83,869	151,965
Median Income	\$64,809	\$58,318	\$53,100

10-20-30 Minute Drive Times





For more details, go to:

www.SaundersRealEstate.com/WesleyChapelAcreage

WESLEY CHAPEL ACREAGE

Wesley Chapel, Florida

This 42 +/- acre property is close to the intersection of Wells Road and Boyette Road in Wesley Chapel, FL and is adjacent to an additional 24.33 +/- acre tract that is available for sale.

Great location in an expanding area of residential and commercial growth occurring near the subject property. Wesley Chapel Elementary, Wesley Chapel High School and Weightman Middle Schools are located very close to the subject property on Wells Road.

Pasco County is the 38th fastest growing county in the nation and Wesley Chapel has been a major catalyst in the rapid growth. Wesley Chapel is a Census Designated Place (CDP) and is considered part of the Tampa Bay Area metro. Newcomers from in and out of state have populated new luxury communities, such as the Preserve at Quail Woods by Southern Crafted Homes, Citrus Trace, Saddlewood, Brooksville, Bridgeview, Watergrass, Villages of Wesley Chapel, Seven Oaks, Country Walk, Meadow Pointe, Chapel Pines, Bridgewater, Northwood, Saddlebrook, and Lexington Oaks.

Sale Price: \$1,230,000 **Price per Acre:** \$30,000

Site Address: Wells Road, Wesley Chapel, FL 33545

County: Pasco

Nearest Intersection: Wells Road and Boyette Road

Total Gross Acres: 42 +/- acres

Possible Lots: 109 +/- with renewed MPUD

Road Frontage: None
Water Source/Utilities:

- Sewer hookups available by way of a force main attachment at the adjacent elementary school
- Public water lines are available on Boyette and Wells Roads - appears there is adequate capacity

Zoning/FLU:

- Zoning-MPUD
- FLU-Residential 3
- The conditions for the MPUD have expired

Uplands/Wetlands: Only 0.4 +/- acres are wetlands

Taxes: \$153.84 (2015) - property has Agricultural Exemption

24.33 +/- Acres Adjacent Available Please Inquire

- Was originally part of a Master Planned Unit Development (MPUD) containing 48 acres, which allowed 109 single family detached dwellings.
- Minimum lot sizes were to be 55' x 120' and/or 60' x 100' located along the boundaries.
- This MPUD has now expired and the property has reverted to AR Zoning and Res3 Future Land Use.









Rapidly Growing Area!
Surrounded by Established
Quality Neighborhoods



42+/- Acres • Residential Development • 109 +/- Possible Lots Adjacent 24 +/- Acres Available • Close to Elementary, Middle, and High Schools Surrounded by Quality Subdivisions. • Rapidly Growing Area!

WESLEY CHAPEL ACREAGE

Wesley Chapel, Florida

For more details, go to: www.SaundersRealEstate.com/WesleyChapelAcreage



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