

# 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*

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

*5-10-15 Mile Radius*



*10-20-30 Minute Drive Times*



For more details, go to:

[www.SaundersRealEstate.com/WesleyChapelAcreage](http://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***





**SAUNDERS**  
REAL ESTATE

114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801  
**863.648.1528**

**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!*

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**SAUNDERS**  
REAL ESTATE

114 North Tennessee Ave., 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

425 NE Santa Fe Blvd. (US 441)  
High Springs, FL 32643

**David Hitchcock, ALC Advanced, CCIM**  
863.272.7155 • [DavidH@SaundersRealEstate.com](mailto:DavidH@SaundersRealEstate.com)

**Clay Taylor, ALC**  
863.774.3532 • [Clay@SaundersRealEstate.com](mailto:Clay@SaundersRealEstate.com)