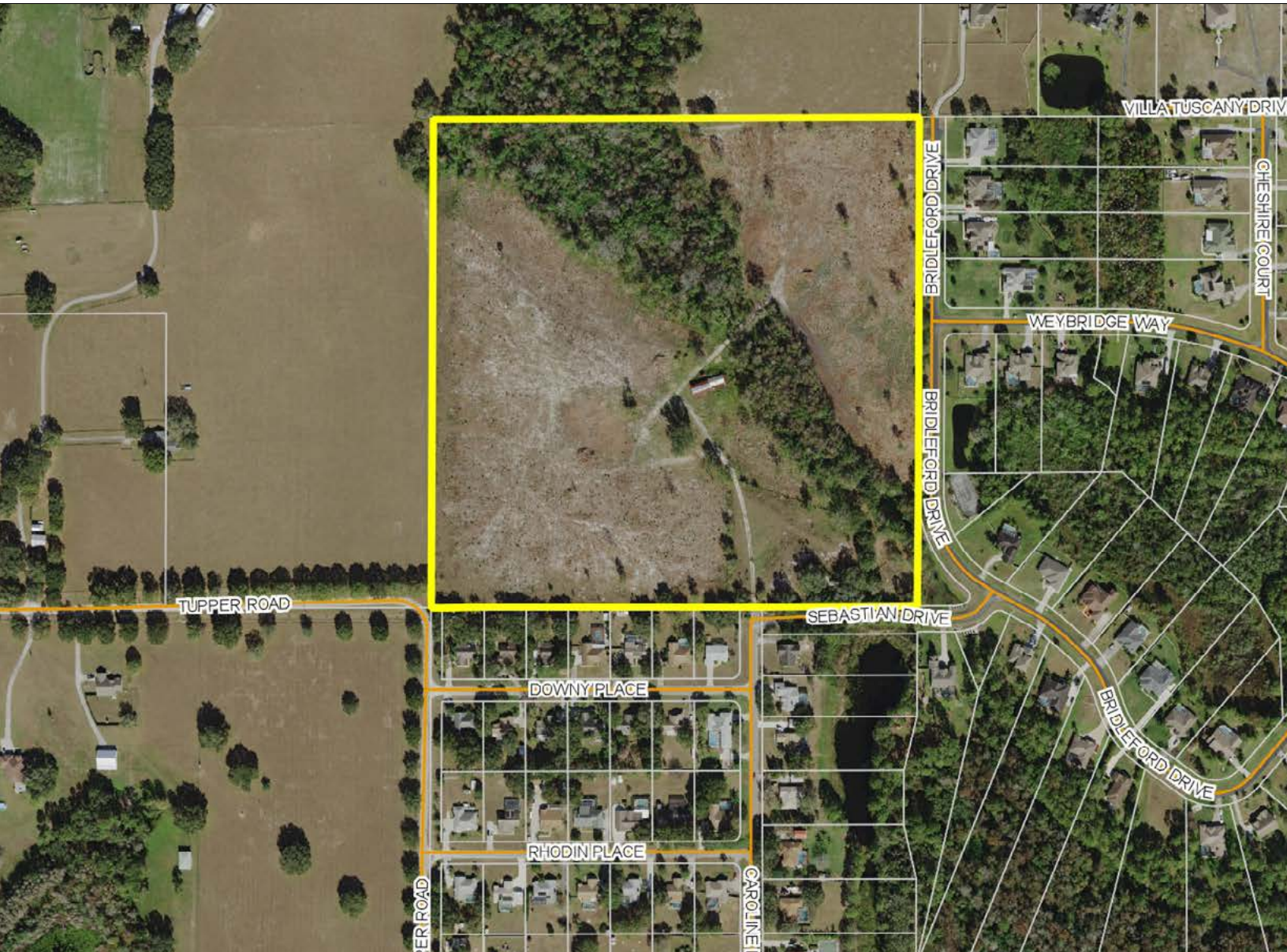


WESLEY CHAPEL RESIDENTIAL DEVELOPMENT SITE

WESLEY CHAPEL, FL | PASCO COUNTY

40.2 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 40.2 ± acres

Sale Price: \$1,750,000

Price per Acre: \$43,532.34

County: Pasco

Site Address: 6224 Caroline Drive, Wesley Chapel, FL 33545

Nearest Intersection: SR 54 and Caroline Drive

Road Frontage: 2 points of access - Caroline Dr. & Tupper Rd.

Utilities & Water: Water and Sewer are close

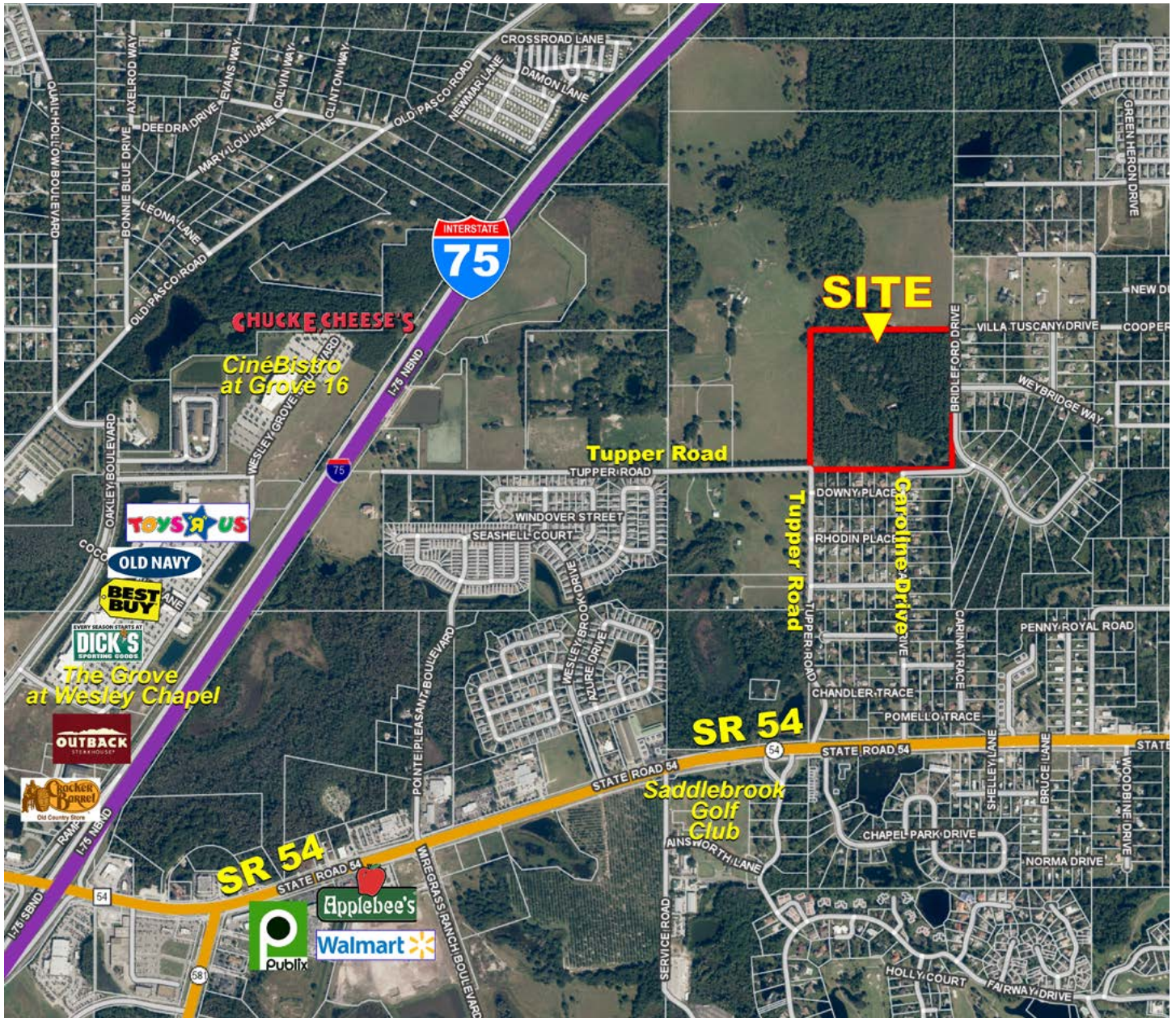
Uplands/Wetlands: 32 ± acres of uplands

Zoning: Zoning - Residential 1 & 2, Land Use (Current) Residential 6

Potential Uses: Residential Development

The most likely scenario is getting approval for somewhere between 80-100 single family lots.





Wesley Chapel Residential Development Site is located in Wesley Chapel, and is seeing tremendous growth. Many residents are moving north from Hillsborough County and looking to settle in this area. This property is a square tract, ideal for a residential development.

Located to the southwest are a variety of retail shops which include a Publix and Walmart. Along I-75 The Grove at Wesley Chapel holds quality retail stores and adds value to residential buyers looking in the area.

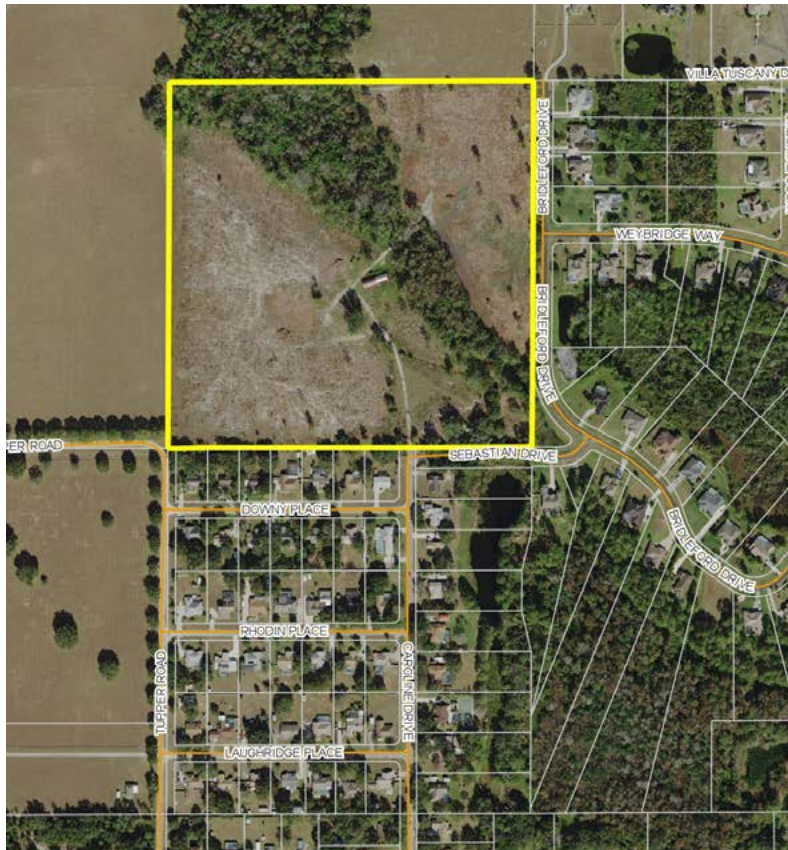
Located in Area of Upscale Development!

Residential Development most likely approved for 80-100 single family lots



Just 2 Miles to I-75 and 1/2 Mile to SR 54





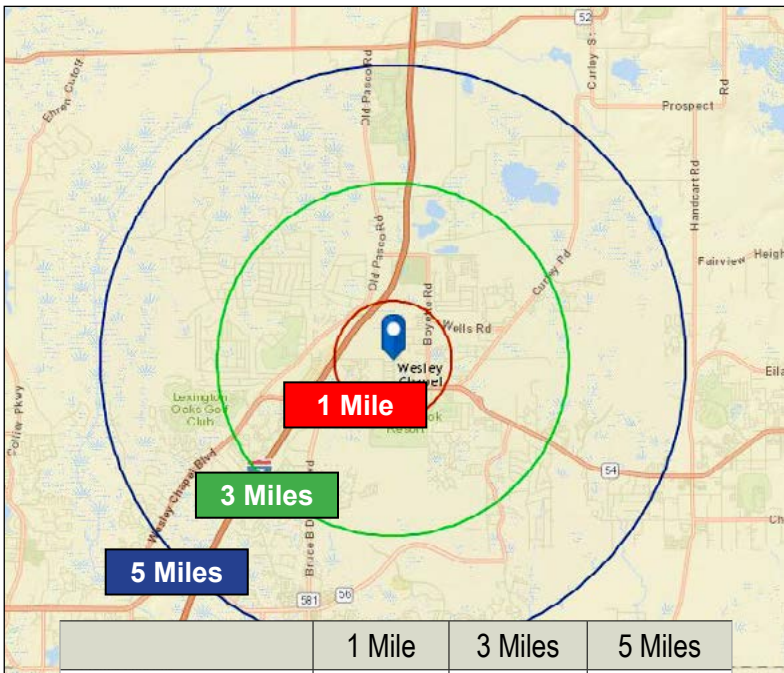
LOCATION & DRIVING DIRECTIONS

Parcel ID: 05-26-20-0000-01000-0000

Directions:

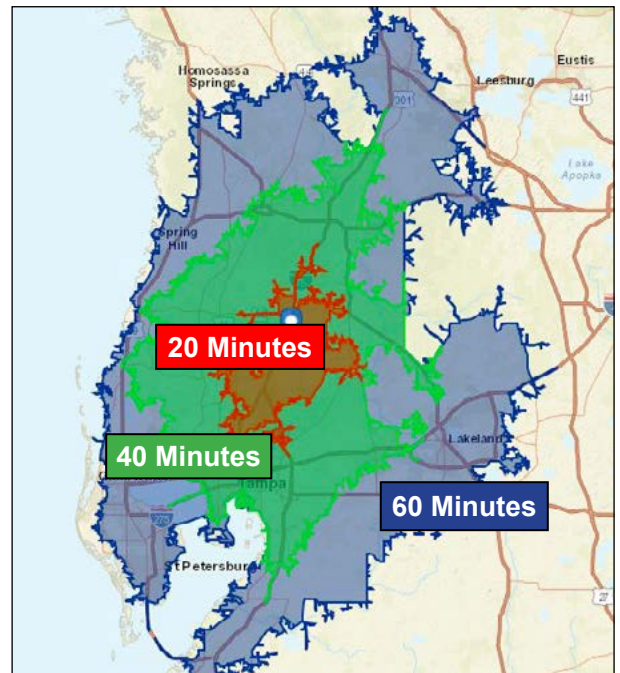
- From I-75, take exit 279 and go east on SR 54 for 1.5 miles to Caroline Drive
- Turn left (north) on Caroline Drive, which dead-ends into the property in about 1/2 mile

1-3-5 MILE RADIUS

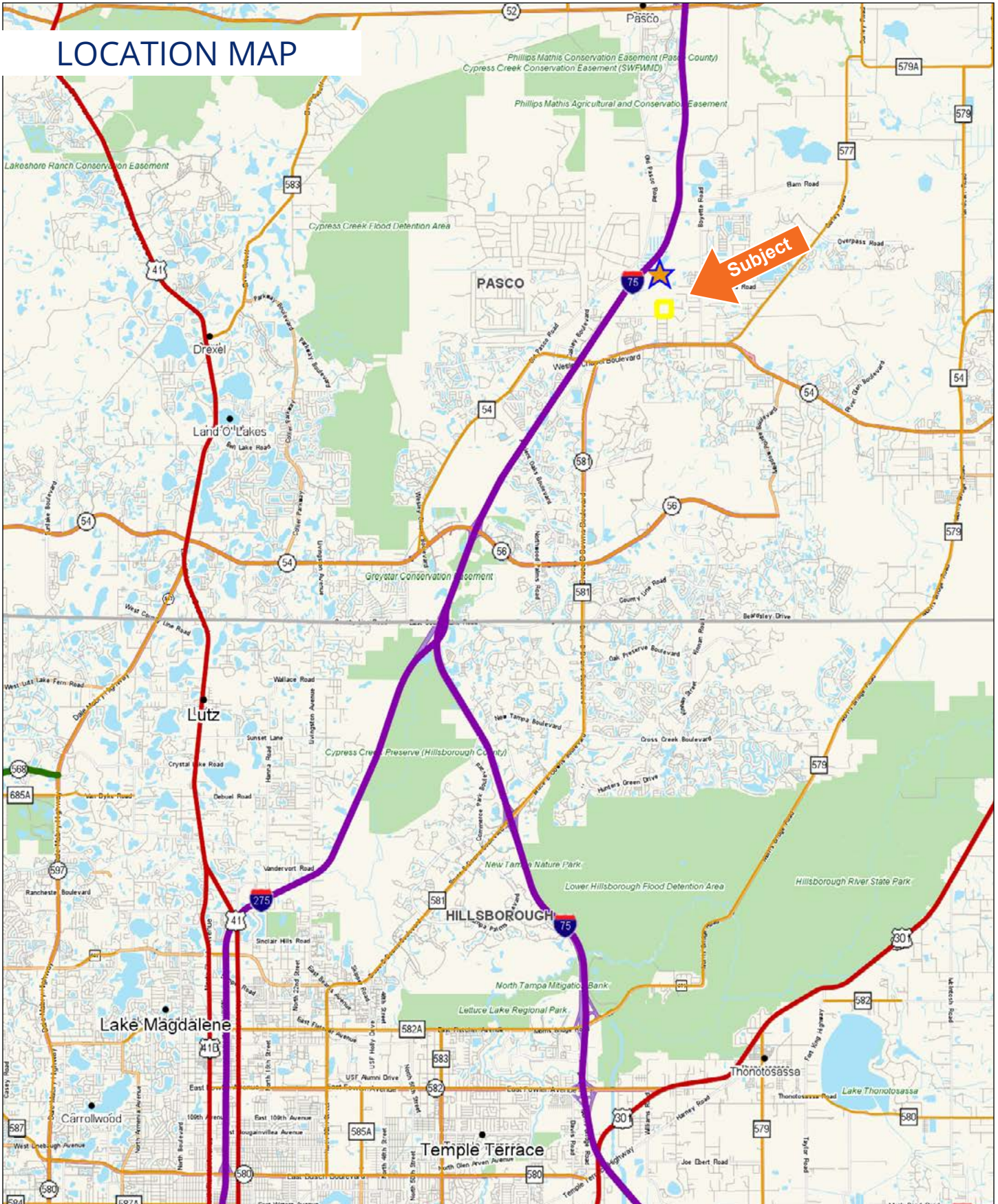


	1 Mile	3 Miles	5 Miles
Population	2,800	23,819	63,424
Households	974	7,846	22,161
Median HH Income	\$76,807	\$68,540	\$70,109

Drive Time 12-40-60 Minutes



LOCATION MAP







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

40.2 ± Acres • Residential Development
Area of Tremendous Growth!

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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