

FOR SALE: 6.36 AC :: Wesley Chapel :: \$90K/ AC :: Green

Developer's Special



**5847- 5853 Ellerbee Road
Wesley Chapel, 33545**



INVESTMENT HIGHLIGHTS

- Hidden gem- 6.36 Acres w/ approximately 221' of Ellerbee Rd
- Two Lots in from State Road 54 Dimensions: 221' x 1,255' Property,
- Excellent Redevelopment Opportunity | Income Producing in interim
- Highest and Best Use: Single Family or Multi- Family Development
- Just Across State Road 54 from Pinewalk and Citrus Acres Residential Subdivisions
- Expansive Commercial and Residential Growth in the Area
- Located near countless Regional and National Retailers
- 36- minute drive to Tampa International Airport
- 8- minute drive to AdventHealth Hospital, Wesley Chapel
- 5- minute drive to Interstate 75

OFFERED FOR SALE AT: \$575,000/

LISTING AGENT: Tina Marie Eloian • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



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401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Offering Price: \$575,000/

Price Per Acre: **\$90,408**

Financing Available: **Cash, Conventional, VA**

Expenses: Please Call Broker

Insurance: Please Call Broker

Maintenance: Please Call Broker

LOCATION

County: **Pasco**

Street Number: **5847-5853**

Street Name: **Ellerbee**

Street Suffix: **Road**

City: **Wesley Chapel**

Latitude: **28.242505670** :: Longitude: **-82.317506000**

Traffic Count: **28,073 VTD (SR 54 and Woodbine Drive)**

Market: **Tampa-St. Petersburg-Clearwater**

Sub-market: **Wesley Chapel**

THE PROPERTY

Parcel ID #: **09-26-20-0000-00700-0070**

Zoning: **00AR (Agricultural Residential)**

Property Style: **Vacant Land/ Residential**

Current Use: **Residential, Owner Occupied**

Site Improvements:

(2) Block Homes and 1 Mobile Home

Improvement Size:

1,856 SF SFH :: 720 SF mobile home :: small block home

Future Land Use:

Residential or Multifamily Development

Lot Dimensions: **221' x 1,255'**

Lot Size (Sq. Ft.): **277,355 SF**

Front Footage: **221'**

Total Acreage: **6.36 AC**

UTILITIES

Electricity:

Withlacoochee River Electric Cooperative, Inc.

Water: **Well**

Waste: **Septic**

Communications: **Frontier/ Spectrum/ Viasat**

THE LISTING

Driving Directions:

From Exit 279- Interstate 75; Head Eastbound on State Road 54 for 2 miles. Turn Left onto Ellerbee Road. Head North for 2/10^{ths} of a mile on Ellerbee Road. Arrive at Property at: **5847- 5853 Ellerbee**

THE COMMUNITY

Community/ Subdivision Name: **N/A**

Flood Zone Area: **X/AE**

Flood Zone Panel: **12101C0427F**

TAXES

Tax Year: **2019**

Taxes: **\$3,020.75**



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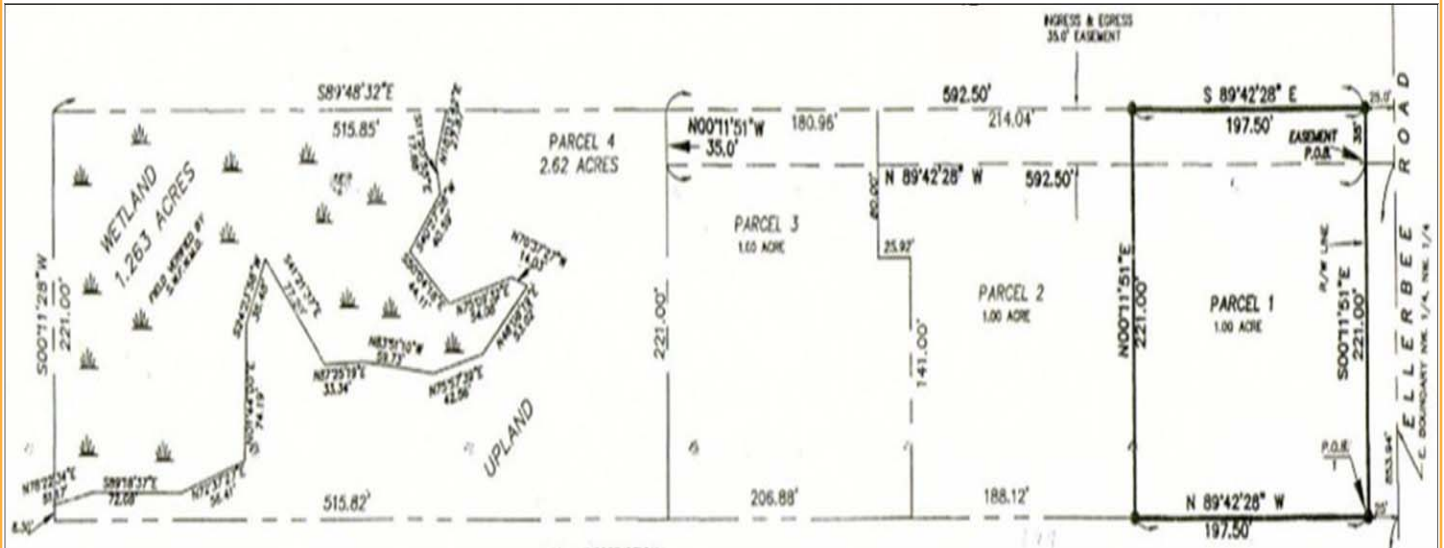
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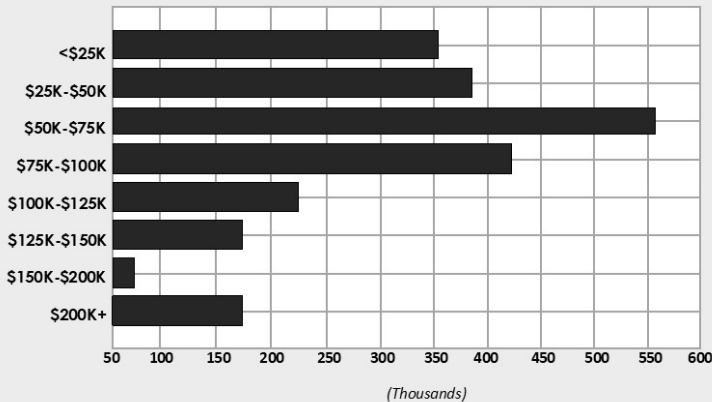
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PROPERTY SURVEY & DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ ± MILE RADIUS



POPULATION	± Mile	3 Mile	5 Mile
2019 Total Population:	6,522	29,119	78,004
2024 Population:	7,551	33,283	87,841
Pop Growth 2019- 2024:	15.78%	14.30%	12.61%
Average Age:	38.10	35.40	37.60
HOUSEHOLDS			
2019 Total Households:	2,377	9,682	27,751
HH Growth 2019- 2024:	15.65%	14.01%	12.20%
Median Household Inc:	\$68,571	\$78,863	\$76,755
Avg House Hold Size:	2.70	3.00	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$204,429	\$209,385	\$208,413
Median Year Built:	2005	2004	2003

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RETAIL MAP & PROPERTY FEATURES



PROPERTY FEATURES

- **ONSITE:** 1,856 SF SFH :: 720 SF mobile home :: small block home
- Mature Oaks and Landscape
- Private/ Peaceful Location
- No HOA, Deed Restrictions or CDD fees
- Minutes from Zephyrhills, Land O' Lakes, Lutz and Downtown Tampa
- Property is located 2.5-miles East of Interstate 75, Exit 279
- 10 minutes from the I-75/ I-275 Hillsborough/ Pasco County split
- Lot is located 9-miles West of US Hwy 301 and SR 54/ 5th Avenue

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