



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

1.18± Commercial Acres Wesley Chapel, FL

For Sale



Wesley Chapel Blvd. and Post Oak Blvd., Wesley Chapel, FL 33544

Property Information

- **Located 1± Mile SW of I-75; Next to Lexington Oaks**
- **190'± Wesley Chapel Blvd. Frontage; AADT 25,000 Counts**
- **100% Usable Acreage with Off-Site Retention**
- **Level Topography at Grade; Flood Zone X**
- **Ingress/Egress on Post Oak Blvd.; Utilities Available**
- **Price Reduced! Now: \$1,150,000**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	6,948	28,137	89,172
Avg. HH Income	\$79,810	\$84,947	\$86,253
Median Age	38.3	38.9	37.1
Total Households	2,494	9,940	30,617

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	11,953	37,646	125,894
Avg. HH Income	\$100,931	\$100,812	\$106,091
Median Age	38.1	37.3	37.1
Total Households	4,255	13,232	45,005

Tampa Bay Land Team...



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Dyer/Carbonelli Team
Awarded #1 Producing Commercial Team in the Network 2018
Awarded #2 Producing Commercial Team in the Network 2019