



TWO-PARCEL ASSEMBLAGE IN PASCO COUNTY **FOR SALE**

Two-parcel assemblage consisting of 1.68 acres ideal for single-family residential development. Raw land with frontage along SR 54, offering quick access to I-75 and the Suncoast Parkway



PARCEL ID'S

14-26-19-0000-00200-0141 and 14-26-19-0000-00200-0142

SALE PRICE

\$1,750,000

Brokerage Done Differently
FLORIDACOMMERCIALGROUP.COM

**TINA MARIE ELOIAN, CCIM
BROKER**

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EXECUTIVE SUMMARY

PARCEL ID'S

14-26-19-0000-00200-0141
14-26-19-0000-00200-0142

1.68 ACRES OF RESIDENTIAL DEVELOPMENT LAND

PROPERTY FEATURES

Florida Commercial Group is pleased to present a rare opportunity to acquire two adjacent residential land parcels totaling approximately 1.68 acres (73,181 SF) in Pasco County's growing Wesley Chapel area. Currently vacant raw land, the property provides a clean slate for future development and offers flexibility for builders, developers, and investors seeking a well-positioned site within one of Tampa Bay's active growth corridors.

The property is designated for future RES-6 (Residential 6) zoning, supporting low-density residential development at up to 6 dwelling units per acre, primarily for single-family housing. With two contiguous parcels and no existing structures requiring demolition, the site offers flexibility for residential site planning and future improvements while benefiting from continued housing demand and development throughout central Pasco County.

Strategically positioned along the SR 54 corridor, the property offers convenient connectivity to I-75 and the Suncoast Parkway (SR 589), providing access throughout Wesley Chapel, Pasco County, and the greater Tampa Bay region. Surrounded by established communities, new residential development, retail centers, schools, and expanding commercial districts, this assemblage presents an attractive opportunity for single-family residential development or long-term land investment.



PROPERTY VIEW

PROPERTY HIGHLIGHTS:

1.68-ACRE TWO-PARCEL ASSEMBLAGE

Two adjacent parcels totaling approximately 73,181 SF, offering flexibility for residential site planning and future development.

RES-6 RESIDENTIAL DEVELOPMENT POTENTIAL

Designated for future RES-6 zoning, allowing low-density residential development at up to 6 dwelling units per acre, primarily for single-family housing.

VACANT RAW LAND

The property is currently unimproved with no existing structures, providing a clean slate for builders and developers planning future residential improvements.

STRATEGIC SR 54 CORRIDOR LOCATION

Positioned along one of central Pasco County's primary east-west corridors with convenient connectivity to I-75 and the Suncoast Parkway (SR 589).

WESLEY CHAPEL GROWTH OPPORTUNITY

Located within an active Pasco County growth area surrounded by expanding residential communities, new home development, retail, schools, and commercial investment.

LISTING DETAILS

FINANCIAL TERMS

SALE PRICE **\$1,750,000**

FINANCING CALL BROKER FOR DETAILS

LOCATION

PARCEL ID 14-26-19-0000-00200-0141
14-26-19-0000-00200-0142

CITY/MARKET WESLEY CHAPEL

COUNTY PASCO

SUB MARKET PASCO COUNTY

UTILITIES

ELECTRICITY WITHLACOOCHEE RIVER ELECTRIC COOP, INC

WATER/WASTE PASCO COUNTY UTILITIES

COMMUNICATION PRIVATE PHONE/INTERNET PROVIDERS.

THE COMMUNITY

**NEIGHBORHOOD/SUB
DIVISION NAME** PASCO COUNTY

FLOOD ZONE AREA X AND AE

FLOOD ZONE PANEL 12101C0407F

THE PROPERTY

FOLIO NUMBER 14-26-19-0000-00200-0141
14-26-19-0000-00200-0142

ZONING **FUTURE LAND USE TO BE ZONED – RES-6
RES-6 ZONING IN PASCO COUNTY ALLOWS
RESIDENTIAL DEVELOPMENT AT A DENSITY OF UP TO
6 DWELLING UNITS PER ACRE, PRIMARILY FOR
SINGLE-FAMILY HOMES.**

LEGAL DESCRIPTION

COM AT SW COR OF SEC 14 TH ALG WEST LINE OF SAID SEC
N00DEG02'37"E 2668.33 FT TO WEST 1/4 COR TH ALG EAST-WEST
CENTERLINE N89DEG04'47"E 816.35 FT TO SLY R/W SR 54 FOR
POB TH ALG SAID R/W N50DEG32'12"E 314.0 FT TH S43DEG19'25"E
264.96 FT TO EAST-WEST CENTERLINE OF SEC TH ALG SAID
CENTERLINE S89DEG04'47"W 424.27 FT TO POB & LESS COM AT
CENTER OF SEC 14 TH N89DEG55?40?W 1735.96 FT TO POB TH
N89DEG55? 40?W 79.12 FT TH N50DEG52?43?E 314 FT TH
S42DEG17?04?E 50.08 FT TH S50DEG52?43?W 255.44 FT TO POB

TAXES

TAX YEAR 2025

TAXES **PARCEL 1: 2025 TAXES= \$2,571.98
PARCEL 2: 2025 TAXES= \$4.33**

PROPERTY PHOTOS



AERIAL VIEW AND SURVEY



2 OF THE NW 1/4 OF SECTION LYING SOUTH OF SR NO. 54,
SCRIBED AS:
NER OF SECTION 14, TOWNSHIP 26 SOUTH RANGE 19 EAST, PASCO
LONG WEST LINE OF SECTION N 0°02'37" EAST, 2668.33 FEET
OF SECTION, THENCE ALONG EAST-WEST CENTERLINE OF SECTION
EET TO SOUTHERLY RIGHT OF WAY LINE OF SR NO. 54, THENCE
NE N 50°32'12" EAST, 314.0 FEET FOR A POINT OF BEGINNING,
SAD RIGHT OF WAY LINE N 50°32'12" EAST, 181.23 FEET,
56.15 FEET TO EAST LINE OF THE WEST 1/2 OF THE NW 1/4
SAD EAST LINE S 0°01'53" WEST 78.19 FEET TO EAST-WEST
NCE ALONG SAID CENTERLINE S 89°04'47" WEST, 73.71 FEET,
16 FEET TO THE POINT OF BEGINNING.

E OR LESS.

2 OF THE NW 1/4 OF SECTION LYING SOUTH OF SR NO. 54,
SCRIBED AS:
NER OF SECTION 14, TOWNSHIP 26 SOUTH RANGE 19 EAST, PASCO
LONG WEST LINE OF SECTION N 0°02'37" EAST, 2668.33 FEET
OF SECTION, THENCE ALONG EAST-WEST CENTERLINE OF SECTION
EET TO SOUTHERLY RIGHT OF WAY LINE OF SR NO. 54, THENCE
NE N 50°32'12" EAST, 495.23 FEET FOR A POINT OF BEGINNING,
SAD RIGHT OF WAY LINE N 50°32'12" EAST, 150.0 FEET TO EAST
THE NW 1/4 OF SECTION, THENCE ALONG SAID EAST LINE
FEET, THENCE N 26°49'59" WEST, 256.15 FEET TO

O.R. BOOK 2029, PAGE 1516.
TE OR LESS.

TO IN OFFICIAL RECORDS
QUIT CLAIM DEED IN
26 & 70, OF THE
NINTH, FLORIDA

12.00°
20.66°
18.87°
35.24°

SURVEY OF: (OVERALL LEGAL DESCRIPTION PER TITLE COMMITMENT NO. CM-1-0289-1166
THAT PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION LYING SOUTH OF SR NO. 54,
SAID PROPERTY FURTHER DESCRIBED AS:
COMMENCE AT THE SW CORNER OF SECTION 14, TOWNSHIP 26 SOUTH RANGE 19 EAST, PASCO
COUNTY, FLORIDA, THENCE ALONG WEST LINE OF SECTION N 0°02'37" EAST, 2668.33 FEET
TO THE WEST 1/4 CORNER OF SECTION, THENCE ALONG EAST-WEST CENTERLINE OF SECTION
N 89°04'47" EAST, 816.35 FEET TO SOUTHERLY RIGHT OF WAY LINE OF SR NO. 54 FOR A
POINT OF BEGINNING, THENCE ALONG SAID RIGHT OF WAY LINE N 50°32'12" EAST, 845.23
FEET TO EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION, THENCE ALONG SAID EAST
LINE S 0°01'53" WEST 402.10 FEET TO EAST-WEST CENTERLINE OF SECTION, THENCE
ALONG SAID CENTERLINE S 89°04'47" WEST 497.98 FEET TO THE POINT OF BEGINNING.
SUBJECT TO EASEMENT PER O.R. BOOK 2029, PAGE 1516.

BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.
120230 0410 E, DATED 9-30-92, THE DESCRIBED PROPERTY APPEARS TO LIE WITHIN
ZONE X.

* improvements have been located except as noted. No instruments of record reflecting a
tip were furnished this surveyor except as shown.

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

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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 shall verify all information with their own representatives as well as state and local agencies.

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