SR 54 Mixed Use

WESLEY CHAPEL MIXED USE

WESLEY CHAPEL BOULEVARD, WESLEY CHAPEL, FL 33545

Eshenbaugh
LAND COMPANY
The Dirt Dog

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Property Description

PROPERTY DESCRIPTION

The 18.78-acre site is zoned C2 and has an existing curb cut providing direct access off SR 54, with right-in/left-in and right-out movements. The property will also benefit from future cross-access to New River Road once the commercial parcels to the west are developed, which are planned for an HCA Health clinic and medical office building. Water, sanitary sewer, and reclaimed water all run along the State Road 54 corridor at the site's frontage. The water main trunk runs up to 12-inch PVC along SR 54, stepping down to 8-inch and smaller laterals serving the adjacent Charleston Wesley Chapel and Terrace Park Estates communities, with fire hydrants spaced along the route. Sanitary sewer is served by a pressurized force main along SR 54 sized up to 16-inch PVC/DI, fed by lift stations serving the surrounding residential pods, with 8-inch gravity mains tying in from the neighboring developments. Reclaimed water is available via a 16-inch ductile iron main along the SR 54 corridor, extending service into the surrounding residential and commercial areas to the east. Buyers should confirm exact tie-in points and available capacity with Pasco County Utilities during due diligence.

LOCATION DESCRIPTION

The site sits on State Road 54 in Wesley Chapel, one of the fastest growing submarkets in Pasco County and across Tampa Bay. Its defining neighbor is Avalon Park Wesley Chapel, a large masterplanned community building thousands of homes around a walkable downtown of shops, restaurants, offices and civic space set on a traditional main street. Avalon Park is the gravity center of this stretch of 54, pulling steady rooftop growth and daytime population into the corridor and giving the area a true town core rather than another run of pad sites. State Road 54 has become the primary retail and residential spine east of Interstate 75, and the site's frontage places it directly in the path of that growth with the visibility and traffic that both commercial and residential users chase.

PROPERTY SIZE

18.78 Acres

ZONING

C2

PRICE

Contact Broker

BROKER CONTACT INFO

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Aerial Southeast

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Aerial Southwest

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Aerial South

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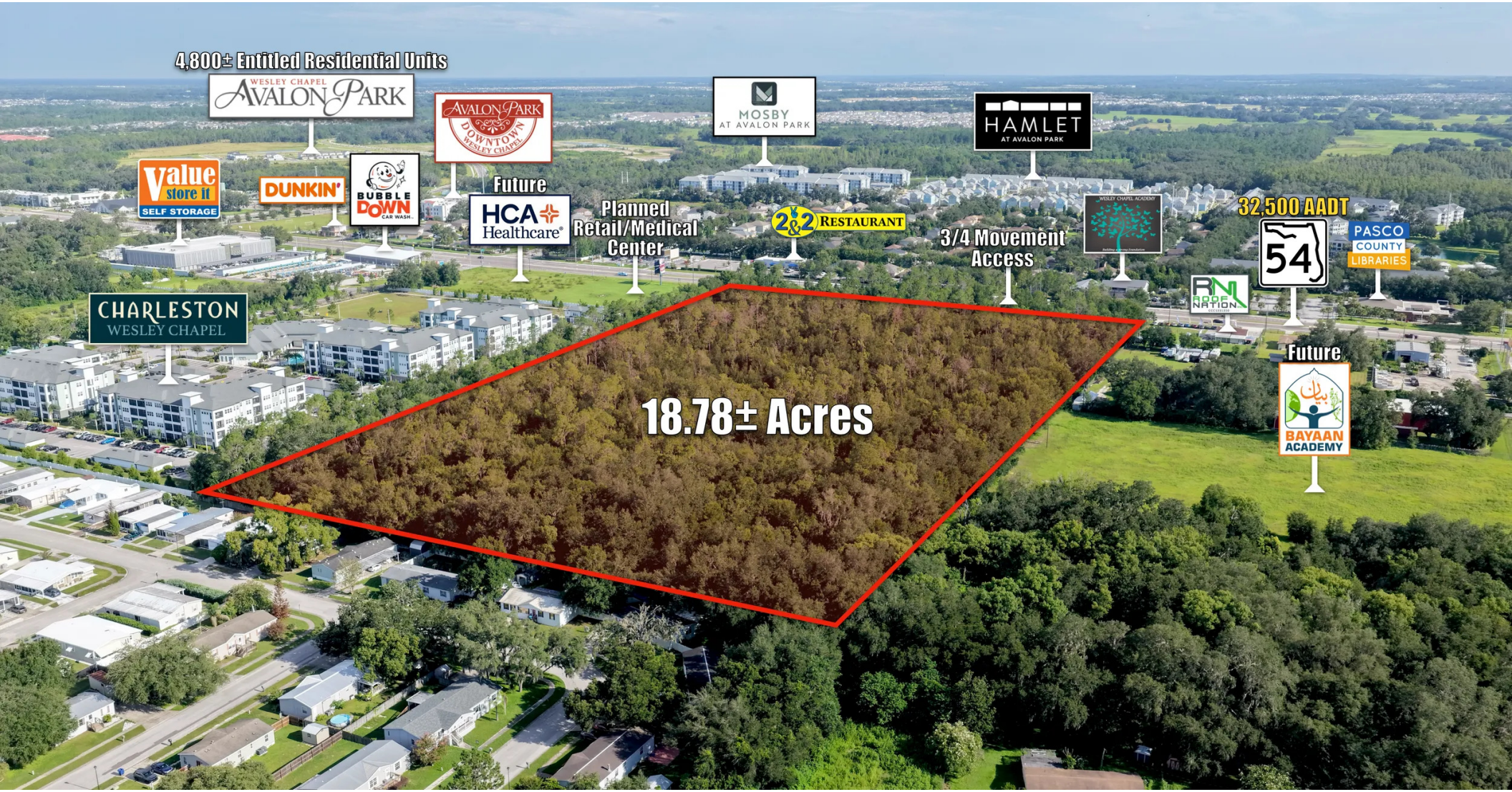
Aerial Northwest



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Drone Video

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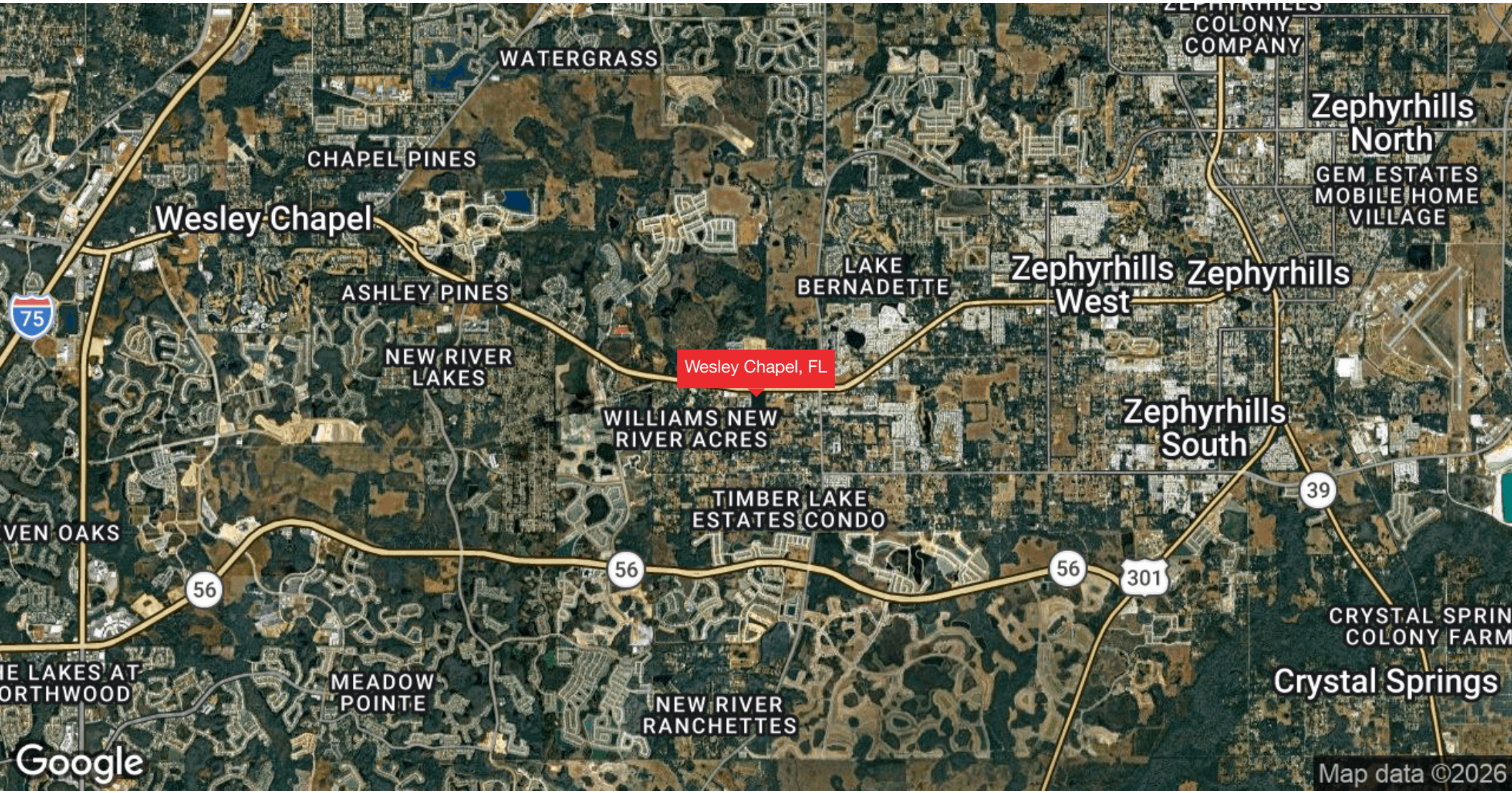
Regional Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Your Advisors

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Questions | Give us a call or drop us an email

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