

Wesley Chapel Blvd. Mixed Use

+/- 9 Acres of Vacant Land



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\$2,400,000

For Sale

Wesley Chapel Blvd. Mixed Use

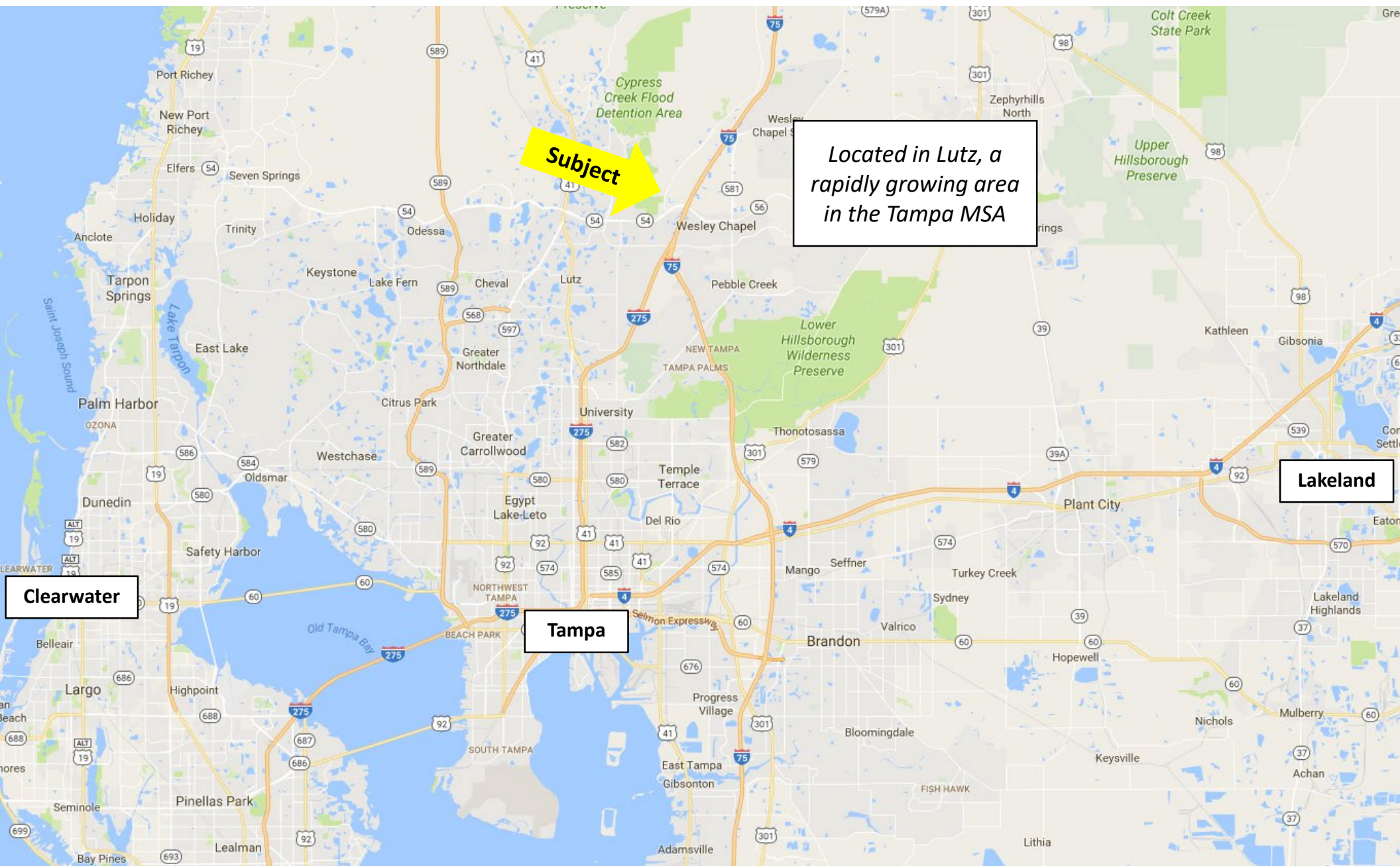
- Excellent demographics
 - Nearly 20,000 people within 2 mile radius of site, and population is projected to grow twice as fast as the United States
 - Median Household Income of \$73,000 is more than 50% higher than the Tampa MSA and the State of Florida
- Cypress Creek Town Center, directly across the street, is a large scale multi-use PUD with 230 MF units so far, as well as major retailers like Simon, Costco, and several sit-down and fast-food restaurants
- Wesley Chapel Blvd. currently being widened from two lanes to four lanes in anticipation of future traffic growth
- Pasco County water and sewer, electric from Withlacoohee River Electric Coop.
- Highest and best use... mixed use PUD to include residential, office, and some retail



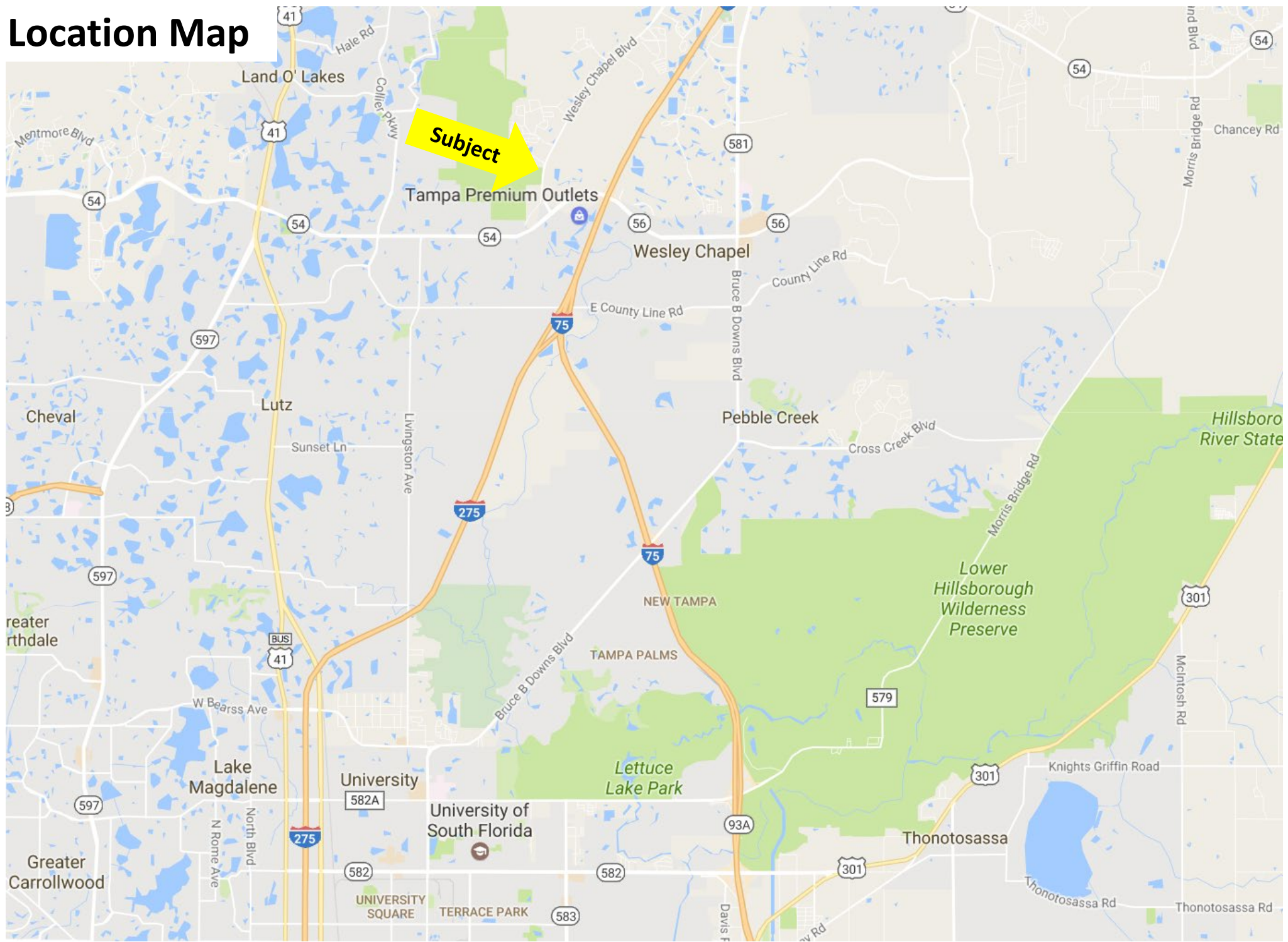
Executive Summary

Site Address:	Wesley Chapel Blvd., Lutz, FL
County:	Pasco
PIN (Property Identification Number):	+/- 9 acres of 27-26-19-0010-00000-0410
Land Size:	+/- 9 acres
Zoning/FLU:	RES-3 and Conservation (Pasco County)
Highest and Best Use:	Mixed use PUD including residential, office, and some retail
Frontage:	+/- 1,200 FT on Wesley Chapel Blvd. (SR 54)
Utilities:	All on site
Traffic Count:	23,000 cars/day on Wesley Chapel Blvd.
Price:	\$2,400,000

Regional Location Map



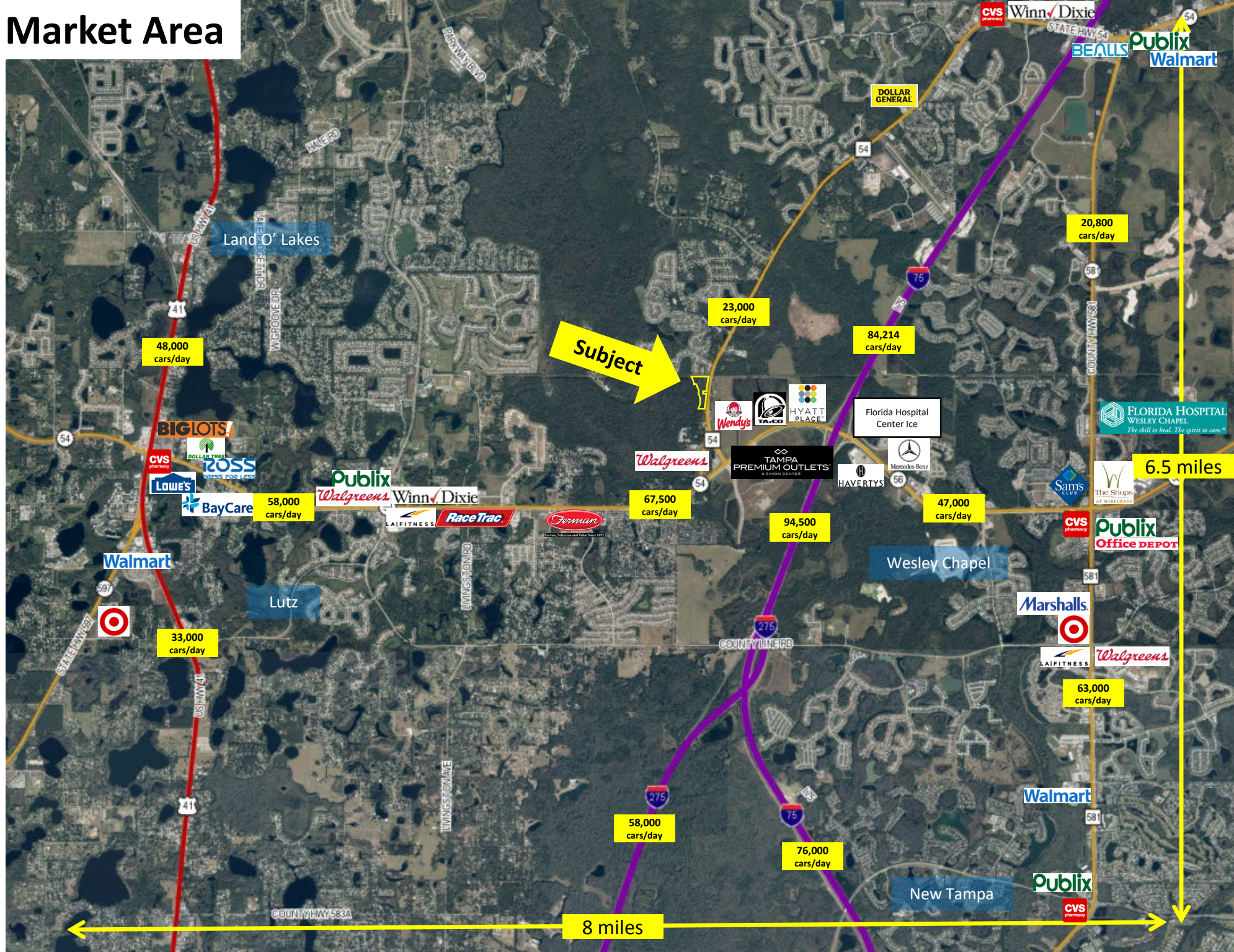
Location Map



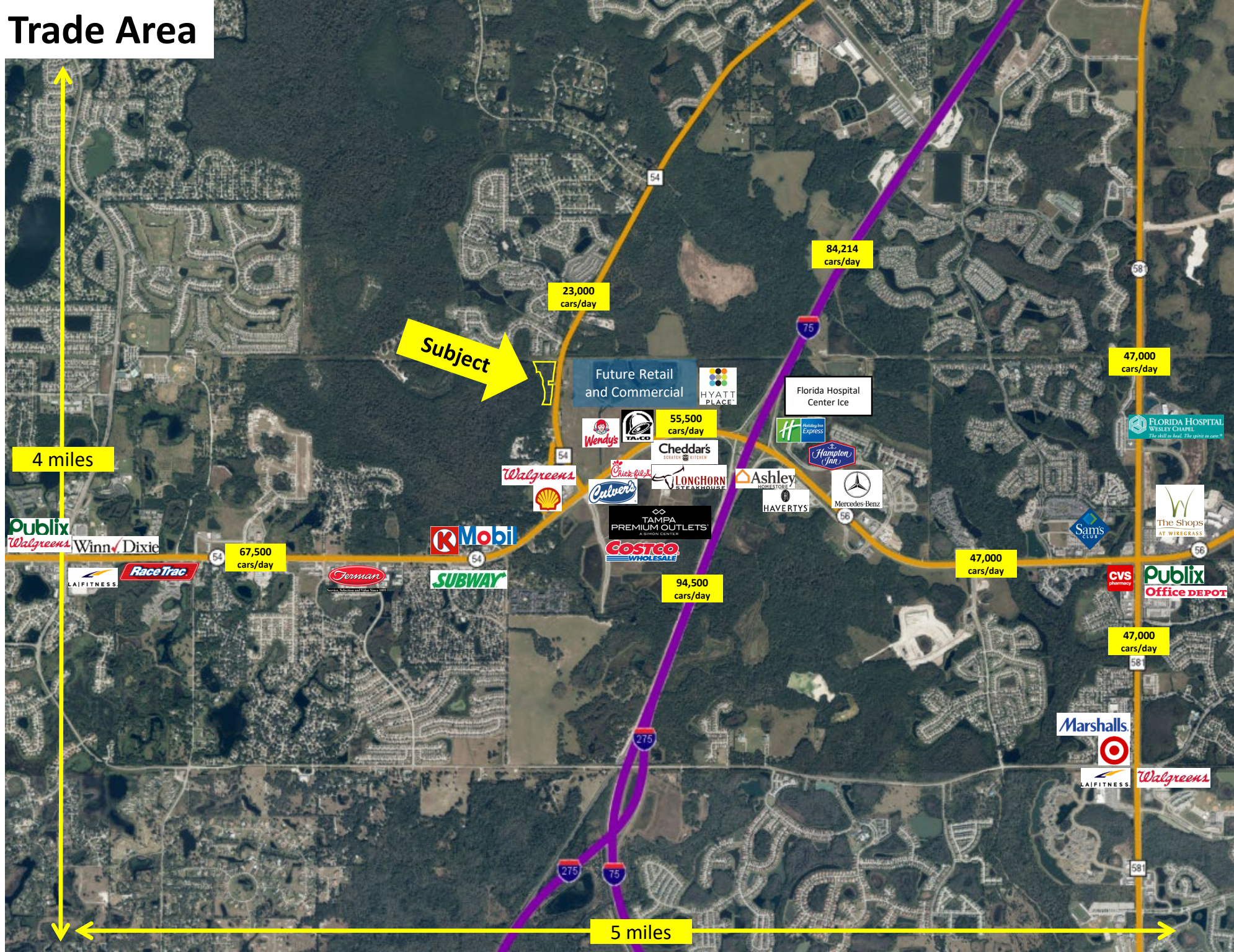
The map displays the Lutz Water Treatment Plant (blue dot) and its service area (green shaded region). Concentric circles indicate travel time buffers: 5 minutes (red), 1 mile (red), 2 miles (green), 3 miles (blue), and 10 minutes (green). The service area is bounded by a green line. Major roads shown include SR 54, SR 41, SR 507, and SR 50. Landmarks include Land O' Lakes, Cheval, Pebble Creek, and Hillsborough River State Park.

Benchmark Demographics		1 mile	2 miles	3 miles	5 minutes	10 minutes	Pasco	MSA	FL	US
Population		2,015	17,499	47,259	13,494	61,581	494,700	2,966,391	20,108,440	323,580,626
Households		747	6,291	16,424	4,771	22,157	198,201	1,208,340	7,858,449	121,786,233
Families		561	4,761	12,702	3,647	16,467	131,806	745,217	5,083,223	80,307,260
Average Household Size		2.70	2.78	2.88	2.83	2.78	2.47	2.41	2.50	2.59
Owner Occupied Housing Units		578	4,591	12,276	3,644	16,293	144,675	754,626	4,936,146	76,427,142
Renter Occupied Housing Units		169	1,700	4,148	1,127	5,864	53,526	453,714	2,922,303	45,359,091
Median Age		38.9	37.2	37.3	37.2	38.4	45.1	42.4	41.9	38.0
Trends: 2015 - 2020 Annual Rate										
Population	High Growth Area	0.35%	1.82%	1.85%	1.57%	1.72%	1.26%	1.23%	1.29%	0.84%
Households		0.24%	1.68%	1.70%	1.42%	1.57%	1.08%	1.08%	1.21%	0.79%
Families		0.14%	1.53%	1.59%	1.33%	1.46%	1.00%	1.00%	1.13%	0.72%
Owner HHs		0.24%	1.54%	1.65%	1.45%	1.50%	1.00%	0.93%	1.09%	0.73%
Median Household Income		3.97%	1.99%	2.13%	2.94%	2.51%	2.65%	2.48%	2.52%	1.89%
Households by Income										
<\$15,000	Wealthy Area	4.40%	5.00%	4.60%	6.80%	5.50%	13.00%	13.20%	13.40%	12.50%
\$15,000 - \$24,999		11.20%	5.20%	5.10%	6.50%	6.00%	12.80%	12.00%	11.60%	10.09%
\$25,000 - \$34,999		7.10%	6.30%	5.70%	7.20%	7.00%	12.10%	11.60%	11.54%	10.06%
\$35,000 - \$49,999		17.10%	14.30%	12.70%	14.20%	13.30%	15.50%	14.90%	14.66%	13.31%
\$50,000 - \$74,999		19.00%	20.40%	19.60%	20.00%	19.40%	19.00%	18.70%	18.49%	17.68%
\$75,000 - \$99,999		16.70%	18.70%	16.80%	19.90%	16.00%	11.10%	11.00%	10.95%	12.28%
\$100,000 - \$149,999		21.60%	20.80%	22.20%	19.10%	20.60%	10.90%	11.10%	11.29%	13.44%
\$150,000 - \$199,999		2.50%	5.90%	7.90%	4.00%	7.00%	3.30%	3.90%	3.99%	5.29%
\$200,000+		0.30%	3.30%	5.40%	2.30%	5.10%	2.40%	3.70%	4.08%	5.36%
Median Household Income	Wealthy Area	\$60,848	\$72,836	\$77,464	\$67,300	\$72,760	\$45,854	\$47,870	\$48,377	\$54,149
Average Household Income		\$69,724	\$84,724	\$93,251	\$77,552	\$89,218	\$62,527	\$67,788	\$69,330	\$77,008
Per Capita Income		\$25,161	\$30,224	\$32,547	\$27,447	\$32,122	\$25,484	\$28,105	\$27,618	\$29,472
Population by Age										
0 - 4	Young Population	5.80%	6.60%	6.60%	6.70%	6.10%	5.20%	5.30%	5.40%	6.19%
5 - 9		6.20%	6.90%	7.20%	6.90%	6.80%	5.50%	5.50%	5.53%	6.33%
10 - 14		7.60%	7.60%	7.80%	7.20%	7.30%	5.80%	5.70%	5.69%	6.46%
15 - 19		7.00%	6.40%	6.40%	6.30%	6.30%	5.50%	5.80%	5.85%	6.55%
20 - 24		5.70%	5.60%	5.40%	5.90%	5.60%	5.20%	6.40%	6.56%	7.09%
25 - 34		12.20%	13.50%	13.10%	13.70%	13.10%	10.80%	12.50%	12.83%	13.64%
35 - 44		15.70%	16.00%	15.90%	16.00%	15.00%	11.90%	12.10%	11.93%	12.62%
45 - 54		17.50%	15.30%	15.40%	14.80%	15.40%	13.40%	13.70%	13.34%	13.27%
55 - 64		12.00%	11.60%	11.80%	12.20%	12.70%	13.90%	13.60%	13.37%	12.82%
65 - 74		6.80%	7.20%	7.20%	7.20%	8.00%	12.70%	10.70%	10.90%	8.76%
75 - 84	Race and Ethnicity	2.90%	2.50%	2.50%	2.50%	2.90%	7.20%	6.00%	6.03%	4.35%
85+		0.60%	0.60%	0.70%	0.70%	0.80%	3.00%	2.70%	2.59%	1.92%
Race and Ethnicity										
White Alone		83.60%	78.30%	76.90%	79.10%	78.30%	85.50%	76.70%	73.36%	70.52%
Black Alone		7.90%	9.20%	9.50%	9.00%	9.10%	5.80%	12.40%	16.38%	12.79%
American Indian Alone		0.20%	0.20%	0.20%	0.30%	0.20%	0.40%	0.40%	0.40%	0.97%
Asian Alone		2.30%	5.10%	5.90%	4.10%	5.40%	2.40%	3.50%	2.77%	5.46%
Pacific Islander Alone		0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.07%	0.19%
Some Other Race Alone		3.00%	3.80%	3.80%	3.90%	3.50%	3.20%	3.90%	4.12%	6.76%
Two or More Races		2.90%	3.30%	3.60%	3.40%	3.40%	2.70%	3.10%	2.90%	3.32%
Hispanic Origin (Any Race)										
Hispanic Origin (Any Race)		24.20%	22.90%	21.80%	24.20%	20.60%	14.50%	18.90%	25.07%	17.92%

Market Area



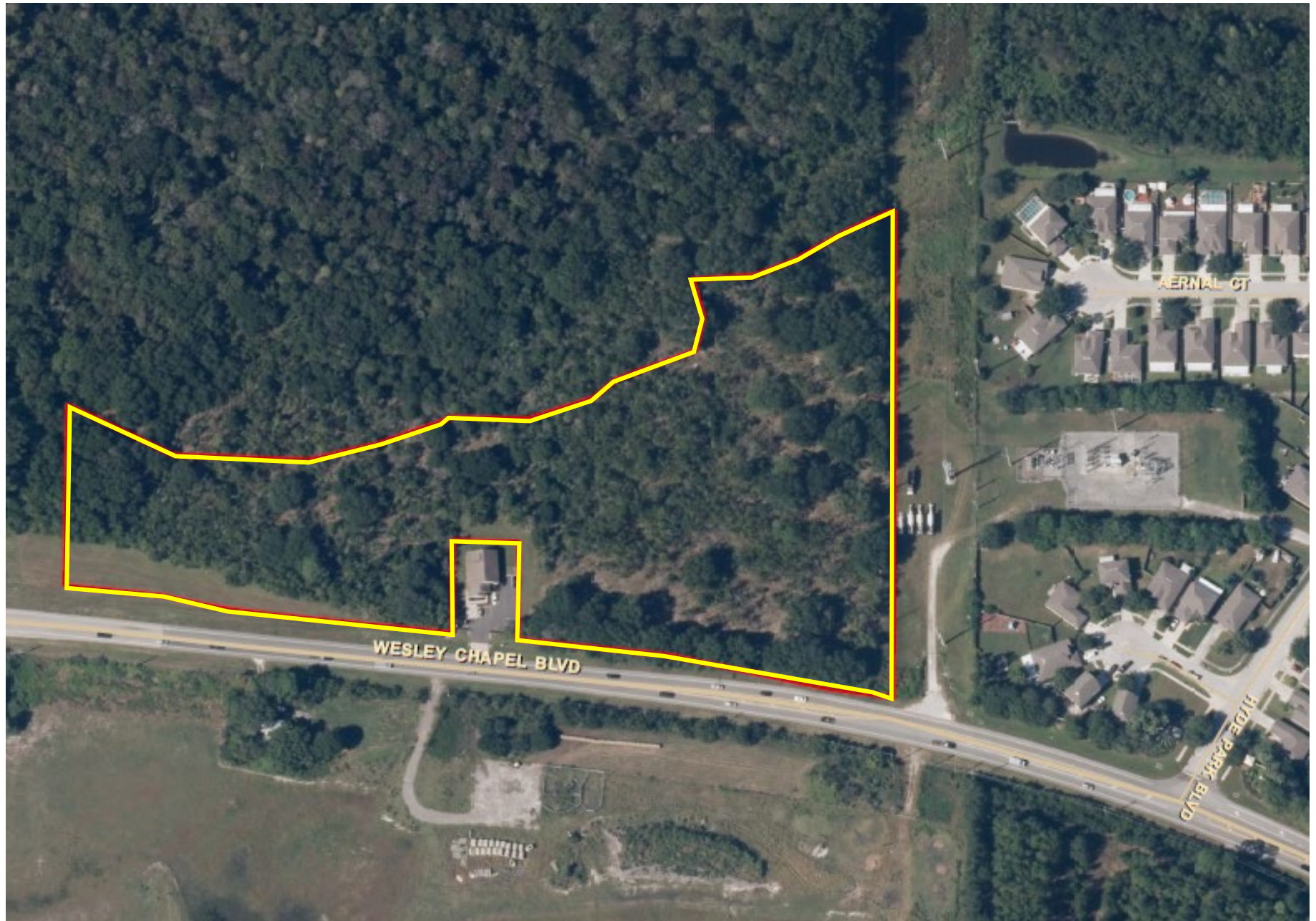
Trade Area



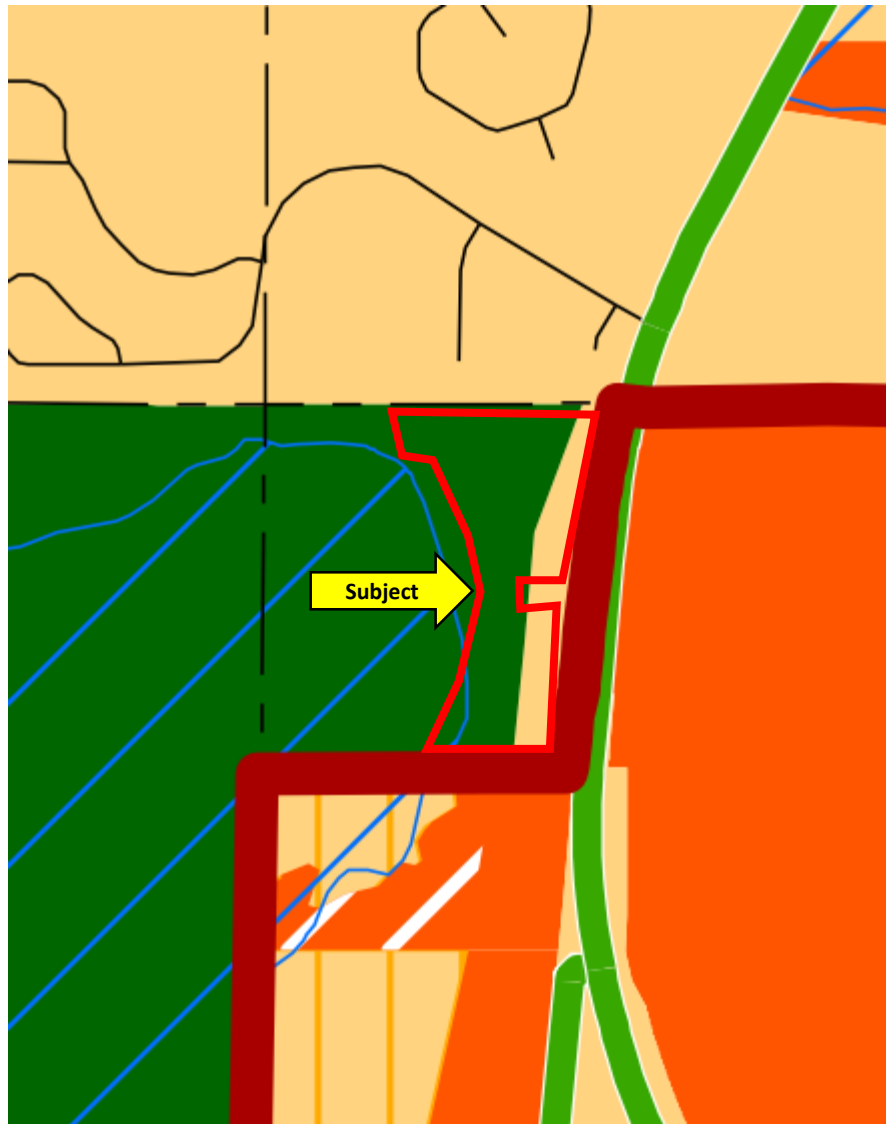
Neighborhood Aerial



Site Aerial



Future Land Use



FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	RES - 1 Residential	GH Gateway Hub
AG/R Agricultural / Rural.	RES - 3 Residential	NPC New Port Corners
C/L Coastal Land	RES - 6 Residential	TC Town Center
CON Conservation Land	RES - 9 Residential	OFF Office
AT Major Attractors	RES - 12 Residential	EC Employment Center
R/OS Major Recreation / Open Space	RES - 24 Residential	ROR Retail / Office / Residential
P/S P Major Public / Semi - Public	VMU1 Village Mixed Use - Type 1	COM Commercial
NT New Town	VMU2A Village Mixed Use - Type 2A	IL Industrial - Light
PD Planned Development	VMU2B Village Mixed Use - Type 2B	IH Industrial - Heavy
MU Mixed Uses	VMU3 Village Mixed Use - Type 3	

RES-3 allows up to 3 residential units per acre. Because of its location within a commercial node, there are some commercial uses allowed with up to a 0.27 floor area ratio.