

WESLEY CHAPEL LAKEFRONT DEVELOPMENT

WESLEY CHAPEL, FL | PASCO COUNTY

25.8 ± ACRES TOTAL





Cedar Waxwing Drive
Dead-Ends at the Property

SPECIFICATIONS & FEATURES

Acreage: 25.8 ± acres

Permitted Lots: Residential; 3 anticipated for approval

Sale Price: \$495,000

Price per Acre: \$19,186

County: Pasco

Site Address: Cedar Waxwing Drive, Wesley Chapel, FL 33545

Nearest Intersection: Water Thrush Lane & Cedar Waxwing Drive

Lake Frontage: Beautiful lake for new community's fishing, kayaks, waterfront gazebo, or other amenity

Road Frontage: Cedar Waxwing Drive

Utilities: Available off of Cedar Waxwing Drive

Uplands/Wetlands: 6.3 ± acres uplands and a 2 ± acre lake; 17.5 ± acres wetlands

Zoning/FLU: Res 3 MPUD

Planning/Permits: MPUD approved but expired; significant planning & engineering available

Taxes: \$3,418.02 & \$1,599.89 for 2017

This is Phase II of Boyette Oaks in Wesley Chapel on Cedar Waxwing Drive. There are 25.8 ± acres on lakefront for a residential development with a FLU of Res 3.

Significant engineering and related work is completed, including a survey, geotech exploration, conceptual site plan, topographic map, tree survey, soils, etc.; all available upon request.

As part of a prior MPUD (Phase II of Boyette Oaks) with approximately 6.3 acres of uplands, a beautiful lakefront development of single family homes may be approved. The MPUD has expired and needs to be renewed with a current proposed site plan.

With 6.3 ± acres of uplands along a 2 ± acre lake, this property lends itself to a community facility or gazebo with kayak launch and fishing dock. The remaining 17.5 ± acres of wetlands (rather dry) may be used for horse riding or other community use.

This potential lifestyle is enhanced by the convenient location in the booming area of Tampa Bay; just off the I-75 and SR 54 interchange in Wesley Chapel; as the area offers an incredible amount and variety of excellent shopping, dining, entertainment, school choices, golfing, and medical care.

LOCATION & DRIVING DIRECTIONS

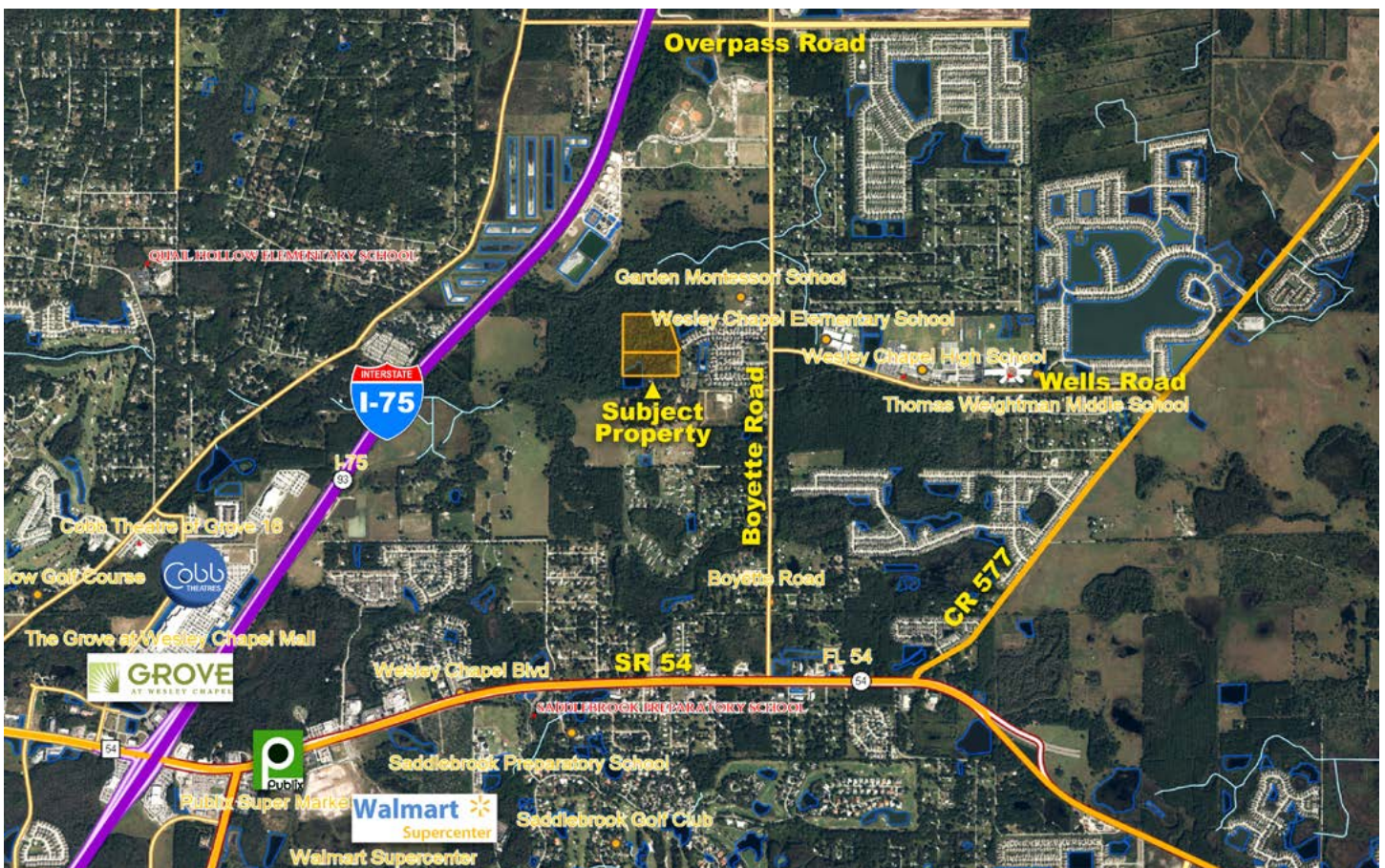
Parcel IDs: 0526200000004000020 & 0526200000001000021

GPS Location: 28.257879, -82.326986

Driving Directions:

- From I-75 in Pasco County, take exit 279 (SR 54), go east to Vandine Road.
- Go north on Vandine Road & it becomes Boyette Road.
- Turn left onto Boyette Oaks Place.
- Turn right onto Water Thrush Lane.
- Turn left onto Cedar Waxwing Drive where it dead-ends into the property; marked by 3 traffic ends signs & our SVN Saunders Ralston Dantzler sign.

Showing Instructions: Contact the listing agent, Steve Toner (863.226.6193), to learn more or schedule a showing time.





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

25.8 ± Acres • Beautiful Lakefront Development for Single Family Homes
Booming Area Of Tampa Bay Just off I-75 & SR 54 In Wesley Chapel
Excellent Shopping, Dining, Entertainment, School Choices, Golfing & Medical Care

Visit SVNsaunders.com & Search For: Wesley Chapel Lakefront

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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
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