

For Sale

2.05 Acres, MOL

Commercial Site

Wesley Chapel, (Pasco County), Florida 33543

SITE



LOCATION: 30050 County Line Road, Wesley Chapel, Florida 33543

SIZE: 2.05 Acres MOL

PRICE: \$11.00/PSF (entitlements to build 22,000sf)

ZONING: OPUD (Planned Unit Development).

UTILITIES: At site

DEMOGRAPHICS (3-Mile Radius):

- | | |
|----------------------|----------|
| • Population: | 37,364 |
| • Median HH Income: | \$79,303 |
| • Average HH Income: | \$92,706 |
| • Median Age: | 36 |

STRATEGIC LOCATION:

- Hard corner site and signalized intersection.
- Only commercial intersection within a 2-mile radius.
- Traffic count on CR 581: 38,500 vehicles per day.
- Traffic count on County Line Road: 14,000 vehicles per day.
- The impending extension of Mansfield Blvd. to Cross Creek Blvd. will significantly increase traffic counts at the site.
- Part of the 1,800-acre Meadow Pointe DRI (4,500 residential units).

For more information please contact:

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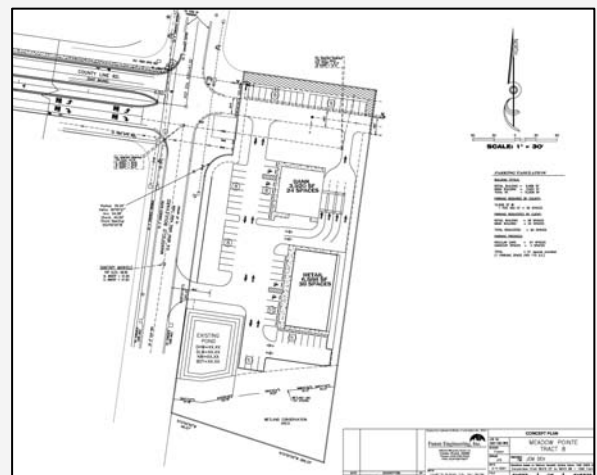
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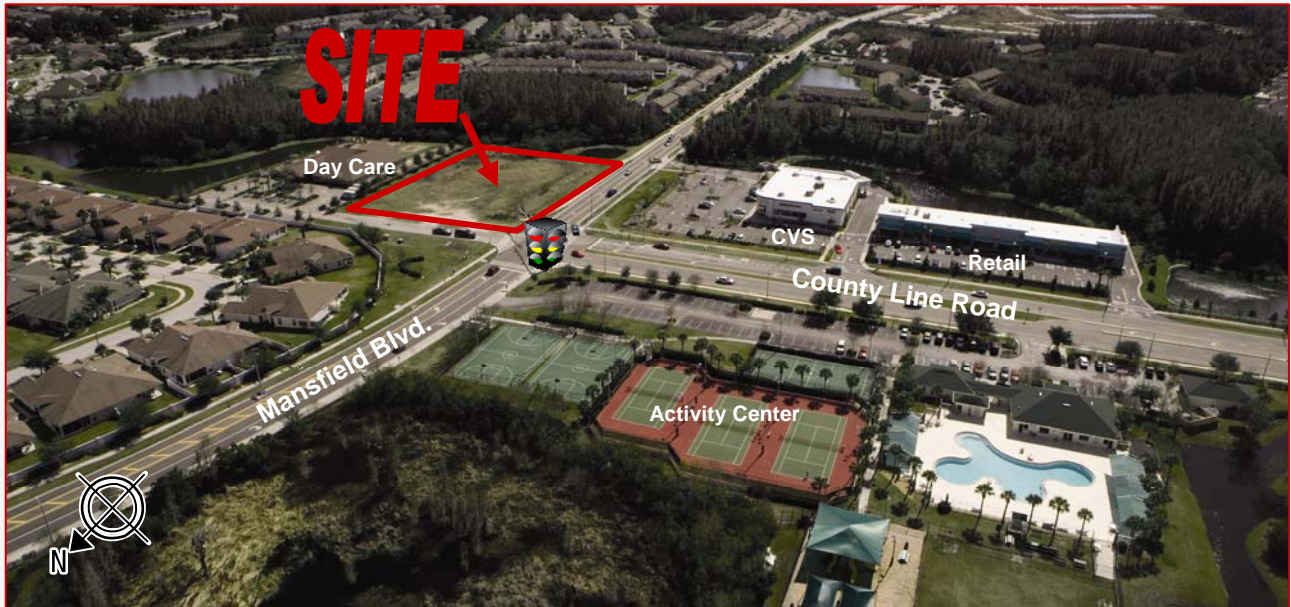
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