VACANT LAND FOR SALE

4.07 ACRES

Eagleston Boulevard at Bruce B Downs Blvd., Wesley Chapel, Florida
## PROPERTY HIGHLIGHTS

Property is located in unincorporated Wesley Chapel, Pasco County and is part of the Seven Oaks Planned Development, a mixed use Planned Development at the S/E/Q of I-75 and SR 54 (Wesley Chapel Rd).

MPUD Zoning allows for a variety of commercial, retail, office and multi-family uses.

### TRAFFIC COUNTS:

<table>
<thead>
<tr>
<th>Road</th>
<th>VPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-75</td>
<td>84,214</td>
</tr>
<tr>
<td>Bruce B Downs Blvd</td>
<td>20,800</td>
</tr>
<tr>
<td>SR 54 (Wesley Chapel Blvd)</td>
<td>48,000</td>
</tr>
</tbody>
</table>

### Property Details:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage</td>
<td>4.07</td>
</tr>
<tr>
<td>Water / Sewer</td>
<td>Yes</td>
</tr>
<tr>
<td>Zoning</td>
<td>MPUD</td>
</tr>
<tr>
<td>Current Use</td>
<td>Vacant Land</td>
</tr>
<tr>
<td>Approved Uses</td>
<td>Commercial, Multi-Family, Retail, Office, Community Facilities</td>
</tr>
<tr>
<td>Price</td>
<td>$2,035,000</td>
</tr>
</tbody>
</table>

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FOR MORE INFORMATION:

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## Area Demographics

<table>
<thead>
<tr>
<th>Demographic &amp; Income Comparison Profile</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 Population</td>
<td>1,803</td>
<td>28,633</td>
<td>68,514</td>
</tr>
<tr>
<td>2016 Population</td>
<td>1,875</td>
<td>31,669</td>
<td>78,055</td>
</tr>
<tr>
<td>2021 Population (Projected)</td>
<td>1,938</td>
<td>34,224</td>
<td>85,432</td>
</tr>
<tr>
<td>2016 Total Households</td>
<td>637</td>
<td>11,10</td>
<td>27,092</td>
</tr>
<tr>
<td>2021 Total Households (Projected)</td>
<td>655</td>
<td>11,791</td>
<td>29,405</td>
</tr>
<tr>
<td>2016 Average HH Income</td>
<td>$85,496</td>
<td>$90,626</td>
<td>$89,745</td>
</tr>
<tr>
<td>2021 Average HH Income (Projected)</td>
<td>$95,947</td>
<td>$101,032</td>
<td>$99,508</td>
</tr>
<tr>
<td>2016 Median Age</td>
<td>34.4</td>
<td>36.5</td>
<td>36.7</td>
</tr>
</tbody>
</table>

![Map showing 1, 3, and 5 mile areas](image-url)
MARKET AERIAL

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1. The Grove at Wesley Chapel
   Best Buy, PetSmart, Dick’s, Ross,
   ToysRUs/BabiesRUs, Bed Bath & Beyond
2. Outback Steakhouse, Rodeway Inn,
   Cracker Barrel
3. Wesley Chapel Honda
4. Lexus of Wesley Chapel
5. Wesley Chapel Toyota
6. Performance Honda
7. Village Market
   Bealls, Ace Hardware, Burger King
8. Wells Fargo
9. Adventist Health Systems
10. Walgreen’s
11. Speedway/Taco Bell
12. Publix
13. Walmart
14. Wesley Chapel Nissan

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PROPERTY PHOTOS

Aerial view looking southwest.

Aerial view looking northeast.

Entrance to Eagleston Blvd at Bruce B. Downs Blvd.
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WESLEY CHAPEL

• GEOGRAPHY: Wesley Chapel is considered part of the Tampa Bay Area metro.

• GROWTH: Since 2000, Wesley Chapel has grown rapidly. Newcomers from in and out of state have populated new luxury communities such as the Enclave at Wiregrass Apartments, Preserve at Quail Woods by Southern Crafted Homes, Citrus Trace, Saddlewood, Brooksville, Bridgeview, Watergrass, Villages of Wesley Chapel, Seven Oaks, Country Walk, Meadow Pointe, Chapel Pines, Bridgewater, Northwood, Saddlebrook and Lexington Oaks. In addition, several townhome developments have been built.

• ECONOMY COMPARISON:

<table>
<thead>
<tr>
<th></th>
<th>WESLEY CHAPEL</th>
<th>UNITED STATES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployment Rate</td>
<td>5.20%</td>
<td>5.20%</td>
</tr>
<tr>
<td>Job Growth</td>
<td>1.63%</td>
<td>1.59%</td>
</tr>
<tr>
<td>Future Job Growth</td>
<td>38.06%</td>
<td>37.98%</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>7.00%</td>
<td>6.00%</td>
</tr>
<tr>
<td>Income Tax per Capita</td>
<td>$28,837</td>
<td>$28,555</td>
</tr>
</tbody>
</table>

TAMPA

Tampa is a city on Tampa Bay, along Florida’s Gulf Coast. A major business center, it’s also known for its museums and other cultural offerings.

• UNEMPLOYMENT: The unemployment rate in Tampa, Florida, is 4.80%, with job growth of 1.62%. Future job growth over the next ten years is predicted to be 38.43%.

• INCOME & SALARIES: The income per capita is $29,704, which includes all adults and children. The median household income is $43,740.

• ECONOMY COMPARISON:

<table>
<thead>
<tr>
<th></th>
<th>TAMPA</th>
<th>UNITED STATES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployment Rate</td>
<td>4.8%</td>
<td>5.20%</td>
</tr>
<tr>
<td>Job Growth</td>
<td>1.62%</td>
<td>1.59%</td>
</tr>
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<td>Future Job Growth</td>
<td>38.43%</td>
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