

LAND FOR SALE

1.58 Commercial Acres

Dayflower Boulevard
Wesley Chapel, FL 33544

Brent Nye

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Strategically located just west of The Grove, a top-ranking shopping center, this parcel is perfectly positioned for lucrative development. Boasting proximity to major new development this location is primed for growth. With a high-income demographic and a substantial supporting population, this property is an enticing prospect with endless possibilities. Don't miss the chance to capitalize on this sought-after site in Wesley Chapel's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- 265 Feet Of Frontage On Dayflower Blvd
- Utilities Available Near By
- Just West Of The Grove, A Big Box Anchored Center, That Ranks In The 98th Percentile (730 Out Of 41,133) Of All Nationwide Shopping Centers Via Placer.Ai

Sale Price:	\$1,490,000
Land:	1.58 Acres
Zoning:	C2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,535	12,238	31,183
Total Population	4,393	35,213	89,523
Average HH Income	\$126,642	\$138,906	\$133,682

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Surrounding Retail

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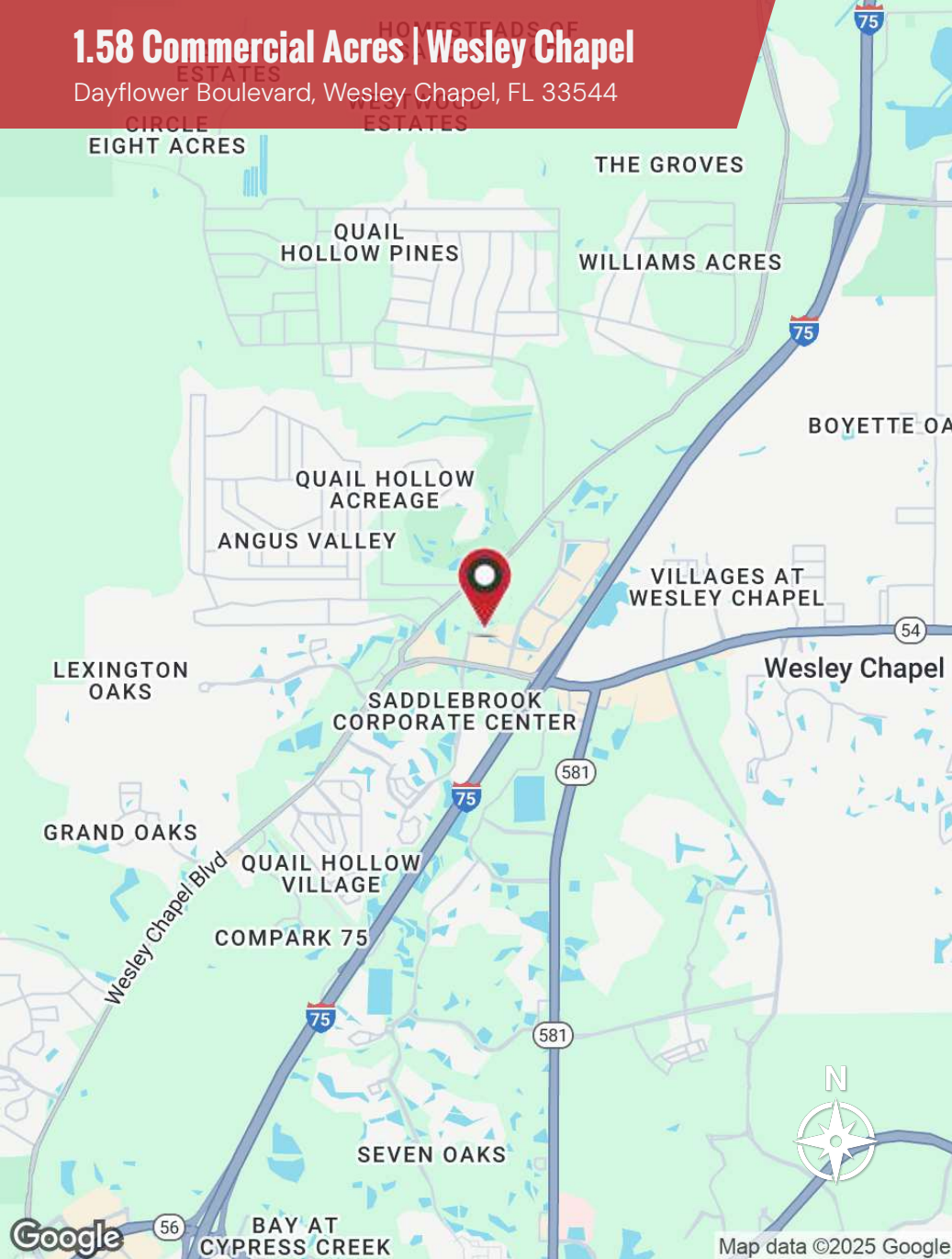
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LOCATION OVERVIEW

Discover the untapped potential of 1.58 Commercial Acres in Wesley Chapel, FL. Located in the vibrant heart of Pasco County, this promising site benefits from the area's rapid growth and diverse economic landscape. Nearby, the popular Tampa Premium Outlets and The Grove at Wesley Chapel offer prime retail opportunities, while the nearby AdventHealth Wesley Chapel and upcoming BayCare Hospital solidify the area's strong healthcare presence. With the Wiregrass Ranch Sports Campus of Pasco County attracting visitors and locals alike, the property is positioned to harness the area's commercial prosperity. Embrace the opportunity to shape Wesley Chapel's dynamic future with this prime commercial acreage.

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