

FOR SALE

~1 ACRE OF COMMERCIAL LAND FOR DEVELOPMENT

Dayflower Blvd. and Gateway Blvd. Wesley Chapel, FL 33544



FOR SALE

2.81 Acre ±

1 Acre Dry



75

113K VPD

54

57,000 VPD

OFFERING MEMORANDUM

Brent Nye
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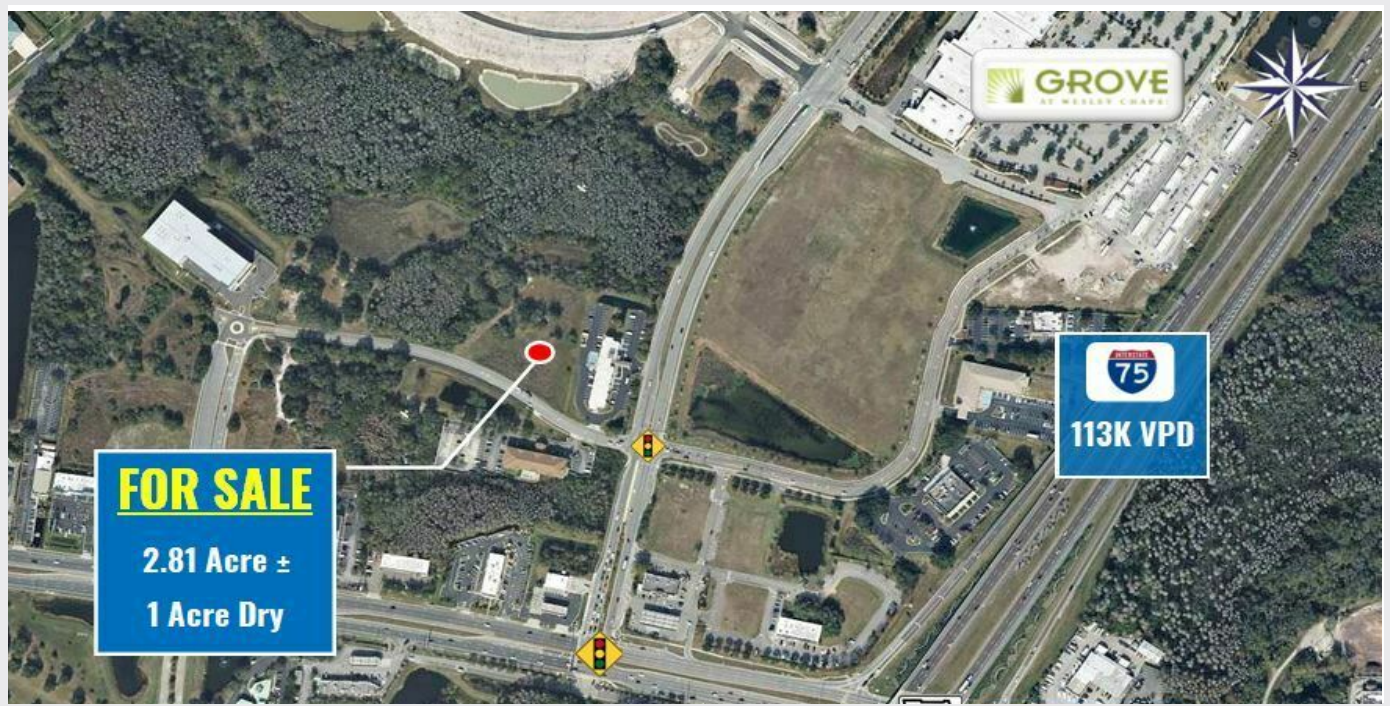


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Sale Price **\$950,000**

SALE HIGHLIGHTS

- Just under 1 Acre is dry. Will need retention pond
- Property is accessible from 2 lighted intersections on SR-54. Any Traffic in and out of the Grove heading to SR-54 via Dayflower Rd will pass by this site
- Parcel is located off of Oakley Blvd, which is the main entrance to "The Grove", a 600,000 sq. ft. power center
- C-2 zoning makes this property appealing to multiple end users and developers
- Parcel is surrounded by many national retail tenants, restaurants and single family residences
- Centrally located in Wesley Chapel; Florida's fastest growing sub-market; Wesley Chapel's population growth has surpassed 200% over the last 10 years
- Great site for new medical uses or Class A Hotel site

OFFERING SUMMARY

Lot Size:	2.81 Acres
Price / Acre:	\$338,078
Zoning:	C-2
Market:	Tampa-Bay
Submarket:	Wesley Chapel
Access	2- Lighted Intersections
Best Use	Hotel, Retail, Restaurant

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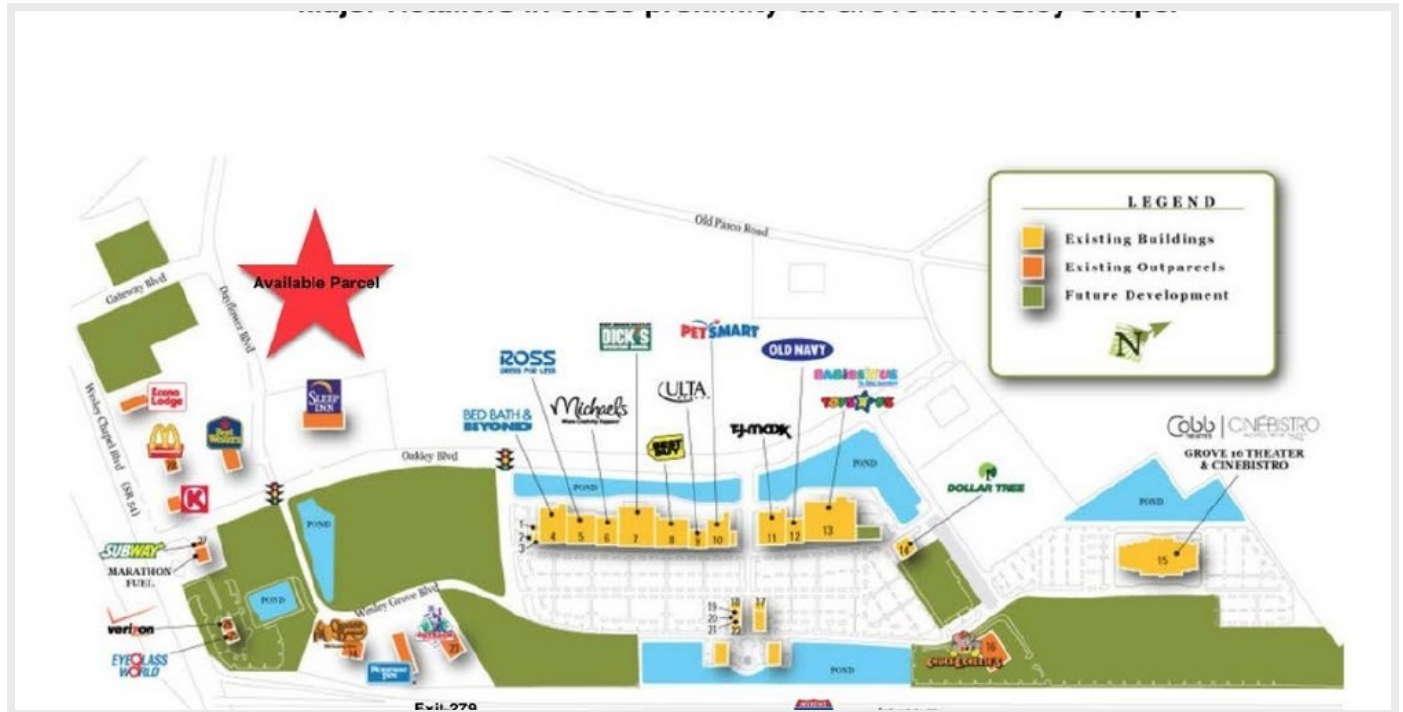


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PROPERTY DESCRIPTION

Just under 1 acre of dry commercial land located approximately .33 miles from Interstate 75, which has more than 100,000 vehicles pass by each day. The property sits off of Dayflower Boulevard in Wesley Chapel, FL, the regions fastest growing community and sits behind major restaurants and retailers such as McDonalds, Outback Steakhouse, Dicks Sporting Goods and many others. Site will be in walking distance from new Class A housing, adding to a new users immediate customer base. The parcels are accessible from two different lighted intersections, Gateway Boulevard and Oakley Boulevard, both roads are main entry points into The Grove, a 600,000 square foot power center that was recently sold. A multitude of new tenants are coming to the grove including new retail shops, local restaurant concepts, medical and much more.

LOCATION DESCRIPTION

Wesley Chapel is one of the fastest growing communities in Florida. It is home to more than 50,000 residents that live, work and play within 10 miles of the area. It's transformation from cattle ranches to the hot spot of growth has been noticed by home builders, retailers, restaurateurs and other businesses alike. There are many new large scale commercial developments in the area, including 1 million square feet for Raymond James Financial, Florida Hospital's Phase II adding another 100,000 square feet to it's newly developed hospital, Baycare Hospital, a second Crystal Lagoon which will provide more than 5,000 new homes and a new sports complex centered inside Wiregrass Ranch, to name a few.

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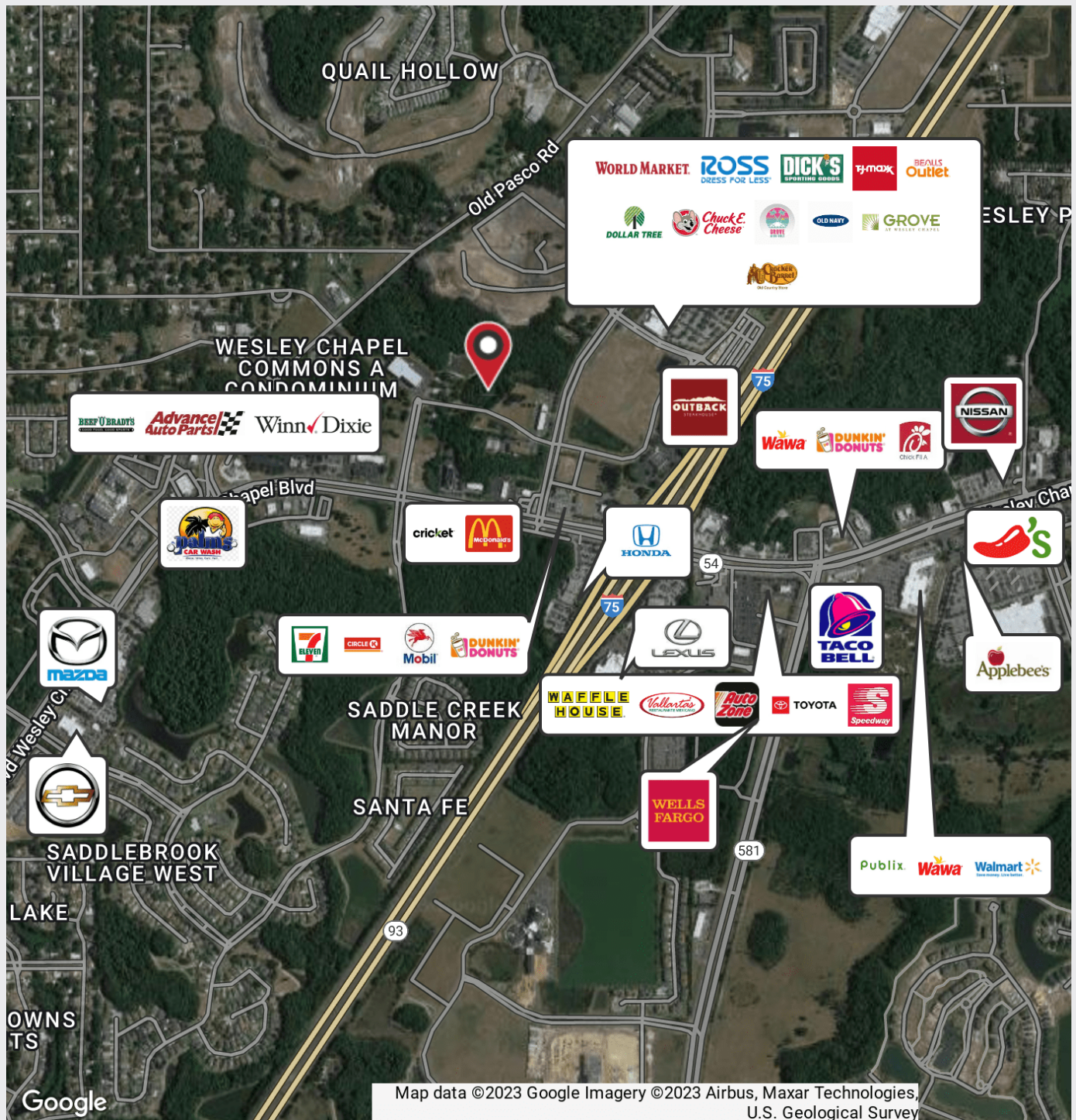


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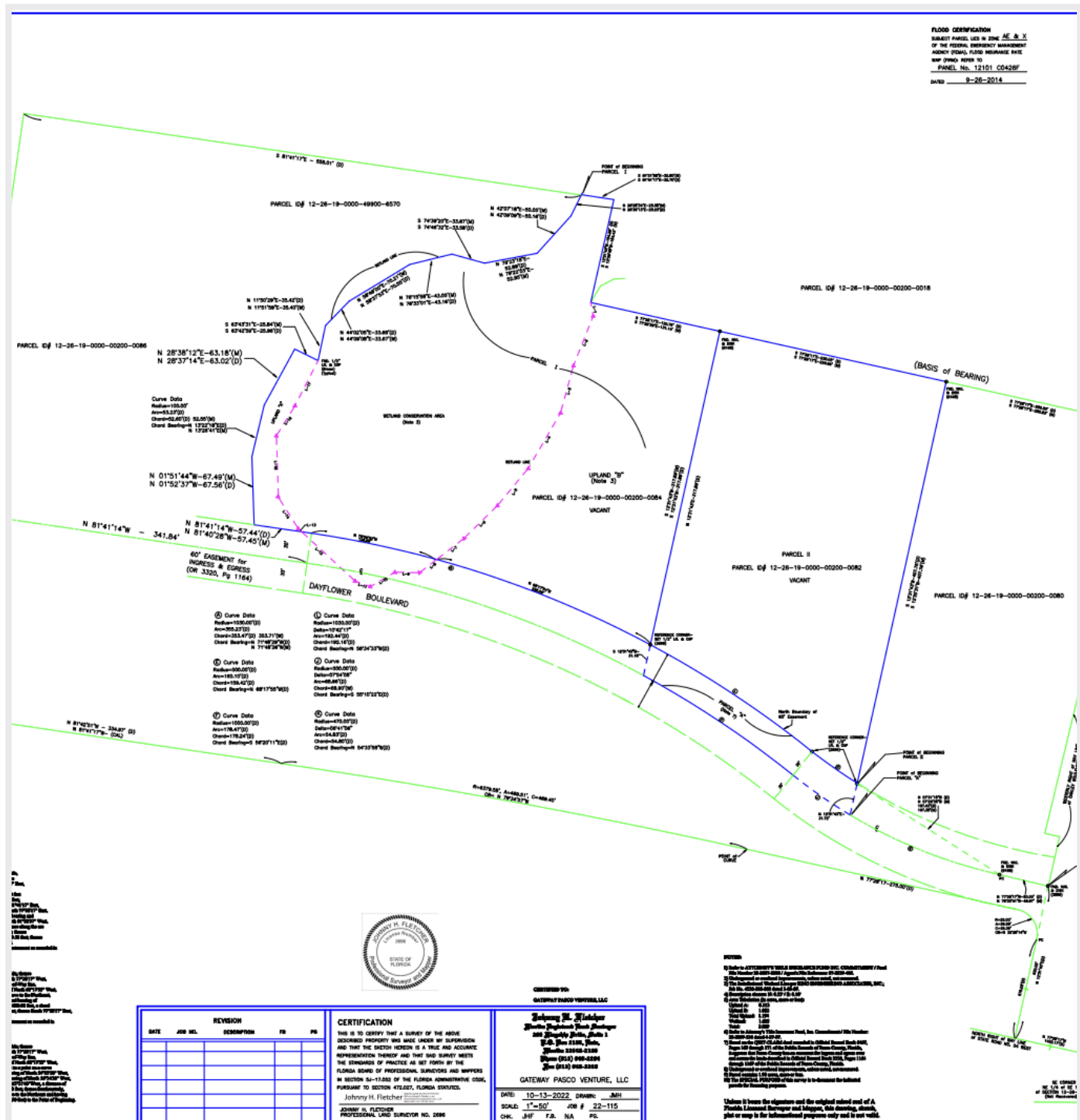
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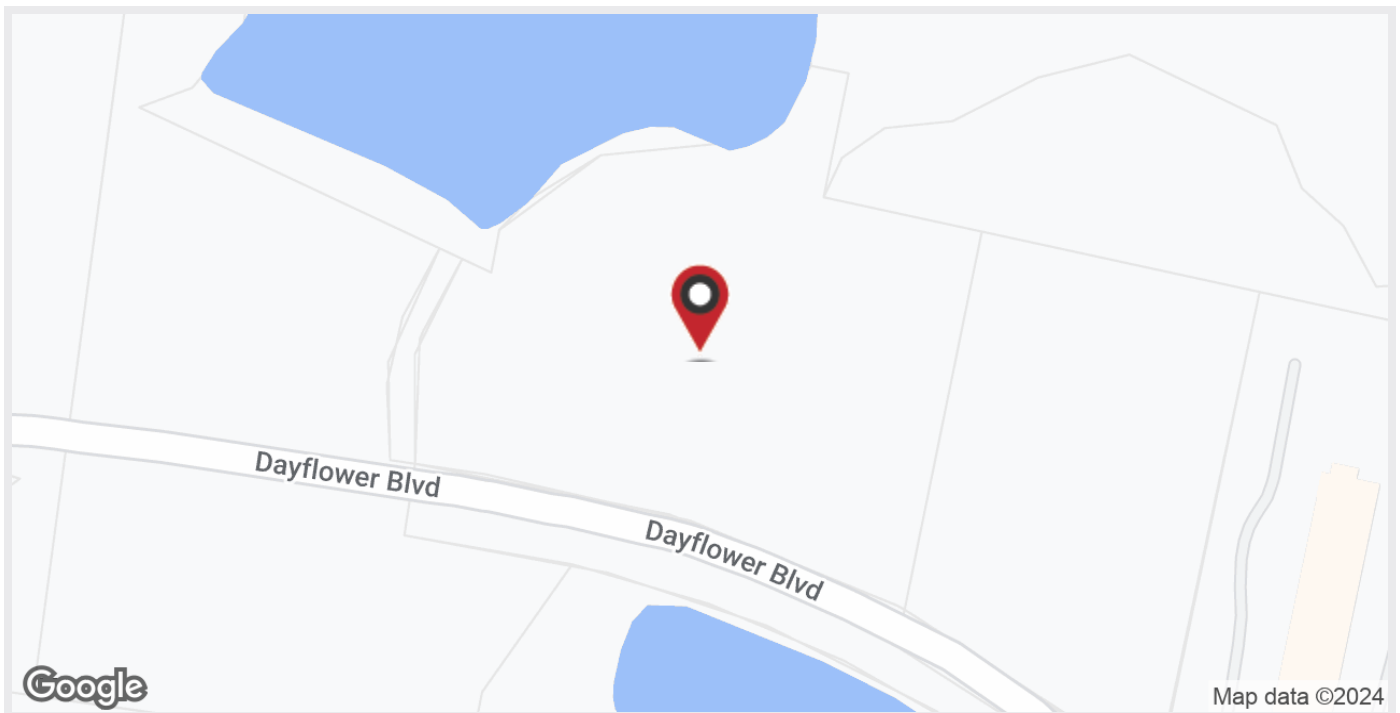
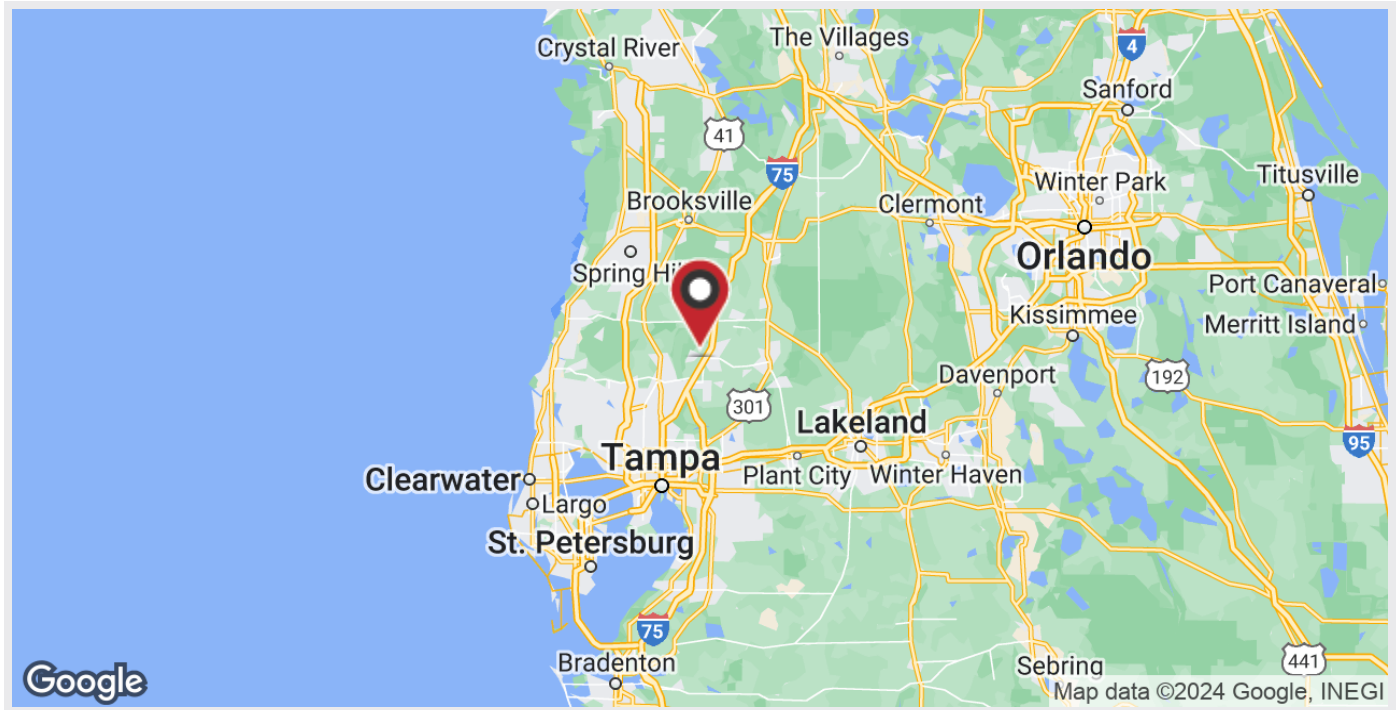
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AREA OVERVIEW

Wesley Chapel is a census-designated place in Pasco County, Florida, United States. Wesley Chapel is a suburb in the Tampa Bay Area with population of 70,303 as of July 1, 2022.

The largest industries in Wesley Chapel, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Information, Finance & Insurance, and Professional, Scientific, & Technical Services.

Wesley Chapel has a two new hospitals, Advent Health (formerly Florida Hospital) at Wesley Chapel, and Bay Care Wesley Chapel and Pasco-Hernando State College's latest campus, Porter Campus at Wiregrass Ranch. The nearest major airport is Tampa International Airport.

Incorporated in 1887, Pasco County came about when Hernando County was divided into three parts – creating Citrus County to the north and Pasco County to the south. Pasco is named after Samuel Pasco, a U.S. Senator from Florida. Pasco County, Florida's estimated population is 581,329. In recent decades, Pasco has seen tremendous growth, often called one of the fastest growing counties in Florida. Known for its citrus industry, retirement communities and enjoyable outdoor activities, Pasco attracts people annually from all over Florida – and beyond.

LOCATION DETAILS

Market	Tampa-Bay
Sub Market	East Pasco County
County	Pasco
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Large

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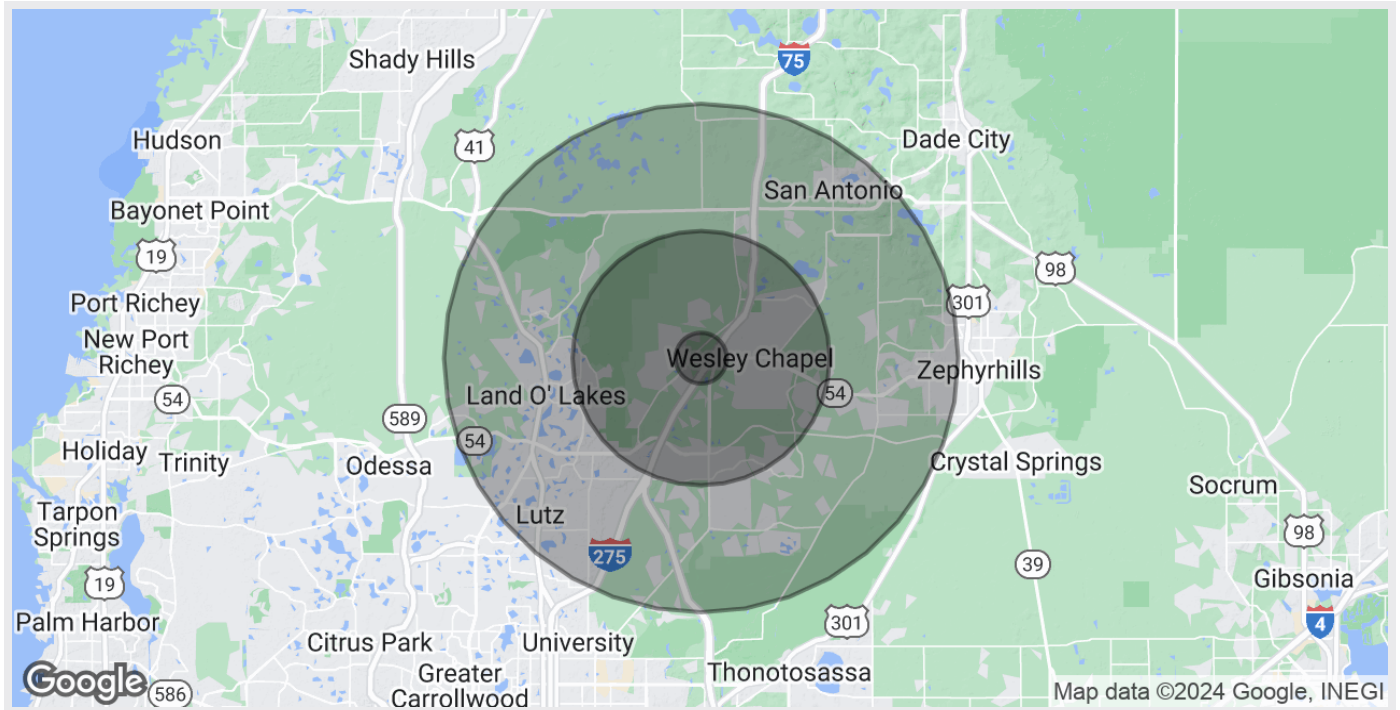


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,258	81,774	268,222
Average Age	37.7	38.0	40.4
Average Age (Male)	32.9	36.5	39.5
Average Age (Female)	42.7	39.3	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,568	28,926	102,186
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$85,079	\$97,003	\$94,767
Average House Value	\$229,084	\$260,611	\$263,223

* Demographic data derived from 2020 ACS - US Census

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BRENT NYE



in

BRENT NYE

Executive Director

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Direct: 813.973.0214 | Cell: 813.997.3333

PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

Brent is a motivated, personable, and persistent broker who enjoys digging in and developing strategies with clients to determine the best route of action for their real estate needs.

EDUCATION

Brent attended the University of North Carolina, Wilmington where he played Division 1 collegiate tennis. He also held positions in the Delta Sigma Phi Fraternity and graduated with a bachelor's degree in communication studies with a minor in the Spanish language.

MEMBERSHIPS

Brent is active in numerous philanthropic causes, Rotary Club of Wesley Chapel, Rotary Club of Zephyrhills, North Tampa Bay Chamber and various boards and panels.

NYE Commercial Advisors

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