



TOWNES OF
VERIDAN
35± UNITS

CHAPEL
CROSSINGS
320± UNITS

STORY WESLEY
CHAPEL
320± UNITS

WESLEY
RESERVE
120± UNITS

TWIN
CREEKS
154± UNITS

WESLEY CHAPEL BLVD

30,000± VPD

WESLEY CHAPEL LOOP

ASHLEY PINES
70± UNITS



WESLEY CHAPEL, FLORIDA

19± ACRE WESLEY CHAPEL BLVD LAND

5202 WESLEY CHAPEL LOOP, WESLEY CHAPEL, FL 33543



CONTACT INFORMATION



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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

PROPERTY SUMMARY

OFFERING:

ASKING PRICE	Call for Details
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PROPERTY SPECIFICATIONS:

ADDRESS	5202 Wesley Chapel Loop Wesley Chapel, Florida 33543
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ZONING	AR
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FUTURE LAND USE	Res-6
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ACREAGE	18.83± Acres
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JURISDICTION	Pasco County
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INVESTMENT HIGHLIGHTS:

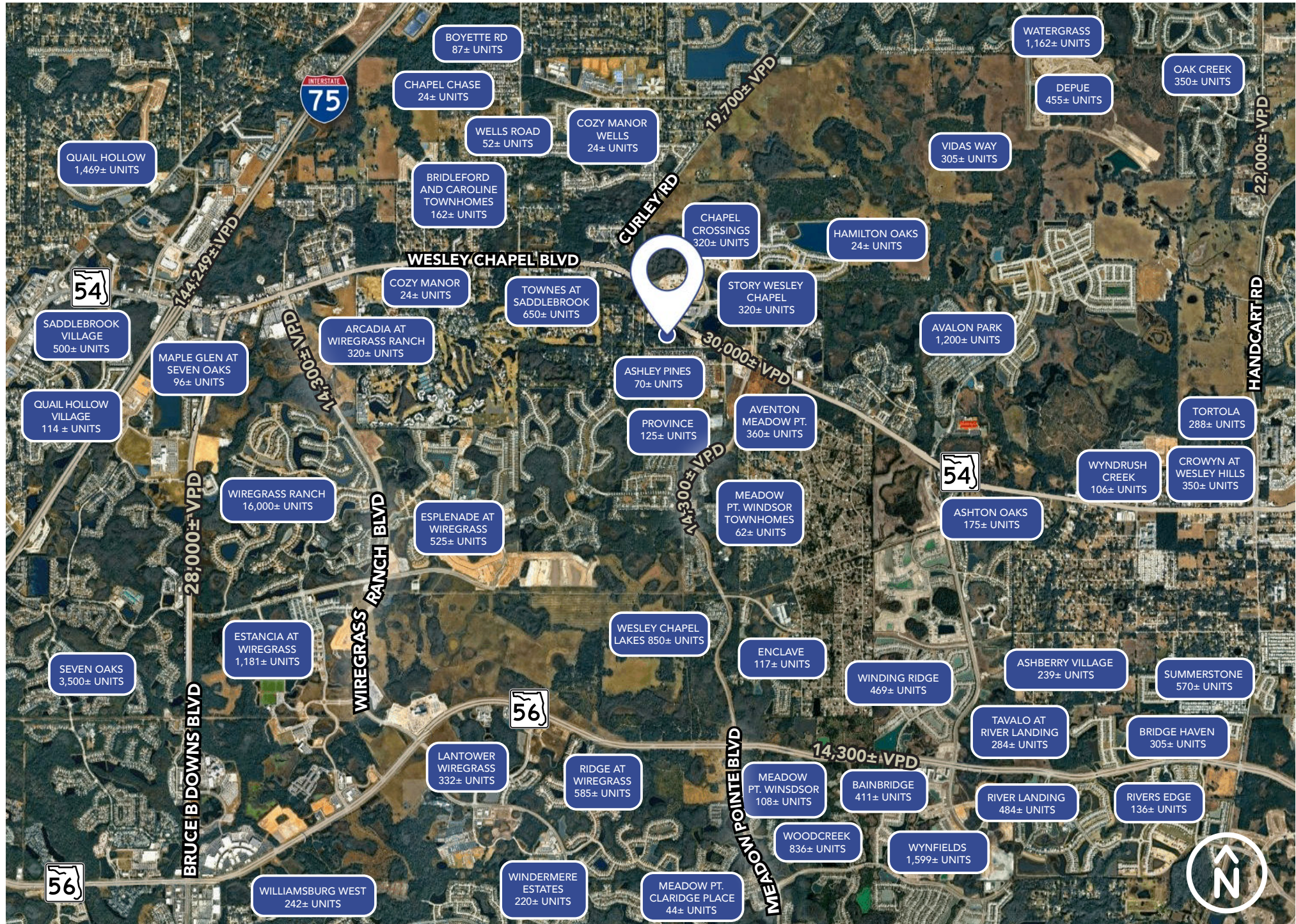
- Frontage on SR-54
- Potential full access
- Available for **Sale, Ground Lease, or Build-to-Suit**

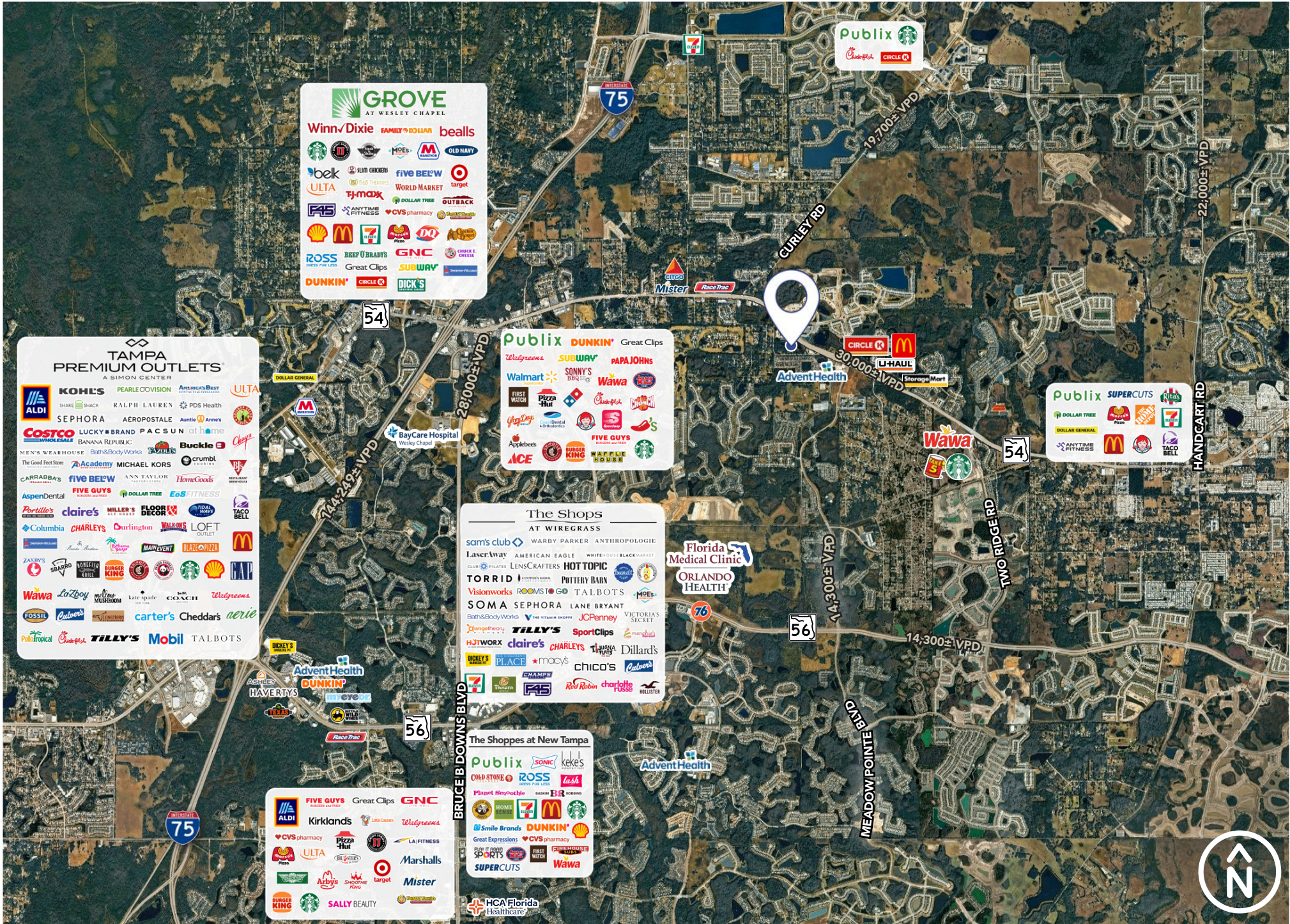
FLEXIBLE DELIVERY

Seller will consider site improvements and flexible delivery conditions

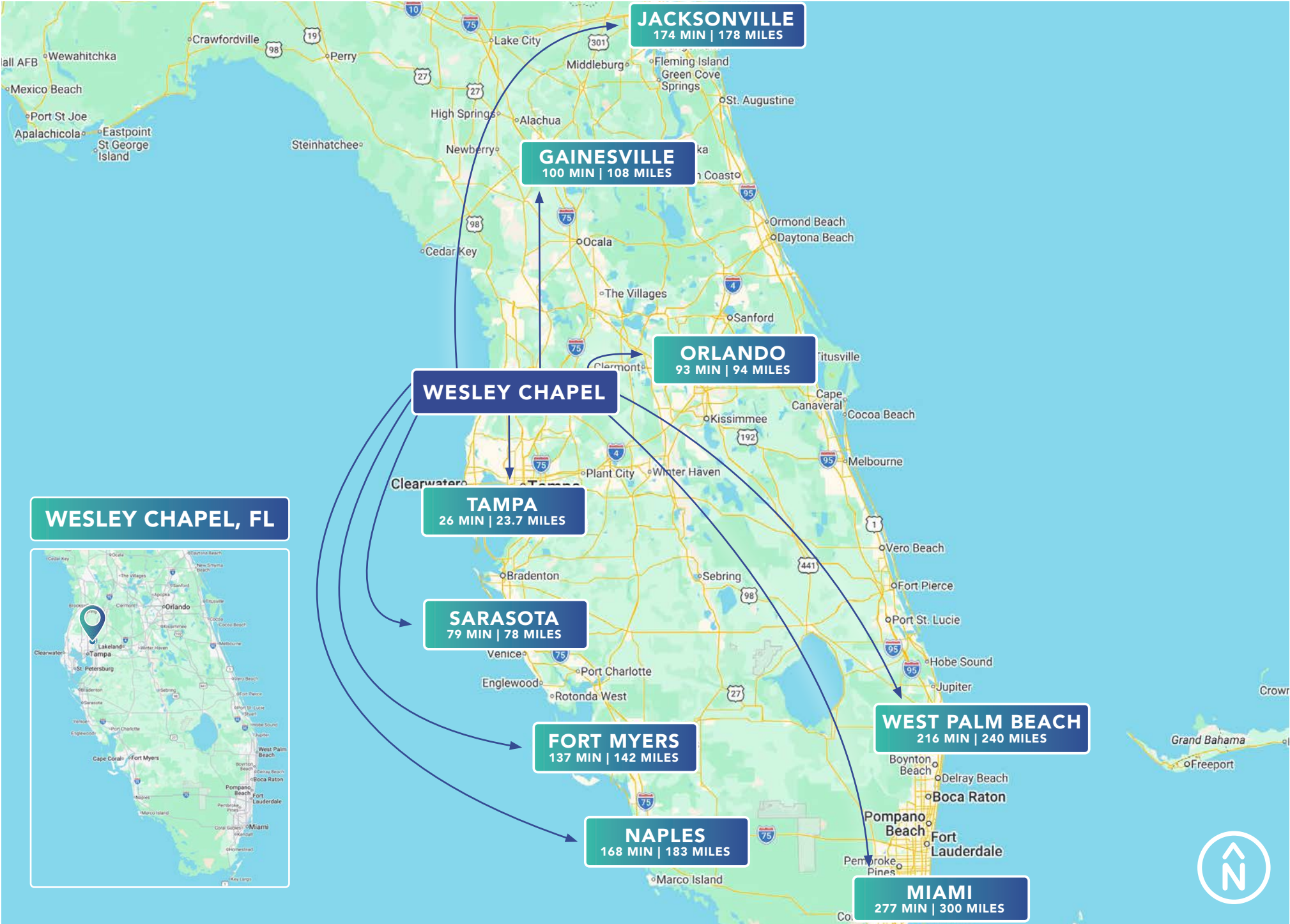












4 MILE SNAPSHOT

85,524

Population

37.4

Median Age

\$154,274

Average Household Income

\$427,167

Median Residential Property Value

12,606

Total Employees

2,438

Total Businesses

5202 Wesley Chapel Loop

1 Mile

3 Miles

5 Miles

Population

2026 Estimated Population	51,144	130,928	328,837
2031 Projected Population	71,990	171,819	388,356
2020 Census Population	31,341	91,253	264,424
2010 Census Population	19,868	63,627	207,817
Projected Annual Growth 2026 to 2031	8.2%	6.2%	3.6%
Historical Annual Growth 2020 to 2026	9.8%	6.6%	3.6%
2026 Median Age	36.1	39.2	41.3

Households

2026 Estimated Households	17,801	48,157	127,675
2031 Projected Households	24,678	62,555	149,529
2020 Census Households	10,148	32,183	98,874
2010 Census Households	6,688	23,232	79,312
Projected Annual Growth 2026 to 2031	7.7%	6.0%	3.4%
Historical Annual Growth 2010 to 2026	10.4%	6.7%	3.8%

Income

2026 Estimated Average Household Income	\$159,389	\$144,079	\$133,066
2026 Estimated Median Household Income	\$127,823	\$113,106	\$101,779
2026 Estimated Per Capita Income	\$55,481	\$53,001	\$51,724

Business

2026 Estimated Total Businesses	1,275	4,353	13,523
2026 Estimated Total Employees	6,415	23,063	76,629
2026 Estimated Employee Population per Business	5.0	5.3	5.7
2026 Estimated Residential Population per Business	40.1	30.1	24.3

Wesley Chapel, located in the heart of Pasco County within the Tampa Bay region, is a dynamic and fast-growing community that offers strong opportunities for commercial development. Known for its expanding residential base, major retail destinations, healthcare campuses, and convenient access to Interstate 75, Wesley Chapel has become one of the area's most active growth corridors. Its strategic location north of Tampa, paired with continued investment in infrastructure, housing, and mixed-use projects, supports a strong business climate and steady consumer demand.

The community is deeply committed to balanced growth while maintaining its appeal as a family-oriented and business-friendly destination. Wesley Chapel is home to a diverse population, strong household incomes, and a growing employment base supported by retail, medical, office, and service-oriented businesses. With continued expansion surrounding The Shops at Wiregrass, Tampa Premium Outlets, AdventHealth Wesley Chapel, and BayCare Hospital Wesley Chapel, 5202 Wesley Chapel Loop offers an ideal setting for users and investors seeking a presence in one of Tampa Bay's most active and forward-thinking markets.





WESLEY CHAPEL, FLORIDA

Wesley Chapel, Florida is one of the fastest-growing communities in the Tampa Bay region, offering a strong combination of residential growth, commercial investment, and regional connectivity. Located along the Interstate 75 corridor in Pasco County, the area has become a destination for national retailers, healthcare providers, and businesses seeking access to an expanding customer base. Its proximity to Downtown Tampa, Tampa International Airport, and major employment centers positions Wesley Chapel as a strategic location for continued commercial development and long-term investment.

The community is committed to thoughtful growth while maintaining the quality of life that continues to attract new residents and employers. Wesley Chapel benefits from a diverse population, strong household incomes, and an expanding employment base supported by healthcare, education, retail, and professional services. Ongoing development surrounding The Shops at Wiregrass, Tampa Premium Outlets, KRATE at The Grove, and multiple mixed-use projects continues to strengthen the market, providing excellent opportunities for businesses, investors, and future development throughout the area.





\$3,000,000,000+
COMMERCIAL REAL ESTATE SALES VOLUME

EXPERTS IN THE MARKET • PARTNERS IN YOUR SUCCESS

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