

Offering Memorandum



TWO RIDGES COMMERCIAL

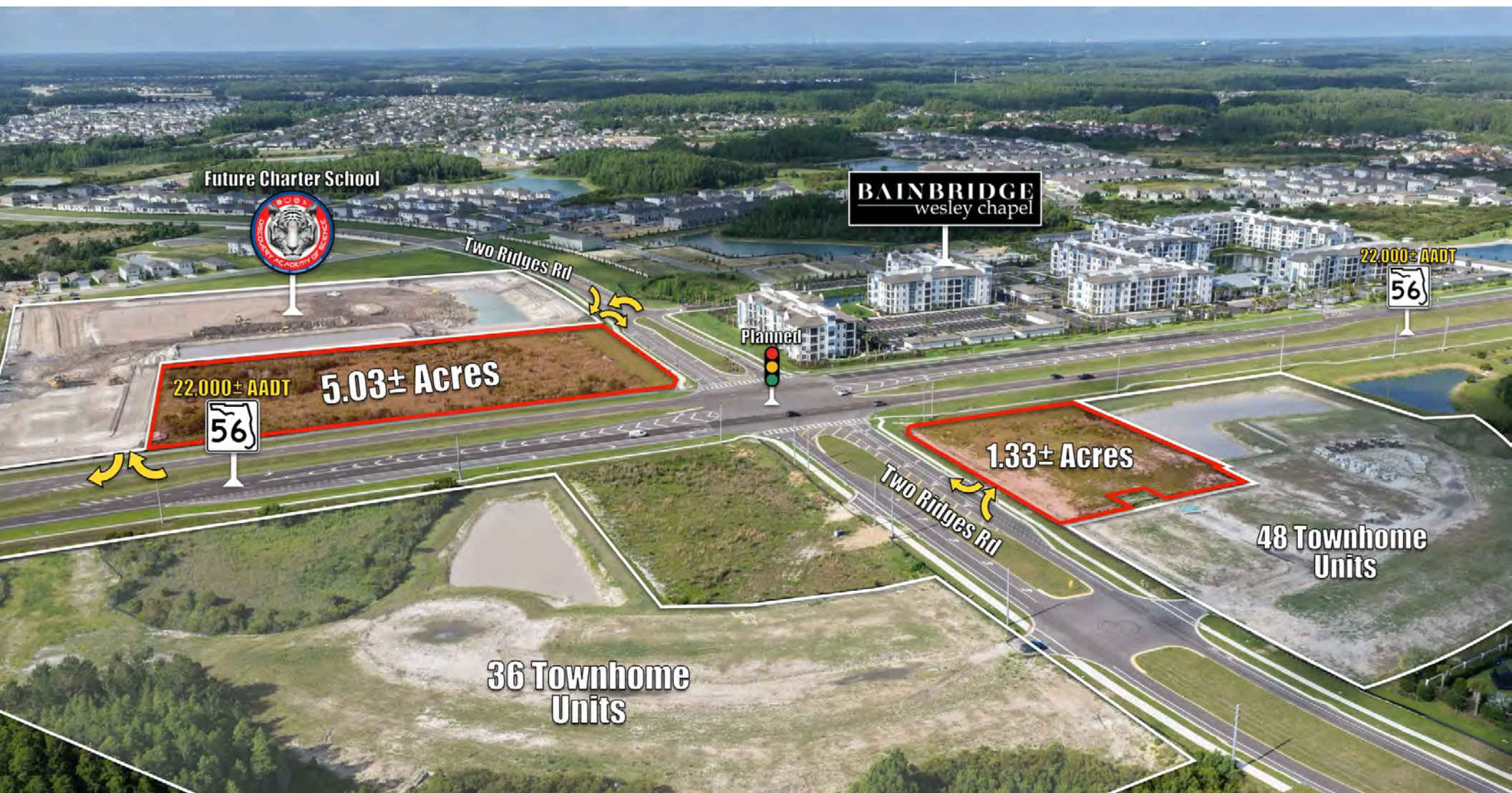
STATE ROAD 56, WESLEY CHAPEL, FL 33543

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Aerial Looking Southeast



Property Description

PROPERTY DESCRIPTION

The offering consists of two commercial parcels located on State Road 56 at Two Ridges Rd in Wesley Chapel, FL are available for sale or ground lease.

PROPERTY SIZE

1.33± Acres & 5.03± Acres

ZONING

1.33± Acre Parcel - Allows for up to 41,000 SF of PO-2 Professional Office Zoning District Permitted Uses & Special Exception Uses

5.03± Acre Parcel - Allows for up to 34,601 SF of C-1 Neighborhood Commercial Permitted Uses & Special Exception Uses and C-2 General Commercial specific conditional use for the consumption of alcoholic beverages.

PARCEL ID

26-26-20-0000-00100-0026, 26-26-20-0000-00100-0021

ASKING PRICES

1.33± Acres - \$1,950,000

5.03± Acres (can be subdivided) - Available For Sale or Lease - Contact Agent for Pricing

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

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Aerial Looking South



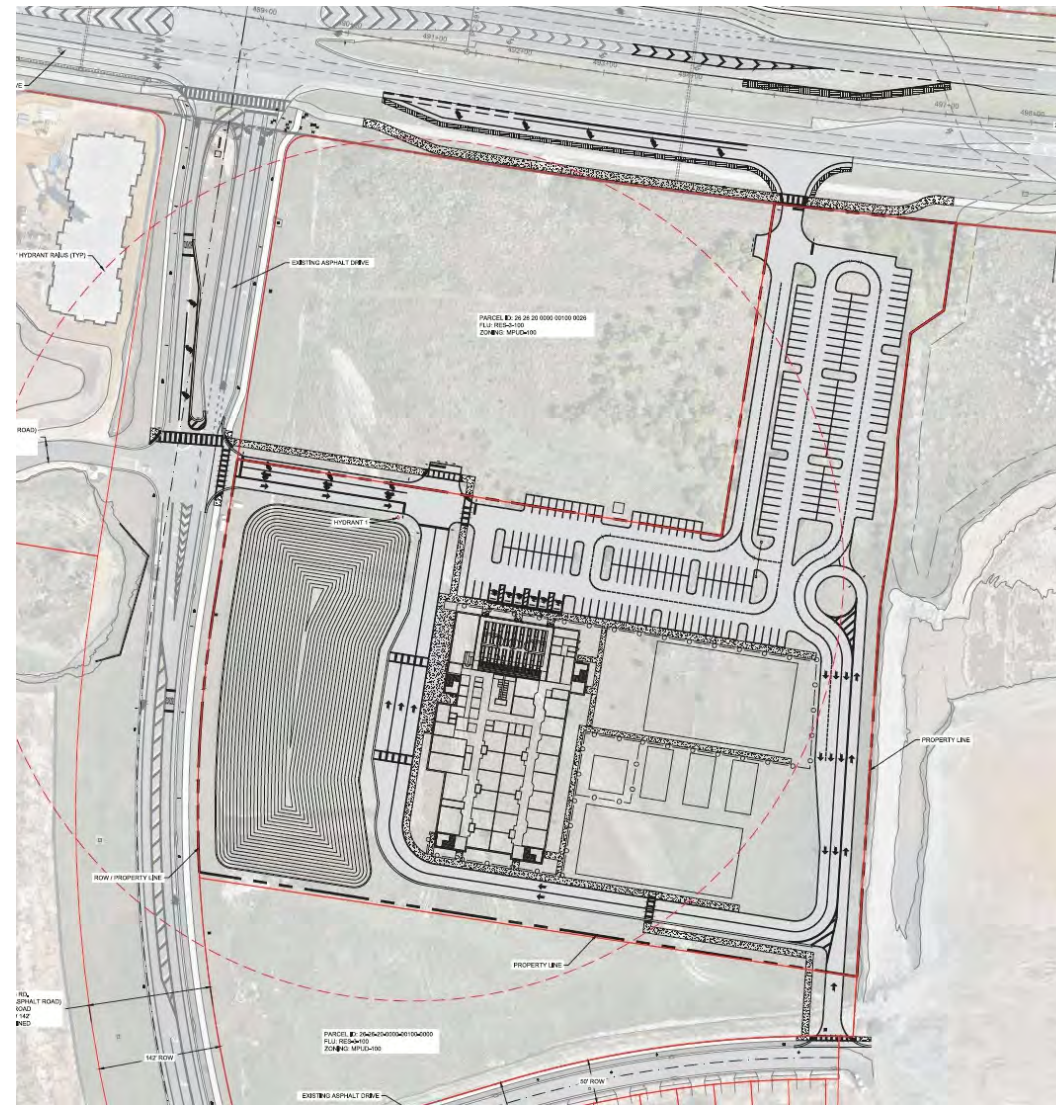
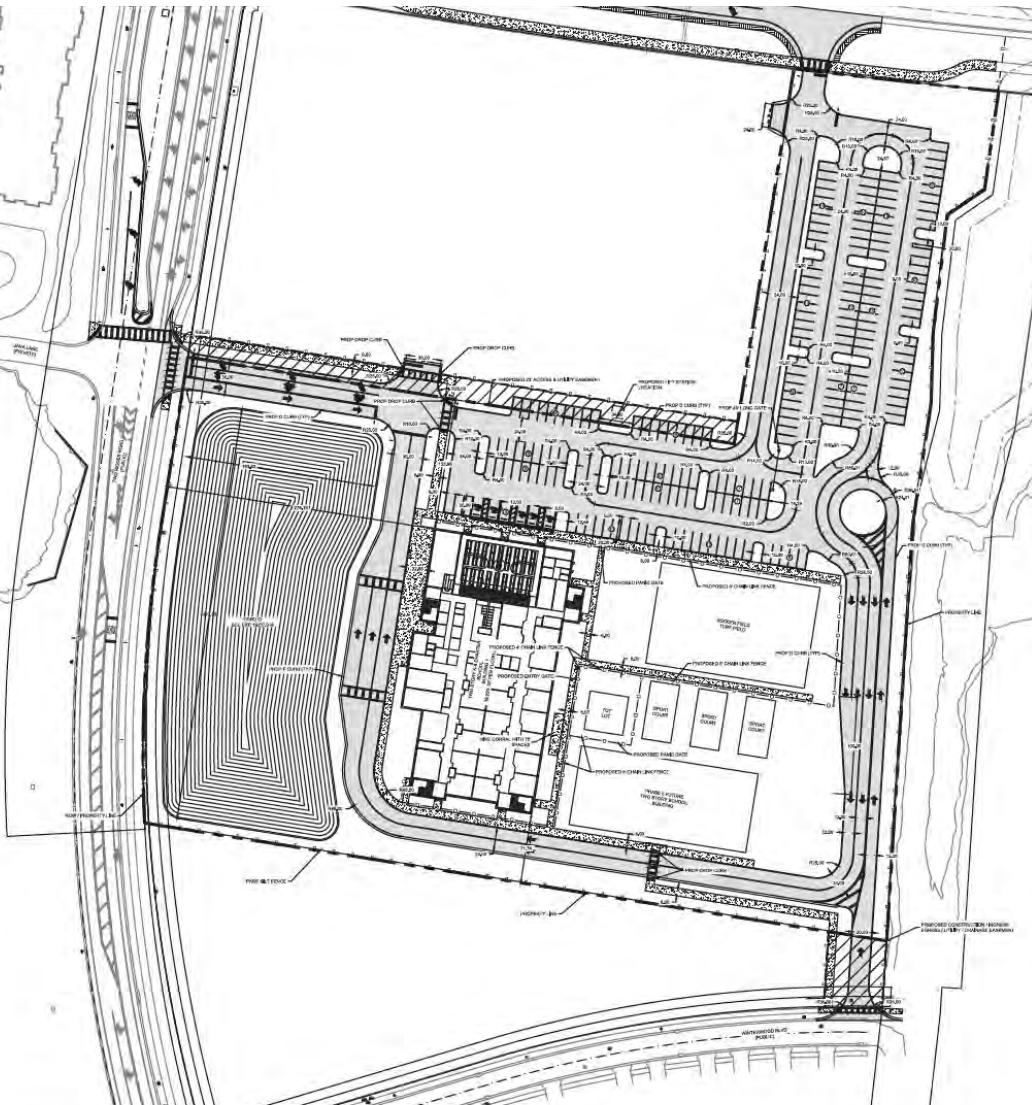
Aerial Looking East



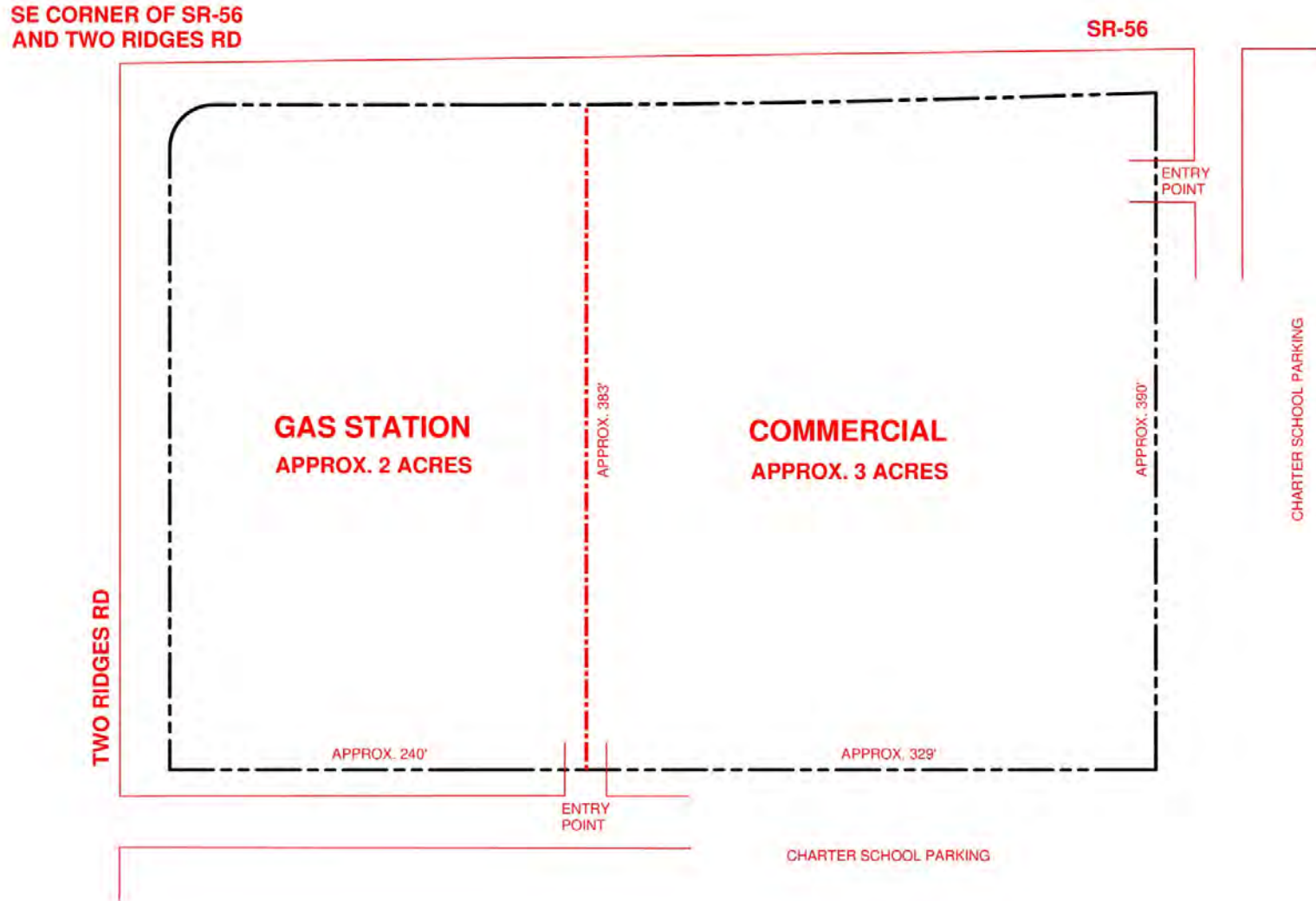
Interactive Aerial



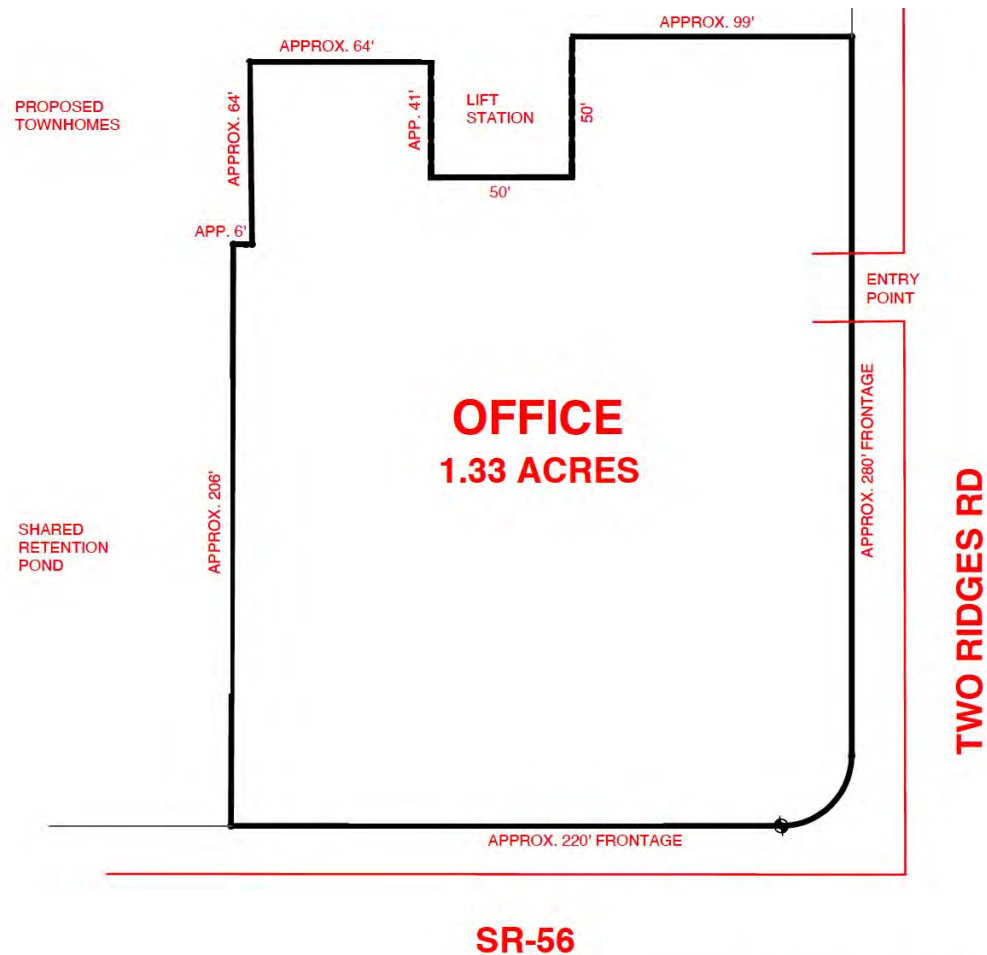
5 Acre Site Plans



5 Acre Site Plan



1.33 Acre Site



NW CORNER OF SR-56
AND TWO RIDGES RD

Demographics & Growth Report

STATE ROAD 56 & TWO RIDGES RD // WESLEY CHAPEL, FL 33543

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (2025 Est.)	3,300	44,500	124,000
Projected Population (2030)	4,100	55,200	153,800
Median Age	37.8	37.1	38.2
Pop. Growth Since 2020	+24%	+24%	+24%
HOUSEHOLDS & INCOME			
Total Households (2025 Est.)	1,140	15,150	43,050
Persons per Household	2.9	2.9	2.9
Average HH Income	\$152,700	\$147,300	\$146,900
Average Home Value	\$478,100	\$461,900	\$463,800
78,397 Wesley Chapel residents +29.5% since 2020	674,516 Pasco County residents among fastest-growing U.S. counties	~\$463K Median home price 33543 ZIP, 2025	20,000+ Homes planned in nearby master-planned communities

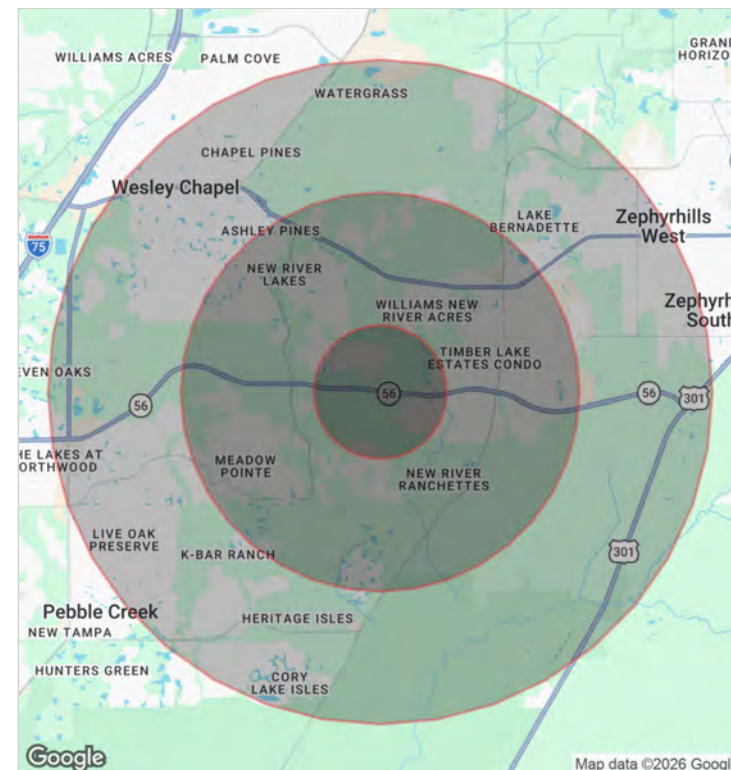
NEW & UNDER-CONSTRUCTION SUBDIVISIONS

COMMUNITY	STATUS	PLANNED HOMES
Watergrass — subject area	Building out	1,999
Epperson — Crystal Lagoon	Delivering	3,000
Mirada — 15-ac Lagoon	Under construction	5,000
Two Rivers — 4,000+ ac	Under construction	7,500+
Union Park	Building out	1,800
Chapel Crossings	Building out	791

Combined Planned Buildout*

20,000+

*Excludes Avalon Park Wesley Chapel, Persimmon Park / Wiregrass Ranch, and additional multifamily & townhome product still in planning.



1 Mile 3 Miles 5 Miles

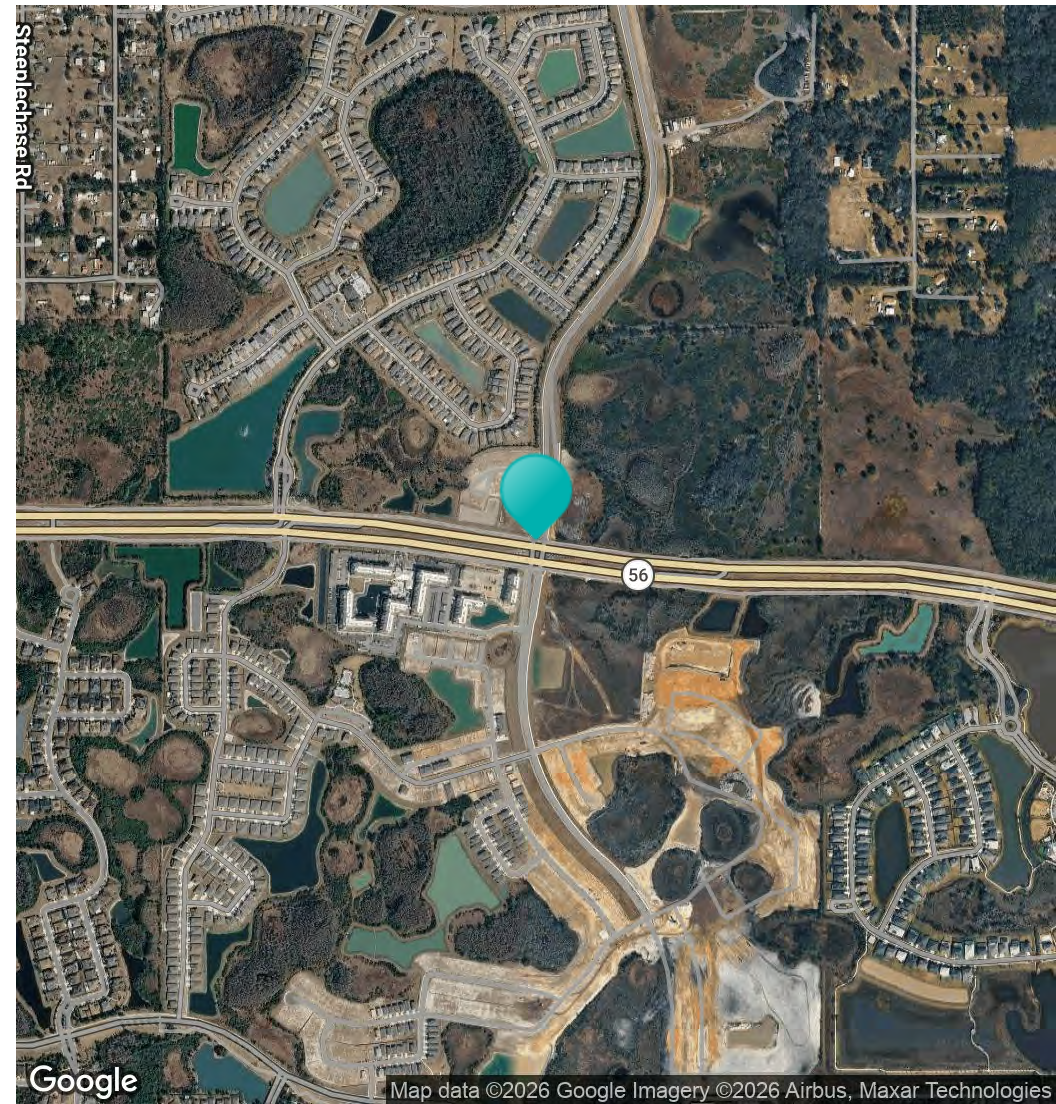
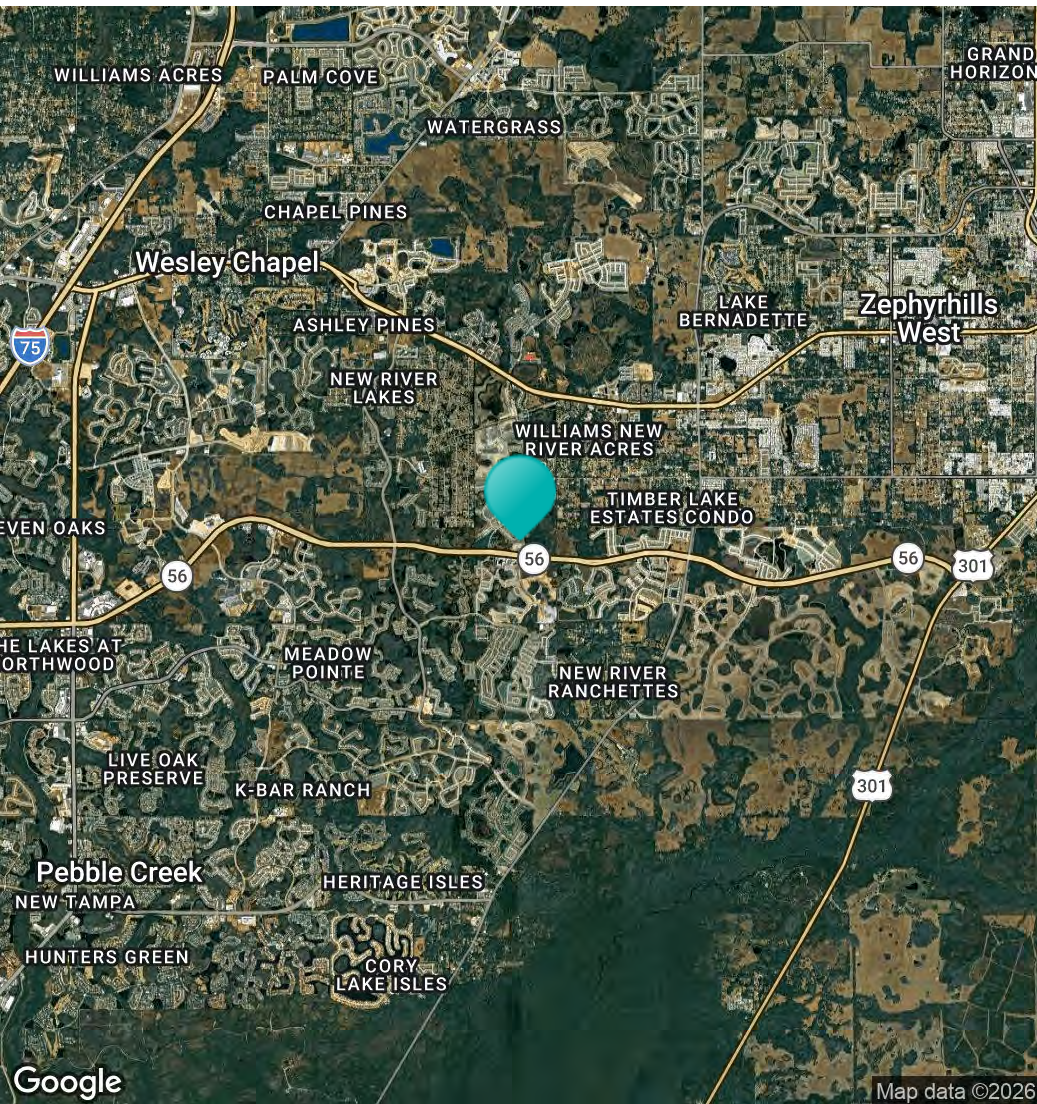
Trade-area radii centered on the subject site | Map data ©2026 Google

GROWTH DRIVERS

- SR-56 eastern extension to U.S. 301 (opened 2019) opened the corridor to rapid residential and commercial development.
- Epperson and Mirada Crystal Lagoons are drawing thousands of new families to the immediate trade area.
- 20,000+ new homes are planned or under construction within five miles, delivering through 2030.
- Pasco County remains one of the fastest-growing counties in the nation (+20% since 2020).

Sources: U.S. Census Bureau (2020 ACS 5-Yr; QuickFacts — Wesley Chapel CDP & Pasco County); World Population Review (2026); Redfin & Zillow, ZIP 33543 (2025–26); developer & Pasco County records via Crown Community Development, Metro Development Group/MetroPlaces, Mattamy/M/I Homes, and Neighborhood News. 1/3/5-mile figures extrapolated from the 2020 ACS base at Wesley Chapel's documented post-2020 growth rate; 2030 figures are illustrative projections.

Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Questions | Give us a call or drop us an email



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