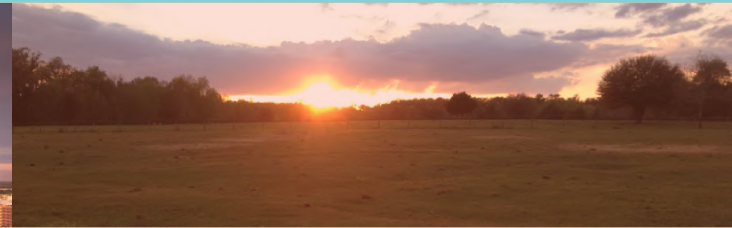
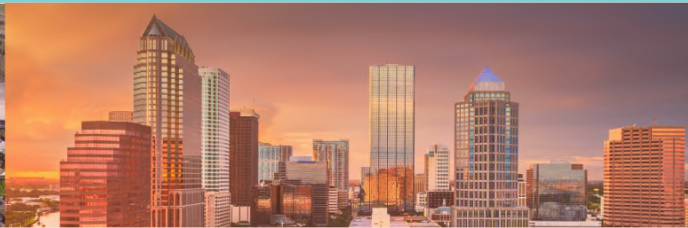


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase 9.38 acres of prime land located at the intersection of Elam Road and Kenton Road within Connected City in Wesley Chapel. This versatile parcel offers potential for various developments. The site is completely high and dry, with approximately 760 feet of frontage on Elam Road and 540 feet on Kenton Road.

The site is situated within the Connected City-Community Hub Overlay Zone, which allows for medium density and intensity, including uses such as recreational, cultural, civic, multi-family, and single-family residential (single-family detached, courtyard houses, and rowhouses). This zone provides landowners within its boundaries the flexibility to develop land uses, additional incentives for mobility fee credits, an expedited review process, and an exemption in transportation analysis.

LOCATION DESCRIPTION

The property is located at the northwest corner of Elam Road and Kenton Road in Wesley Chapel in Pasco County. It's situated within Connected City, across the street from Epperson Ranch and just east of the new interchange at I-75 and Overpass Road. The neighboring area is bustling with residential developments, including Epperson Ranch, Mirada, Park Meadows, and Watergrass.

PROPERTY SIZE

9.38 Acres

PARCEL ID

28-25-20-0000-01000-0000

PRICE

\$3,500,000

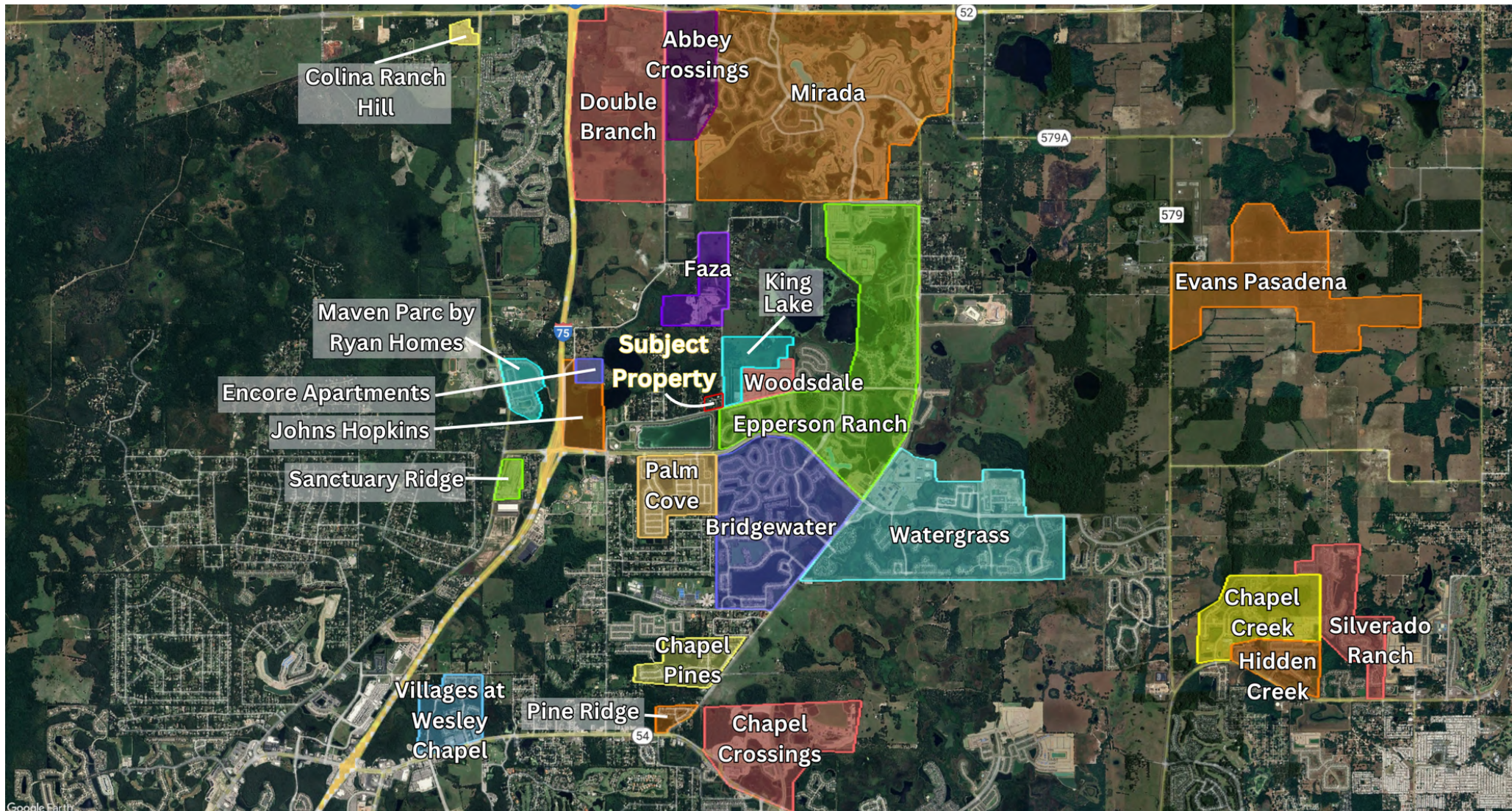
Aerials



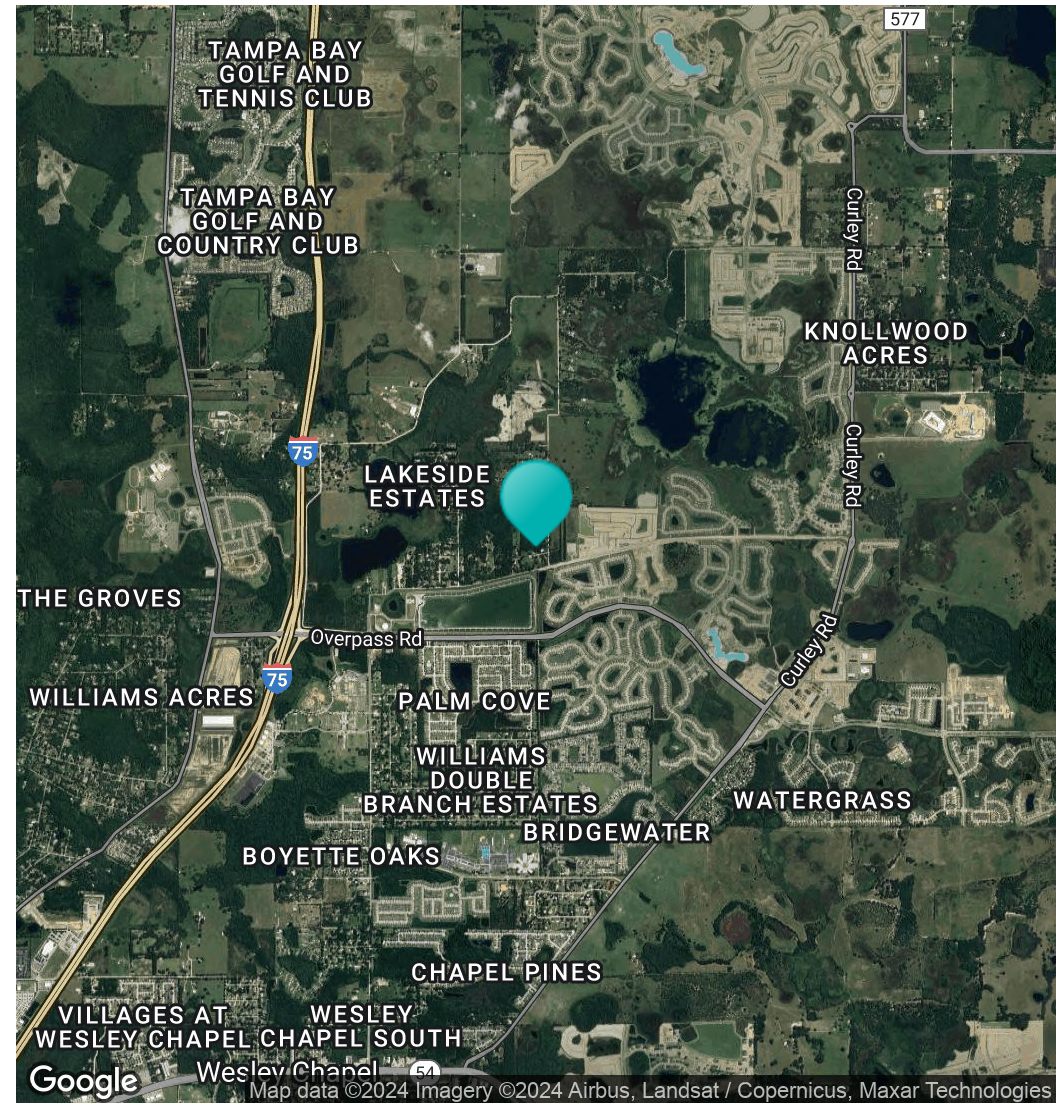
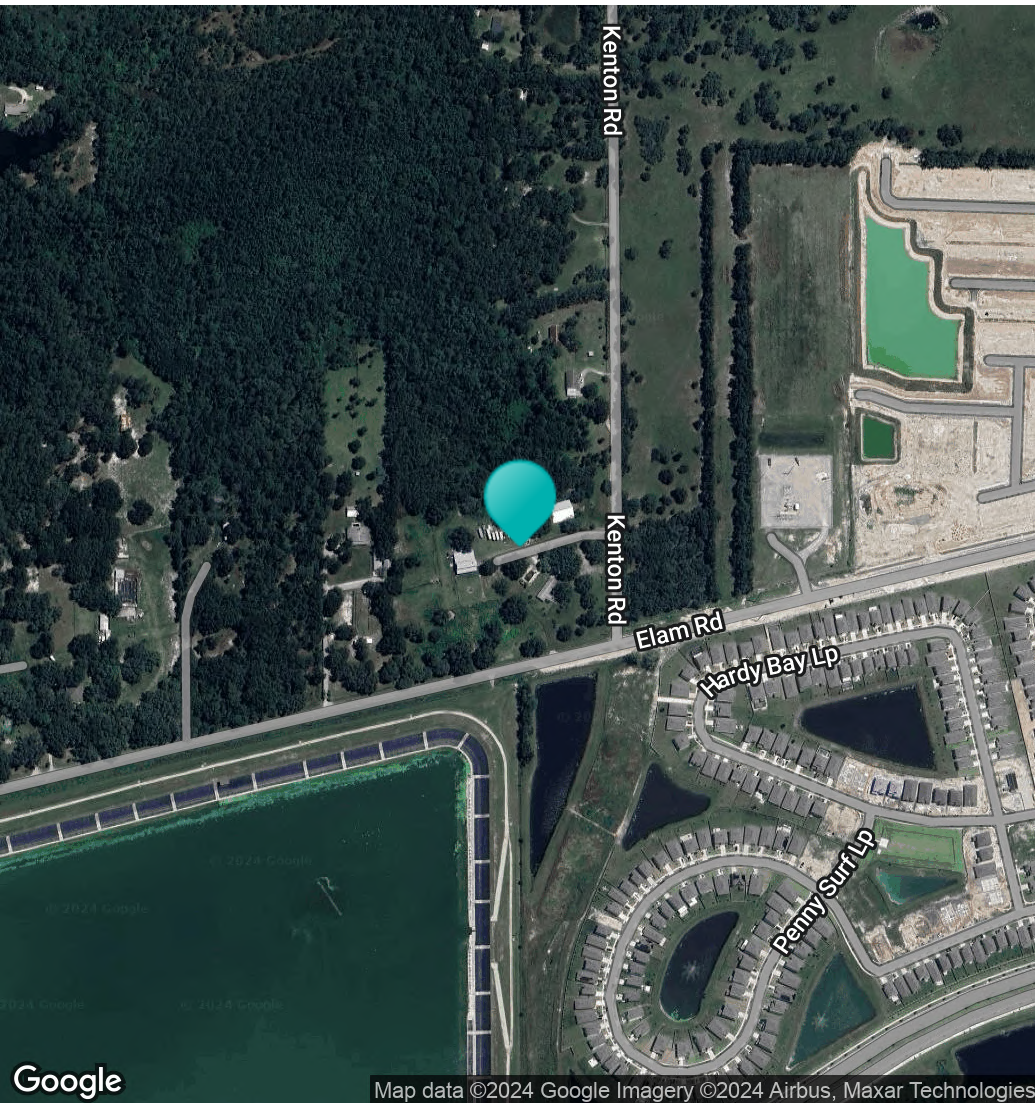
Aerials



Development Map



Location Map



Demographics Map & Report

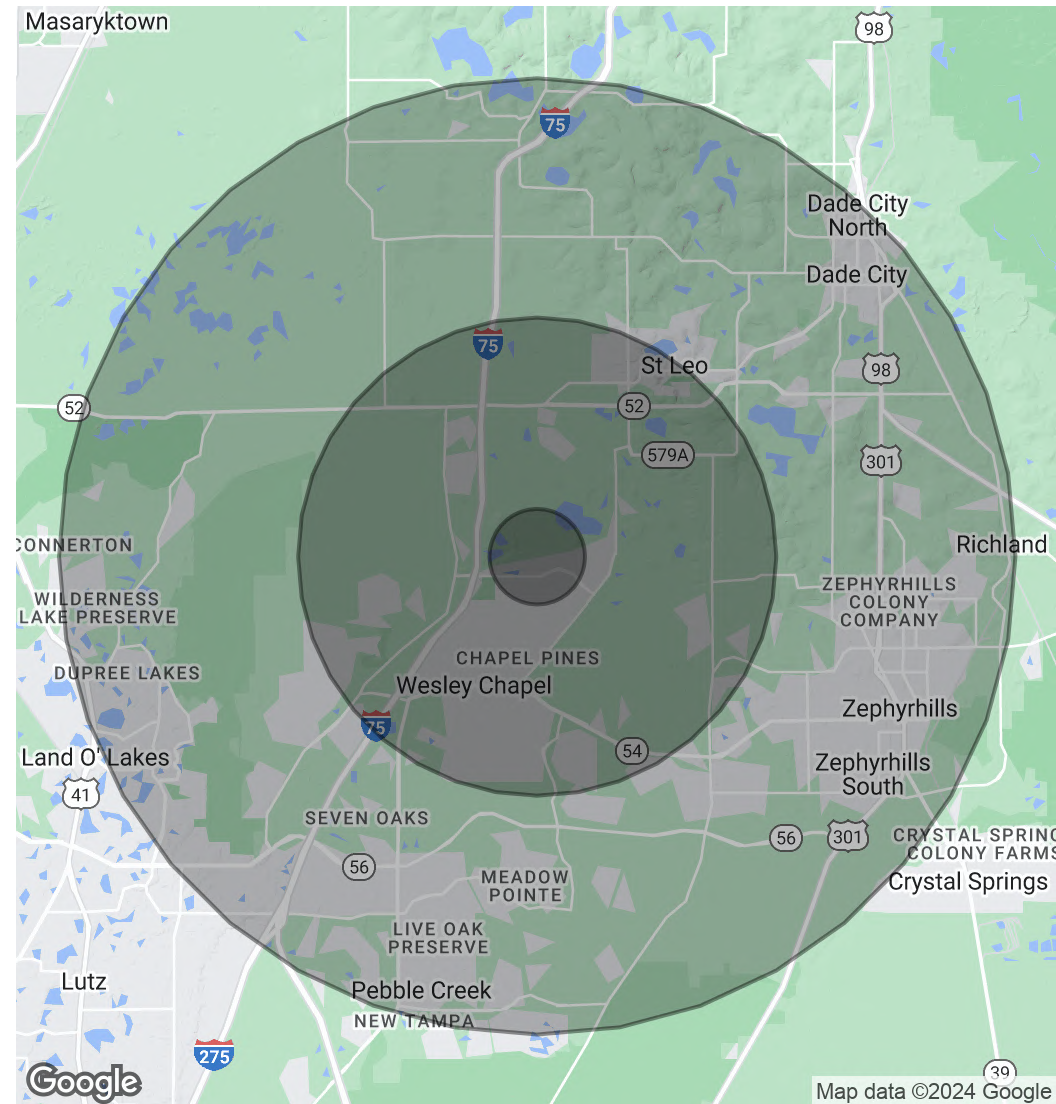
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,310	45,464	241,765
Average Age	34.2	38.1	42.2
Average Age (Male)	26.9	36.3	41.4
Average Age (Female)	37.2	40.0	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	969	15,816	98,384
# of Persons per HH	3.4	2.9	2.5
Average HH Income	\$99,945	\$93,224	\$77,452
Average House Value	\$255,516	\$252,478	\$218,391

2020 American Community Survey (ACS)



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.