

AVALON PARK WEST

Land Sale and Partnership Opportunities



Population & Demographics

459,023 2016 Total in Pasco County
238,731 2016 Wesley Chapel Population

- Median Age: 40
- Average Household Income 2016: \$71,617
- 209,945 Population in 10 Mile Radius

Source: U.S. Census Bureau Data USA



Property Features

- Located on SR 54 with 25,500 Daily Traffic Trips (Upon Estimated Completion Date 2021, SR54 will have 50,000+ Daily Trips)
- 1600 Acre Master-Planned Community
- Entitled for:
 - 4,400 Residential Units
 - 560,000 SF of Commercial Space
 - 120,000 SF of Office Space
- Downtown with Lively Restaurants, Convenient Shopping, Eclectic Boutiques within Walking Distance



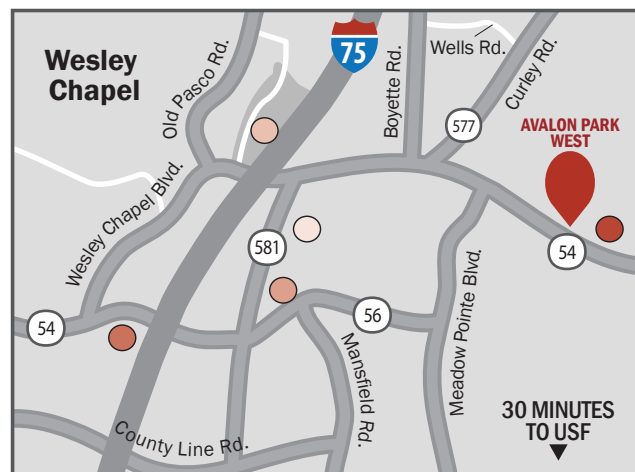
Future Uses

Seeking Partners, Investors, Tenants, Buyers and Operators for these Future Uses:

- Class A Office Space
- Medical Office Space
- Retail - Boutiques, Flower Shop, Dry Cleaner, Salon/Barbershop, Gift Shop
- Restaurant
- Day Care/School
- Gas Station
- Grocery Store
- Storage Facility
- Senior Housing
- Single and Multi-Family Homes



Local Area Points



- New River Elementary School
- Tampa Premium Outlets (17 minutes)
- The Shops at Wiregrass (16 minutes)
- The Grove (15 minutes)
- Florida Hospital (16 minutes)

Contact Us

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Information Center

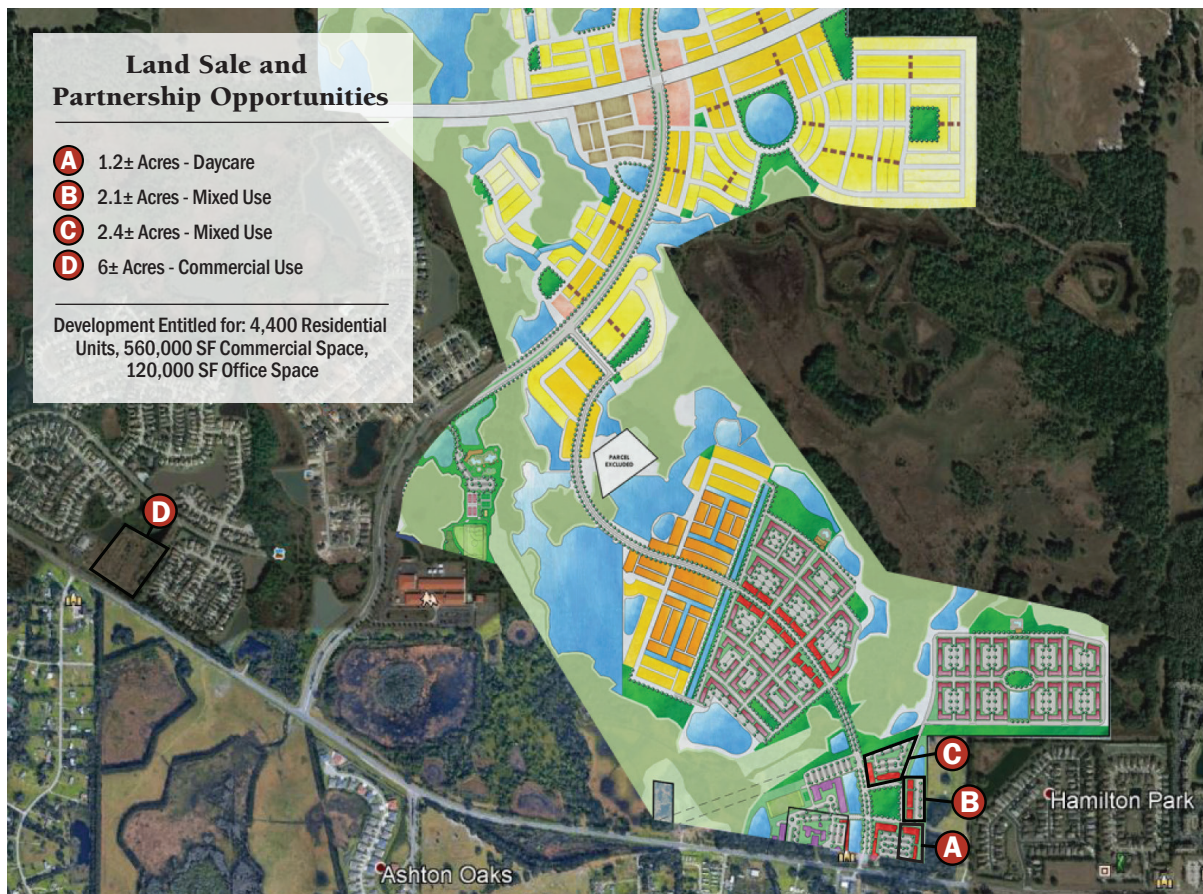
33613 SR 54
Wesley Chapel FL 33543

All artist's renderings are conceptual and subject to change

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Nestled on 1,600 acres in the heart of the rapidly growing Wesley Chapel, Avalon Park West is seeking Partners, Investors, Tenants, Buyers and Operators for the future uses listed below.



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