

FOR SALE

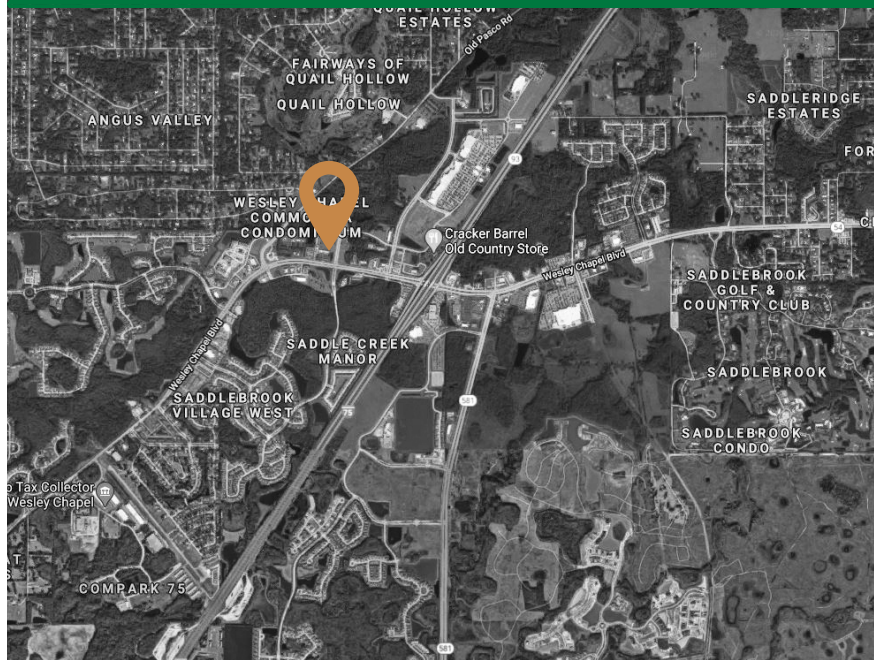
WESLEY CHAPEL COMMERCIAL LAND



HIGHLIGHTS

- 3.51 - 7.7 Acres in one of the fastest growing communities in Florida
- C2 Zoning
- Convenient to I-75 off-ramp
- Located at the entryway to The Grove
- Established growth market
- Main thoroughfare visibility
- Proximity to tourist attractions - WC Sports Complex, Malls and outdoor activities
- Variety of uses possible - Hotel, restaurant, retail

5685 Gateway Blvd., Wesley Chapel FL 33544



SALE PRICE \$2,700,000

CPR TEAM OFFICE (727) 822-4715

Jim Engelmann, Sales Associate | Jim@CPRTeam.com | (813) 508-4981 (Mobile)

FOR SALE

Grove Mall Outparcel

📍 5685 Gateway Blvd., Wesley Chapel, FL 33544



This 3.51 AC site is perfectly located along the Wesley Chapel Blvd corridor, with visibility along this main thoroughfare, and .4 miles from the I-75 exit. May be combined with adjacent lot for 7.7 Acres total.

Gateway Blvd is one of two access points to The Grove, a thriving Shopping Center home to several national and regional retailers. Recent media announcements include the addition of Krate, a container park that will be packed with 55 restaurants and retail shops, as well as a stage for live entertainment. Additional new developments include a mini-golf course, waterpark and an entertainment venue with movie screens, playground and a variety of activities for the whole family.

With its C2 Commercial zoning, this property is perfectly positioned to take advantage of the proximity to this family destination, as well as the new Wesley Chapel Sports Complex, Wiregrass and Tampa Prime Outlet Malls. The site is ideal for Hotel, restaurant and other retail uses.

Wesley Chapel is one of the fastest growing communities in Florida, and this property is prime for new development.



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions*

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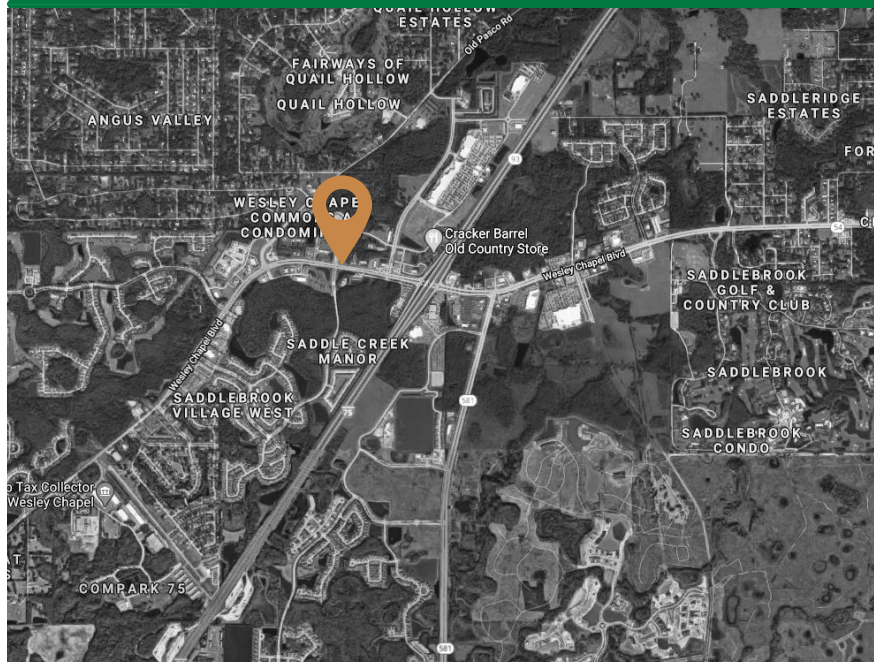
WESLEY CHAPEL COMMERCIAL LAND



HIGHLIGHTS

- 3.18 - 5 Acres in one of the fastest growing communities in Florida
- C2 Zoning
- Convenient to I-75 off-ramp
- Located at the entryway to The Grove
- Established growth market
- Main thoroughfare visibility
- Proximity to tourist attractions - WC Sports Complex, Malls and outdoor activities
- Variety of uses possible - Gas, hotel, restaurant, retail

5630 Gateway Blvd., Wesley Chapel FL 33544



SALE PRICE \$2,500,000

CPR TEAM OFFICE (727) 822-4715

Jim Engelmann, Sales Associate | Jim@CPRTeam.com | (813) 508-4981 (Mobile)

FOR SALE

Grove Mall Outparcel

📍 5630 Gateway Blvd., Wesley Chapel, FL 33544



This 3.18 AC site is perfectly located along the Wesley Chapel Blvd corridor, with visibility along this main thoroughfare, and 0.4 miles from the I-75 exit. May be combined with adjacent lot for up to 5 acres.

Gateway Blvd is a lighted intersection and is one of two access points to The Grove, a thriving Shopping Center home to several national and regional retailers. Recent media announcements include the addition of Krate, a container park that will be packed with 55 restaurants and retail shops, as well as a stage for live entertainment. Additional new developments include a mini-golf course, waterpark and an entertainment venue with movie screens, playground and a variety of activities for the whole family.

With its C2 Commercial zoning, this property is perfectly positioned to take advantage of the proximity to this family destination, as well as the new Wesley Chapel Sports Complex, Wiregrass and Tampa Prime Outlet Malls. The site is ideal for Gas/Convenience, Hotel, restaurant and other retail in a mixed-use project.

Wesley Chapel is one of the fastest growing communities in Florida, and this property is prime for new development.



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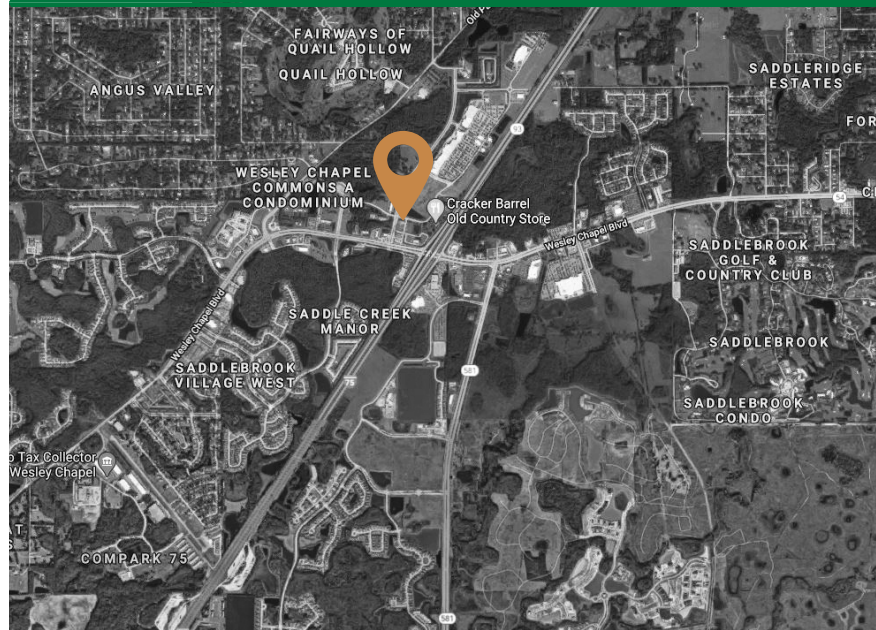
WESLEY CHAPEL COMMERCIAL LAND



HIGHLIGHTS

- 1.1 Acres in one of the fastest growing communities in Florida
- C2 Zoning
- Convenient to I-75 off-ramp
- Located at the entryway to The Grove
- Established growth market
- Main thoroughfare visibility
- Proximity to tourist attractions – WC Sports Complex, Malls and outdoor activities
- Variety of uses possible – gas, hotel, QSR, family restaurant, retail

6250 Oakley Blvd., Wesley Chapel FL 33544



SALE PRICE \$950,000

CPR TEAM OFFICE (727) 822-4715

Jim Engelmann, Sales Associate | Jim@CPRTeam.com | (813) 508-4981 (Mobile)

FOR SALE

Grove Mall Outparcel

📍 6250 Oakley Blvd., Wesley Chapel, FL 33544



This 1.1 AC site is perfectly located along the Wesley Chapel Blvd corridor, with visibility along this main thoroughfare, and convenient to the I-75 exit.

This property is at the lighted intersection of Oakley Blvd, and Wesley Grove Blvd., along the main access point to The Grove, a thriving Shopping Center home to several national and regional retailers. Recent media announcements include the addition of Krate, a container park that will be packed with 55 restaurants and retail shops, as well as a stage for live entertainment. Additional new developments include a mini-golf course, waterpark and an entertainment venue with movie screens, playground and a variety of activities for the whole family.

With its C2 Commercial zoning, this property is perfectly positioned to take advantage of the proximity to this family destination, as well as the new Wesley Chapel Sports Complex, Wiregrass and Tampa Prime Outlet Malls. The site is ideal for QSR, gas/convenience, hotel, family restaurant and other retail.

Wesley Chapel is one of the fastest growing communities in Florida, and this property is prime for new development.

This parcel can be combined with the parcel to the immediate east.



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WESLEY CHAPEL COMMERCIAL LAND

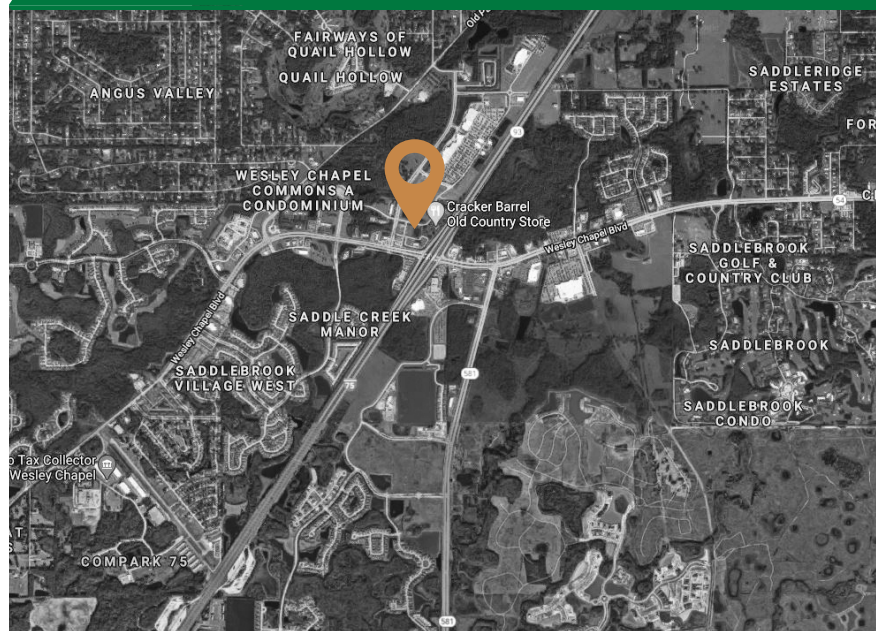


HIGHLIGHTS

- 1.0 Acres in one of the fastest growing communities in Florida
- C2 Zoning
- Convenient to I-75 off-ramp
- Located at the entryway to The Grove
- Established growth market
- Main thoroughfare visibility
- Proximity to tourist attractions – WC Sports Complex, Malls and outdoor activities
- Variety of uses possible – gas, hotel, restaurant, retail



5620 Wesley Grove Blvd.
Wesley Chapel FL 33544



SALE PRICE \$685,000

CPR TEAM OFFICE (727) 822-4715

Jim Engelmann, Sales Associate | Jim@CPRTeam.com | (813) 508-4981 (Mobile)

FOR SALE

Grove Mall Outparcel

📍 5620 Wesley Grove Blvd., Wesley Chapel, FL 33544



This 1.0 AC site is perfectly located along the Wesley Chapel Blvd corridor, with visibility along this main thoroughfare, and convenient to the I-75 exit.

Wesley Grove Blvd is a lighted intersection at Oakley Blvd., and is the main access point to The Grove, a thriving Shopping Center home to several national and regional retailers. Recent media announcements include the addition of Krate, a container park that will be packed with 55 restaurants and retail shops, as well as a stage for live entertainment. Additional new developments include a mini-golf course, waterpark and an entertainment venue with movie screens, playground and a variety of activities for the whole family.

With its C2 Commercial zoning, this property is perfectly positioned to take advantage of the proximity to this family destination, as well as the new Wesley Chapel Sports Complex, Wiregrass and Tampa Prime Outlet Malls. The site is ideal for QSR, hotel, family restaurant and other retail.

Wesley Chapel is one of the fastest growing communities in Florida, and this property is prime for new development.

This parcel can be combined with the parcel to the immediate west.



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WESLEY CHAPEL COMMERCIAL LAND

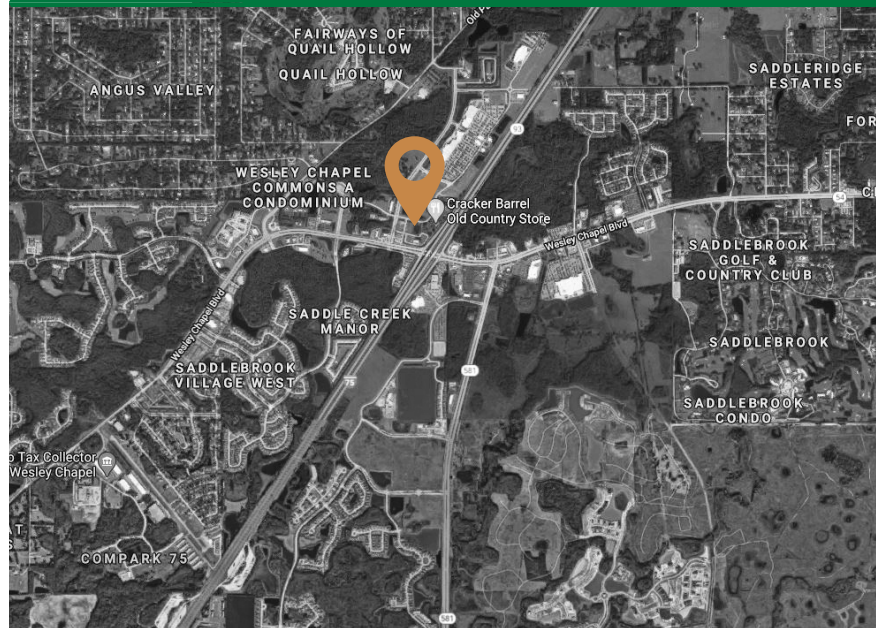


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- Established growth market
- Main thoroughfare visibility
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- Variety of uses possible – QSR, family restaurant, hotel, retail



27825 Wesley Chapel Blvd.
Wesley Chapel FL 33544



SALE PRICE \$1,200,000

CPR TEAM OFFICE (727) 822-4715

Jim Engelmann, Sales Associate | Jim@CPRTeam.com | (813) 508-4981 (Mobile)

FOR SALE

Grove Mall Outparcel

📍 27825 Wesley Chapel Blvd., Wesley Chapel, FL 33544



This 1.1 AC site is perfectly located along the Wesley Chapel Blvd corridor, with frontage along this main thoroughfare, and immediately off the I-75 exit.

Oakley Blvd is the main access point to The Grove, a thriving Shopping Center home to several national and regional retailers. Recent media announcements include the addition of Krate, a container park that will be packed with 55 restaurants and retail shops, as well as a stage for live entertainment. Additional new developments include a mini-golf course, waterpark and an entertainment venue with movie screens, playground and a variety of activities for the whole family.

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