

An aerial photograph of a suburban area. In the center, a rectangular plot of land is outlined in yellow. This plot contains several trees and a small white building. To the left of the plot is a residential neighborhood with houses and swimming pools. To the right is a multi-lane road with traffic, labeled 'SR 54'. In the background, there are more houses and a body of water.

Fischbach

LAND COMPANY

**WESLEY CHAPEL
COMMERCIAL**

1.57± ACRES

Property Overview

Prime location of 1.57± acres positioned on State Road 54 in Wesley Chapel, just minutes from I-75. This site features 170± feet of road frontage on SR 54 and is zoned C-1 which allows for various retail, medical, educational, and fitness uses. In a region seeing explosive residential growth, this major thoroughfare connecting Wesley Chapel and Zephyrhills is an ideal location for any commercial support use to complement new rooftops. Currently, there are 3 mobile homes on the property which gross \$33,000 annually, offering cash flow for a speculative purchase.



www.FischbachLandCompany.com/WesleyChapelCommercial

Property Highlights



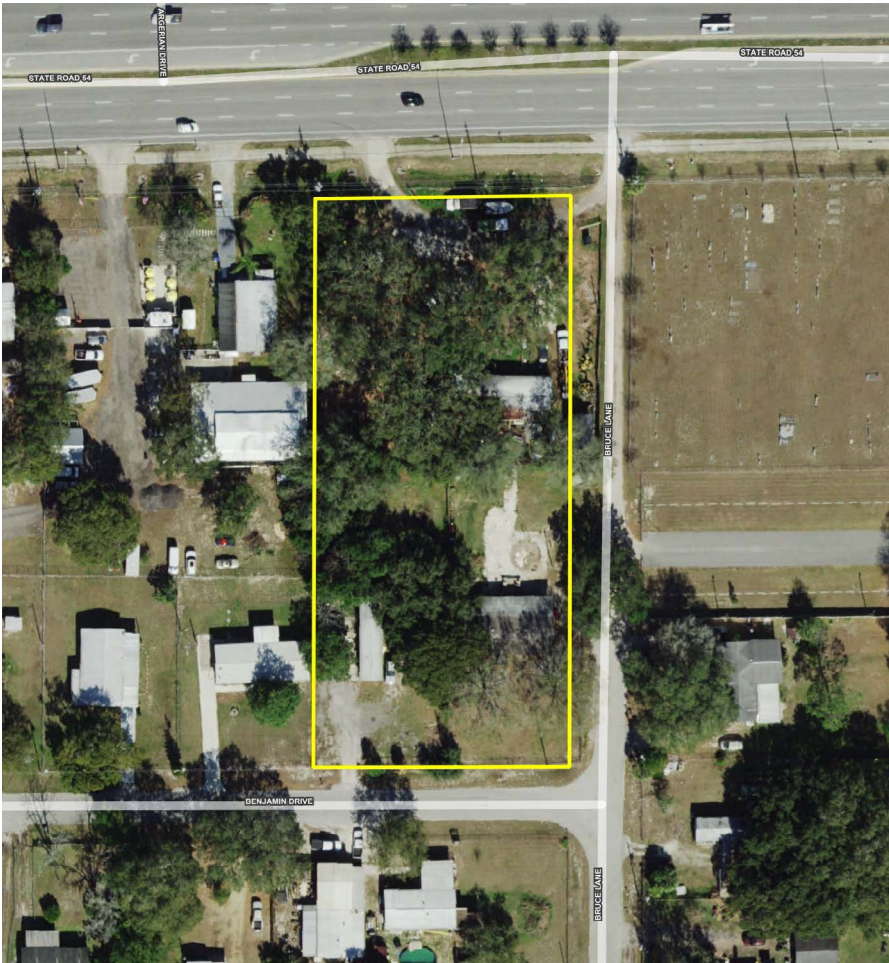
Minutes to I-75



Zoned C-1

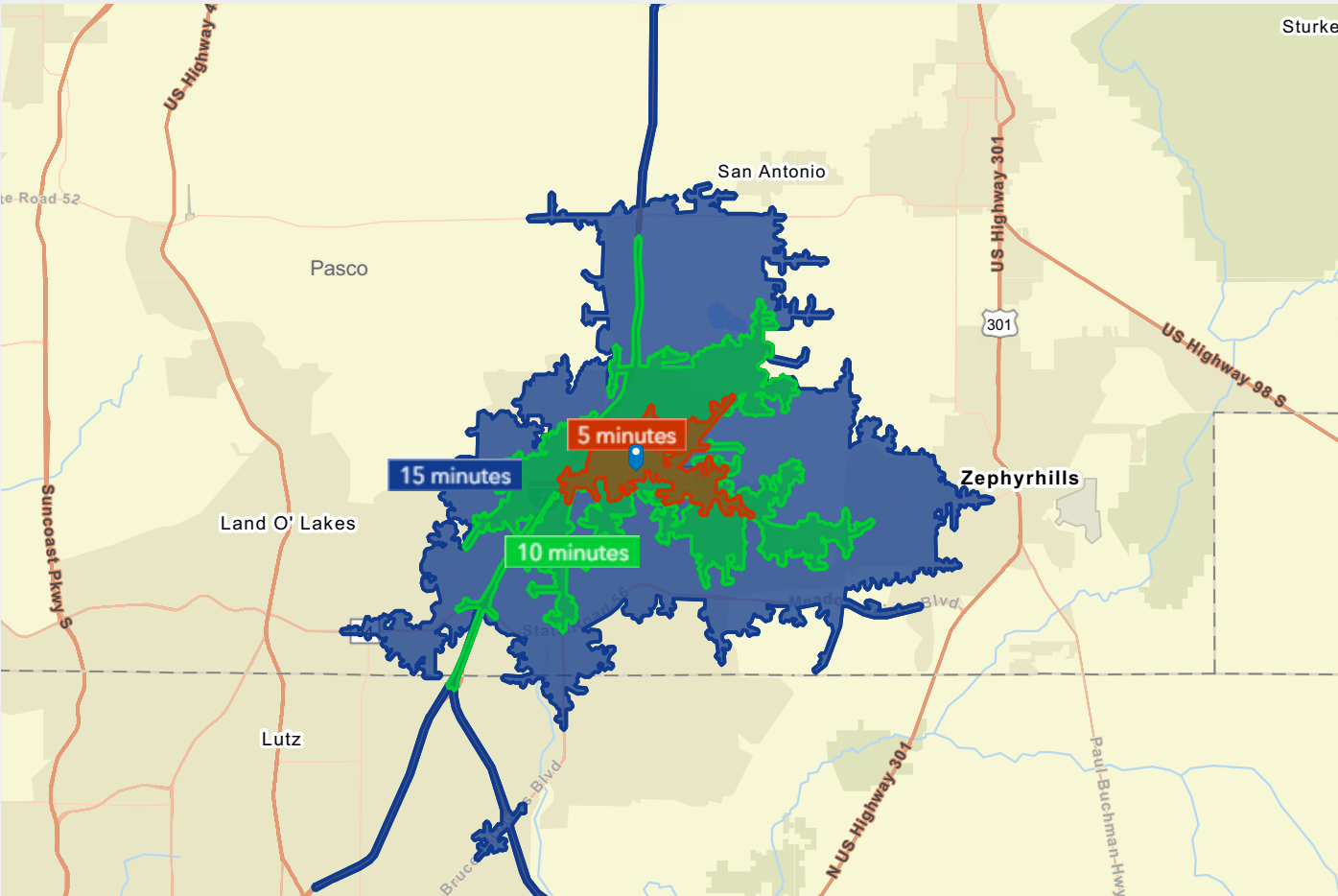


30,000 AADT



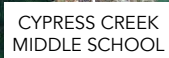
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|------------------|---|-----------------|--|
| Price | \$800,000 | Parcel ID | 08-26-20-0010-00000-3090, 08-26-20-0010-00000-3110, 08-26-20-0010-00000-3100 |
| Property Type | Commercial Land | STR | 08-26-20 |
| Size | 1.57± Acres | Utilities | Pasco County |
| Zoning | C1 and R1MH | Future Land Use | RES-6 |
| Property Address | 29626 SR 54, Wesley Chapel, FL 33543 | Road Frontage | 170± feet on SR 54 |
| County | Pasco | Property Taxes | \$8,538.59 (2024) |

Demographics and Traffic Count



EASTBOUND
30,000 AADT

WESTBOUND
57,000 AADT



Fischbach **LAND COMPANY**

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