

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Summary

PROPERTY DESCRIPTION

The opportunity is to purchase Lot 5 within the Class A industrial park, COMPARK 75 in Wesley Chapel. Lot 5 is one of the last remaining land parcels within COMPARK 75 and will take advantage of extensive development expertise to design and develop one 66,500± SF industrial/warehouse/distribution building or up to four stories of office (60' - 0" max.). Pasco County has approved conditions on the property related to businesses that would be occupying the space such as biotech, medical, business services, consultants, telecommunication, etc. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The parcel is located within COMPARK 75 which is a Class A park of commerce abutting I-75 and is strategically located equidistant between the State Road 54 and State Road 56 interchanges and only 12 miles east of the Suncoast Parkway. COMPARK 75 has the distinction of being the only park of its type in the north Tampa Bay area and offers zoning flexible enough to accommodate almost every use. Multiple housing communities surround it as well as retail centers that include three planned shopping malls totaling over three million square feet within a two-mile radius of the park. Whether you are looking to lease or own, ComPark 75 is the smart solution for your business move.

PROPERTY SIZE

5.28± Acres

ZONING

I1 - Light Manufacturing

UTILITIES

Water & Sewer: Pasco County; Utilities Electric: Withlacoochee River Electric; Telecom: Frontier, Spectrum

PRICE

- \$1,750,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

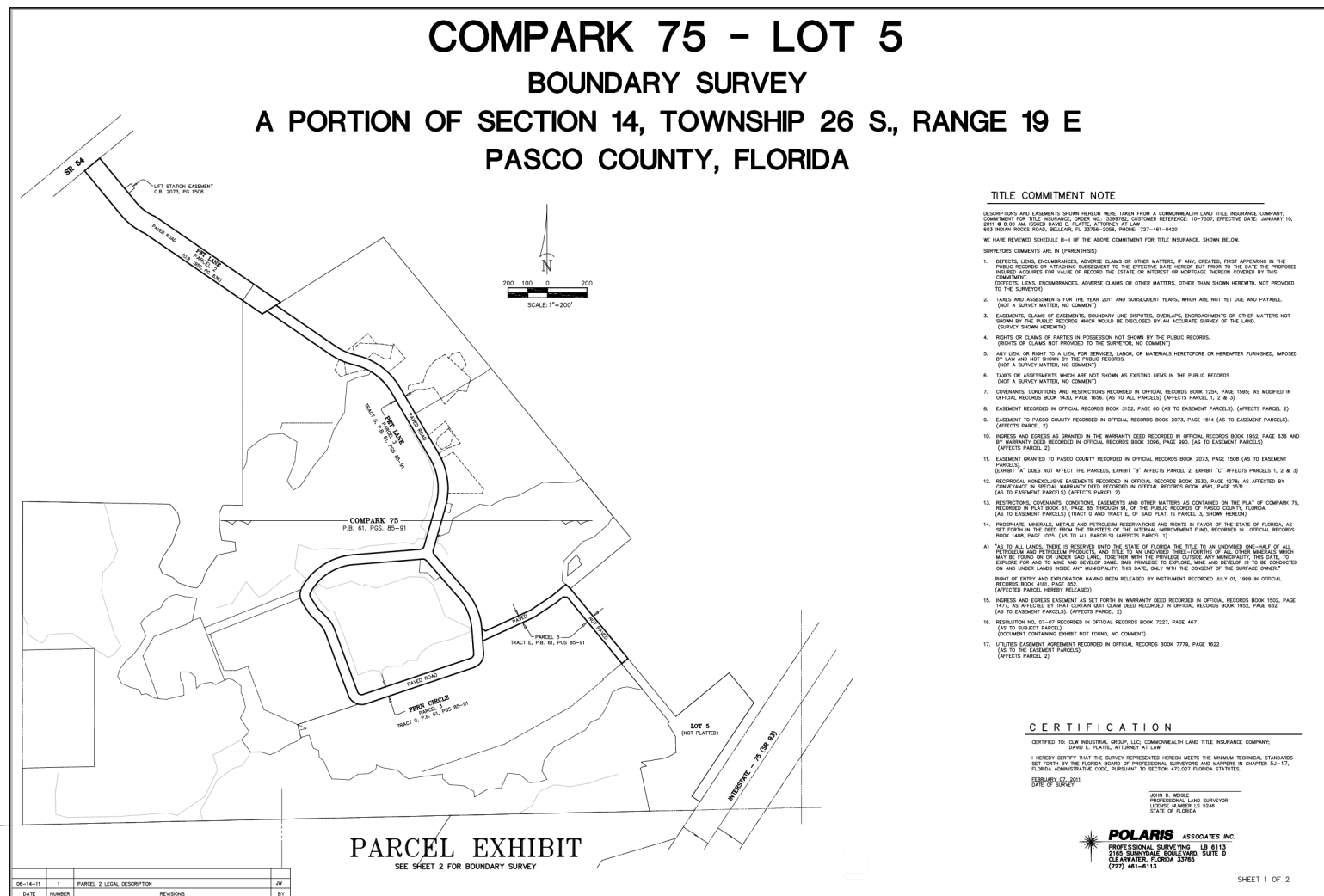
Senior Advisor/Partner

813.287.8787 x109

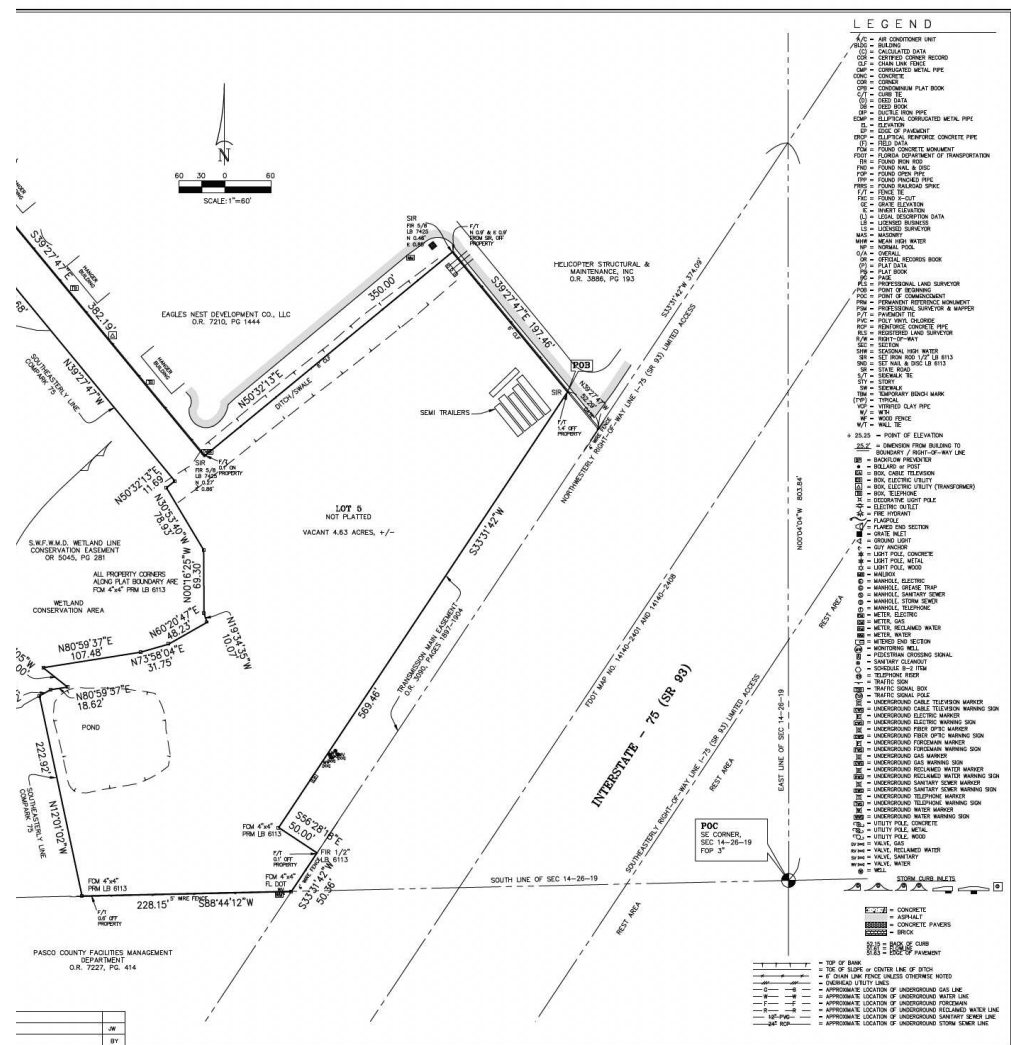
Jack@thedirt dog.com

Aerial

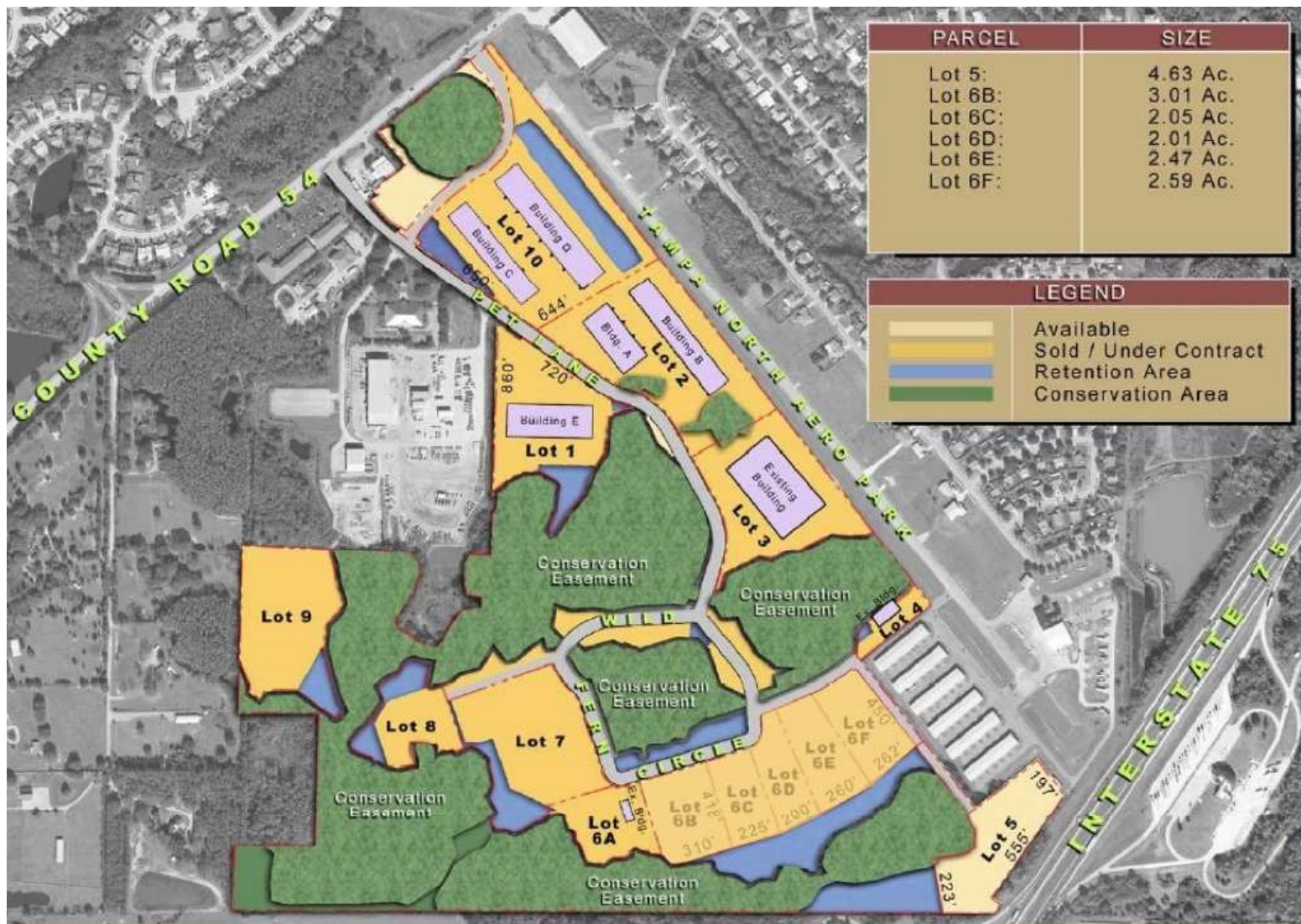




5 COMPARK 75 LOT 5 // 4212 CYPRESS GULCH DRIVE WESLEY CHAPEL, FL 33544



COMPARK 75 Plan



Office Concept



Demographics Map & Report

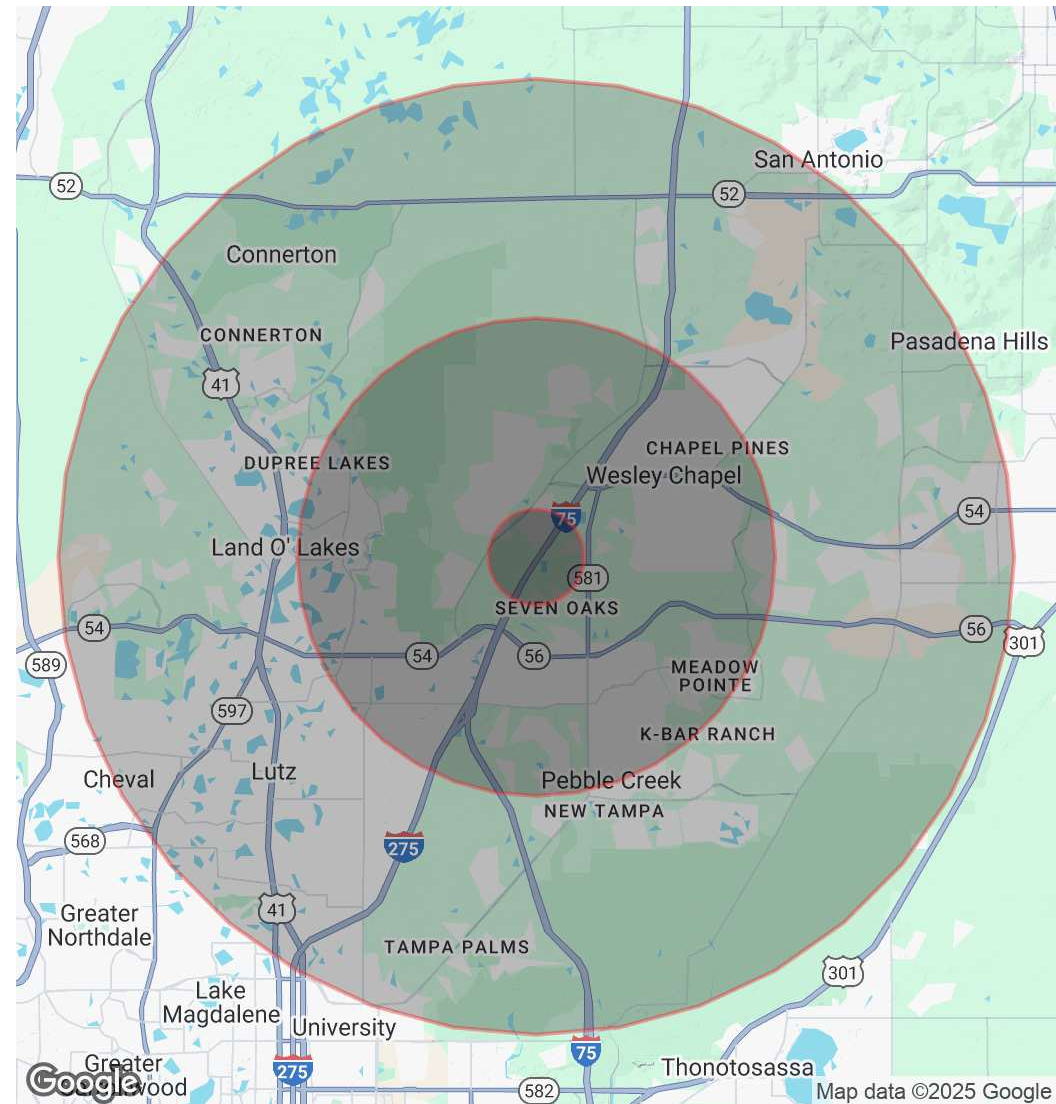
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,554	87,393	229,465
Average age	29.1	35.6	36.3
Average age (Male)	30.2	35.4	36.0
Average age (Female)	28.7	35.7	36.6

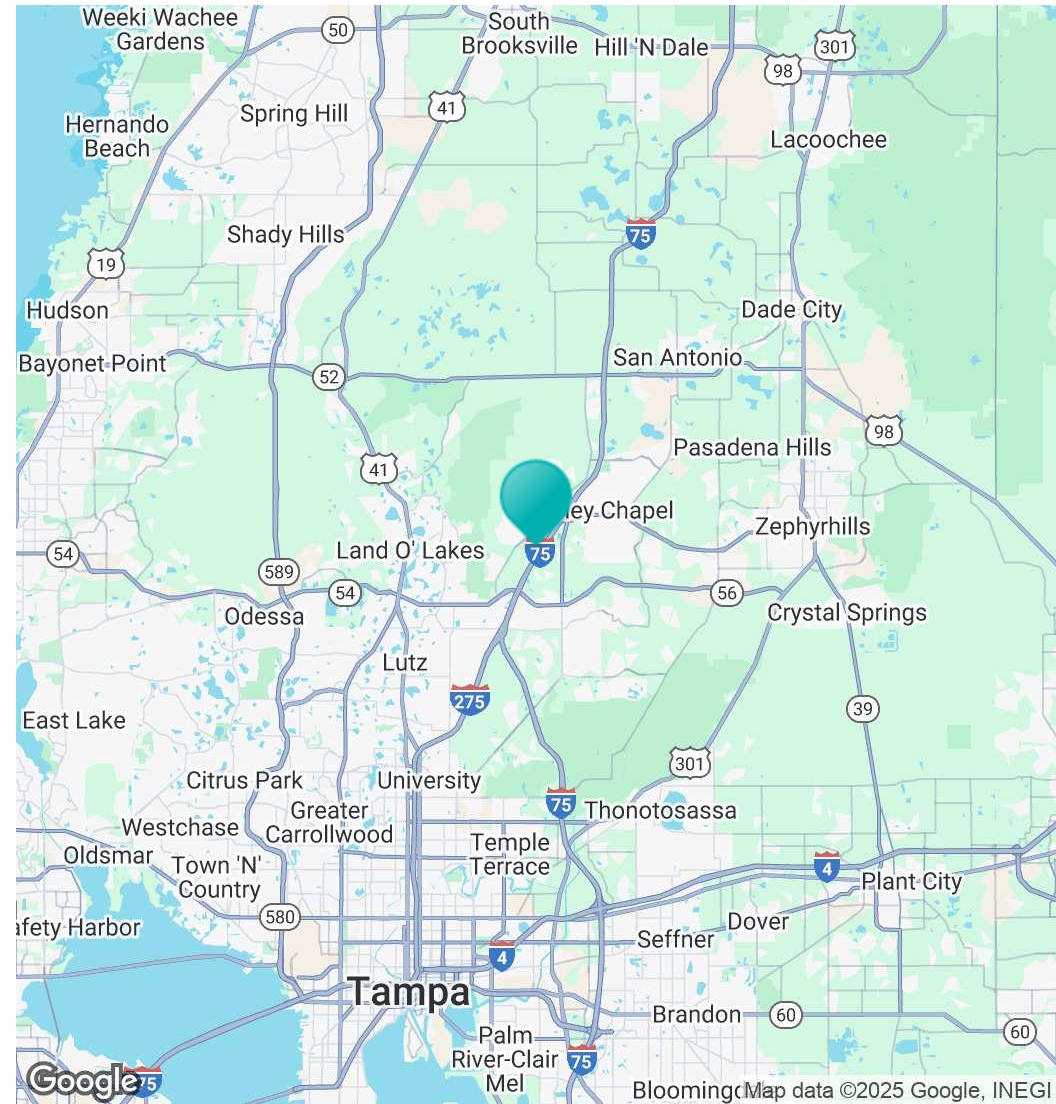
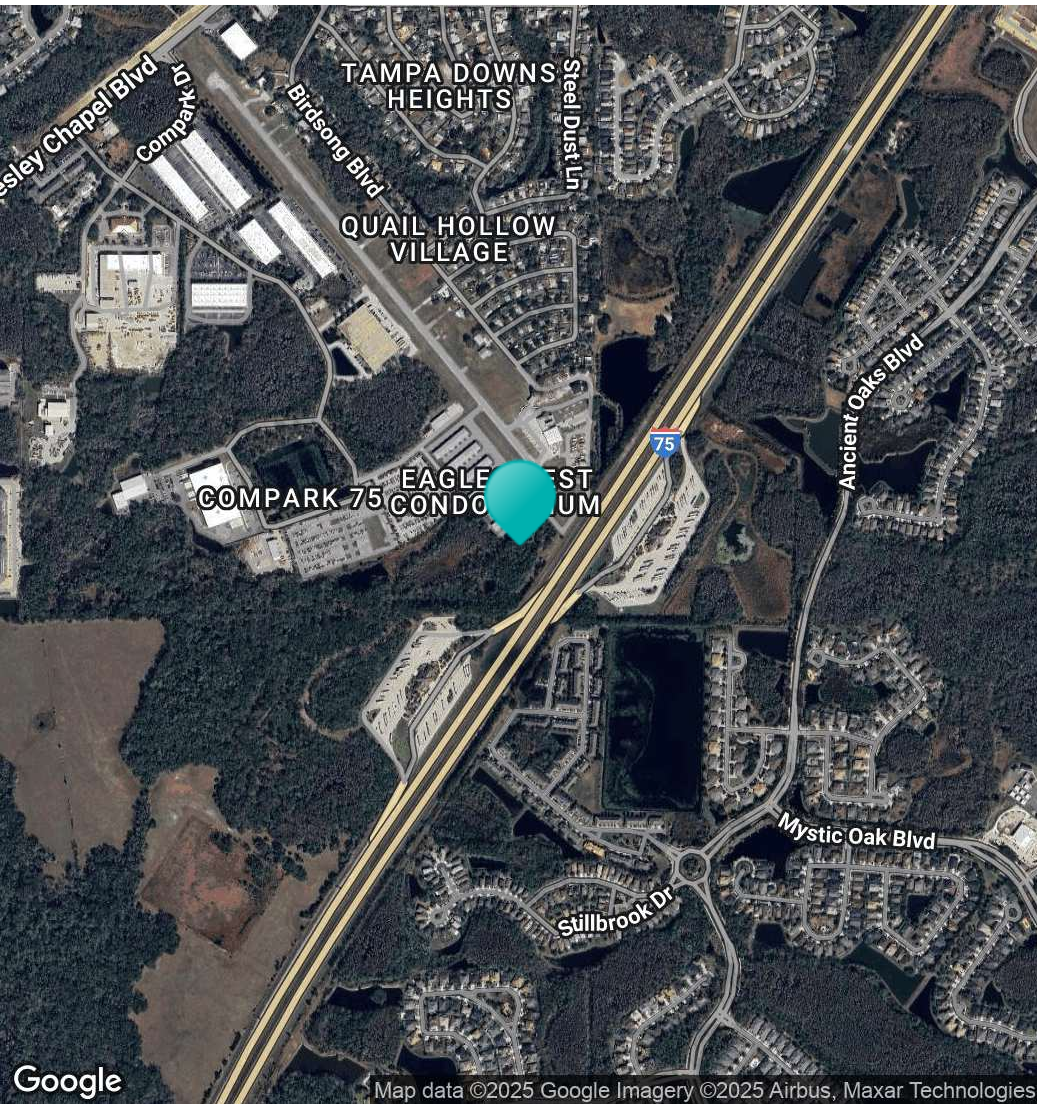
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	924	30,967	84,538
# of persons per HH	2.8	2.8	2.7
Average HH income	\$74,565	\$83,046	\$82,340
Average house value	\$273,707	\$252,720	\$267,037

* Demographic data derived from 2020 ACS - US Census



Location Maps



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.