

COMING SOON

HOTEL DEVELOPMENT
1/2 MILE FROM I-75

5685 Gateway Blvd.
Wesley Chapel, FL 33544

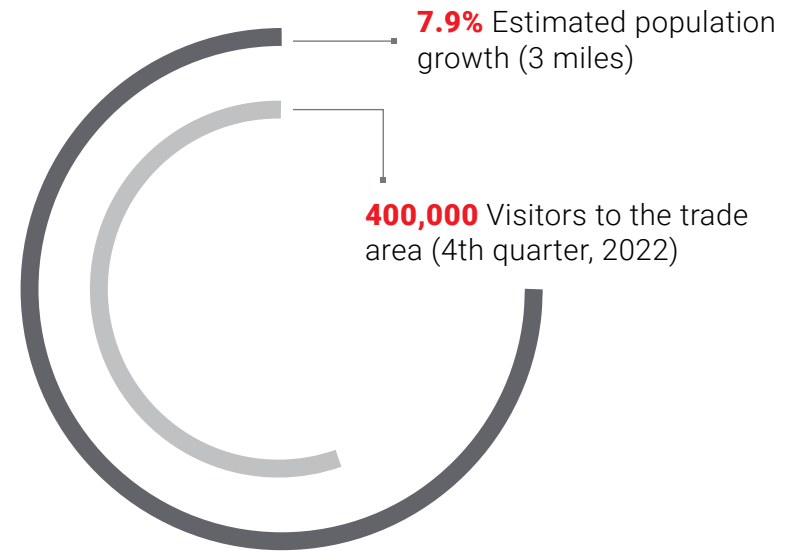


Mid Florida
Commercial Realty, LLC






George Tsunis, Broker
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- At the entrance to Lexington Oaks Golf and Residential Community (1,500 homes)
- Down the street from [Wiregrass Ranch](#) master-planned community (5,000 acres)
- Minutes to new [BayCare Hospital](#) (318k SF facility | 86 beds) and new [Johns Hopkins All Children's Hospital](#) and mixed-use development (250 hotel rooms | 1,275 multi-family units | 155,000 SF retail | 365,000 SF hospital)
- Pasco County is one of the fastest growing counties in Florida.



EXPLOSIVE RESIDENTIAL GROWTH TRADE AREA

	Lot Size	3.51 Acres
	Developable Area	2.96 Acres
	Net Rentable SF	63,952 SF
	Hotel Rooms	112
	Parking Spaces	115



ZOOM IN AERIAL



Florida
Medical
Clinic

Rice N Beans
Restaurant

Fade
Masters 8

Arroy Thai
& Sushi

Best NY Pizza

Joe Whiskey's
Sports Bar

Pinebrook Plaza at the Grove
15,300 SF Shopping Center

31,287 VPD

Wesley Chapel Blvd.






Gateway Blvd.

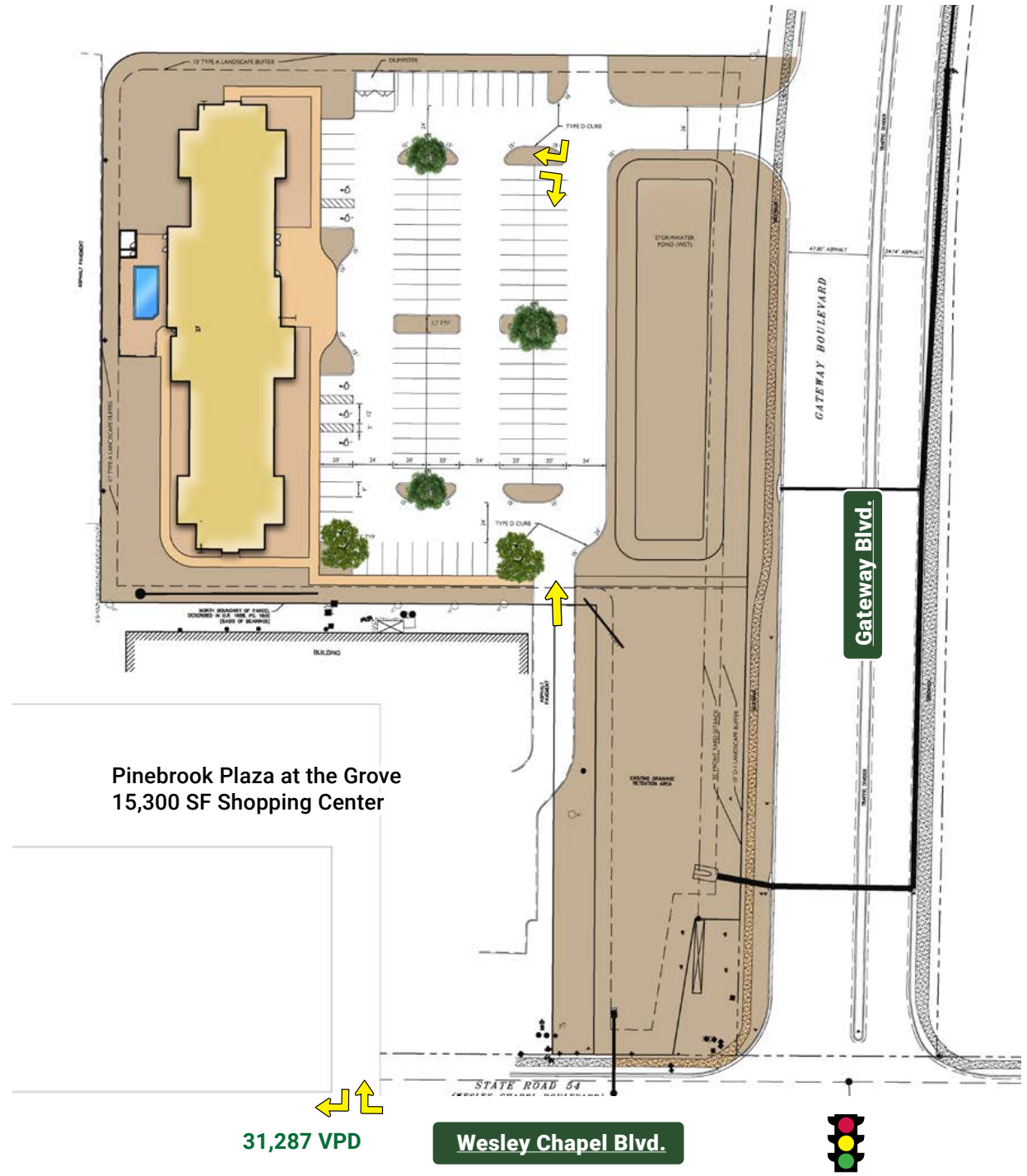
Proposed site plan, subject to approval

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THE SITE PLAN

	Lot Size	3.51 Acres
	Developable Area	2.96 Acres
	Net Rentable SF	63,952 SF
	Hotel Rooms	112
	Parking Spaces	115

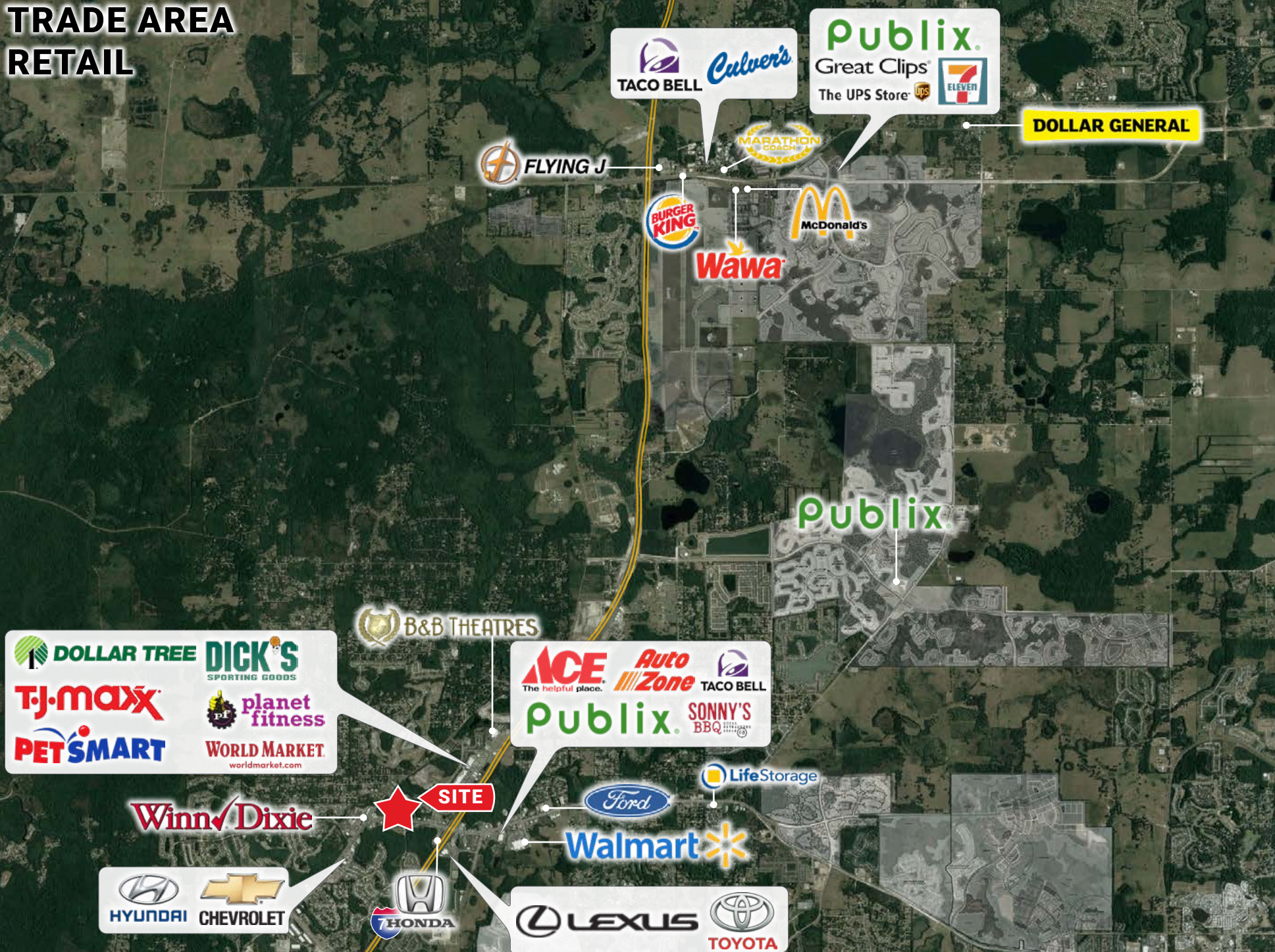


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TRADE AREA RETAIL



TRADE AREA ECONOMIC GROWTH



TARGET
Distribution Center
(2,400 Jobs | 1.4M SF Facility)



Leo @ Cypress Creek
(315 Homes)



9,523 Students
Enrolled

Palmetto Ridge
(2,300 Homes)

Single-Family (1,700 Homes)

One Paso Center
Office/Industrial Mixed-Use

Logistics Park
(85 Acres)

Multi-Family
(Coming 2024 | 400 Units)

Eagle Industrial Park
(127 Acres)



(500 Jobs | \$150M Facility)

Mango Hills
(415 Homes)

Health Campus
(30 Acres)

Abbey Crossing Mixed-Use (245 Acres)
Industrial (39 Acres)

Mirada Master Planned
Community (6,500 Homes)

Multi-Family (Future)
Single-Family (Future)

Tampa Bay Golf and Country Club (1,500 Homes)

Industrial at Double Branch
(6,000 Jobs | 4.5 M SF Facility)

Multi-Family at Double Branch (Future | 1,600 Units)

Double Branch Mixed-Use
(965 Acres)

Epperson North (1,600 Homes)

Middle School (1,400 Students)

High School (1,700 Students)

Medical Center (Being Built | 4.7 Acres)

Academy Innovation
(260 Students)

Mixed-Use Development
(176 Acres | 1,275 Units, 250 Hotel Rooms)

Logistics Park (90 Acres)

Epperson South (1,700 Homes)

Elementary School (540 Students)



Palm Cove (600 Homes)

Lexington Oaks Golf
(2,500 Homes)

Elementary School
(660 Students)



Estancia at Wiregrass
(2,500 Homes)

Multi-Family
(Coming 2024 | 320 Units)

Chapel Crossing
(1,000 Homes)

Watergrass
(997 Acres)

- Logistics/Industrial
- Medical/Hospital
- New Multi-Family Development
- Single-Family Subdivision
- University/College

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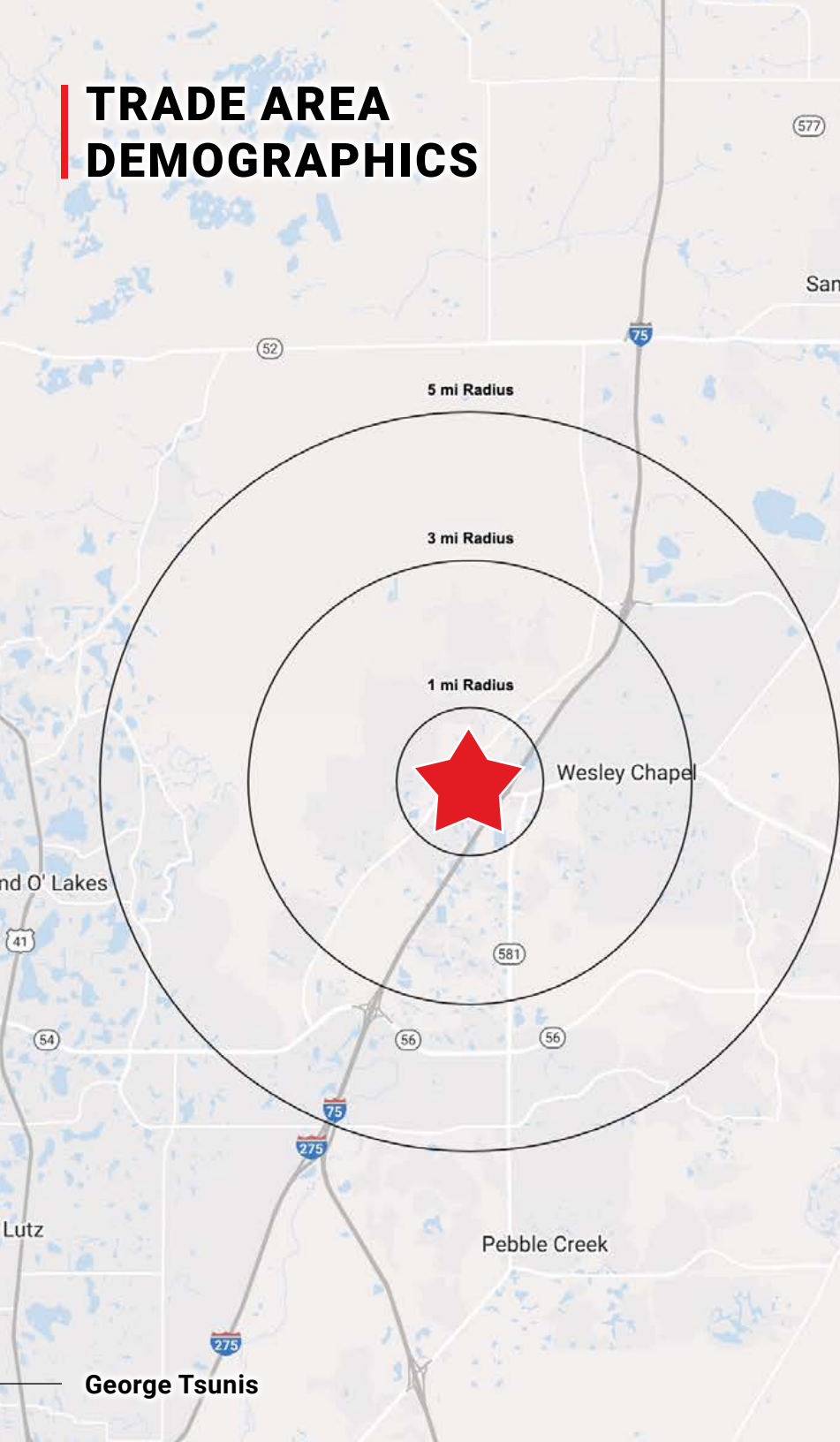
Estancia at Wiregrass
(1,500 Homes)

Avalon Park
(4,00 Homes, 1,900 Units)

Elementary School (580 Students)

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TRADE AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2023 Estimated Population	4,599	31,337	93,410
2028 Projected Population	5,515	39,442	120,711
Projected Annual Growth 2023 to 2028	4.0%	5.2%	5.8%
2023 Est. Median Age	36.8	38.4	37.1
Population			
2023 Estimated Households	1,579	10,875	31,461
2028 Projected Households	1,900	13,806	40,563
Projected Annual Growth 2023 to 2028	4.1%	5.4%	5.8%
Households/Housing			
2023 Est. Average Household Income	\$131,550	\$153,457	\$141,207
2023 Est. Median Household Income	\$98,317	\$111,580	\$107,650
2023 Est. Total Businesses	339	1,789	4,724
2023 Est. Total Employees	1,525	8,645	23,840
Businesses/Employees			
2023 Est. Total Household Expenditure	\$136.37 M	\$1.05 B	\$2.84 B
2023 Est. Apparel	\$4.9 M	\$37.87 M	\$102.52 M
2023 Est. Entertainment	\$7.89 M	\$61.07 M	\$164.99 M
2023 Est. Food, Beverages, Tobacco	\$20.72 M	\$158 M	\$429.43 M
2023 Est. Furnishings, Equipment	\$4.89 M	\$37.78 M	\$102.16 M
2023 Est. Health Care, Insurance	\$12.26 M	\$93.46 M	\$253.42 M
2023 Est. Household Operations, Sh	\$43.61 M	\$334.35 M	\$906.97 M

Consumer Expenditures