



FranklinStreet



31300 STATE ROAD 54

Wesley Chapel, FL 33543

Franklin Street Real Estate Services, LLC | A Licensed Florida Broker CQ1032352

# PROPERTY DETAILS

## Property Description

Franklin Street as co-broker in partnership with Cushman & Wakefield is pleased to present qualified investors the opportunity to acquire 31300 State Road 54, Wesley Chapel FL 33543. The site is positioned along State Road 54, a major thoroughfare in Wesley Chapel, providing direct access to regional transportation networks that allow for convenient connectivity to the Tampa Bay metropolitan area. This prime location offers excellent visibility and accessibility, making it an attractive investment opportunity in one of Florida's fastest-growing communities.

## INVESTMENT DETAIL

Address	31300 State Road 54, Wesley Chapel FL 33543
Lot Size	±1.72 AC
Useable Size	±0.94 AC
Sale Price	\$1,350,000
Parcel ID	10-26-20-000-00200-0030
Zoning	MPUD
County	Pasco
Traffic Count	26,500 VPD



# WETLAND AREA



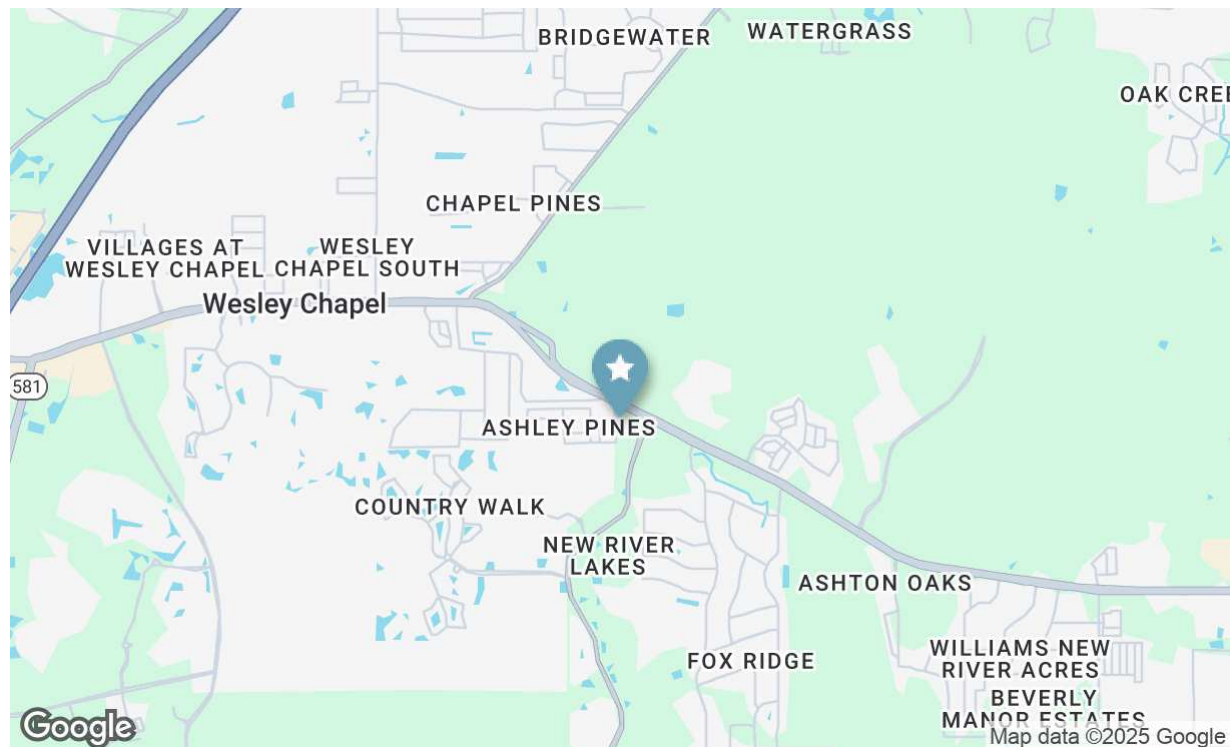
# LOCATION OVERVIEW

## ABOUT WESLEY CHAPEL

Wesley Chapel, Florida, has undergone a remarkable transformation from a rural community to a vibrant suburban hub near Tampa, characterized by explosive population and economic growth. The area's development has been strategically driven by key infrastructure improvements, including the opening of State Road 56 in 2003, which catalyzed significant commercial expansion. Major retail centers like The Grove at Wesley Chapel and The Shops at Wiregrass have emerged, reshaping the local landscape and attracting diverse businesses across retail, healthcare, and technology sectors.

The demographic and economic profile of Wesley Chapel reflects its dynamic evolution, with population surging from 44,092 in 2010 to an estimated 72,934 in 2024, representing an impressive annual growth rate of 2.91%. This population boom has been accompanied by substantial residential development, featuring luxury communities that appeal to families and retirees alike. The area boasts a robust average household income of \$124,572, significantly above the national average, which has further incentivized continued investment and business growth in the region.

Despite its rapid urbanization, Wesley Chapel has maintained a delicate balance between development and environmental preservation. Parks and wildlife preserves continue to provide natural spaces, while ongoing projects like the proposed King Ranch Master Planned Unit Development demonstrate a commitment to thoughtful, sustainable growth. The community faces challenges typical of rapidly expanding areas, such as traffic congestion and infrastructure demands, but its strategic location, strong economic indicators, and proactive development approach position Wesley Chapel as a promising and dynamic suburb within the Tampa Bay metropolitan area.



# 31300 STATE ROAD 54

Wesley Chapel, FL 33543

Presented By:

## MARSHALL DURRETT (LEAD)

Managing Director

TX #464407

737.279.9850

marshall.durrett@franklinst.com

## LAURA FRETWELL

Senior Associate

TX #754469

737.932.8279

laura.fretwell@franklinst.com

## TOM KERSTING

Managing Director

FL #SL3501735

813.397.1406

tom.kersting@franklinst.com

## GRIFFIN GOUDREAU

Senior Associate

FL #SL3541124

813.345.5943

griffin.goudreau@franklinst.com

Franklin Street Real Estate Services, LLC | A Licensed  
Florida Broker #CQ1032352

In Partnership with:



## JEFF SCHEIDEGGER

Account Manager

314.384.8662

jeff.scheidegger@cushwake.com

