

# EPPELSON OUTPARCELS

## Near Epperson and Watergrass

Space for Lease

Multiple Outparcels Available  
Curley Rd, Wesley Chapel, FL 33545

[Click Here For Location](#)



### AVAILABLE:

OUTPARCELS R-1 : 4.8 AC  
OUTPARCELS R-2 : 3.68 AC  
OUTPARCELS R-3 : 3.82 AC

### ZONING :

MPUD

### LEASE RATE:

Call us for Details

### LOCATION:

The outparcels are located close to Epperson and Watergrass communities. The site is convenient and accessible to Interstate 75.

### SUMMARY:

Multiple Outparcels available .



5331 Primrose Lake Cir,  
Suite #110, Tampa, FL 33647

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SPACE FOR LEASE

# EPPERSON OUTPARCELS

## Near Epperson and Watergrass

Space for Lease

Multiple Outparcels Available  
Curley Rd, Wesley Chapel, FL  
33545

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### LOT SIZE:

OUTPARCELS R-1 : 4.8 AC

OUTPARCELS R-2 : 3.68 AC

OUTPARCELS R-3 : 3.82 AC

### PROPERTY INFO:

- Publix broke ground recently \*
- Easy Ingress & Egress
- Proposed right in/outs
- Utilities stubbed to property boundaries
- Exit 282—Opening in Dec 2022
- Adjacent roads (rear roads of outparcels) and ponds in place
- Over 7,000 homes built within the Epperson and Watergrass MPUD (about one mile Radius)
- Developed sites will service the residence of Epperson, Watergrass and other surrounding developments

### Coming Soon —

- **Starbucks**
- Credit Union
- Amazing explorers Daycare
- **27,000 SF** Two-story Office Building
- Two Apartments complexes with each about **400** units behind this property
- Near by :
- **Florida Medical Clinic, Kirkland Ranch Academy of Innovation (K-12, 1000 students), Innovation Preparatory Academy (K-12, 800 Students)**



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# EPPELSON OUTPARCELS

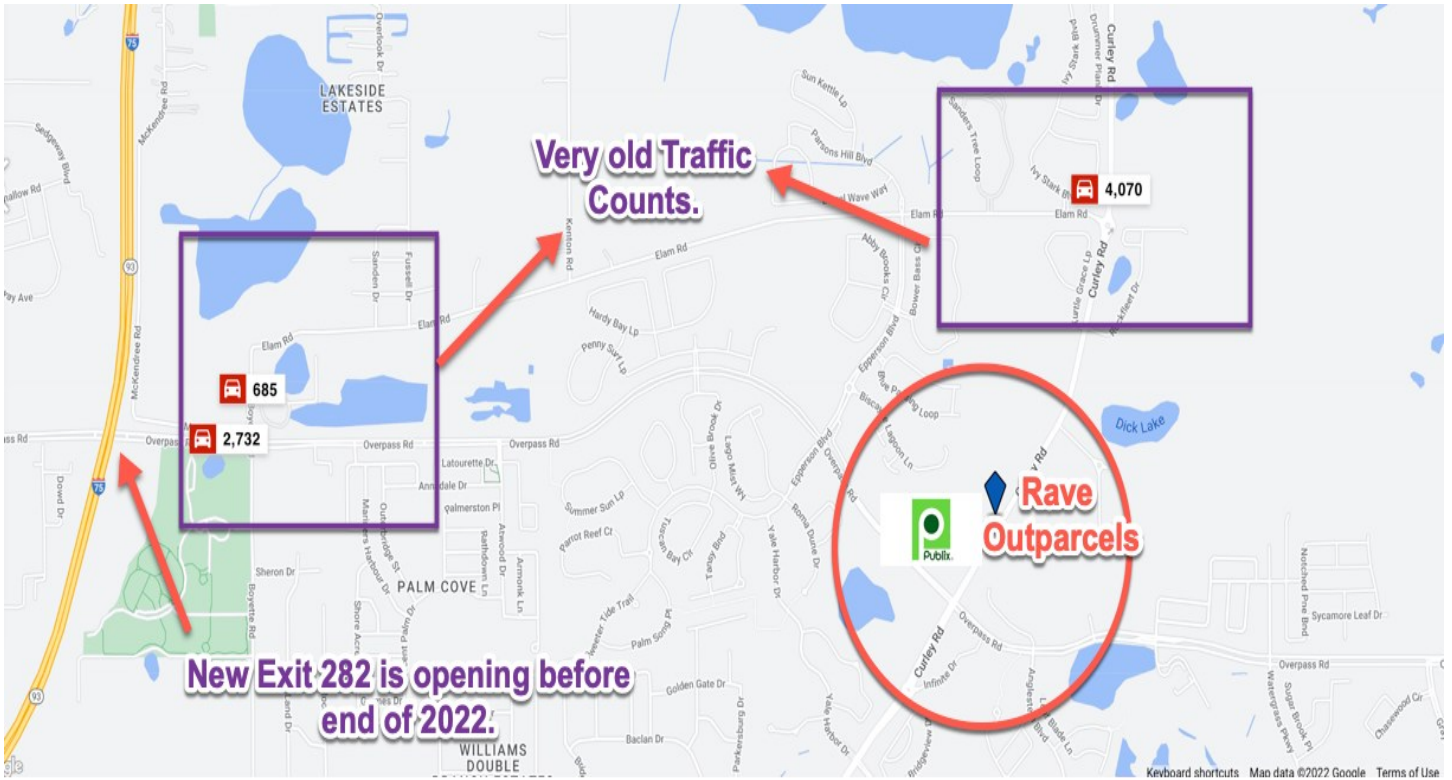
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### TRAFFIC



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# EPPERSON OUTPARCELS

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### DEVELOPMENT DETAILS



### PROJECTED DEMOGRAPHICS

Demographics	1 Miles	3 Miles	5 Miles
Population	28,635	57,124	101,524
Households	11,454	22,850	40609.6
HH Income	\$101,319	\$112,950	\$97,952



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