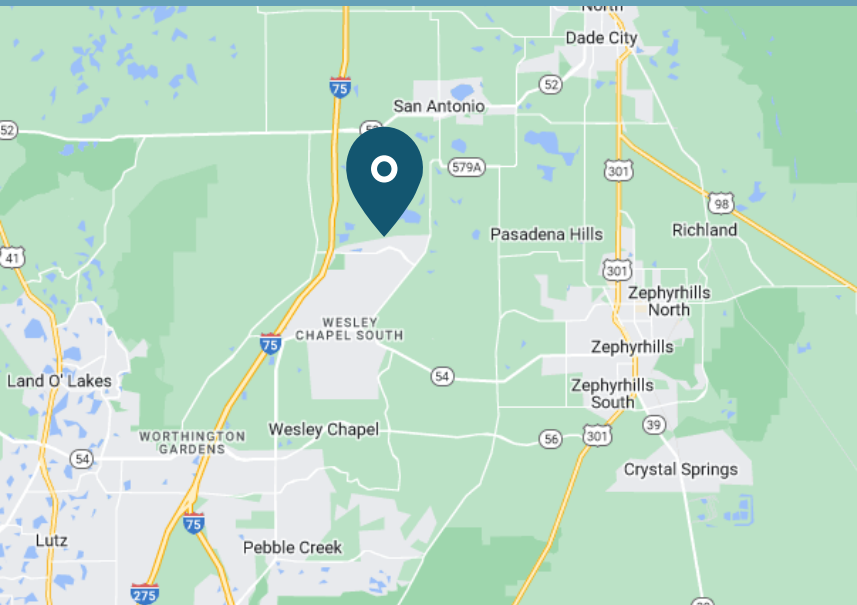


# WESLEY CHAPEL MEDICAL CENTER



Elam Rd  
Wesley Chapel, FL 33545

## Land For Sale or Build-to-Suit



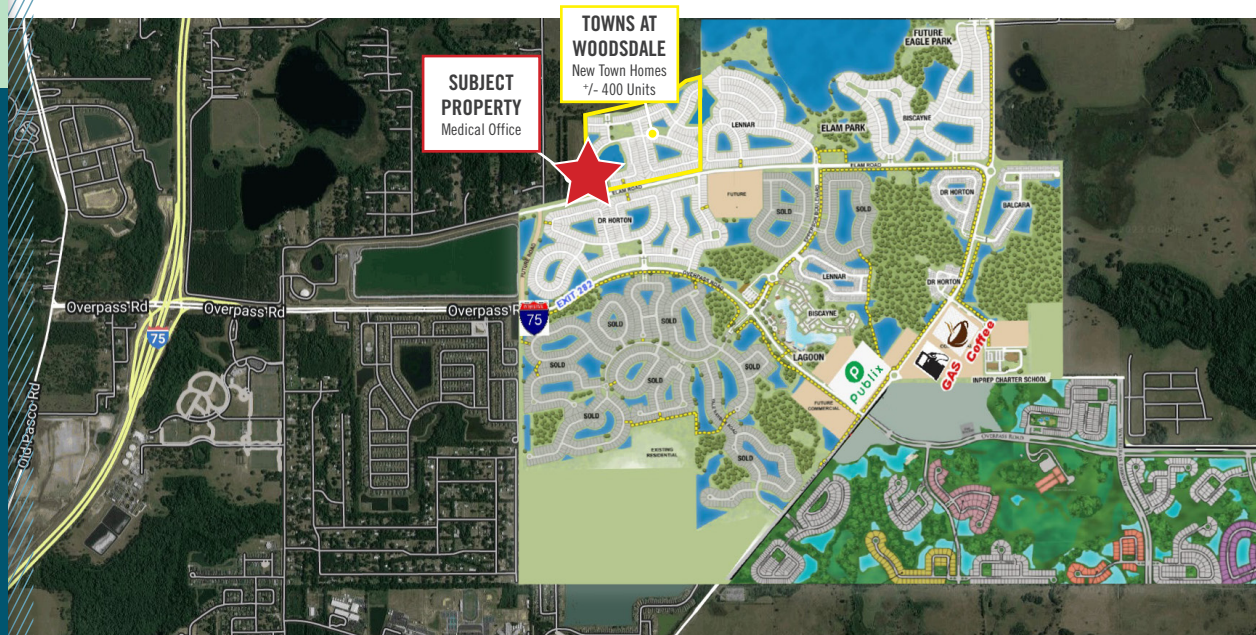
## PROPERTY HIGHLIGHTS

- 20,000 to 40,000 SF Medical Office Built to Suit
- 3.76 buildable acres
- 4.7 developable acres including a retention pond of approximately 20% (or .94 acres) of the Property

**BRAD HUTTON** | DIRECTOR  
Brad.Hutton@FranklinSt.com | 813.793.8492

**TOM KERSTING** | MANAGING DIRECTOR  
Tom.Kersting@FranklinSt.com | 813.397.1406

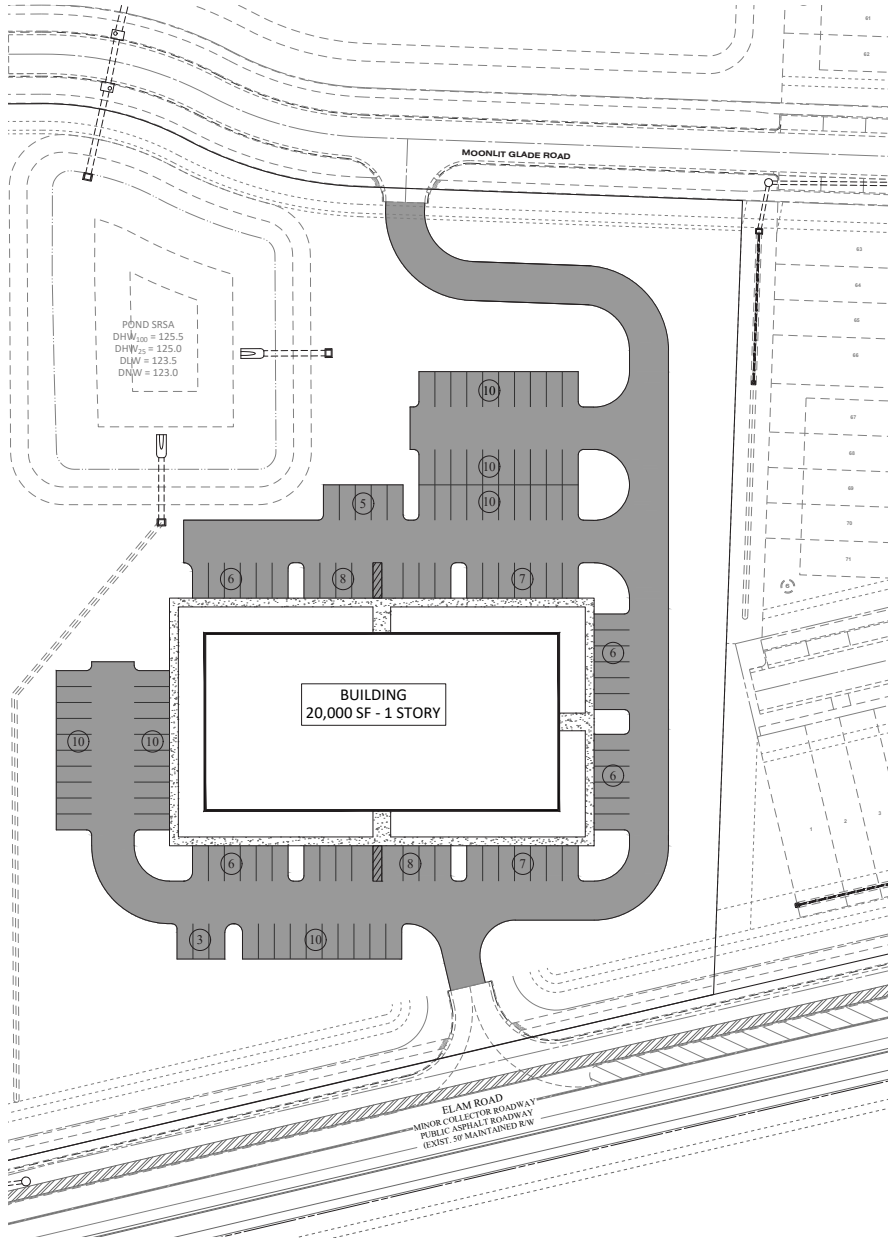
**CHAD RUPP** | MANAGING DIRECTOR  
Chad.Rupp@FranklinSt.com | 813.345.5891



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 **BOOS**  
DEVELOPMENT

### SITE PLAN



### PROPERTY RENDERINGS

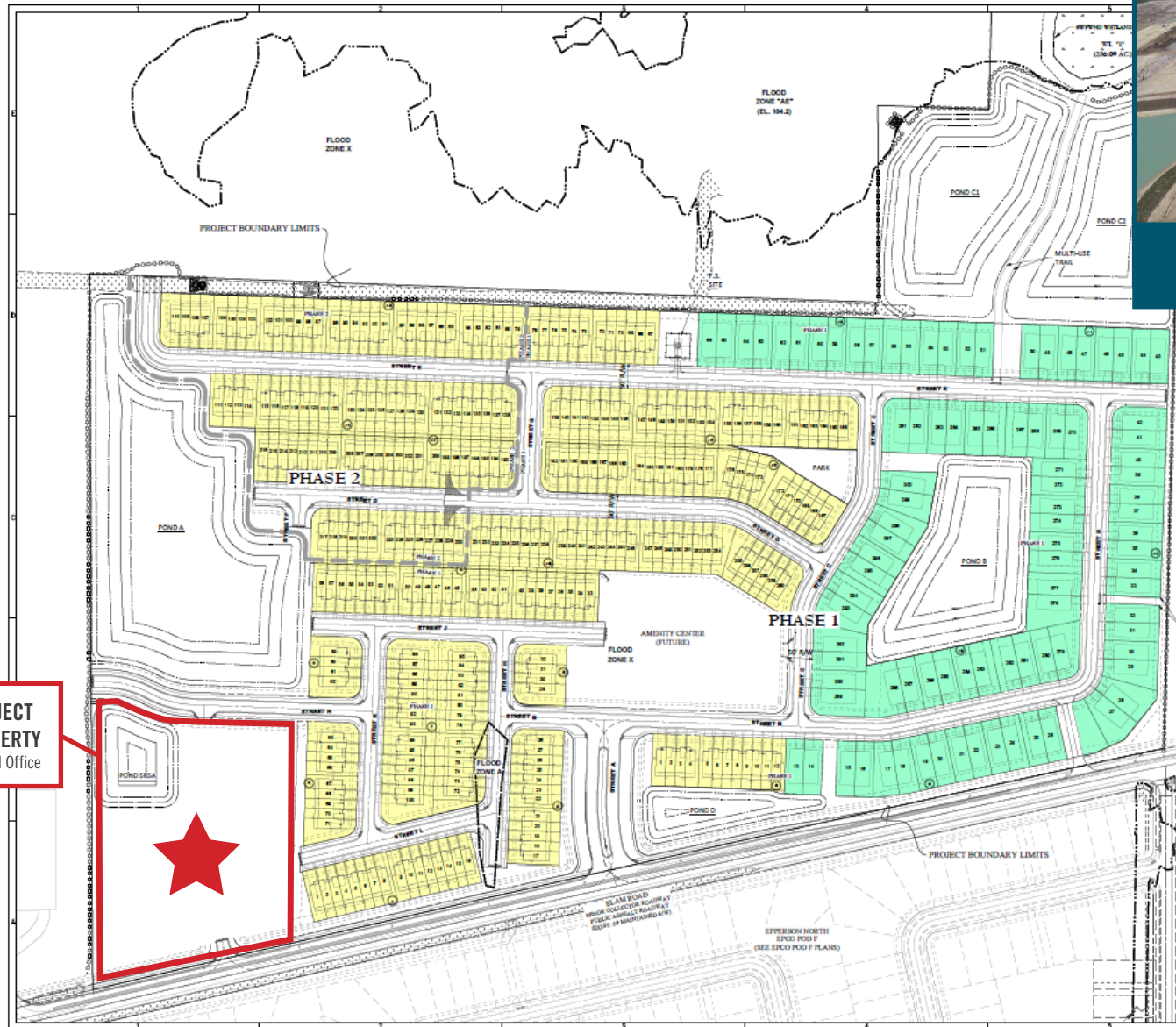


### TOWNS AT WOODSDALE SITE PLAN



**TOWNS AT WOODSDALE DRONE PHOTO**

New Town Homes +/- 400 Units  
Photo Taken March 2023



**SUBJECT PROPERTY**  
Medical Office



**TOWNS AT WOODSDALE AERIAL SITE PLAN**

### AREA DEVELOPMENT

