



Ashton Oaks Townhomes or Multifamily

Barber Drive, Wesley Chapel, Florida 33543

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Two Ridges Rd

PROPERTY OVERVIEW



Sale Price \$7,900,000

Offering Summary

Acreage: 27.39 Acres
Price / Lot: \$47,023.81
State: Florida
City: Wesley Chapel
County: Pasco
Property Type: Development Land

Property Overview

Introducing an exceptional investment opportunity in Ashton Oaks with access off Grecko Drive, located within the sought-after Wesley Chapel area. This prime property offers a canvas for ambitious development projects and diverse real estate ventures, boasting 168 Apartments or 99 Townhomes. Situated in the Ashton Oaks community, its proximity to essential amenities and facilities makes it an ideal choice for builders and investors. With the potential for lucrative residential projects, this property presents an attractive opportunity in a flourishing real estate market. Don't miss out on the chance to shape the future of this thriving community.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	21.08 Acres of Uplands
Zoning / FLU:	Zoning: MPUD FLU: Res-3 (3du/ga)
Water Source & Utilities:	Pasco County Water and Sewer are to each lot. (Will need to be pressure tested)
Nearest Point of Interest:	Home Depot: 1.6 Miles Chester Elementary School: 1.7 Miles Dr. John Long Middle School: 3 Miles Wiregrass Ranch High School: 3.5 Miles Advent Health: 4.6 Miles Walmart: 4.75 Miles Publix: 5 Miles I-75: 8 Miles
Current Use:	Currently semi developed lots. Buyer has option for 99 Town Homes or 168 Multifamily units. Some improvements and tests will need to be done in order to go vertical with construction.
Structures & Year Built:	Lots were developed from 2006-2007. A water line pressure test and a sewer line camera inspection is recommended. A top coat asphalt is needed.
Survey or Site Testing Reports:	More DD is available upon request.

TOWNHOME SITE PLAN

GRAPHIC SCALE

C. H. WILSON

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SCALE
1" = 100'

MODEL COUNT
20x60 (BLUE) = 76
24'x55' (RED) = 23
TOTAL = 99

SIGN TABLE			
	NUMBER CODE	QUANTITY	DESCRIPTION
STOP	W1-1	2	WHITE LETTERS ON RED BACKGROUND
NO TURN	W14-3A	1	SILVER LETTERS AND ARROW ON YELLOW BACKGROUND
STREET NAME CROSSING BLD.	W15-6	1	WHITE LETTERS AND BORDER ON GREEN BACKGROUND
STREET NAME PRIVATE ROAD	W2-1	1	BLACK LETTERS AND BORDER ON WHITE BACKGROUND
KEEP RIGHT	W4-2	1	BLACK ISLAND HOSE AND BLACK ARROW ON A WHITE BACKGROUND
SELECT MANHOLE	W4-1	2	BLACK ST. VA. YELLOW REFLECTIVE YELLOW DIAMOND SHAPED PANS
MANHOLE PAVING	W7-6	11	BLACK LETTERS & HIGHLIGHT LINE
			W 100% BLACK/WHITE

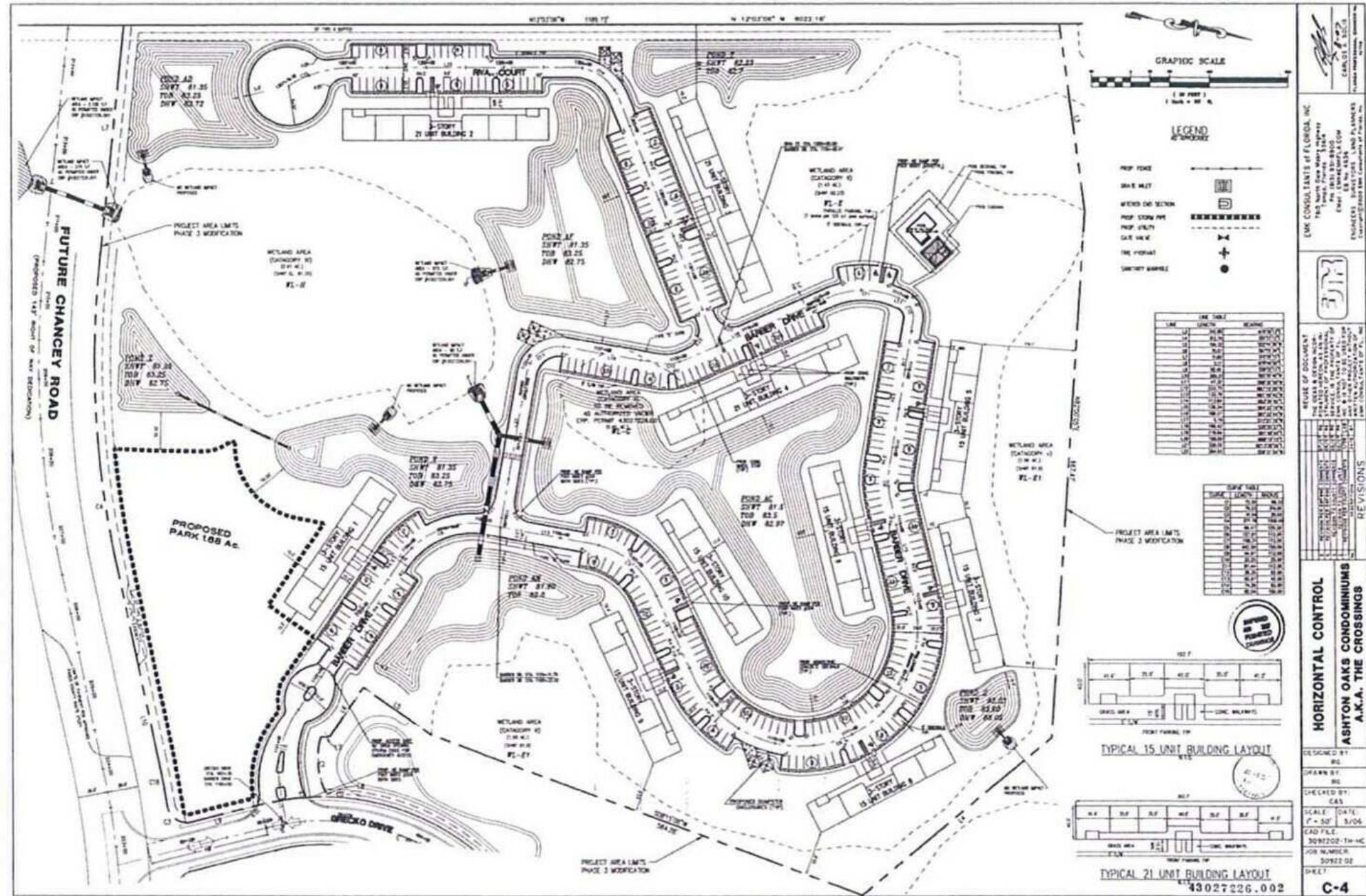
DEVELOPMENT
REVIEW
COMMERCIAL

GENERAL NOTES:

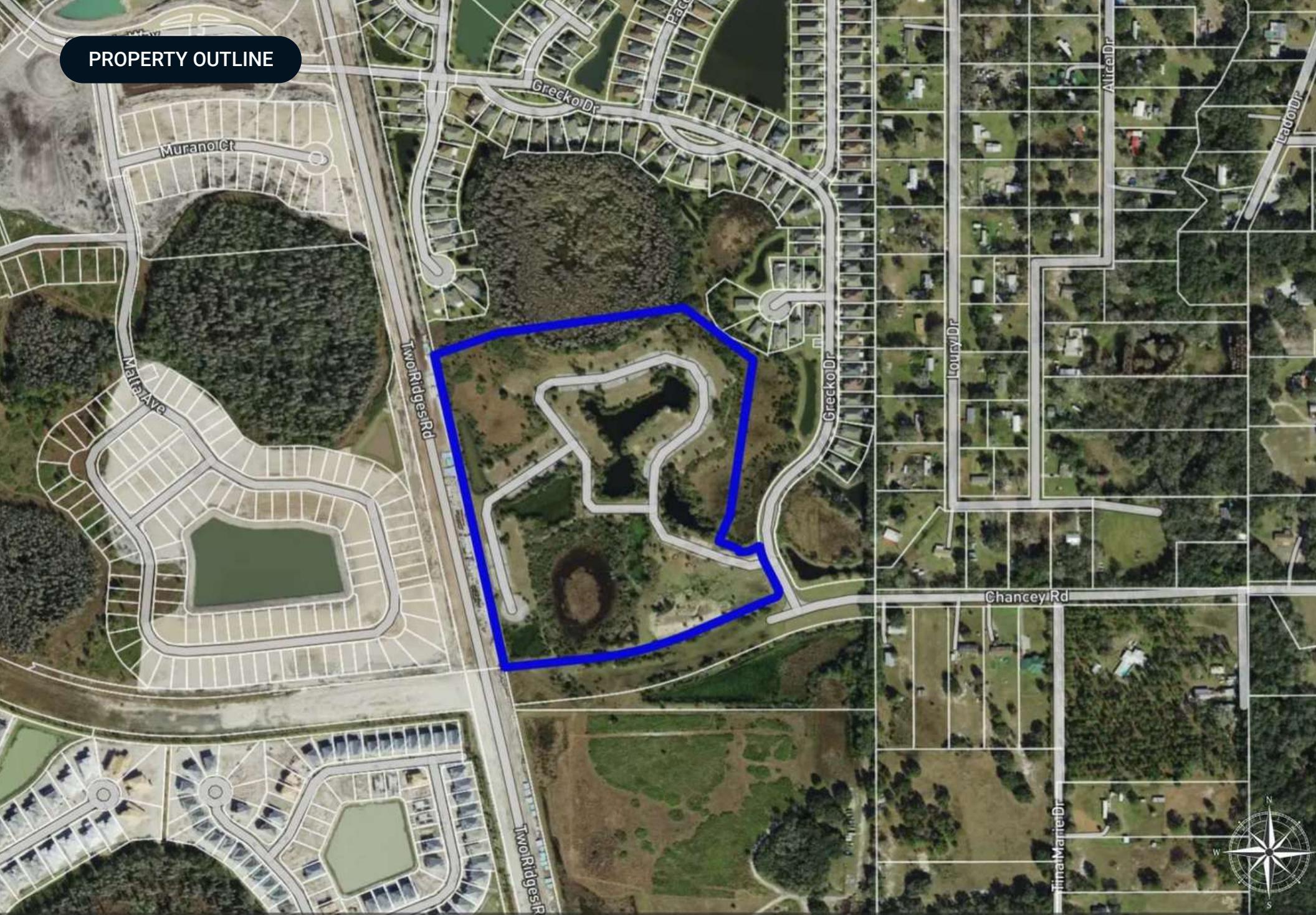
1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

2. STREET NAME SIGNS SHALL BE 8'-IRON ON ALL SIDES.
CLASSIFICATIONS: 1. COUNTRY ROAD: NAME LENGTH 10 LETTERS.
2. STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARDS 10
LETTERS, NAME LENGTH WITH THE COLOR RED/WHITE, WHITE BACKGROUND
WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY OR
STATE MAINTAINED ROADS, THE COUNTY OR STATE MAINTAINED ROAD
SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER.

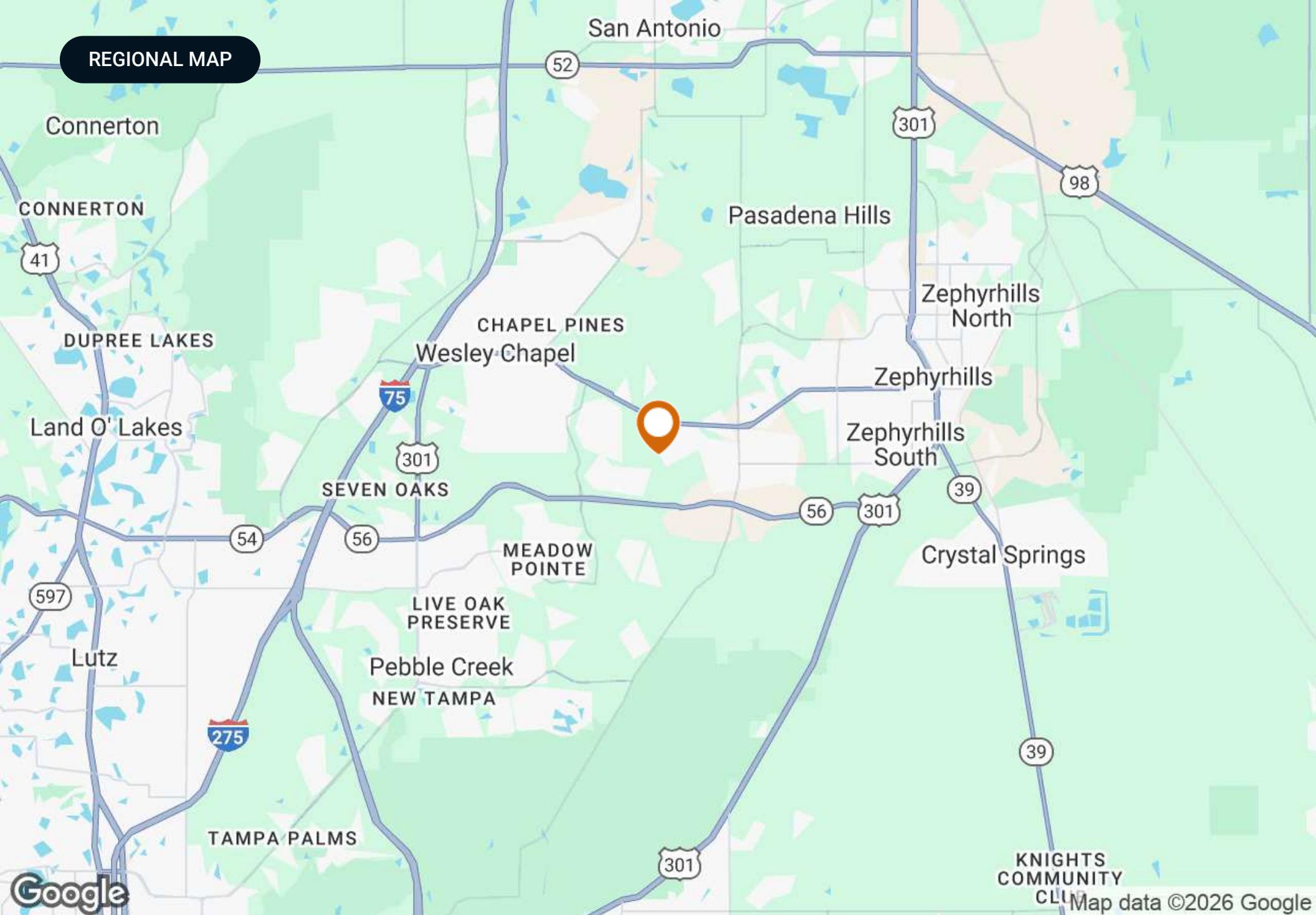
APARTMENT SITE PLAN



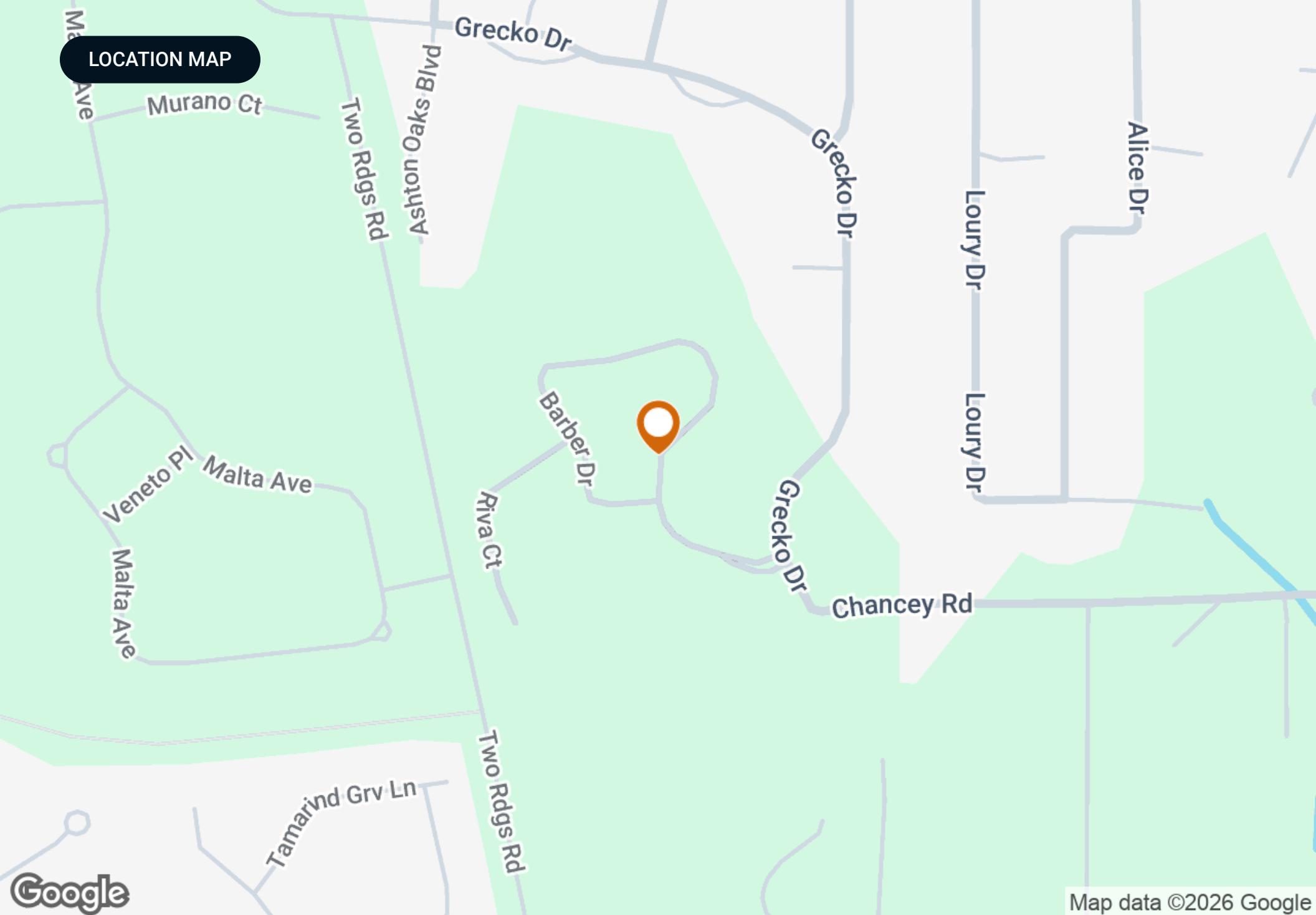
PROPERTY OUTLINE



REGIONAL MAP



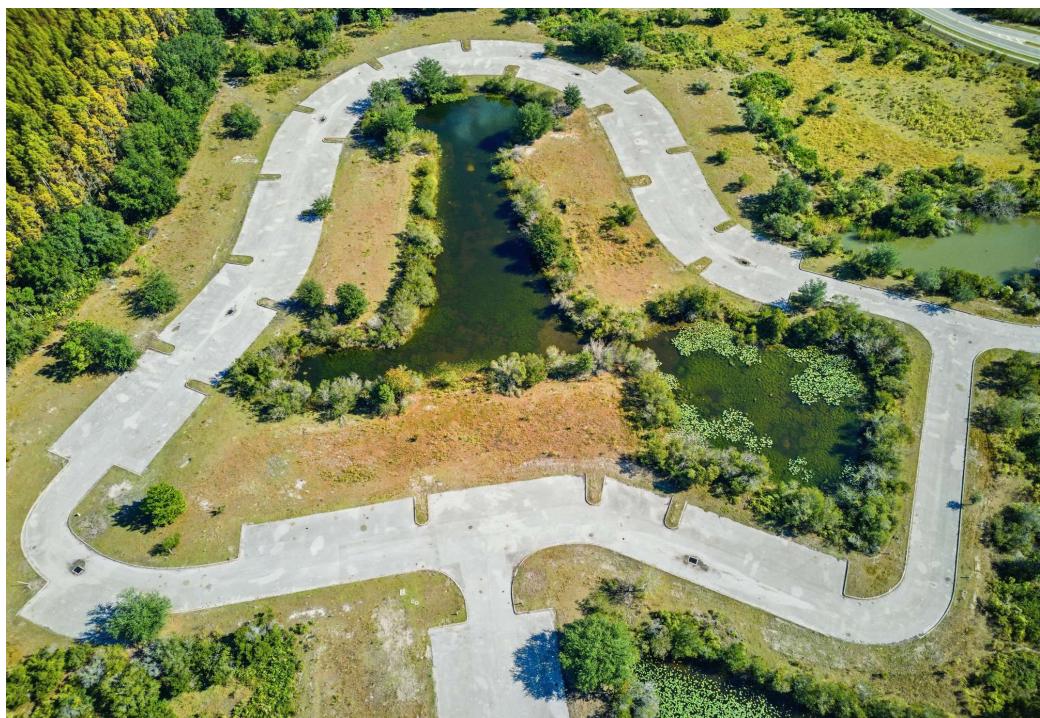
LOCATION MAP



SURROUNDING AREA



ADDITIONAL PHOTOS





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