



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.

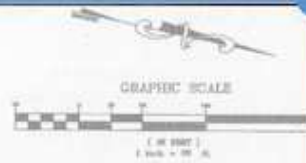
SPECIFICATIONS & FEATURES



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) 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
Nearest Point of Interest:	
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



SCALE
1" = 100'

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

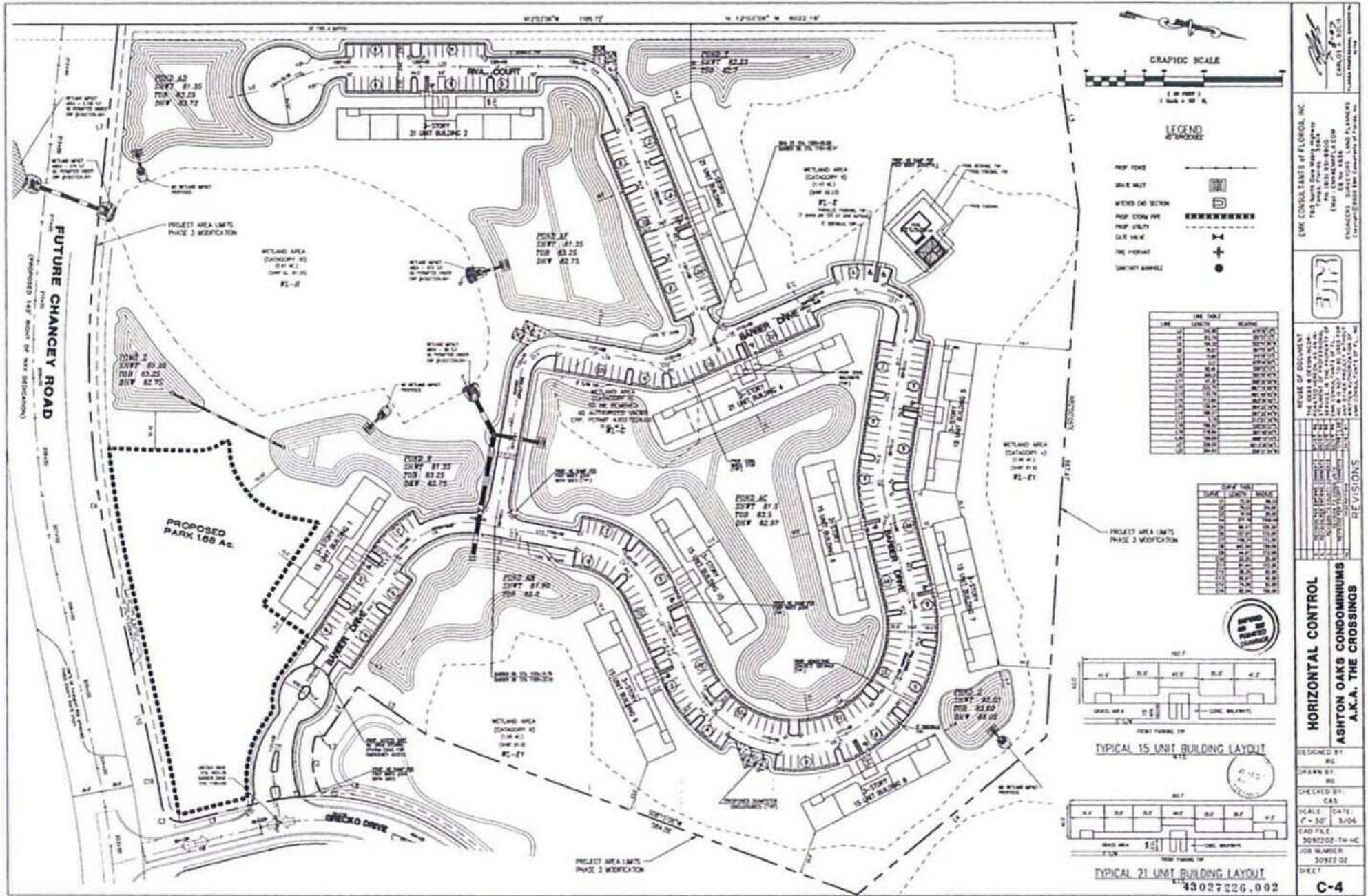
STOP	WHITE CODE	QUANTITY	DESCRIPTION
STOP	RS-1	2	WHITE LETTERS ON RED BACKGROUND
NO ENTRY	RS-24	1	BLACK LETTERS AND ARROW ON YELLOW BACKGROUND
STREET NAME (DRIVING ON J)	SS-1	1	WHITE LETTERS AND BORDER ON GREEN BACKGROUND
STREET NAME (PRIVATE ROADS)	SS-1	4	GREEN LETTERS AND BORDER ON WHITE BACKGROUND
KEEP RIGHT	RS-7	2	BLACK ISLAND NOTE AND BLACK ARROW ON A WHITE BACKGROUND
SUBJECT MARKER	DM-1	2	8"X 24" DIA. YELLOW REFLECTORS YELLOW (DIAMOND SHAPED PANEL)
HANDICAP PARKING	DS-8	11	BLUE LETTERS & HANDICAP SYMBOL A WHITE BACKGROUND

DEVELOPER
REVIEW
COMMERCIAL

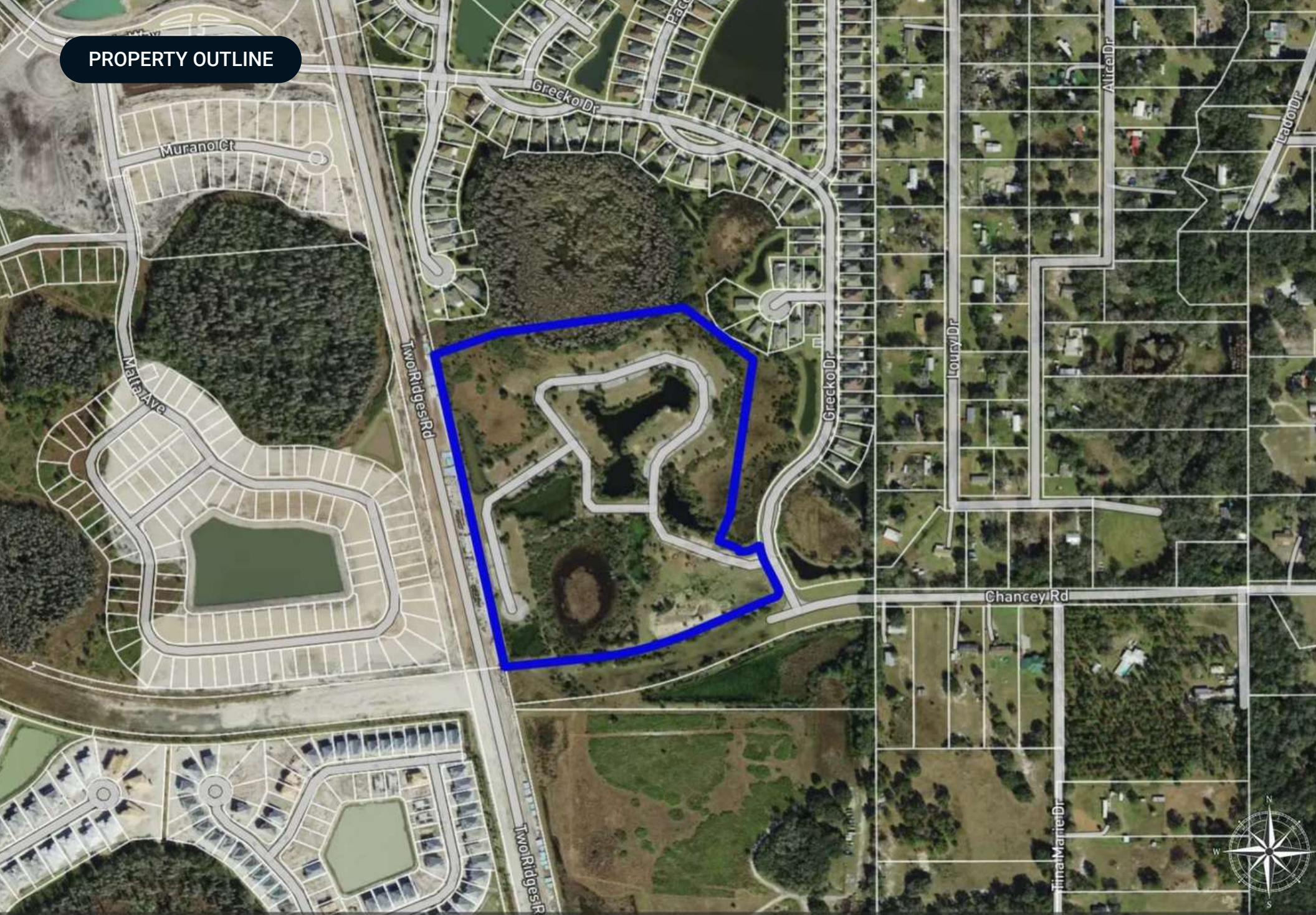
GENERAL NOTES:

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'-0" HIGH ON ALL ROAD CLASSIFICATIONS. ALL SIGNS SHALL HAVE 8'-0" HIGH SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARDS (3) STREET NAME SIGNS WITH THE COUNTY DEPARTMENT, WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY OR STATE MAINTAINED ROADS, THE COUNTY OF STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER.

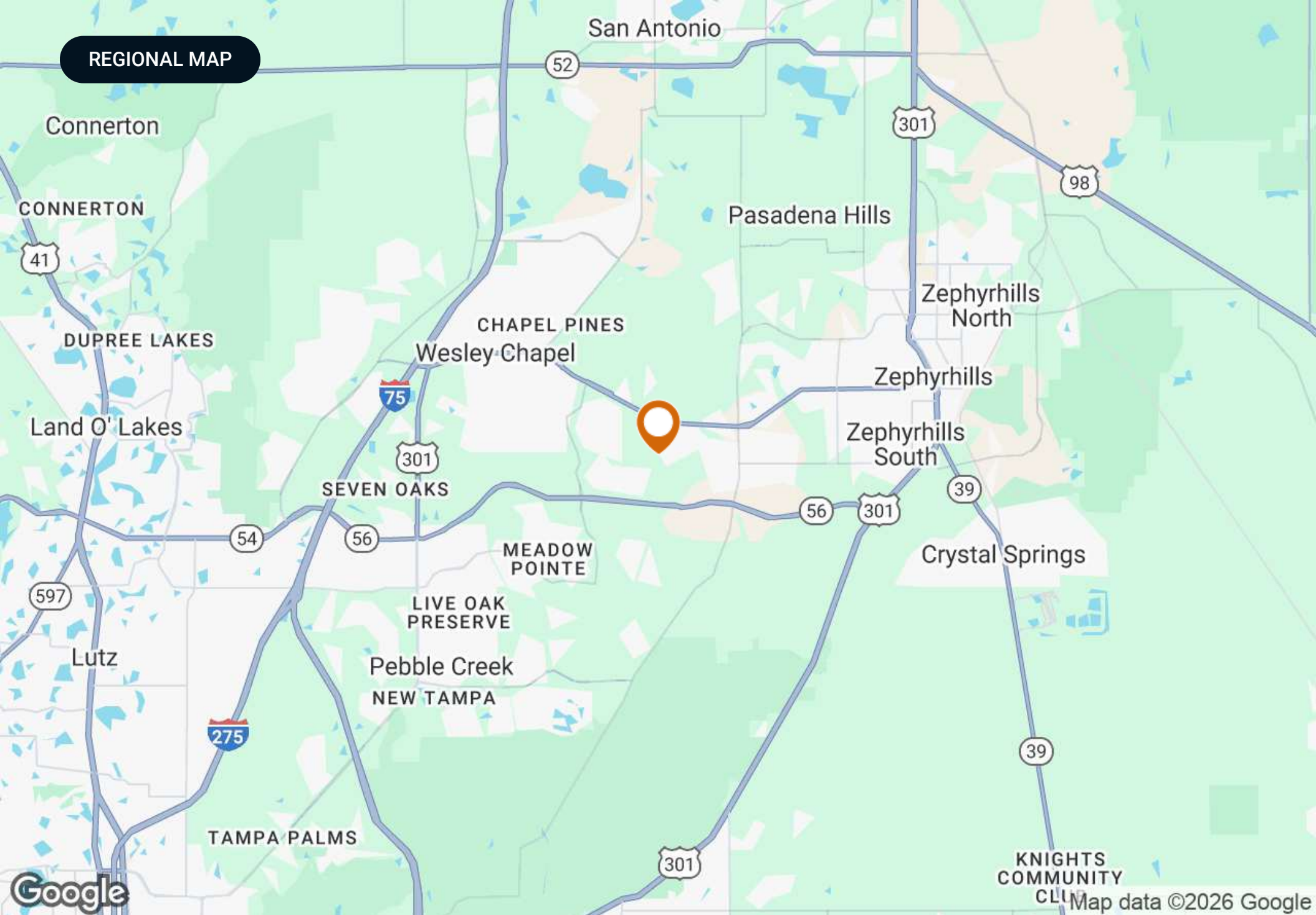
APARTMENT SITE PLAN



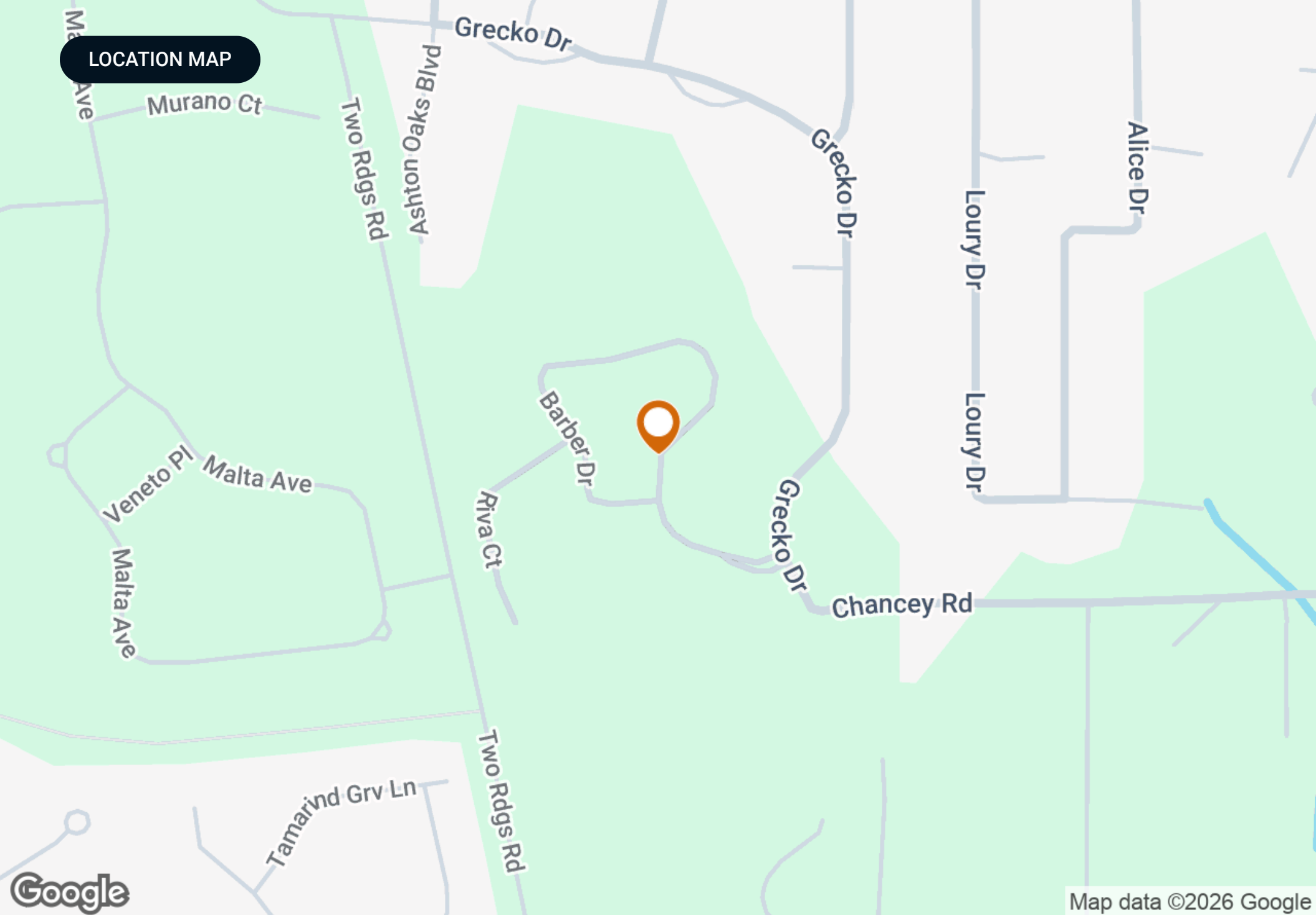
PROPERTY OUTLINE



REGIONAL MAP



LOCATION MAP





ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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