

Opportunity. Location. Community.

- The Wesley Chapel market in the Tampa, FL metro area is the most attractive opportunity in the mid price hotel market.
- Lexington Oaks provides a site at a 4 way signalized intersection less than a mile from I-75 on and off ramps and surrounded by quality residential, neighborhood commercial within walking distance and over 500 new multi-family residential units proposed next door.
- **Exceptional, High Visibility Location:** The site shares the intersection of SR 54 and Lexington Oaks Blvd with several high-volume car dealerships.
- **Amazing exposure at two Signalized hard corner sites** with an average traffic count in excess of 24,000 cars per day and frontage on State Road 54, a major east-west commercial artery.
- **Centered in a Planned Vibrant Community with Planned Expansion of 2 multifamily projects that we have over 500 units when completed.** 1,500 Homes existing in the surrounding Pulte community and over 8,000 Homes planned for market area – a consumer base that will grow the business potential for years to come.
- **Easy Access To / From Surrounding Areas,** with I-75 on / off ramps located less than one mile away, SR 54 is being expanded to 6 lanes to connect with The Grove Retail Center (800,000+ SF) located to the north and Tampa Bay Premium Outlets (441,000 SF) to the south.
- **Within 15 Minute Drive Time** a robust market of 95,500 residents – Projected to Grow 19% by 2021; \$86,700 Household Income – Projected to Grow 12% to 2021; 41% of population in 35 to 64 “Spending Age”.

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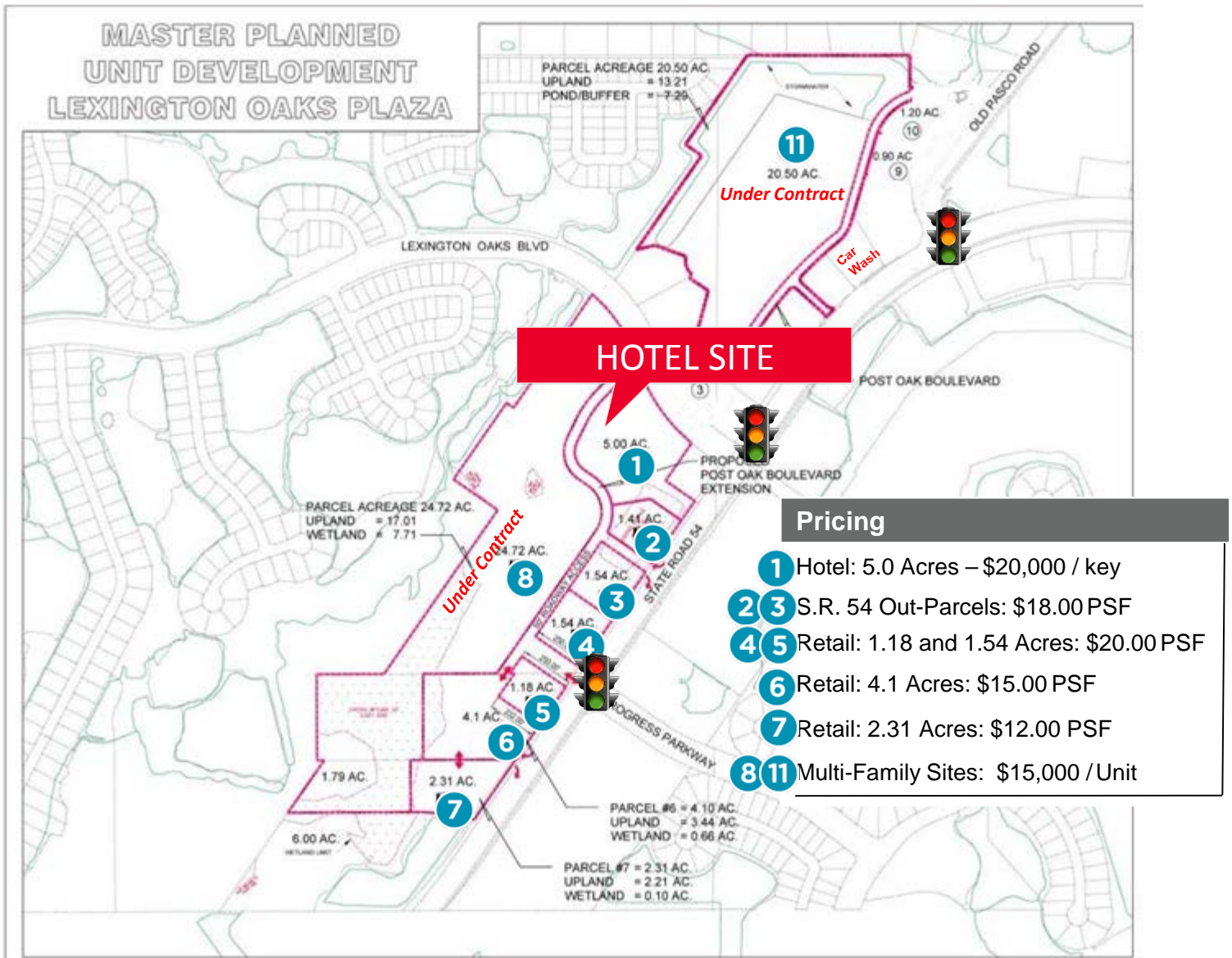


[Click for Website](#)

Lexington Oaks is an upscale deed restricted community containing over 1,500 homes.



- Site Area: 5 acres MOL, will divide
- Zoning: Rezoning will be completed 4Q 2017



FOR SALE

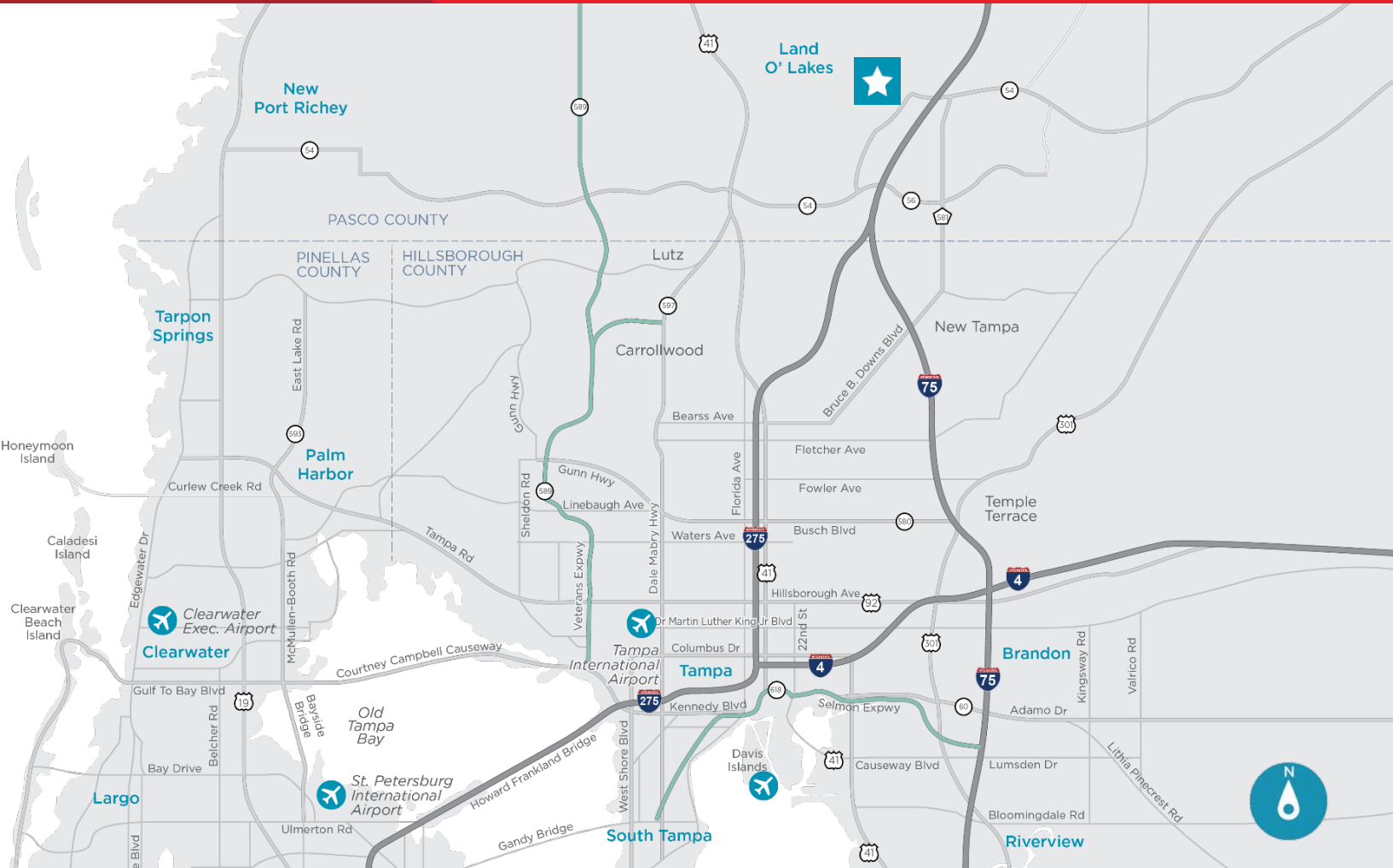
Lexington Oaks – 5 acre Hotel Site in 50 acre Mixed Use Development

Wesley Chapel, Pasco County, Florida



Hotel Report - Lexington Oaks

- Percent Change from Previous Year – Detail by Measure (Assuming 100 for 2011 as base year) Tampa, FL Area Selected Properties.
- The Wesley Chapel market in Tampa, FL metro area is one of the most attractive opportunities in the mid-price hotel market. A survey of performance of 20 market area properties over the past 5 years shows:
- Occupancy has grown 22.9% Average Daily Rate has grown 29.3% RevPAR has grown 58.9% Supply has decreased slightly Demand has grown 22.6% Revenue has grown 58.5%. See the website for the STR Report.
- Lexington Oaks provides a site at a 4-way signalized intersection less than a mile from I-75 on and off ramps and surrounded by quality residential, neighborhood commercial within walking distance and over 500 new multi-family residential units proposed next door.



Pasco County Florida population has grown nearly 35% since 2000

From State Road 54, the retail sites are highly visible, with an average daily traffic count of 24,000 vehicles

Distances	
I-75	0.5 Mile
The Grove (750k sf)	1.00 Mile
Publix	1.50 Miles
Tampa Premium Outlets (441k sf)	3.7 Miles
Shoppes at Wiregrass Ranch (850k sf)	4.6 Miles
Pasco County Sports Plex	5.25 Miles
Downtown Tampa	20.0 Miles
Tampa International Airport	25.0 Miles

