

Wesley Chapel Florida's Newest Boom Town

BY CRICKET LARSON

Formerly an area of Pasco County often thought of as a quiet rural delight is now a booming commercial epicenter of Pasco. At one time consumers thought of Wesley Chapel as a place to settle with their family in the country and now WC is being thought of as a destination for shopping, healthcare, recreation and much more.

We've all heard about the economic downturn and the impact of the real estate bubble that burst. Wesley Chapel has and is recovering from that quite well. Corporations and businesses are looking

Applebee's and Ker's Winghouse locations are nestled in the heart of Wesley Chapel proper. We hear there are plans for additional great dining destinations coming near the newly constructed Super WalMart on State Road 54.

Higher education is something you can seek and find in the Wesley Chapel area too with the newly developed Pasco-Hernando State College Porter Campus. The facility offers many healthcare programs and general education classes. It collaborates heavily with Florida Hospital of Wesley Chapel hosting their nursing laboratory among other things.

with brands such as Volkswagen and Mercedes Benz getting in on the overall growth of the area. Bill Nye of Nye Commercial Advisors is happy to have been involved with bringing Volkswagen to the Wesley Chapel area.

Industrial expansion is also taking place in the area with new development of the Com Park 75 off of State Road 54. State of the art construction with aesthetically pleasing architecture makes Com Park 75 the place to seek out the latest industrial location for your business. The project hosts accommodation for approximately 700,000 square feet on 60 acres.

If jobs, higher education shopping, industrial, and healthcare weren't enough Wesley Chapel will soon also be a recreation destination with the addition of the planned \$17 million Cypress Creek Ice & Sports Complex. Slated to open in the fall of 2015 it will bring an additional 40 jobs to the area and provide meeting space, lacrosse, basketball and ice rinks.

Wesley Chapel is not only a commercial development boom town. It is on track to have an additional 5,000 or so homes added within the next ten years with many projects already underway. The addition of residential units coupled with the increasing commercial expansion and the prime location make Wesley Chapel the place to be. •



to build and flourish in the Wesley Chapel area daily. Nye Commercial Advisors receives numerous calls each day from developers, buyers, and investors seeking this desirable new boom town location.

There are currently plans for many projects that will lend to increased job availability in the market. Raymond James has a planned 65 acre campus on the Wiregrass Ranch property. This campus boasts a planned 1,000,000 square feet of office space for their world headquarters and a 550,000 square foot parking garage. This project alone will add a projected 750 jobs to the Wesley Chapel economy.

The folks of Wesley Chapel also have no shortage of great places to dine in the area. One of the hottest performing

Fifteen years ago, no one in their right mind would have thought of Wesley Chapel as a destination for some of the best shopping experiences in the state but today it is fondly thought of when planning a shopping trip. The Wiregrass Mall features one of the best outdoor shopping facilities around with diverse shopping selections. The planned 57 acre Cypress Creek Mall said to open in summer of 2015 promises to be a gem in its own rite by featuring approximately 1,100,000 square feet of retail total that will rival any shopping center nationwide. Consumers won't only think big box and other retail when thinking of shopping in Wesley Chapel. Soon, Wesley Chapel will be home to additional car dealerships

Nye Commercial Advisors is poised to assist you in finding a location for your business or fulfill any other commercial real estate needs you may have. Contact us at 813.973.0214 or nyecommercial.com.

