

WESLEY CHAPEL  
**AVALON PARK**  
LIVE • LEARN • WORK • PLAY





# WESLEY CHAPEL AVALON PARK

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*D*eveloped on over 1,600 acres, West Florida's most extensive traditional community features individual neighborhoods nestled in serene, natural surroundings in the Tampa Bay area.

Offering classic homes in rich design and skillfully crafted by award-winning builders. Avalon Park Wesley Chapel adds to its small-town charm with neighborhood parks, tree-lined streets, garages accessible from private rear lanes and wide front porches that enhance the pedestrian-friendly character of the neighborhoods.

At the heart of the community, Avalon Park Wesley Chapel's Downtown brings convenience home with necessities like a medical center, schools, daycare, dining and shopping all within only a short distance of home. Readily accessible major roads, including the nearby State Road 54 and I-75, make getting around town and to work easy. Avalon Park Wesley Chapel's downtown will become the center of daily life and activity for Wesley Chapel.

Dinner times, family times, happy times,  
they're all times that make up the days, years  
and life times of the residents of  
Avalon Park Wesley Chapel.









*A Vision for  
Healthy Community,  
the Knowledge  
to See it Through.*





Talk about new school  
schedules and soccer  
practice, while savoring  
every morsel and father  
daughter moments.







# LIVE

Days begin well and end even better on the front porches in Avalon Park Wesley Chapel. Neighbors share coffee and casual conversation. Friends and family have a comfortable place to sit and watch life as it passes by. The traditional homes in Avalon Park Wesley Chapel combine both the warmth of yesterday and the conveniences of today in an architecture as inviting as the traditions.







Counting cracks in the  
sidewalk suddenly gives way  
to “One more block and  
we’re home!”







# LEARN

Neighborhood schools are literally in walking and bike riding distance. These will be the building blocks of this community. An elementary and future K-12 school will be the center of our Campus of Knowledge & Faith, which will be on site. New learnings will be taught, while new friendships will be made. Bike rides and walks with friends to school will be where great memories are formed.







Working in the  
neighborhood is a short  
walk and a million miles  
from working  
anywhere else.





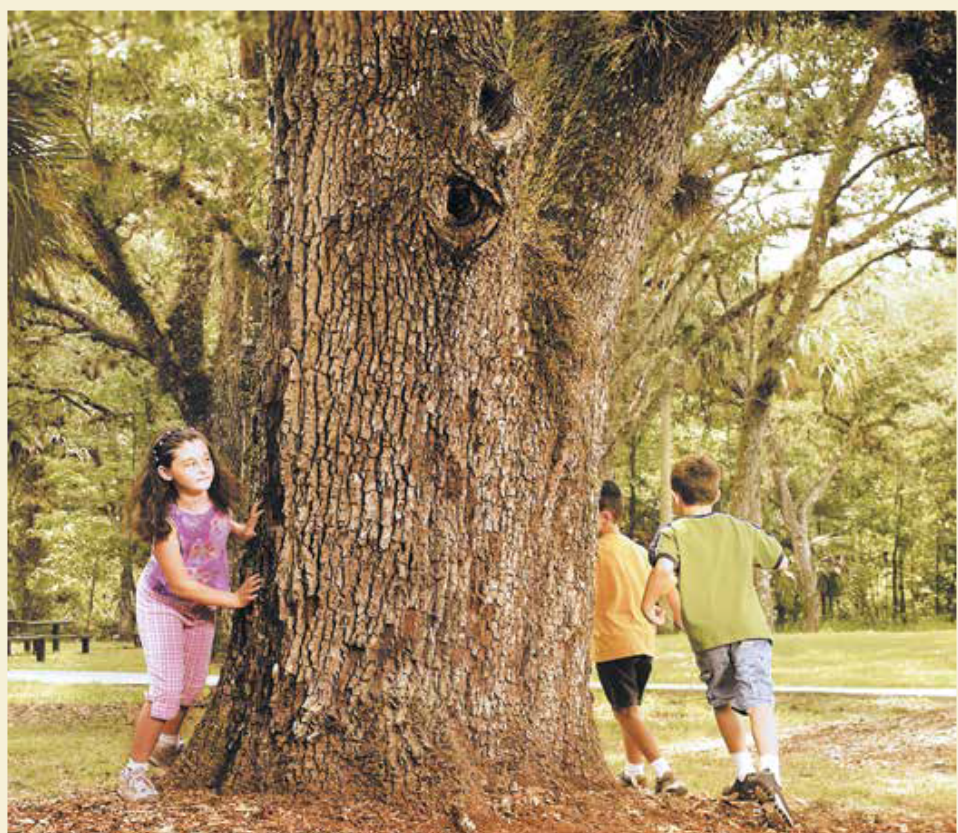
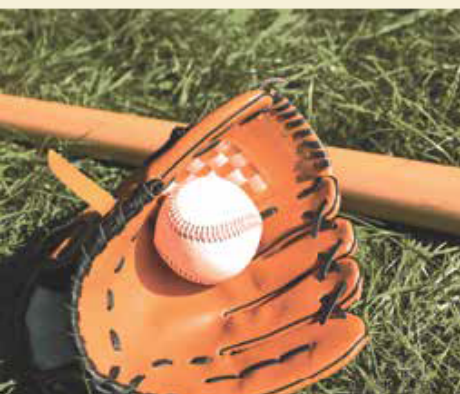


# WORK



"Work at home" was never like this! Make your office at home or in the Downtown and make rush hour a thing of the past. At the heart of the community Avalon Park Wesley Chapel's Downtown brings convenience home with necessities, like medical offices, schools, dining, and shopping. All within a short walking distance from home.









# PLAY

Stretch yourself and your imagination across a community filled with natural, recreational amenities, and beautiful conservation views. Ballplayers will find soccer fields, baseball fields, football fields, tennis and basketball courts. Residential areas are surrounded by open green space, interconnected roadways, paths for biking and ponds full of fish!

*There never was a  
babysitter so solid,  
nor so patient,  
as a grandfather.*





They are the best of times,  
and the blessed of times.

Moments defined by a community  
whose clock tick with the varied  
heartbeats of its residents, young  
and old. This is a collection of  
lifetimes; snapshots of living,  
learning, working and playing in  
an extraordinary community...

Welcome  
Home!



# AVALON PARK WESLEY CHAPEL SITE PLAN



## Population & Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	3,092	25,737	80,866
Average Age	45.5	46.0	43.6
Average Age (M)	40.4	45.3	42.3
Average Age (F)	52.1	47.2	45.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,439	11,542	35,947
# of Person per HH	1.6	2.2	2.2
Average HH Income	\$84,442	\$95,459	\$95,492
Average House Value	\$202,341	\$177,654	\$186,635



## Location Information

- Located on SR 54
- 1600 Acre Master-Planned Community
- Entitled for:
  - 4,400 Residential Units
  - 560,000 SF of Commercial Space
  - 120,000 SF of Office Space
- Downtown with Lively Restaurants, Convenient Shopping, Eclectic Boutiques within Walking Distance

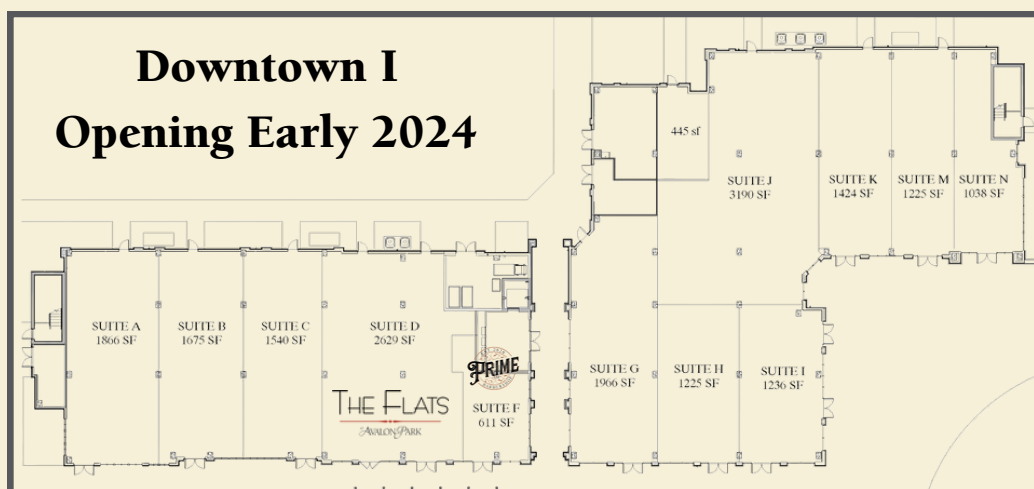




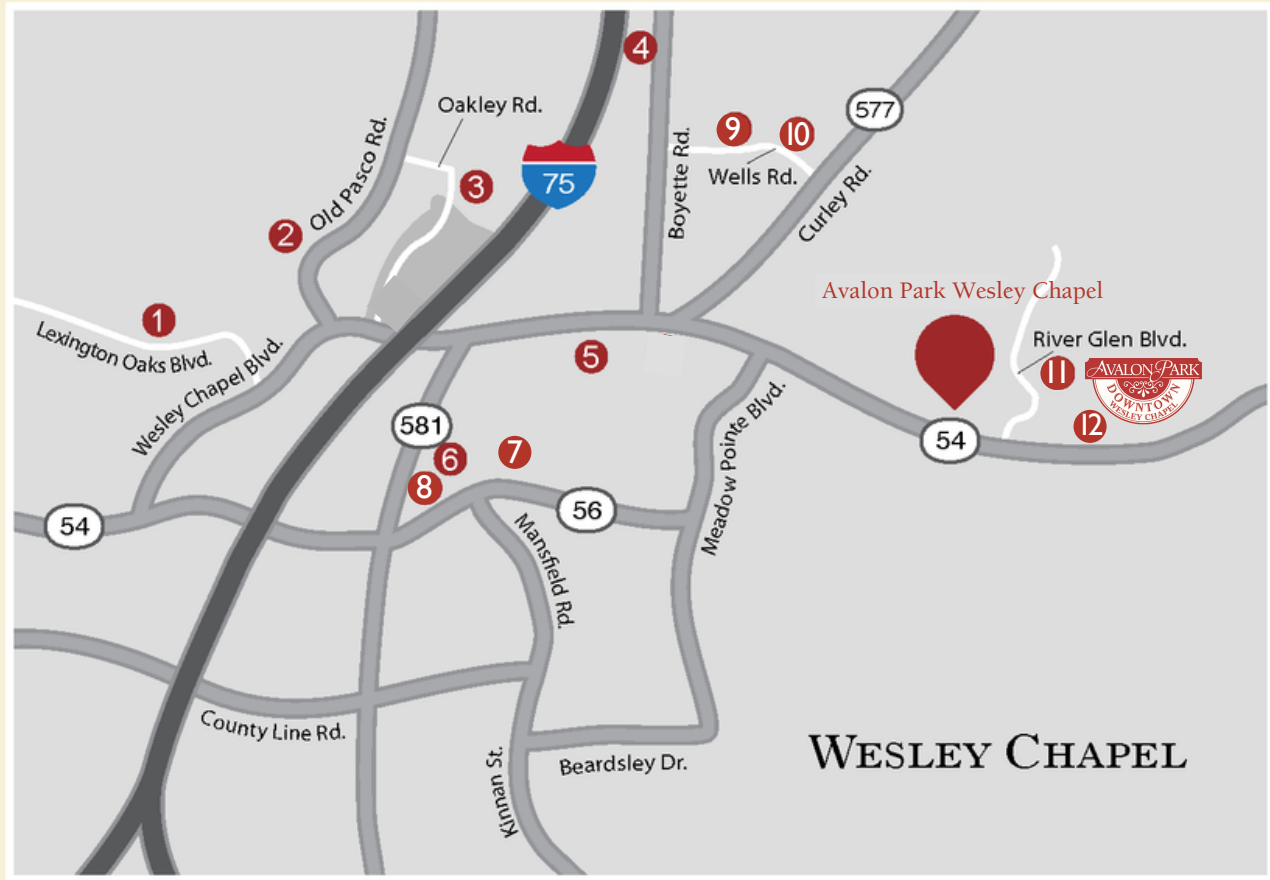
Downtown Avalon Park Wesley Chapel is planned to host more than 400,000 square feet of retail and 100,000 square feet of office space allowing for a bustling, pedestrian-friendly downtown that will become a hub of activity as the community grows. The initial construction of Downtown Avalon Park Wesley Chapel began in 2019 with 1,100 student stations at Pinecrest Academy K-5 Charter School.



3-Story - 73,067 SF Mixed Use Building with 40 Multifamily Apartment Homes & 23,720 SF Commercial/Retail Space and a 2-Acre Community Park with Amphitheater







#### Entertainment

1. Lexington Oaks Golf Club
2. Quail Hollow Golf & Restaurant
3. The Grove
4. Wesley Chapel District Park
5. Saddlebrook Resort
6. Wiregrass Ranch Sports Complex
7. Shops at Wiregrass

#### Hospitals

8. Hospitals

#### Schools & Universities

9. Wesley Chapel High School
10. Thomas E. Weightman Middle School
11. New River Elementary School
12. Pinecrest Academy Wesley Chapel

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