



WESLEY CHAPEL EQUESTRIAN ACREAGE

25723 ARMENIAN LANE
WESLEY CHAPEL, FL 33544

Trace Linder
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Property Overview



Sale Price **\$1,150,000**

PROPERTY OVERVIEW

****PRICE REDUCTION****

Nestled within the secure, gated community of Armenian Acres in Wesley Chapel, this property offers a complete equestrian training facility ready for immediate use. With a 6 stall stable, 6 paddocks/pastures, an equipment storage barn, tack room, and living quarters, the property is fully equipped. The acreage provides a serene backdrop for a private residence or recreational retreat, all conveniently located near the amenities of Wesley Chapel and Zephyrhills. Beyond its equestrian focus, the property also hosts a wealth of wildlife, with deer and turkeys frequently roaming the backyard. Enjoy the peaceful versatility of this horse farm, nestled on spacious grounds yet still within easy reach of city conveniences. FLU is Res-1 and offers potential for future development.

OFFERING SUMMARY

Acreage: **10 Acres**
Price / Acre: \$.
City: Wesley Chapel
County: Pasco
Property Type: Land: Equestrian, Land Investment, Residential Development
Video: [View Here](#)



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Equestrian
- Land Investment
- Residential Development

Uplands / Wetlands:

9.36 Uplands / 0.67 Wetlands

Taxes & Tax Year:

\$1,048.19 [2023]

Zoning / FLU:

Agricultural / Residential

Fencing:

Perimeter & Cross Fenced

Current Use:

Equestrian Property for Horse Training & Boarding

Potential Recreational / Alt Uses:

Recreational, Agricultural, Homesite



Aerial Photos





Interior Photos



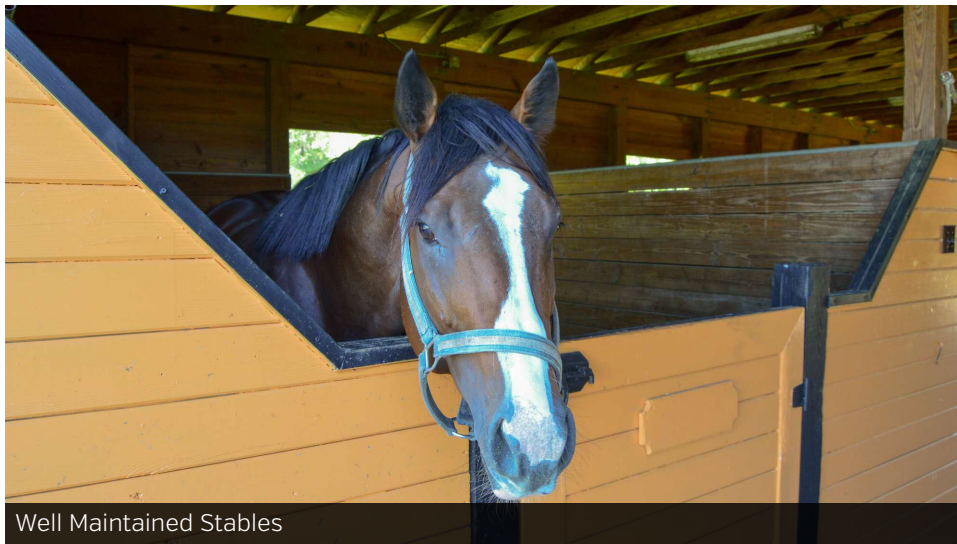
Additional Photos



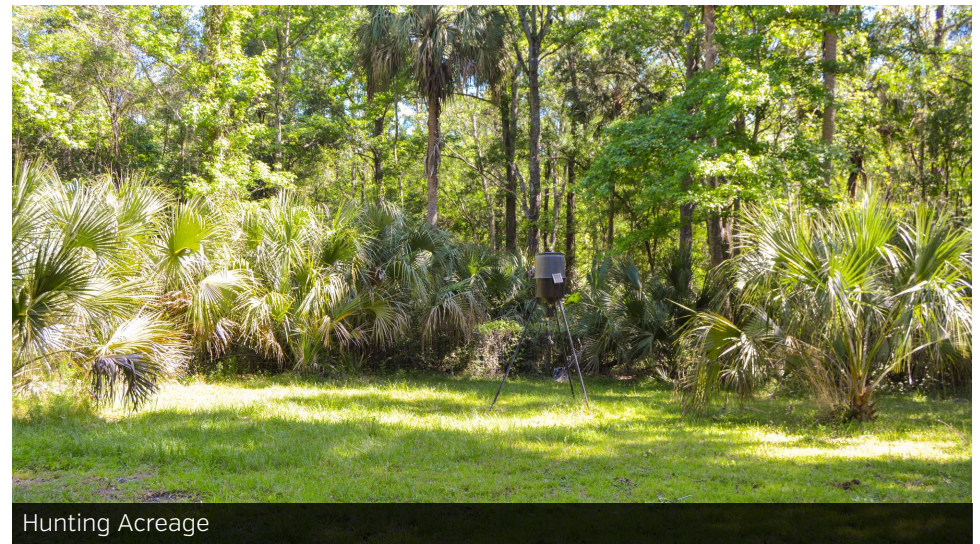
6 Stall Barn



Woodlot on Northern Edge



Well Maintained Stables



Hunting Acreage

Additional Photos



Paddock



Storage Shed



Pole Barn for equipment and storage



Paddock



Location



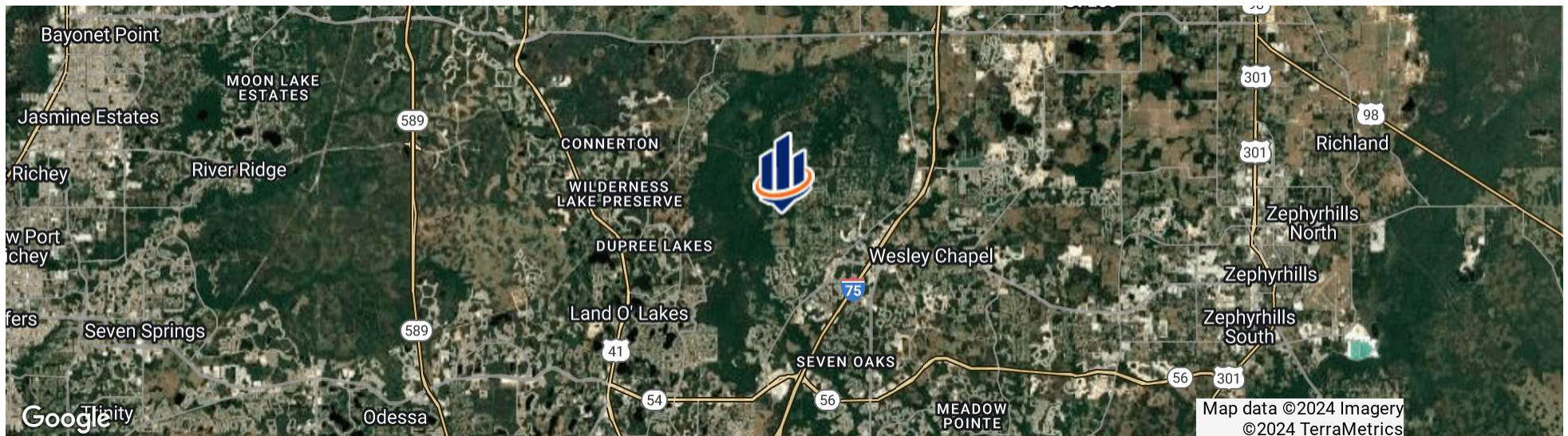
LOCATION & DRIVING DIRECTIONS

Parcel: 03-26-19-0000-00100-0080 & 03-26-19-0000-00100-0090

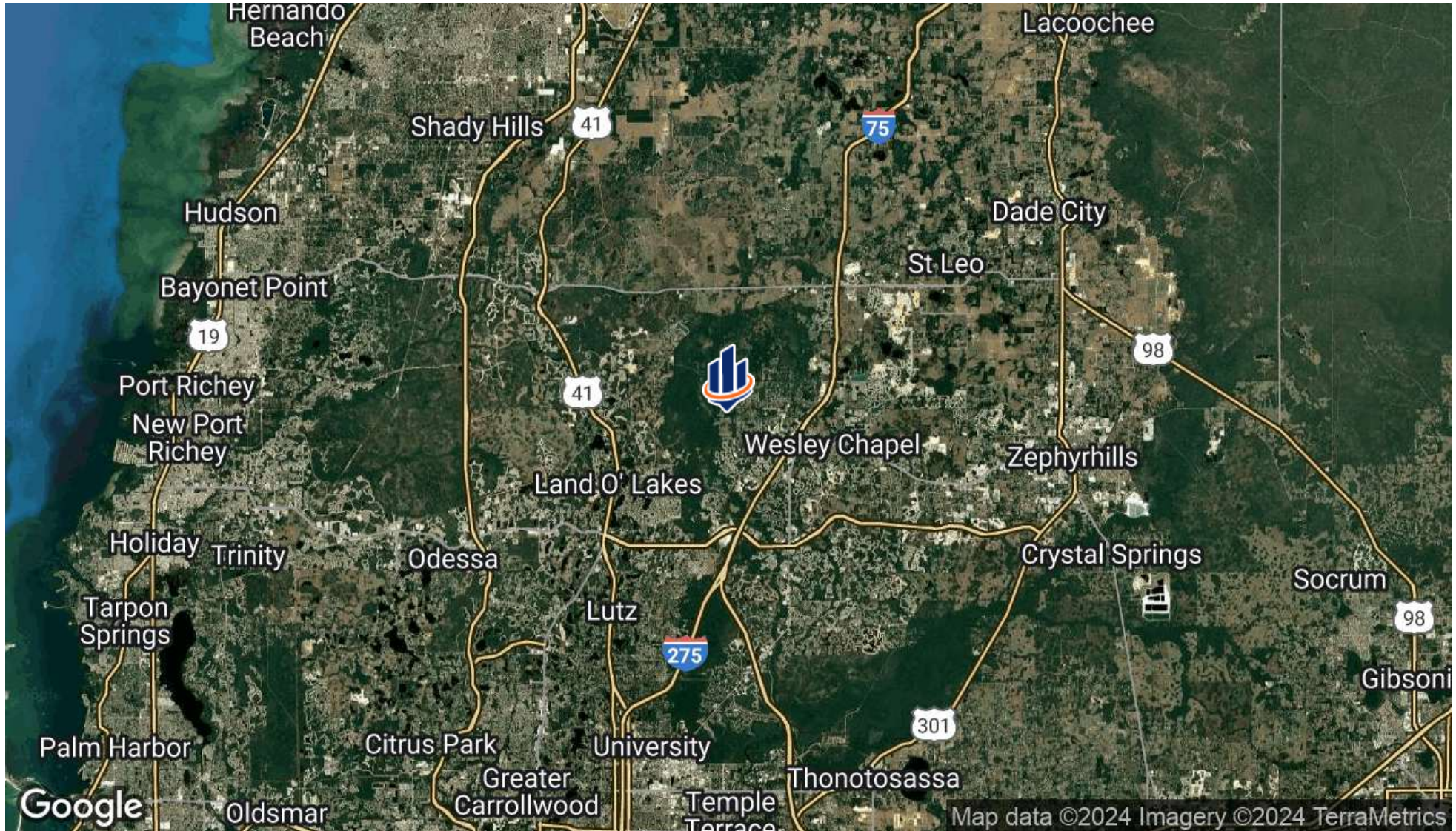
GPS: 28.2542617, -82.3902938

Driving Directions: From 54 take Old Pasco Rd North to Dayflower Blvd W Take Woodman Dr to Mangrove Dr N to Armenian Acres entrance

Showing Instructions: Contact Trace Linder for Showings [863] 287-3281



Regional Map



Market Area Map





TRACE LINDER

Associate Advisor

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

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