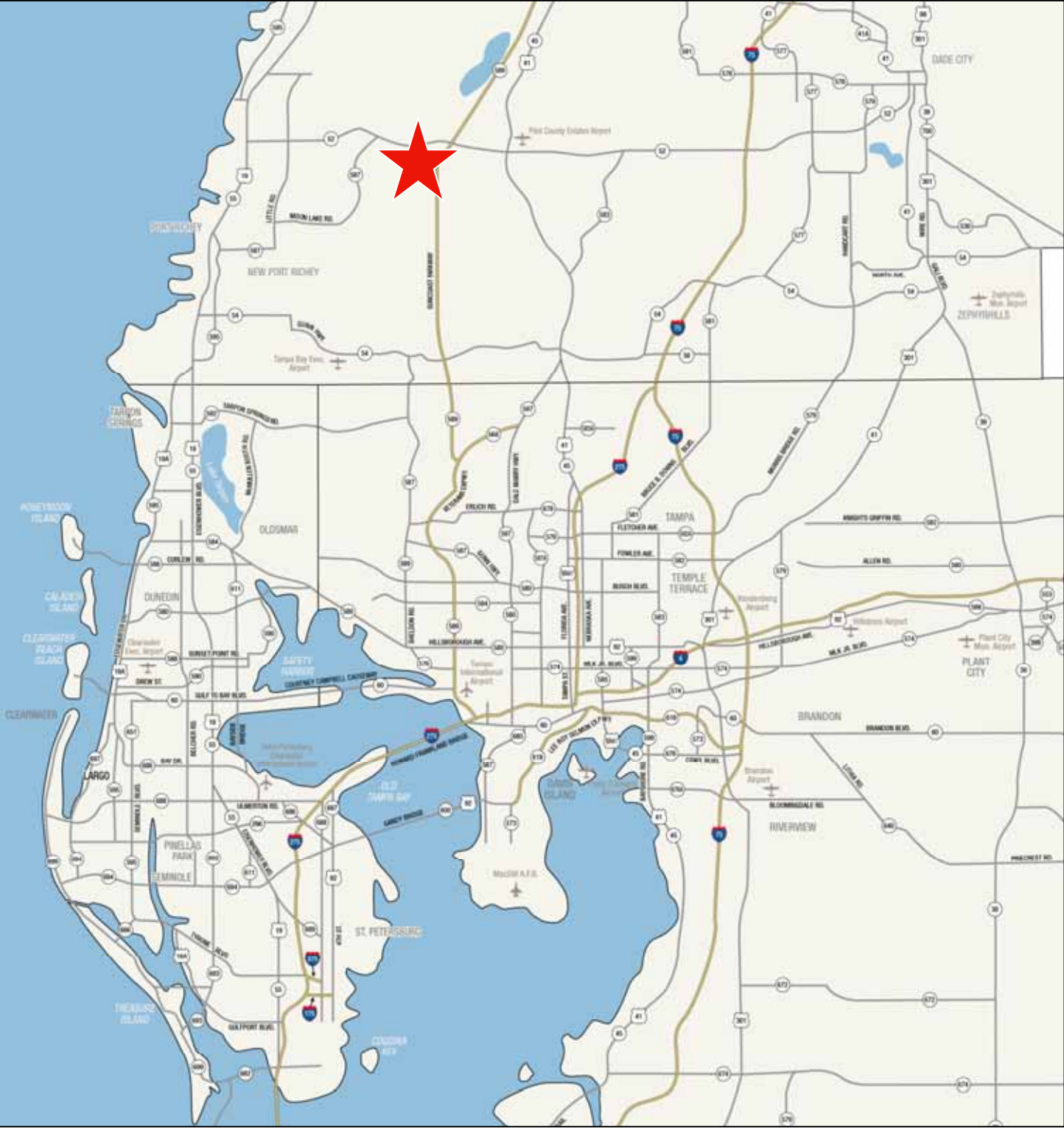


LOCATION INFORMATION



LAND FOR SALE

160 ACRES, MIXED USE

SWQ Suncoast Parkway and SR 52
Pasco County, Florida



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY INFORMATION

Location

Suncoast Lakes is located in the southwest quadrant of S.R. 52 and the Suncoast Parkway, Pasco County, Florida.

Size

The site is 160± gross acres, 80± net acres.

Zoning

PUD for 210,000sf of retail, 230,000sf of office, 168,000sf of industrial, and 7.7 acres of quasi-public (churches and schools).

Future Land Use

CON (Conservation); MU (Mixed Use)

Utilities

At the site.

Pricing

\$7,000,000 for all.

Outparcels - \$15.00/sf-\$20.00/sf

30.5 acres retail - \$5.00/sf

16.5 acres office - \$3.00/sf-\$4.00/sf

16 acres industrial/flex - \$2.00/sf

7.7 acres quasi-public - \$1.50/sf

Distances

Tampa International Airport	24.3 miles
Tampa CBD	34.2 miles
S.R. 52 and I=-75	14.4 miles
U.S. Highway 19	9 miles
Publix	0.7 miles

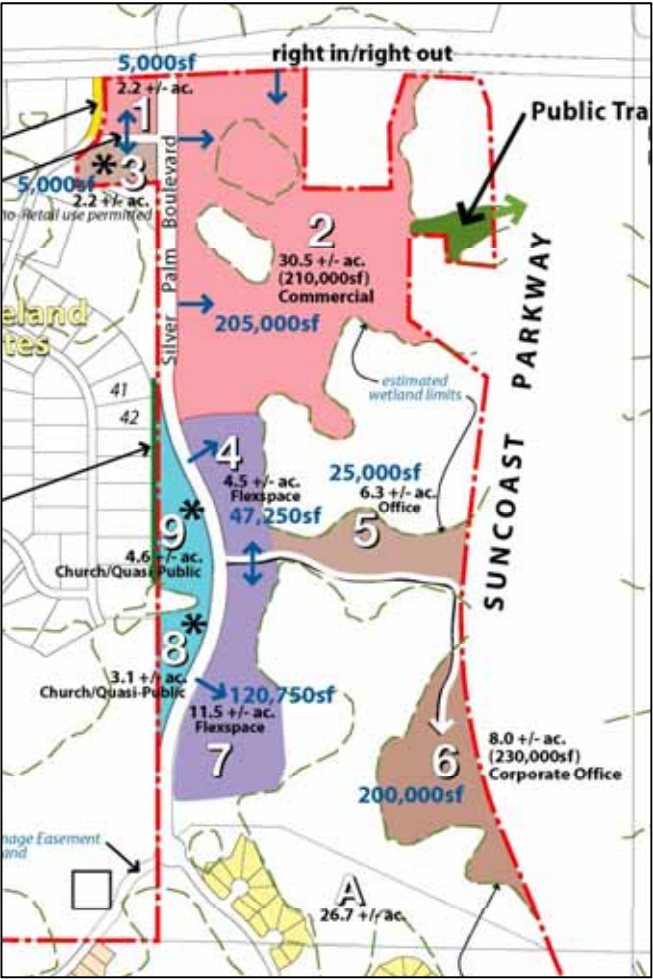


HIGHLIGHTS

- Fronts on 42 mile long Suncoast Trail
- Suncoast Expressway exit
- Lighted, full median
- S.R. 52 is six lanes
- Outstanding access to labor
- Reverse commute
- Wetland on the commercial site is permitted to be relocated
- Traffic counts:
 - Suncoast Parkway – 24,500 vehicles per day
 - S.R. 52 – 24,000 vehicles per day

5-MILE DEMOGRAPHICS

Population:	28,762
Avg. HH Income:	\$52,271
Median HH Income:	\$41,668
Median Age:	37.4
Retail Sales	\$300 Million



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