



Imagine...

...an opportunity to develop -  
one that will help shape future  
economic growth for years  
to come...

## **MIXED-USE DEVELOPMENT SITE**

**TAMPA BAY, FLORIDA**

**686.5 ACRES  
FOR SALE**



...your opportunity  
is here.



Easy access to I-75,  
between two exits

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Excellent labor force,  
reverse commute

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Private airport with 3,500 foot  
runway, less than one mile from  
the property

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Connectivity to Cypress Creek  
Town Center, under construction  
and approved for 1,184,000 sf  
regional mall, 600,000 sf retail,  
120,000 sf office, 230 multifamily  
units, 350 hotel rooms, 2,582  
seat movie theater and a Target

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Three million square feet of  
retail under construction within  
two miles





## PROFILE

Strategically located north of Tampa on Interstate 75 at the first exit north of the I-75/I-275 split. This submarket has grown tremendously, and is the fastest growing real estate market in the Tampa Bay area. There are three regional shopping centers under construction, totaling three million square feet.

Strong demand for future employment and residential products.

As of Q108, the Tampa Bay office market is at 15.1% overall vacancy and 13.2% direct vacancy, and industrial / flex is at 9.6% overall vacancy and 9.1% direct vacancy.

## LOCATION

West side of I-75, fronting on S.R. 54, 2.4 miles from S.R. 54 exit, and two miles from S.R. 56 exit in the Wesley Chapel area of Pasco County.

## SIZE

GIS estimated 651.6 gross acres and 285 usable acres

## ZONING

Agricultural

## LAND USE

### Employment Center -

Minimum 55%, Maximum 75%

### Multifamily -

Minimum 20%, Maximum 40%

### Support Retail/Commercial -

Minimum 5%, Maximum 20%



## ACCESS

Interstate 75 to S.R. 54 and S.R. 56.

## PRICE

\$25,000,000



-  Property Boundary (+/- 651.6 acres)
-  Wetlands (366 acres)
-  Uplands (285 acres)



## PASCO COUNTY PARCELS

- 15-26-19-0000-00200-0000
- 22-26-19-0000-00100-0000
- 23-26-19-0000-00100-0010

## UTILITIES

Water - 16" DIP,, eastside of SR 54

Sewer - 10" PVC FM, westside of SR 54

## DISTANCES

Tampa CBD - 25.24 miles

Tampa International Airport - 31.71 miles

Cypress Creek Town Center DRI - Contiguous

University of South Florida - 13 miles

Moffit / Merck Cancer Research - 13 miles

Publix - 4 miles

## BUYER BROKER

Buyer's broker must be compensated by buyer

North Uplands



I-75 Frontage To The East



Central Uplands



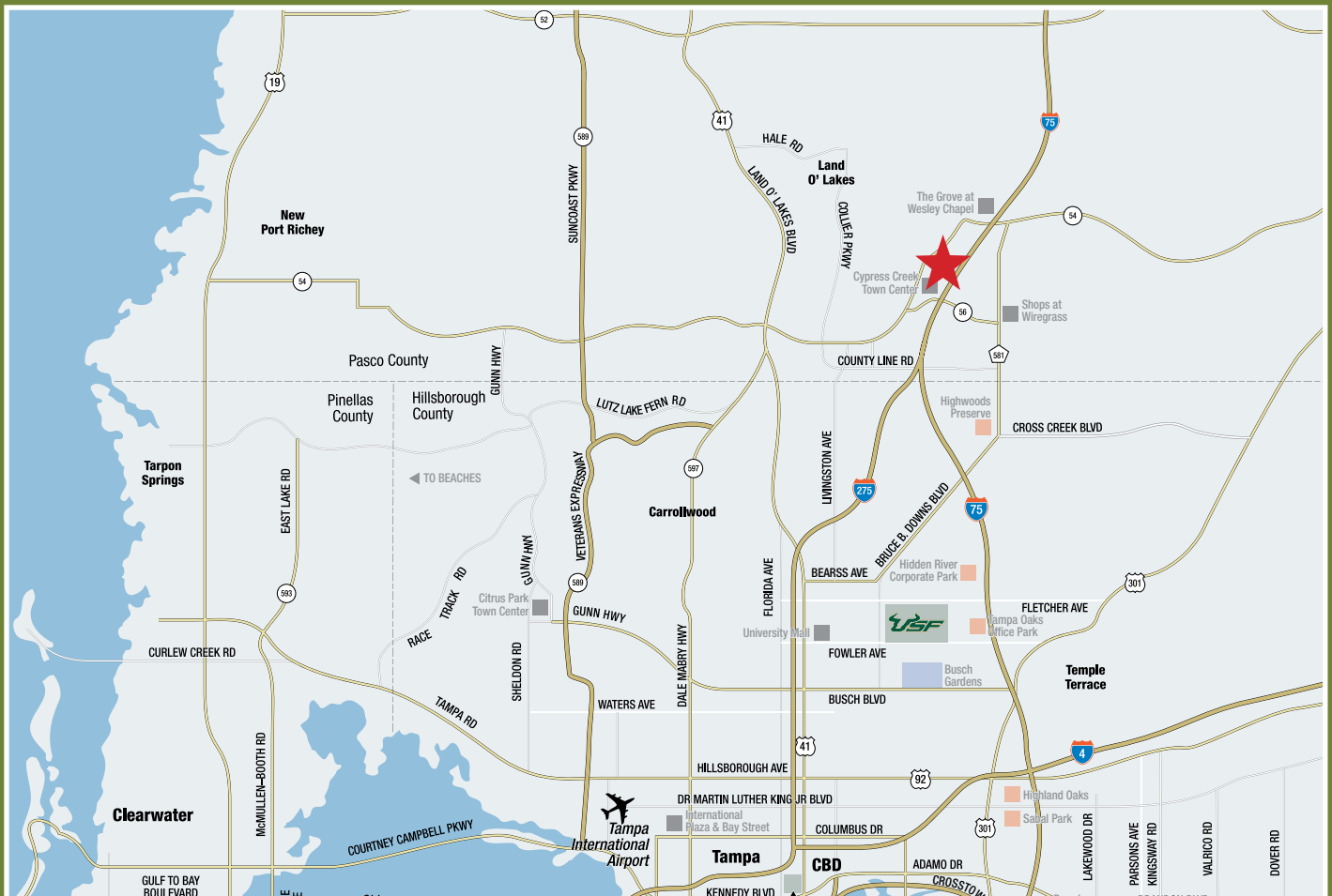




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## PROPERTY LOCATION



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