

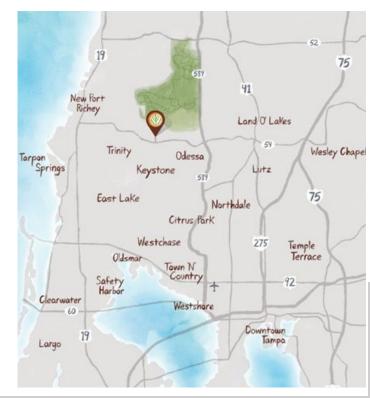
FOR SALE Starkey Ranch – Prime Business Park Site Pasco County, Florida



Pasco County Florida population has grown **nearly 15% since 2010**

Average daily traffic count of 63,500 vehicles

Distances and Drive-Times			
Gunn Highway	1.35 Miles		
Mitchell Ranch	4 Miles		
Tampa International Airport	25 Minutes – via Suncoast Expwy		
Westshore Business District	25 Minutes – via Suncoast Expwy		
Downtown Tampa	30 Minutes – via Suncoast Expwy		



acceptor+Dylyve (64+ROWS)		OIL PINE GAP SPUT	E E MARKET	
TIATION AND AND AND AND AND AND AND AND AND AN	B	NITU-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	0.17 Ac. Required Plaza Final Location TBD	
0	State Ro		54	Site Data

East Out Parcels		
А	0.97 Acres	SOLD
В	1.13 Acres	SOLD
С	0.95 Acres	SOLD
D	1.11 Acres	SOLD
Е	1.70 Acres	SOLD

Opportunity. Location. Community.

- Signalized Intersection
- Pad Ready Sites
- High-growth, Affluent Trade Area



• Net Usable (Master Retention)

EAST OUT PARCELS

- East out parcels are contiguous to 384 apartments
- Delivered in "Pad Ready" condition



For more information, please contact:

Bruce K. Erhardt, ALC **Executive Director** +1 813 223 6300 bruce.erhardt@cushwake.com **Patrick Berman Senior Director** +1 813 204 5363 patrick.berman@cushwake.com

One Tampa City Center Suite 3300 Tampa, Florida 33602 phone: +1 813 223 6300 cushmanwakefield.com

Cushman & Wakefield copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or



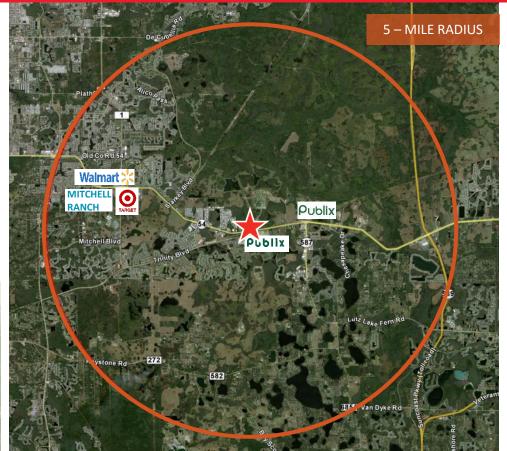
FOR SALE Starkey Ranch – Prime Business Park Sites Pasco County, Florida

Starkey Ranch will be home to dozens of businesses serving thousands of Starkey Ranch residents and others living nearby.



- The average home price within Starkey Ranch is \$450,000
- A vibrant Town Square at the high-visibility intersection of SR 54 and Gunn Highway, only 4 miles west of the Suncoast Parkway, featuring Publix grocery stores, eateries and neighborhood services such as the UPS store, salons and dry cleaners
- The Starkey Ranch Business Park, at Heart Pine Avenue and SR 54, is approved for Class A office buildings, hotels, medical uses and support retail
- Parcel 3A is approved, permitted and "Shovel Ready" for 15,000 SF of Office or Medical development





Demographic Profile			
Population	60,060		
Population Growth (2019-2024)	9.6%		
Daytime Employment	49,675		
Median Age	48		
Average HH Income	\$92,815		
Median HH Income	\$65,303		
Retail Sales	\$1.23B		

	WEST OUT PARCELS			
3A*	2.00 AC	SOLD		
3B	1.83 AC	SOLD		
4	11.17 AC	\$12 PSF		
3C	.80 AC	SOLD		

