

KING RANCH

1530 CYPRESS CREEK RD
LUTZ, FL 33599

±324.79 ACRES MIXED-USE
LAND OPPORTUNITY



1530 CYPRESS CREEK RD
Lutz, FL 33599
cushmanwakefield.com





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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

AREA & MARKET OVERVIEW

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EXECUTIVE SUMMARY

King Ranch is a ±324.79 Acre property located in the southwest quadrant of SR 54/56 and I-75 in Pasco County, Florida. The property boasts over 4,000 feet of prime I-75 frontage/visibility. This is an excellent opportunity to acquire “the hole in the donut”, as most of the surrounding land is developed with single family, multifamily, retail, and commercial.

The allowable uses for King Ranch will include:



Industrial



Retail



Multi Family



Office/Medical

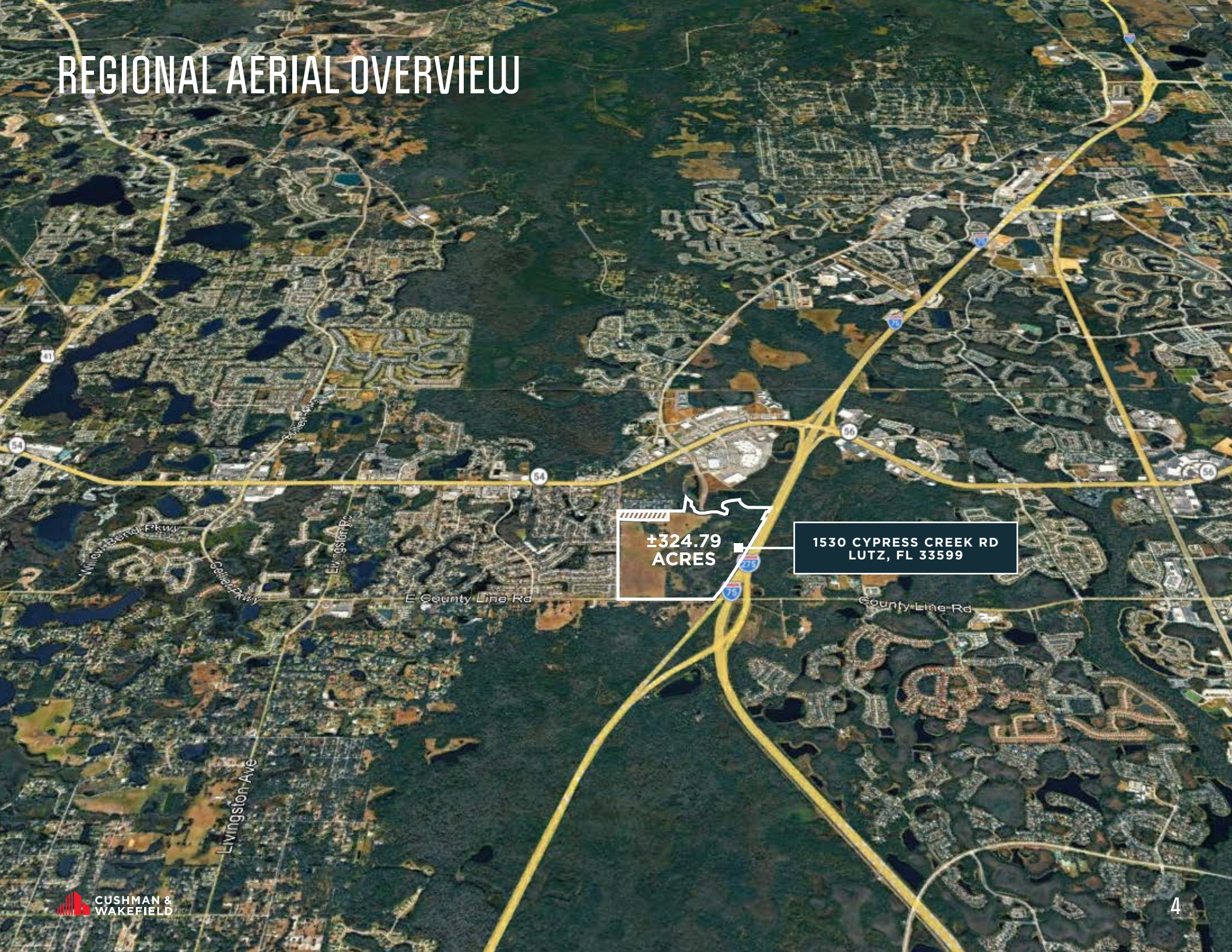
PROPERTY SUMMARY

ADDRESS	1530 CYPRESS CREEK RD, LUTZ, FL 33599
COUNTY	PASCO
MARKET	TAMPA/ST. PETERSBURG
ZONING	BEING REZONED
TOTAL LAND AREA	±324.79 AC LESS SPANOS
UPLAND AREA	±228.88 AC SPANOS IS UNDER CONTRACT ON 11.887 UPLAND ACRES IN THE NORTH WEST CORNER OF THE PROPERTY
OFFERING TERMS	PRICING GUIDANCE: PLEASE CONTACT BROKER

CALL FOR OFFERS

APRIL 20, 2026

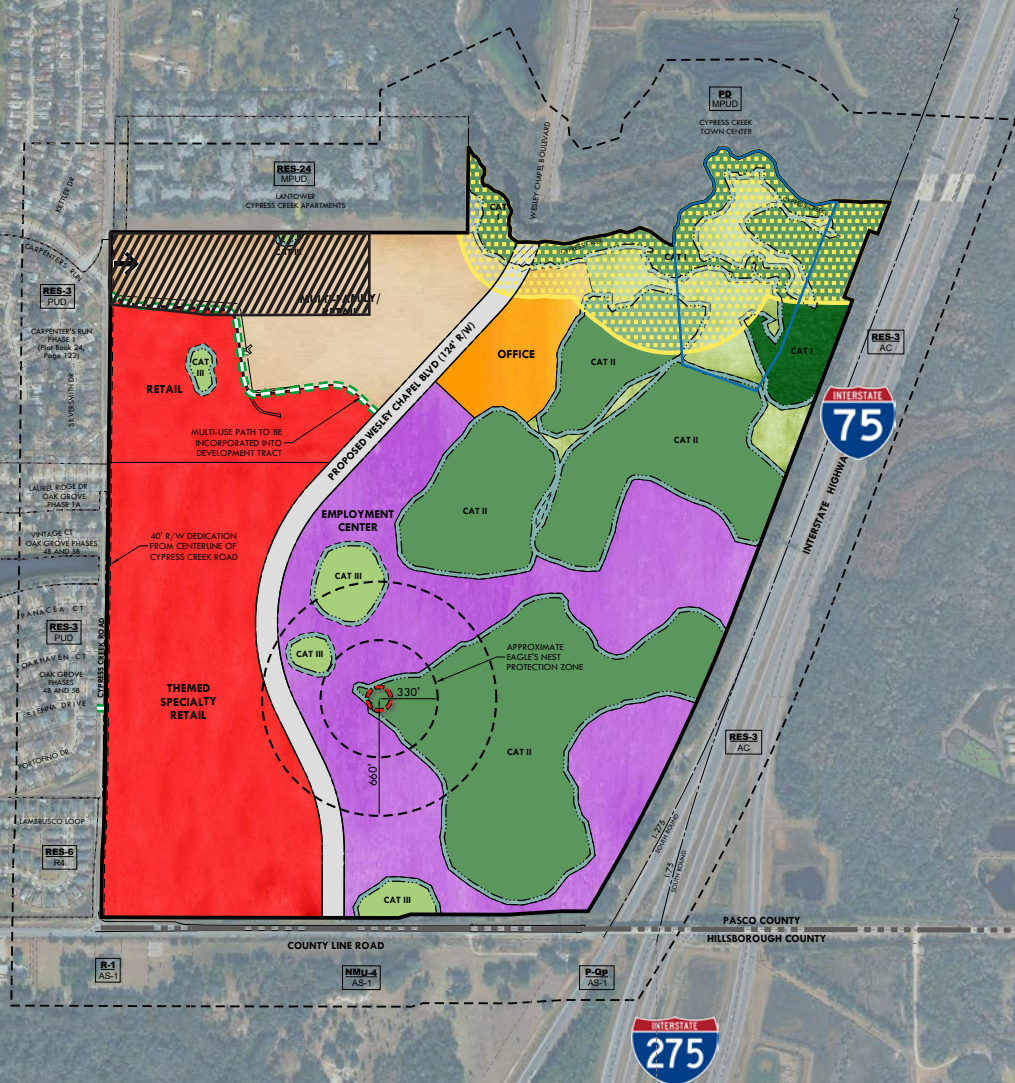
REGIONAL AERIAL OVERVIEW



±324.79
ACRES

1530 CYPRESS CREEK RD
LUTZ, FL 33599

REZONING PARCEL MAP



PROJECT DATA TABLE

Gross Acres	324.79
Upland Acres (Post-Development)*	222.88
Wetlands (Post-Development)	98.82
Wetlands (Pre-Development)	99.20
Category I	18.21
Category II	74.97
Category III	6.02
Existing Zoning	AG
Proposed Zoning	MPUD
Existing Future Land Use	ROR, CON
Proposed Future Land Use	ROR, CON

* Preliminary wetland impacts are conceptual and non-binding. Final wetland areas shall be determined at the time of PDP/CP.

LAND USE DATA TABLE

LAND USE	MAXIMUM
Employment Center (1)	600,000 sq. ft.
Themed Specialty Retail	223,000 sq. ft.
Retail	130,000 sq. ft.
Office (2)	52,200 sq. ft.
Multifamily	548 du*
Single Family (3)	3 du

(1) The minimum upland acres for the Employment Center Land Use Classification shall be 55 acres.

(2) The minimum upland acres for office shall be 6 acres.

(3) A maximum of 3 single-family homes may be located within the ecological corridor and/or Pasco Parcel IDs 34-26-0000-00100-0050 and 34-26-0000-00100-0060.

* Spanos is under contract for up to 280 Units

TAMPA BAY INDUSTRIAL MARKET SNAPSHOT

Q4 2025

1.0 MSF

OVERALL NET ABSORPTION

6.9%

OVERALL VACANCY RATE

4.7M

2025 LEASING ACTIVITY

ASKING RATE

\$10.09

DIRECT
WTD AVG PSF

\$10.33

OVERALL
WTD AVG PSF

CONSTRUCTION

2.8 MSF

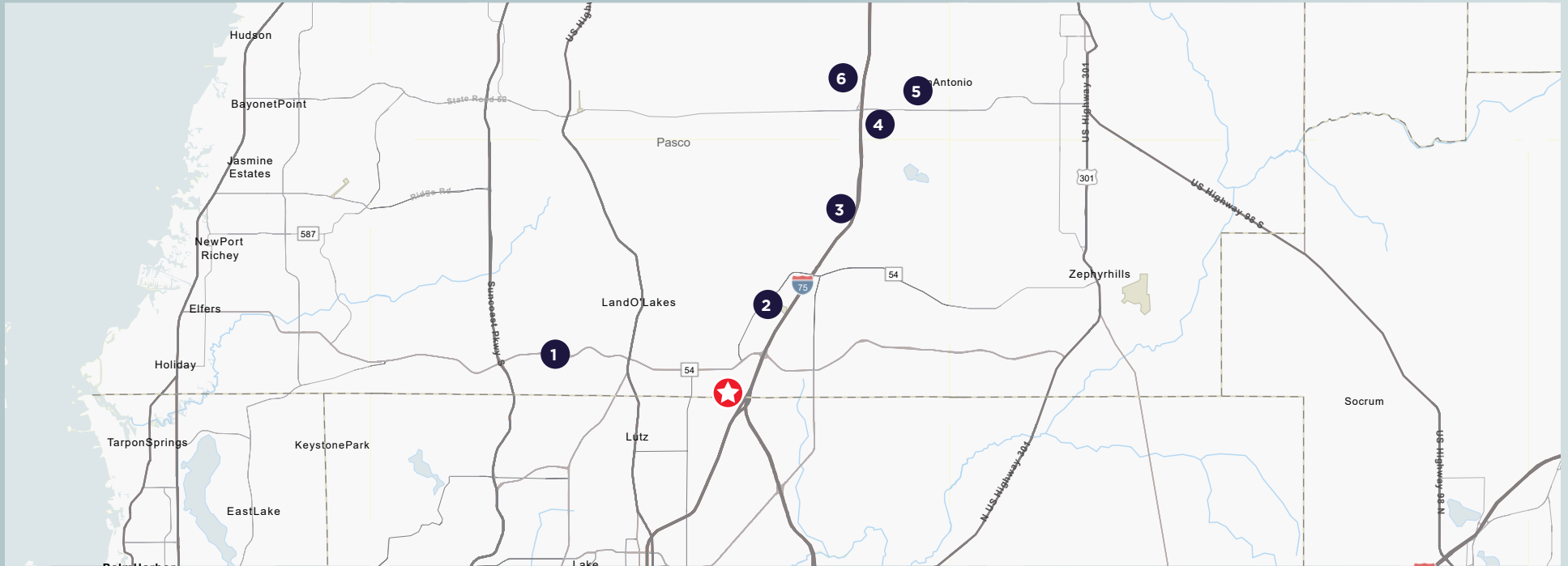
CONSTRUCTION
COMPLETION

1.45 MSF

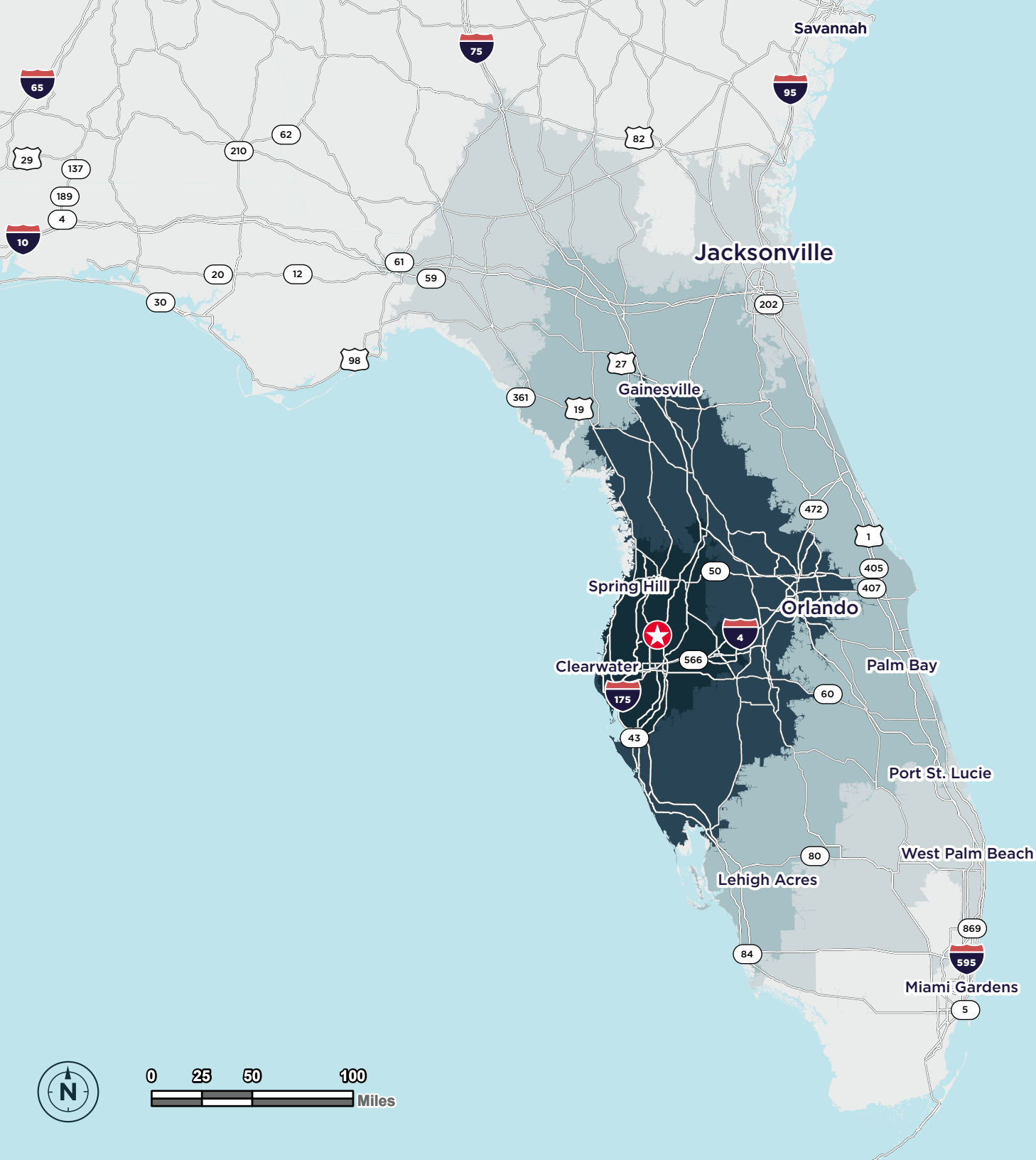
UNDER
CONSTRUCTION


TENANT	LANDLORD	BUILDING	SF	N/R/E	LEASE TERM MOS	RATE	BASIS (IE NNN)	LL IMPROVEMENTS	CAM	ESC	NEW TO MKT
Q4 2025 LEASE COMPS											
Stonemont	Stonemont	Sunlake Business Center - Building 2	20,520	N	85	\$13.75	NNN	\$19.00	\$3.14	4.00%	
Speedbay	Speedbay	Compark 75	42,569	R	62	\$12.50	NNN	\$0.00	\$5.21	4.00%	N
Q2 2025 LEASE COMPS											
That's No Moon / ShineOn	Stonemont	Sunlake Business Center @ SR-54 - Bldg 1	30,780	N	62	\$12.25	NNN	Turn-key	\$3.23	4.00%	N
Greco	Stonemont	Sunlake Business Center @ SR-54 - Bldg 2	41,040	N	62	\$12.35	NNN	Turn-key	\$3.23	4.00%	N
The Fulfillment Lab, Inc.	Stonemont	Sunlake Business Center @ SR-54 - Bldg 2	35,885	N	86	\$12.25	NNN	Turn-key	\$3.23	4.00%	N

INDUSTRIAL COMPETITIVE SET







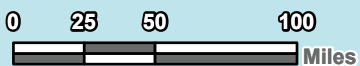
	PROPERTY	OWNERSHIP	ADDRESS	TOTAL PROJECT SF	SQUARE FEET AVAILABLE	ASKING RATE	NOTES
1	Sunlake Business Center @ SR-54	Stonemont	18381 Pasco Business Center Way Lutz, FL 33558	360,000	150,000	\$13 - \$14/SF	Brand New Class A Construction. 2 Bldgs, 361K SF park. 32' clear, 190' deep. No additional land at this location.
2	Compark 75	Link	4427 Pet Lane Lutz, FL 33559	294,000	12,000	\$13 - \$15/SF	15-20 year old Class B+ product. 5 bldgs, 18'-24' clear, dock high & grade level loading, 5K - 50K SF suites. No additional land at this location.
3	North Tampa 75	Rooker	7500 Old Pasco Rd Wesley Chapel, FL 33544	857,000	120,000	\$9.50 - \$10/SF	Phased project, currently 2/4 bldgs complete. 32'-36' clear, variety of product type (can accommodate 30K-300K SF deal).
4	75 Logistics at Double Branch	Columnar	10860 Tradeway Blvd San Antonio, FL 33576	5,000,000 +	482,000	\$14 - \$15/SF	Phased project, currently 3 bldgs complete. 32'-40' clear, variety of product type (can accommodate 30K-1.5mm SF deal). Masterplanned community.
5	Park 52 Logistics	McCraney	11600 Trade Park Way San Antonio, FL 33576	480,000	296,000	\$12.50 - \$13/SF	Phase 1 complete Q1 2026, 3 bldgs, 24'-30' clear, 120'-160' deep, can accommodate 10K-130K SF deal). Phase 2 timeline TBD.
6	Kinfield	Hines	NW Quadrant of I-75/SR 52 San Antonio, FL 33576	3,000,000 +	0	TBD	Masterplanned community. Industrial portion offers 3 bldgs (108K SF, 484K SF, 1,250,000 SF). Timeline is TBD.



 1530 Cypress Creek Rd,
Lutz, Florida, 33559

Drive Time

-  1 Hour | Population: 3,791,817
-  2 Hours | Population: 9,198,914
-  3 Hours | Population: 13,159,667
-  4 Hours | Population: 17,223,613



TAMPA BAY RETAIL MARKET SNAPSHOT

Q4 2025

174.5 MSF

TOTAL EXISTING INVENTORY

3.4%

TAMPA BAY AVERAGE VACANCY RATE

800,000 SF

2025 NEW INVENTORY / DELIVERIES

4.1 MSF

(UP 9.2% FROM Q4 2024)
ANNUAL LEASING ACTIVITY

319,000 SF

(ABSORPTION)
Q4 2025 NET OCCUPANCY GAINS

\$27.47 NNN

(UP 4.3% FROM Q4 2024)
AVERAGE RENTAL RATE

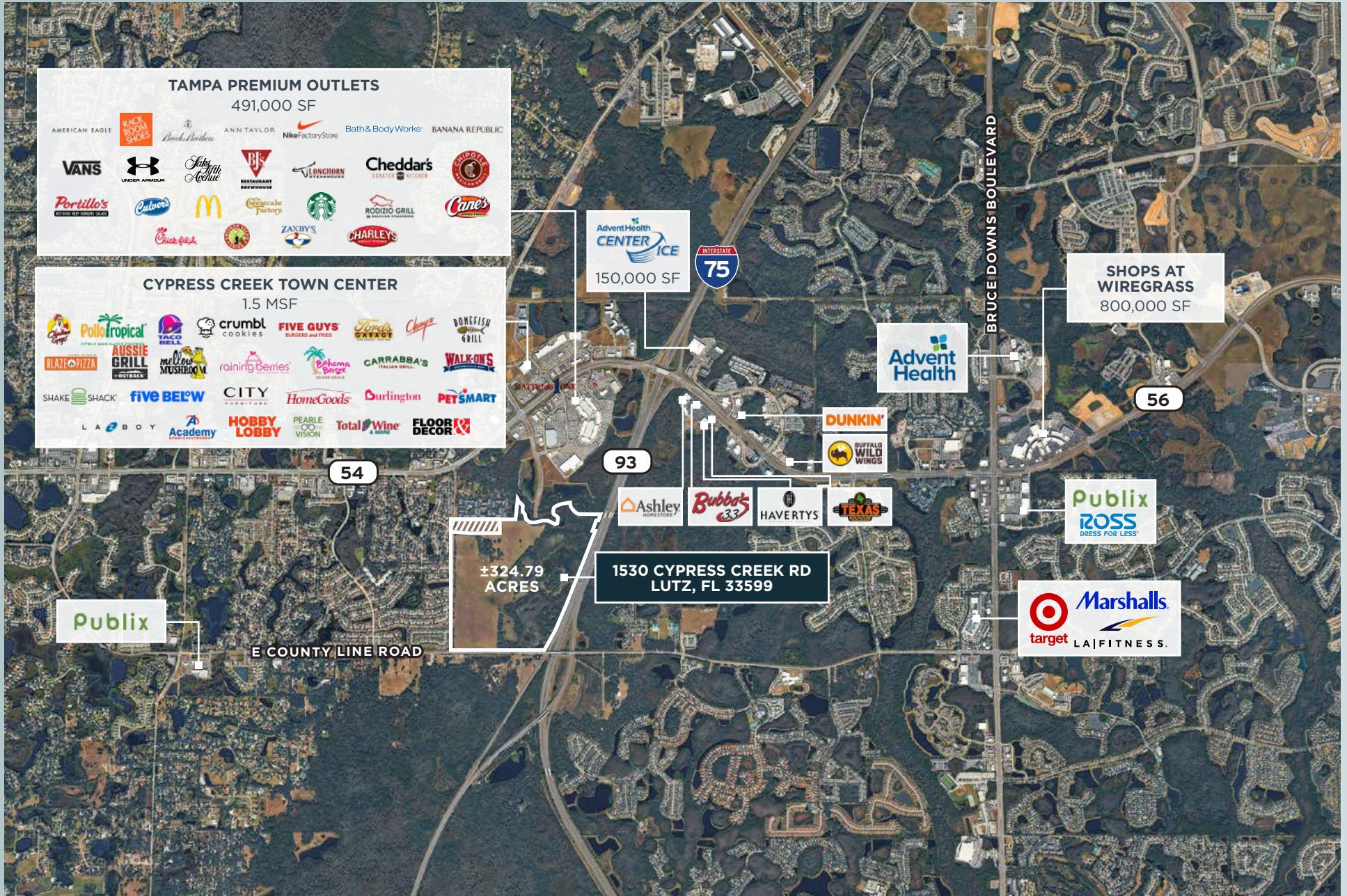


RENTAL RATES INCREASED 35%
FROM 2020 - 2025
TOP FIVE NATIONAL MARKET FOR
RENT GROWTH

PASCO COUNTY RETAIL MARKET

GLA:	30.3 MSF
Vacancy Rate:	4.0%
Average Rental Rate:	\$24.64
Rental Rate Growth:	4.8%
Under Construction:	249,544 SF
12-Month Rolling Absorption:	305,730 SF

AERIAL OVERVIEW



TAMPA BAY MULTIFAMILY MARKET SNAPSHOT

Q4 2025

180,280 UNITS

TOTAL EXISTING INVENTORY

4,804 UNITS

DELIVERED YTD

7,542 UNITS

UNDER CONSTRUCTION

\$1,828

AVG EFFECTIVE RENT PER UNIT

91.0%

STABILIZED OCCUPANCY RATE

1,939 UNITS

YTD NET ABSORPTION



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LEARN MORE ABOUT **KING RANCH** HERE:



[CUSHWAKEANDFL.COM/TAMPA](https://cushwakeandfl.com/tampa)



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