

OFFERING MEMORANDUM

TRINITY CORPORATE CENTER DEVELOPMENT SITE

NW Quadrant of Trinity Blvd & Corporate Center Dr | Trinity, Florida 34655

\$7,500,000 Asking Price | 4.77+/- Acres | 625+/- FT Frontage



Aerial/parcel image from prior property marketing materials. Buyer to verify boundaries.

Presented by

Realty ONE Group Beyond

EXECUTIVE SUMMARY

Prime Trinity Corporate Center commercial development opportunity. This 4.77+/- acre assemblage consists of four contiguous parcels positioned near the NW quadrant of Trinity Boulevard and Corporate Center Drive in Trinity, Florida. Offered at \$7,500,000, the property provides approximately 625 feet of frontage along Trinity Boulevard and is located within one of West Pasco County's most desirable commercial growth corridors.

Surrounded by established office, medical, hospitality, financial, storage, retail, and corporate users, the site offers exceptional visibility and development flexibility for a wide range of potential commercial concepts including medical office, professional office, retail/service, hospitality, self-storage, restaurant, wellness/fitness, financial services, or owner-user development, subject to zoning and site-plan approvals.

Trinity continues to benefit from affluent demographics, strong residential growth, and excellent connectivity to State Road 54, Suncoast Parkway/Veterans Expressway, US Highway 19, I-75, Tampa International Airport, and the broader Tampa Bay market. Rarely available acreage of this scale and frontage within Trinity Corporate Center.

OFFERING SUMMARY

Property Name	Trinity Corporate Center Development Site
Location	NW Quadrant of Trinity Blvd & Corporate Center Dr Trinity, FL 34655
Property Type	Commercial Development Land
Offering Price	\$7,500,000
Total Site Area	4.77+/- Acres
Approx. Land Area	207,781+/- SF
Price Per Acre	\$1,572,327+/-
Price Per Land SF	\$36.10+/-
Frontage	625+/- FT on Trinity Boulevard
Price Per Front Foot	\$12,000+/-
Parcel Configuration	Four contiguous parcels offered together
Zoning / Future Land Use	Buyer to verify with Pasco County

Utilities	Nearby/available per prior marketing; buyer to verify capacity and access
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INVESTMENT HIGHLIGHTS

- Rare 4.77+/- acre assemblage in Trinity Corporate Center.
- Approximately 625 feet of frontage along Trinity Boulevard.
- Offered at \$7,500,000, equal to approximately \$36.10 per land square foot.
- Four contiguous parcels create scale and flexibility for development planning.
- Strong affluent trade area with high household incomes, high home values, and projected population/household growth.
- Nearby third-party marketing materials report approximately 22,000 ADT on Trinity Boulevard and 56,000+ AADT near the SR 54 / Corporate Center Drive intersection.
- Multiple potential development paths, including medical office, professional office, retail/service center, hospitality, self-storage, restaurant concepts, wellness/fitness, or other commercial uses subject to approvals.
- Immediate proximity to Trinity, Odessa, Starkey Ranch, New Port Richey, and the broader West/Central Pasco County growth corridor.

INCLUDED LEGAL DESCRIPTIONS

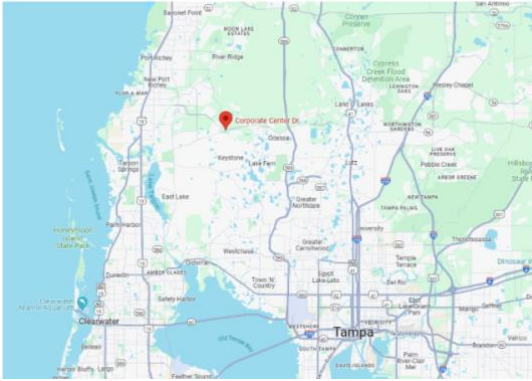
Parcel / Lot	Legal Description
Lot 23	TRINITY CORPORATE CENTER PB 65 PG 001 LOT 23 OR 9203 PG 2287
Lot 24	TRINITY CORPORATE CENTER PB 65 PG 001 LOT 24 OR 9203 PG 2287
Lot 25	TRINITY CORPORATE CENTER PB 65 PG 001 LOT 25 OR 9203 PG 2287
Lot 26	TRINITY CORPORATE CENTER PB 65 PG 001 LOT 26 OR 9203 PG 2287

Parcel identification numbers, taxes, assessments, easements, access rights, stormwater rights, development conditions, and all legal matters should be independently confirmed by purchaser during due diligence.

LOCATION & ACCESS

Trinity Corporate Center is located near the intersection of State Road 54 and Trinity Boulevard in the heart of the Trinity Corridor. Prior commercial marketing for Trinity Corporate Center describes the development as a mixed-use commercial destination comprised of approximately 40 individual lots, with retail uses along State Road 54 and office/light industrial uses in the interior and along Trinity Boulevard.

The property provides a strategic West Pasco location with access to State Road 54, Suncoast Parkway / Veterans Expressway, US Highway 19, I-75, I-275, Tampa International Airport, St. Pete-Clearwater International Airport, and the greater Tampa Bay region.



Regional Connectivity

The site sits within the West/Central Pasco County submarket of the Tampa MSA and benefits from continued population growth, residential development, and demand for commercial services. The location is well-suited for users seeking access to Trinity, Odessa, Starkey Ranch, New Port Richey, and North Pinellas/Hillsborough demand drivers.

NEARBY BUSINESS / DEMAND DRIVERS

- NVGTN / Trinity Commerce Center
- Kemp Law Group
- Extra Space Storage
- Hampton Inn Odessa Trinity
- Holiday Inn Express & Suites Trinity
- Suncoast Credit Union
- Trinity Dental Arts
- State Road 54 commercial corridor

TRAFFIC & VISIBILITY

The property has approximately 625 feet of frontage along Trinity Boulevard. For marketing purposes, the traffic story should be presented as a blend of subject-frontage visibility and nearby corridor traffic, while clearly noting that buyers should verify all count-station data with FDOT, Pasco County, or a current traffic engineer report.

Roadway / Location	Reported Count	Source / Use Note
Trinity Boulevard	Approx. 22,000 ADT	Reported in nearby commercial offering materials for the Odessa/Trinity corridor.
State Road 54	Approx. 58,000 VPD / 56,000+ AADT near Corporate Center Dr	Reported in nearby commercial materials for SR 54 / Corporate Center Dr and Lowe's Odessa corridor.
Corporate Center Dr / SR 54 intersection	56,000+ AADT	Reported in Jallo Plaza marketing at SR 54 and Corporate Center Dr.

The site offers significant frontage on Trinity Boulevard, with nearby commercial materials reporting approximately 22,000 ADT on Trinity Boulevard and more than 56,000 AADT along the SR 54 / Corporate Center Drive corridor. Buyer to verify current count-station data.

DEVELOPMENT POSITIONING

The 4.77+/- acre scale and Trinity Boulevard frontage provide flexibility for site planning, access, building orientation, signage, and phased development concepts, subject to all applicable approvals.

- Medical office / specialty healthcare campus
- Professional office or executive suite development
- Retail/service center with food, wellness, financial, or daily-needs users
- Hospitality or extended-stay concept serving the Trinity / Odessa corridor
- Self-storage or climate-controlled storage concept
- Corporate headquarters / owner-user commercial campus

MARKET & DEMOGRAPHIC OVERVIEW

Trinity is an affluent suburban community within the Tampa-St. Petersburg-Clearwater MSA. U.S. Census Bureau data reports a 2020-2024 Trinity CDP median household income of \$113,580 and per-capita income of \$50,497. Census Reporter places Trinity median household income at approximately 1.5x the Tampa-St. Petersburg-Clearwater metro average and reports a median owner-occupied home value of approximately \$459,800.

Pasco County continues to experience substantial growth. The U.S. Census Bureau reports Pasco County population at 674,516 as of July 1, 2025, with approximately 20.0% growth from the April 1, 2020 estimates base to July 1, 2025.

Radius	2025 Pop.	2030 Pop.	Proj. Growth	2025 HH	Median HH Inc.	Median Home Value
1 Mile	7,484	8,570	+14.51%	3,019	\$120,708	\$478,595
3 Miles	32,136	36,728	+14.29%	12,250	\$119,745	\$497,857
5 Miles	82,919	94,144	+13.54%	32,622	\$103,046	\$440,935

- High household incomes support healthcare, professional services, restaurants, wellness, and daily-needs retail.
- High homeownership and home values support long-term stability and attractive tenant demand.
- Projected 2025-2030 population and household growth supports forward-looking development demand.
- The West Pasco corridor continues to draw residential development, corporate users, and service-oriented businesses seeking proximity to the affluent Trinity / Odessa / Starkey Ranch trade area.

CONFIDENTIALITY & DISCLAIMER

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