



# ABBEY CROSSINGS PROFESSIONAL PARK

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23 Buildings




Office/Medical/Dental



Close to I-75



Build to Suit

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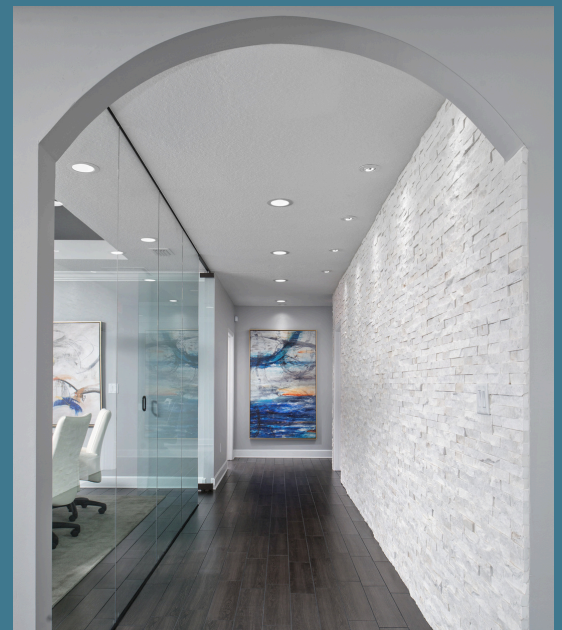
# THE WATERFORD PROCESS

- Contract and deposit to reserve your building + lot
- Design your floor plan: Work with our in-house designers to design the perfect custom floor plan for your business, for a layout tailored to your specific use.
- Choose your upgrades: Work with our team to pick your finishes and upgrades during the addendum option process.
- Plans and permitting: We create architectural and trade plans for you, then work with the municipality to obtain construction permit approval.
- Land closing and construction: You will close on the land right after permit approval, then we construct the building from the ground up, handling all construction management and details for you.

## FINANCING

Waterford's build to suit office concept qualifies for a construction to perm loan type of Bank financing. We do not currently offer in-house financing, however we have worked closely with many local and national banks for over 35 years.

If requested, we are happy to provide a list of Banks we have successfully worked with in the past. Waterford Construction accepts cash, conventional financing, and certain SBA loan types.



# What's Included?

Waterford buildings are constructed to a base professional office standard. This includes items like hollow core doors, surface mount lightning, a flooring allowance, etc. Many of these items can be upgraded to your specific use whether it be professional, medical, or dental for a custom building suited to your needs.

## Examples of base building items:

- Steel reinforced poured concrete foundation
- Solid block construction
- Raised interior ceiling height of 9'4"
- R-4.2 aluminum insulation on block walls
- R-38 blown insulation in trussed areas
- Aluminum or vinyl fascia, soffit, and gutters
- Dimensional shingle roof
- Fiberglass exterior doors
- Interior hollow core 6'8" doors
- 3- 1/4 inch baseboards
- Low -E insulated windows
- Drywall Ceilings
- Marble or wood window sills
- Light tone latex interior paint
- Exterior elevation and design per plans
- Exterior landscaping per plans
- Parking Lot and Sidewalks per plans
- Building Plans, permits, and engineering

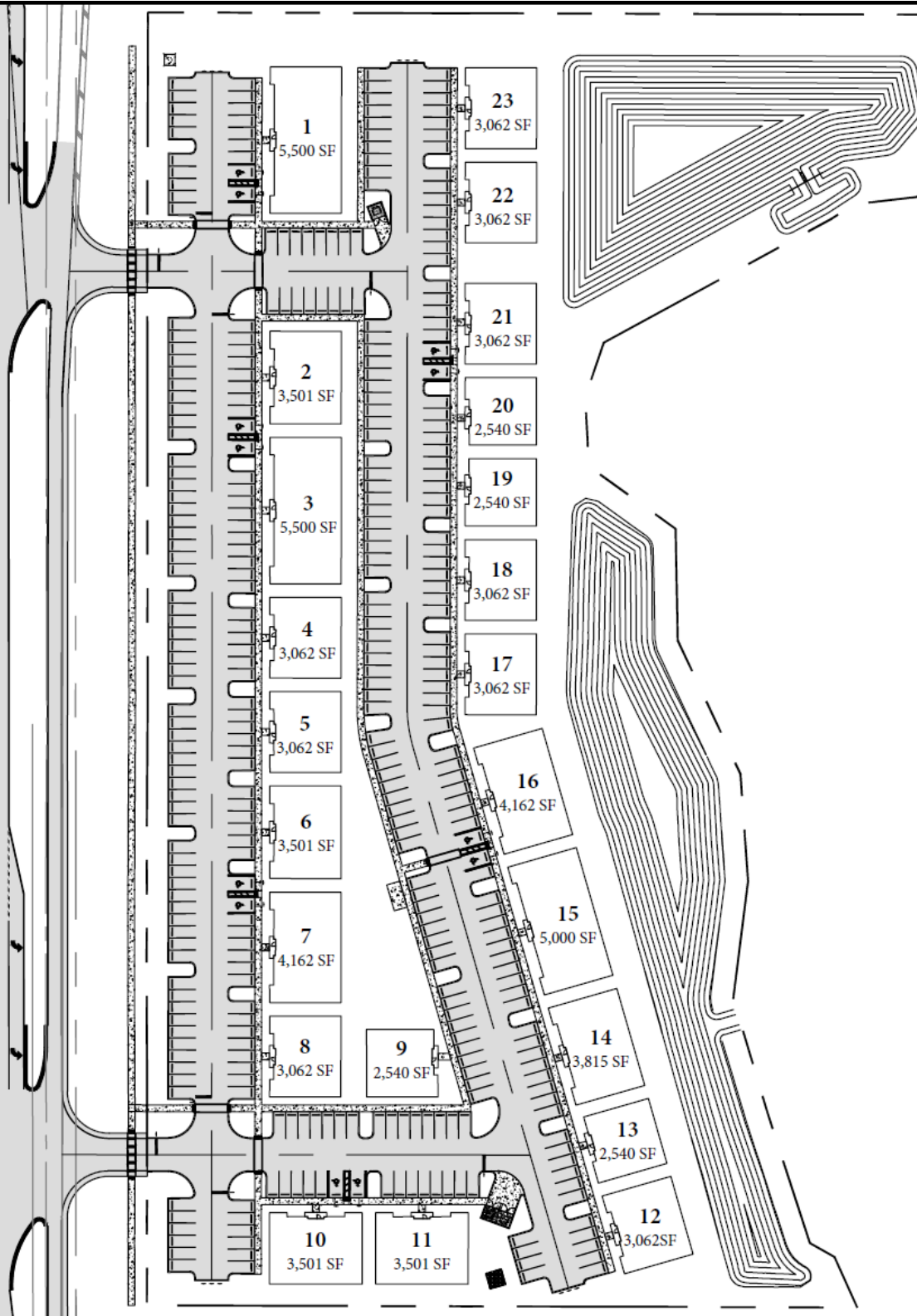
After signing a contract and providing a deposit, clients will start working with our design team on a custom floor plan. Once a clients floor plan has been finalized, customers will select building upgrades or "Addendum Options". Our design team helps you select materials like commercial grade vinyl plank flooring, upgraded baseboards, crown molding, recessed lighting, pre-plumbing, medical wiring, custom cabinetry, recessed ceilings, glass doors, stone work, accent walls, custom soffit detail, etc.

After completion of the project an Owners Association will manage the common areas ensuring a clean and professional environment for all businesses and building owners.

# The Site

## Current Availability

<del>Lot 1</del>	<del>5,500 SF</del>
<del>Lot 2</del>	<del>3,501 SF</del>
Lot 3	5,500 SF
<del>Lot 4</del>	<del>3,062 SF</del>
Lot 5	3,062 SF
Lot 6	3,501 SF
<del>Lot 7</del>	<del>4,162 SF</del>
<del>Lot 8</del>	<del>3,062 SF</del>
<del>Lot 9</del>	<del>2,540 SF</del>
Lot 10	3,501 SF
Lot 11	3,501 SF
Lot 12	3,062 SF
Lot 13	2,540 SF
Lot 14	3,815 SF
Lot 15	5,000 SF
<del>Lot 16</del>	<del>4,162 SF</del>
Lot 17	3,062 SF
Lot 18	3,062 SF
<del>Lot 19</del>	<del>2,540 SF</del>
<del>Lot 20</del>	<del>2,540 SF</del>
Lot 21	3,062 SF
Lot 22	3,062 SF
Lot 23	3,062 SF



# Abbey Crossings

Abbey Crossings Professional Park is ideally located approximately a quarter mile south of State Road 52 and just east of I-75 in Pasco County. This professional park is strategically positioned within the heart of the 245-acre Abbey Crossings master-planned community, which is scheduled to break ground in the summer of 2025.

Directly across the street, the 965-acre Double Branch development is currently underway. This transformative project will introduce a dynamic mix of retail, residential neighborhoods, hotels, and a major healthcare and health sciences campus, significantly enhancing the area's appeal and accessibility.

Owners within Abbey Crossings Professional Park will benefit from the surrounding large-scale developments, as well as proximity to several well-established residential communities—offering strong potential for growth and long-term value.

## Local highlights include:

- Close Access to I-75
- Major growth area
- Parks, greenspace, and recreation
- Abbey Crossings
  - 245 Acres mixed use
  - Hotel
  - Industrial/Distribution
  - Retail/Restaurants
  - 900+ Housing units
  - Nature trails
- Double Branch
  - 965 Acres mixed use
  - 500,000sf of Dining, Retail, etc.
  - Industrial/Distribution
  - Hotel
  - 3,500 Multifamily & Lifestyle Units
  - 250 acres dedicated to Healthcare, Wellness, & Life Sciences
  - 250 Acres of Parks and Trails
- Mirada
  - 6,700+ Homes
  - Lagoon
- Hospital/Health Facilities
  - Advent
  - Baycare
  - John Hopkins
  - Florida Medical Clinic
- Tampa Bay Golf and Country Club
  - 1,500+ Homes
  - Golf Club
- Epperson Lagoon
  - 4,000+ Homes
  - Lagoon
- Watergrass
  - 5,200+ homes
- Wiregrass Ranch
  - 5,000+ Homes
  - Retail/Shopping

# On A Map

