

# WATERSET EXECUTIVE PARK

19TH AVE NE & 24TH ST NE | APOLLO BEACH, FL 33572

**COMING**  
**4<sup>TH</sup> QUARTER 2026**

A New Standard for  
Professional & Medical  
Office Space in SouthShore



## PROPERTY OVERVIEW

Located within the rapidly growing Waterset community near Apollo Beach, Waterset Executive Park is a thoughtfully designed professional office development offering modern architecture, exceptional accessibility, and a premier business environment for medical and executive office users.

Developed by McCullagh & Scott, a respected developer of professional office parks throughout the Tampa Bay region, the project is designed to complement the upscale character and architecture of the surrounding Waterset community.



The **SouthShore** market has experienced:

- ✓ Massive residential growth
- ✓ But limited new Class A office development

This imbalance creates **opportunity** for Waterset Executive Park to become the **dominant professional office campus** serving the **SouthShore** corridor!

## PROPERTY HIGHLIGHTS



NEW CLASS A  
PROFESSIONAL &  
MEDICAL OFFICE  
DEVELOPMENT



LOCATED IN THE HEART  
OF THE WATERSSET /  
SOUTHSHORE GROWTH  
CORRIDOR



MULTIPLE  
BUILDING SIZES  
AVAILABLE



2,500 SF • 3,500 SF •  
4,500 SF BUILDINGS  
AVAILABLE



BUILD-TO-SUIT  
OPPORTUNITIES



EXCELLENT ACCESS  
TO US-41 & I-75



ATTRACTIVE COASTAL  
CONTEMPORARY  
ARCHITECTURE



HIGH VISIBILITY  
CORNER LOCATION



AMPLE  
PARKING



Lots available for build-to-suit office buildings...

**Let us design the office  
of your dreams!**

FOR INFORMATION, CONTACT:

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— REAL ESTATE SERVICES —  
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DEVELOPED BY McCULLAGH & SCOTT

EXCLUSIVELY MARKETED BY TURNER COLE COMPANY

# WATERSET MARKET DEMOGRAPHICS

19TH AVE NE & 24TH ST NE | APOLLO BEACH, FL 33572

RADIUS FROM SITE	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	8,450	46,200	108,800
Average Household Income	\$154,700	\$151,200	\$144,800
Median Household Income	\$132,600	\$129,100	\$122,300
Total Households (2025)	3,200	18,050	40,600
Daytime Population	7,900	28,600	67,400
Bachelor's Degree or Higher	46%	44%	41%
Median Age	38.6	39.2	41.3

Source: ESRI 2024 | Rings centered on 19th Ave NE & 24th St NE, Apollo Beach, FL 33572

**IDEAL USES**

MEDICAL

DENTAL

PROFESSIONAL  
OFFICE

FINANCIAL  
SERVICES

LEGAL

WELLNESS

## MASTER PLANNED EXECUTIVE OFFICE CAMPUS SITE PLAN



### SALES INFORMATION

**NOW PRE-SELLING LOTS!**

Due to strong early interest, Waterset Executive Park is now offering select lots for **pre-sale**.

Pricing will vary based on building size, floor plan and finish selections.

FOR SALES INFORMATION, CONTACT:

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