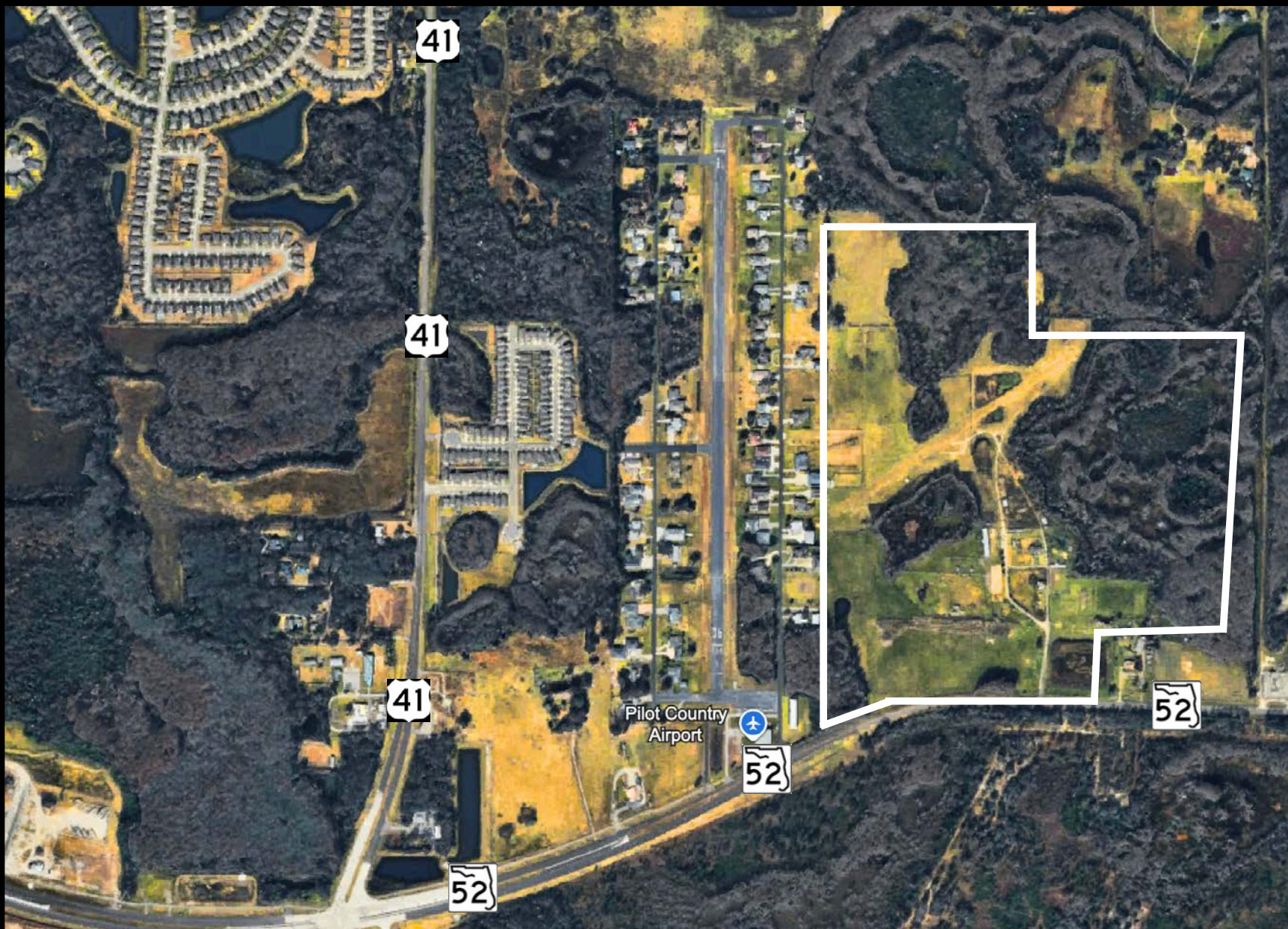


ELITE SR 52

State Road 52 and US 41
Pasco County - Land O' Lakes, FL

AVAILABLE FOR SALE | GROUND LEASE | BUILD TO SUIT

PROPERTY OVERVIEW



Location

- 19765 SR 52 is located in Pasco County and is approximately 0.5 Miles from the intersection of SR 52 and US 41

156.06 Acres

- Master-Planned Mixed-Use Development Site in one of Pasco County's fastest-growing corridors

MPUD Entitlements

- 108 Residential Lots
- 175,000 SF Commercial
- 120 Hotel Keys
- Drive-Thru Permitted
- Office and Self-Storage Permitted

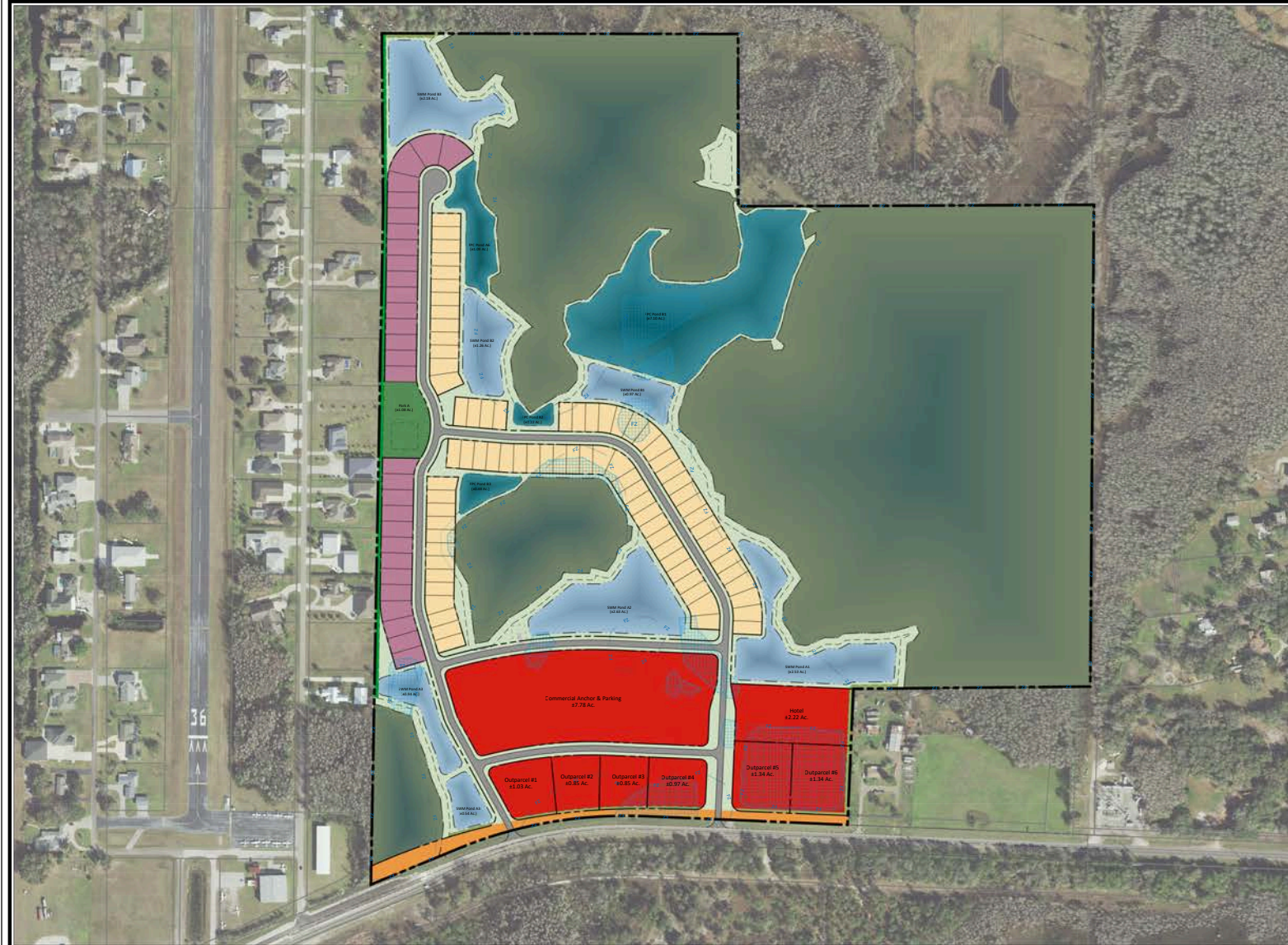
Prime Access

- 1,900 Feet of Direct frontage on SR-52
- FDOT Widening SR-52 to 6 Lanes
- Future Traffic Signal

Public Utility Access

- Pasco County - Water, Sewer, and Re-Use Water
- Withlacoochee River Electric - Electricity

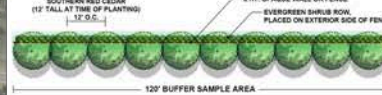
CONCEPT PLAN



LEGEND

- PARCEL BOUNDARY - ±156.18 Ac.
- 50' X 110' LOTS - 79
- 60' X 110' LOTS - 29
- NON-RESIDENTIAL
- PUBLIC SPACE/PARK/AMENITY - ±1.08 Ac.
- PERIMETER BUFFER
- 15' ENHANCED TYPE "B" BUFFER
- PRESERVED WETLANDS
- WETLAND IMPACT
- STORMWATER POND
- FLOODPLAIN COMPENSATION POND
- ROAD RIGHT OF WAY
- ROW DEDICATION PER MARCH 2021
- 60% FDOT PLANS
- FEMA FLOODPLAIN

- Pad Summary**
- Commercial Anchor/Parking - 7.78 AC
 - Anchor Retail
 - Outparcel 1 - 1.03 AC
 - Drive Through Permitted
 - Outparcel 2 - 0.85 AC
 - Drive Through Permitted
 - Outparcel 3 - 0.85 AC
 - Drive Through Permitted
 - Outparcel 4 - 0.97 AC
 - Drive Through Permitted
 - Proposed FDOT Traffic Signal
 - Outparcel 5 - 1.34 AC
 - Drive Through Permitted
 - Proposed FDOT Traffic Signal
 - Hotel - 2.22 AC
 - 120 Keys Allowed



Enhanced Type "B" Buffer
 - Spacing of Shrub Rows (Southern Red Cedar) increased from 30' o.c. to 12' o.c. (Planted in a single line)
 - Minimum screening height increased from 6' to 8', provided by fence or wall
 - Shrub row to be placed on exterior of fence
 - Refer to zoning map and conditions for proposed location

Elite 52
 Non-Binding PD Concept Plan

X05 Farm, LLC & Camp Rural Enterprises
 Pasco County

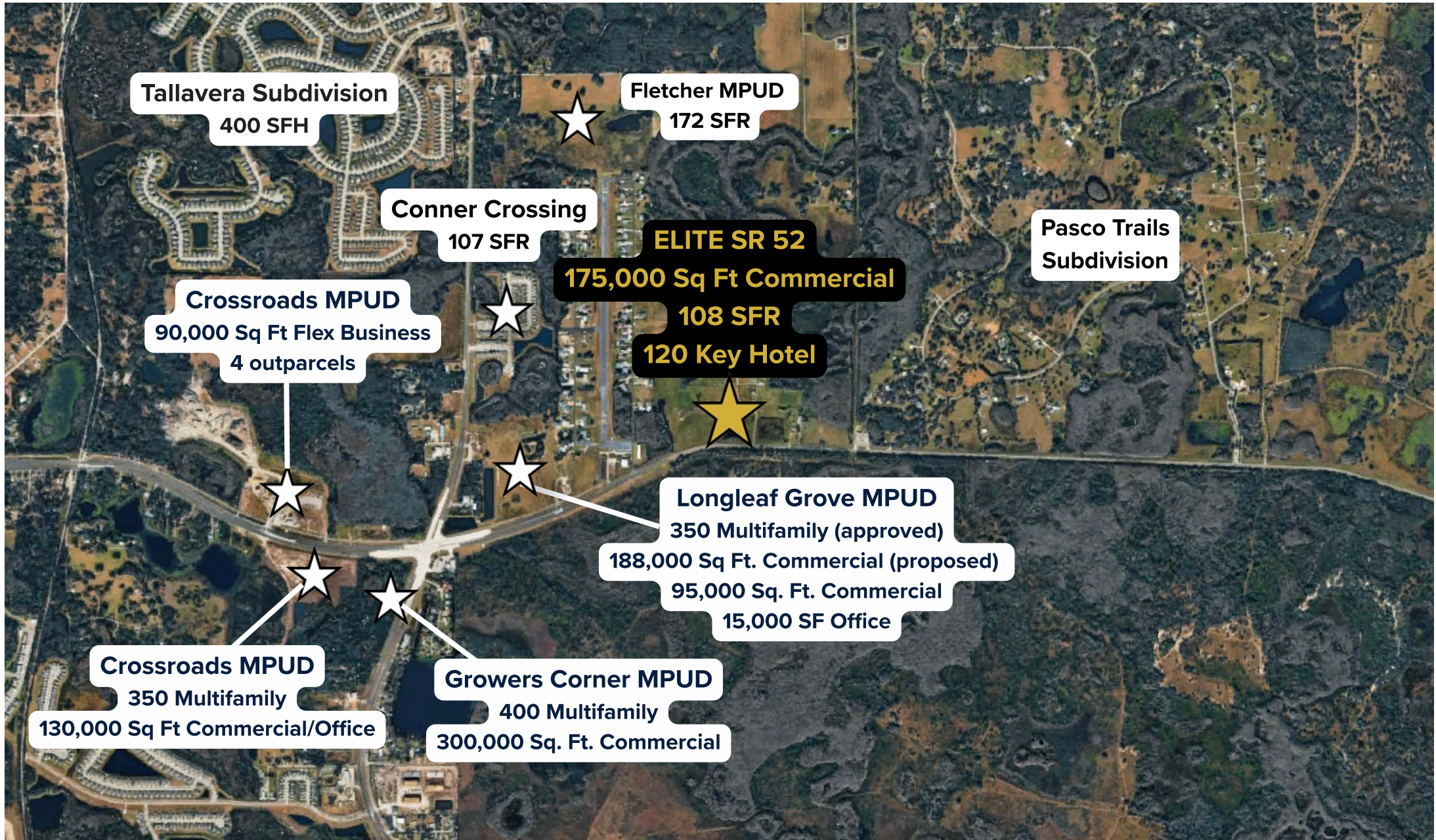
01/15/20	Non-Binding Concept Plan - Y-01.2	MG	3	100	200	400
11/15/20	Non-Binding Concept Plan - Y-01.4	MG				
09/20	Non-Binding Concept Plan - Y-01.2	MG				
07/20	Non-Binding Concept Plan - Y-01.4	MG				
07/20	Non-Binding Concept Plan - Y-01.2	LM				
DATE:	08/03/2022	BY:				

SCALE: 1" = 200'
 HALF SCALE: 1" BY 17'

HEIDT DESIGN
 2004-G Douglas Oaks Parkway
 Suite 100
 Pasco, WA 99016
 Phone: 509.225.1015
 Email: Heidi@heidtdesign.com

ELITE 52 ANCHOR PAD SUMMARY PLAN AND 60% FDOT PLANS FOR THE 156.18 AC. PARCEL BOUNDARY - ±156.18 AC. PREPARED BY HEIDT DESIGN FOR VOLARE REAL ESTATE CO. DATE: 08/03/2022

IMMEDIATE AREA OVERVIEW



INVESTMENT HIGHLIGHTS



CONTACT BROKER

SALE PRICE



152 AC

PROJECT SIZE



±175,000 SF

GLA



108

SINGLE FAMILY LOTS

INVESTMENT OVERVIEW

The US-41 & SR-52 corridor is strategically positioned to benefit from the convergence of healthcare innovation, technology investment, residential growth, and regional transportation infrastructure. Anchored by Speros, Angeline, and Connected City, the corridor is expected to become one of Florida's premier employment and mixed-use growth centers over the next two decades.

For investors, developers, builders, and commercial users, this location offers a rare opportunity to participate in the early stages of a transformative regional growth story.

POSITIONED IN THE PATH OF PROGRESS - 10 MILES

PARCEL IDS	10-25-18-0000-00300-0022, 10-25-18-0000-00300-0021, 10-25-18-0000-00300-0020, 10-25-18-0000-00800-0030
EMPLOYMENT	20+ Million SF Employment Uses
HOMES	32,000 Planned
HEALTH CARE	775 Acre Moffitt Campus
ROAD WIDENING	SR 52 from 2 to 4/6 lanes
JOBS	11,000 Future Jobs
SPEROS DISTRICT	16 Million SF Employment Uses
DEVELOPMENT PIPELINE	\$20 BILLION
OVERALL GROWTH	One of Florida's Fastest Growing Counties

REGIONAL OVERVIEW

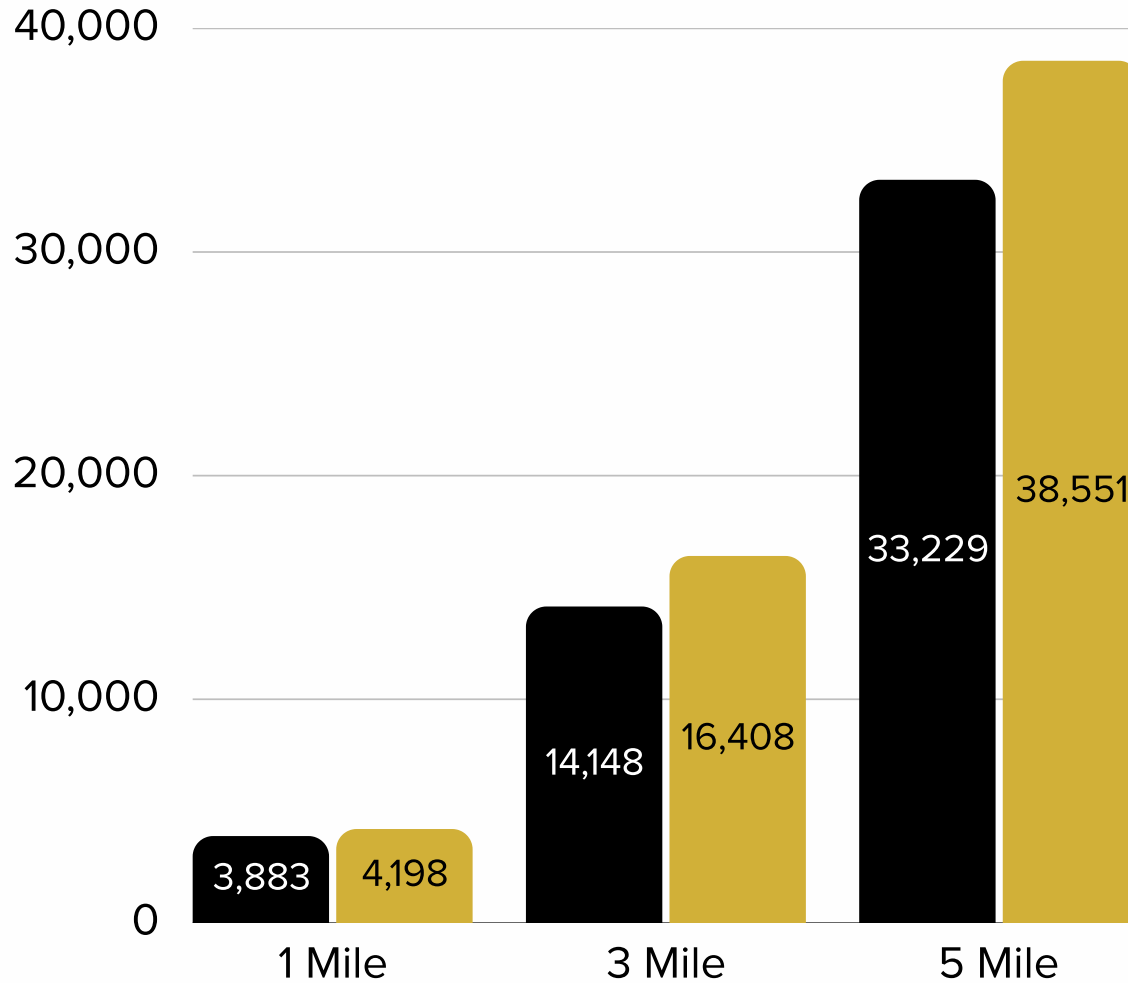


REGIONAL OVERVIEW



POPULATION GROWTH PROJECTION

2025 Population vs. 2030 Population



DEMOGRAPHICS

Provided by Co-Star

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,883	14,148	33,229
2030 Projected Population	4,198	16,408	38,551
Average Household Income	\$125,855	\$136,544	\$133,337

REGIONAL OVERVIEW



STRATEGIC REGIONAL CONNECTIVITY

The US-41 / SR-52 intersection provides direct access to the region’s major transportation and employment nodes.

Key Connections:

- Suncoast Parkway – minutes away
- I-75 – east-west regional connection
- Tampa International Airport – regional air access
- Downtown Tampa – major employment center
- Wesley Chapel – retail and healthcare hub
- Brooksville – growing residential market
- Tampa Bay MSA – 3M+ residents

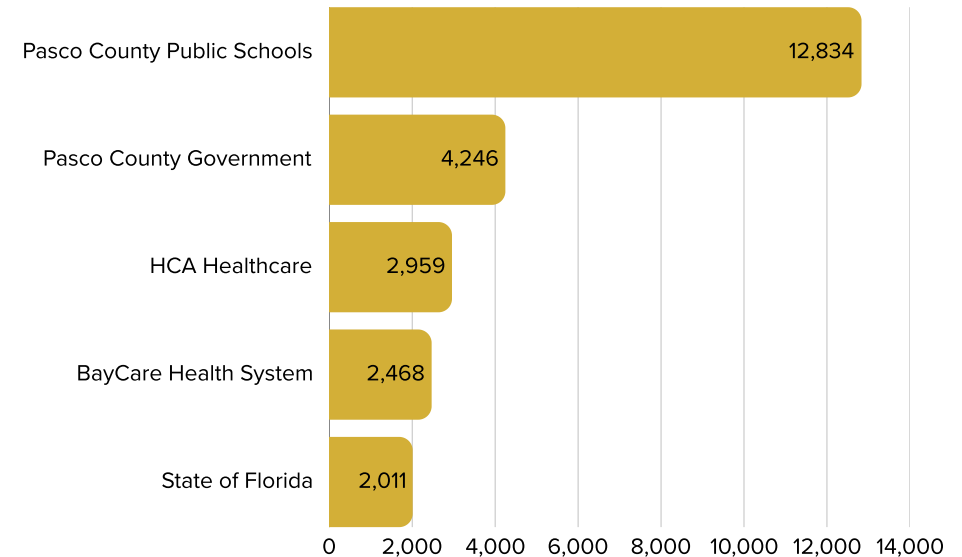
CONNECTED CITY INNOVATION DISTRICT

Nationally recognized technology-focused development district planned for advanced manufacturing, technology employers, data centers, research and development, mixed-use commercial, and residential growth.

Key Demand Drivers:

- Advanced manufacturing
- Technology employers
- Data centers
- R&D facilities
- Mixed-use commercial development
- Residential communities supporting job growth

MAJOR EMPLOYERS SERVING THE REGION



FL

ANGELINE MASTER-PLANNED COMMUNITY

Plans Include:

- Up to 35,000 residential units
- Commercial and retail development
- Healthcare facilities
- Educational campuses
- Research and innovation uses
- Extensive recreation and open space
- Angeline represents one of the largest and most significant mixed-use developments in Florida
- Expected to create 14,000+ jobs
- Considered one of the most significant economic development projects happening in the region

Angeline is a 6,200-acre master-planned community designed around innovation, wellness, education, healthcare, and employment.

MAJOR GROWTH DRIVERS

Speros, FL | Moffitt's Life Science Center

- Speros FL is a 775-acre global life sciences and innovation district anchored by Moffitt Cancer Center. At full buildout, Speros is planned to include approximately 16 million square feet of research, clinical, manufacturing, office, and technology facilities.
- This transformational project is expected to attract biotechnology companies, pharmaceutical firms, medical manufacturers, research institutions, healthcare providers, and Technology.
- The long-term impact of Speros is expected to generate significant demand for housing, hotels, retail, restaurants, and professional services throughout the SR-52 corridor.
- Expected to bring 2400 direct and 8,600 indirect jobs by 2033.

PASCO COUNTY'S NEXT GREAT GROWTH CORRIDOR

US-41 & SR-52 | Pasco County, Florida

- Positioned at the Front Door of Pasco's Transformation
- The intersection of US-41 and SR-52 sits at the western gateway to one of the most dynamic growth corridors in the State of Florida. Once a primarily rural corridor, SR-52 is rapidly evolving into a major employment, innovation, healthcare, hospitality, and residential destination connecting the Suncoast Parkway, Angeline, Speros, Connected City, and I-75.
- Supported by billions of dollars in public and private investment, the corridor is emerging as a regional economic engine that will influence growth throughout Tampa Bay for decades to come.



PROPERTY PHOTOS





AERIAL PHOTOS



AVAILABLE FOR SALE | GROUND LEASE | BUILD TO SUIT

19765 SR 52 | LAND O' LAKES, FL 34610 | PASCO COUNTY

VOLARE
REAL ESTATE CO.
LICENSED REAL ESTATE BROKER

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The information presented was obtained from sources deemed reliable; however Landlord and its Agents do not guarantee its completeness or accuracy.