

## 0.89-ACRE PARCEL AVAILABLE


NEC of SR 52 & Deerbrook Blvd | Land O' Lakes, FL 34638

### PROPERTY HIGHLIGHTS


- ▶ 0.89-acre parcel available for ground lease
- ▶ 360' of frontage along SR 52 (29,000 AADT)
- ▶ First intersection off the Suncoast Parkway (SR 589) on east side along SR 52
- ▶ FDOT is under construction with a \$49.7 million dollar project to widen this SR 52 from 2-lane road to a 6-lane divided road; estimated completion date is 2023
- ▶ Local retailers include Circle K, Dunkin', Publix Super Market, RaceTrac, Dairy Queen, and Waffle House
- ▶ Lennar acquired 5,100 acres directly west of the subject parcel for future Angeline residential development to allow up to 11,495 homes, 5.4 million SF of commercial and office uses
- ▶ Moffitt Cancer Center and Research Institute acquired 775 acres from Lennar for a 1.4 million SF \$191 million dollar research facility which will create 14,500 jobs
- ▶ Demographics include a population of over 37,000 with an average income of more than \$59,000 within a 5-mile radius

### DEMOGRAPHICS


#### Population

	3 Mile	10,659
	5 Mile	37,450
	7 Mile	80,042

#### Households

	3 Mile	4,145
	5 Mile	14,234
	7 Mile	30,956


#### Household Income

	3 Mile	\$62,783
	5 Mile	\$59,119
	7 Mile	\$61,582

#### Traffic Counts

	SR 52 (E/W)	29,000 AADT
	Suncoast Pkwy(SR 589)	38,700 AADT

#### Daytime Demos

	Businesses	Employees	Daytime Population			
	3 Mile	297	3 Mile	1,832	3 Mile	5,450
	5 Mile	1,076	5 Mile	5,517	5 Mile	20,099
	7 Mile	2,572	7 Mile	14,652	7 Mile	47,966

CALL FOR DETAILS

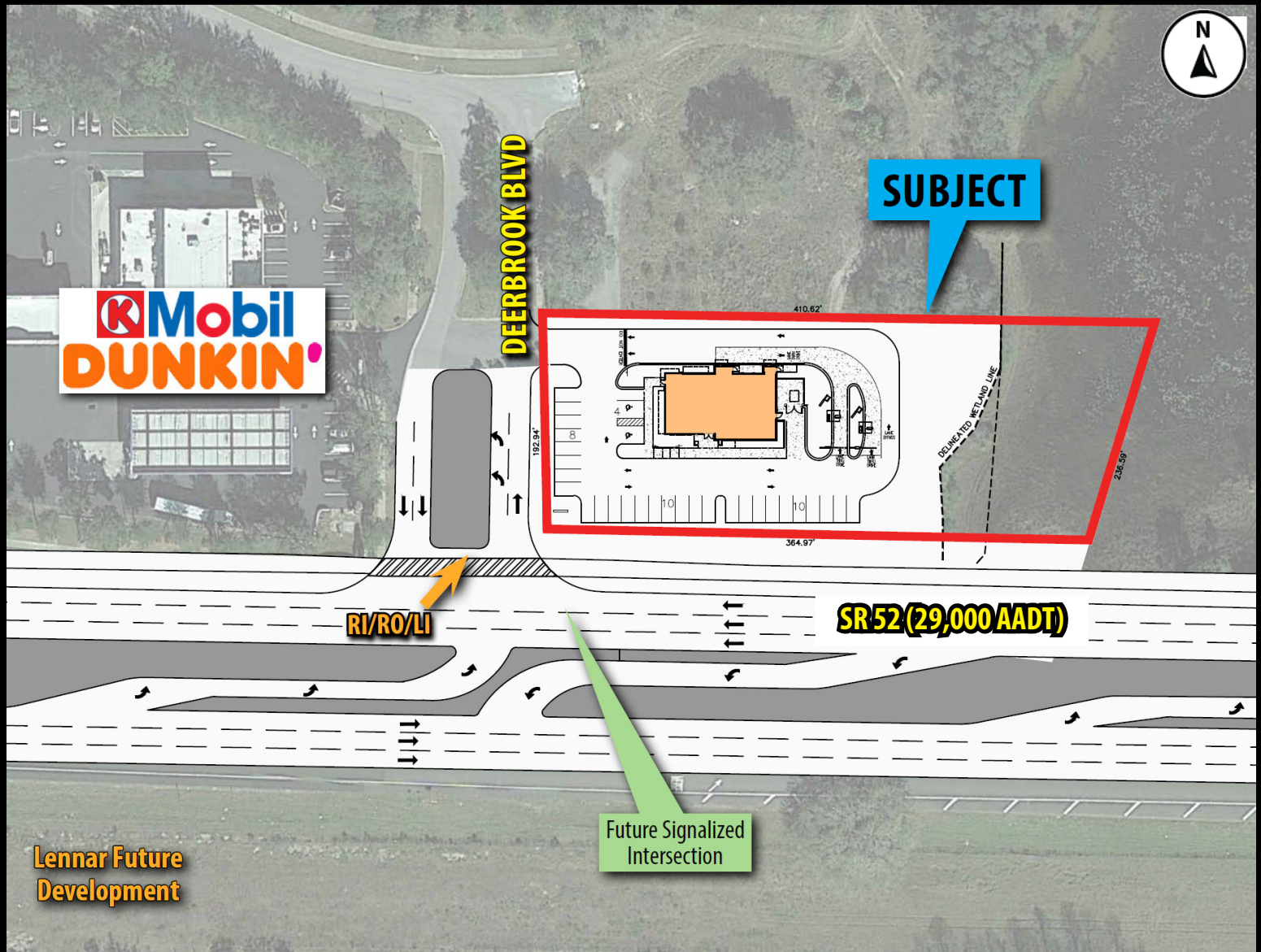
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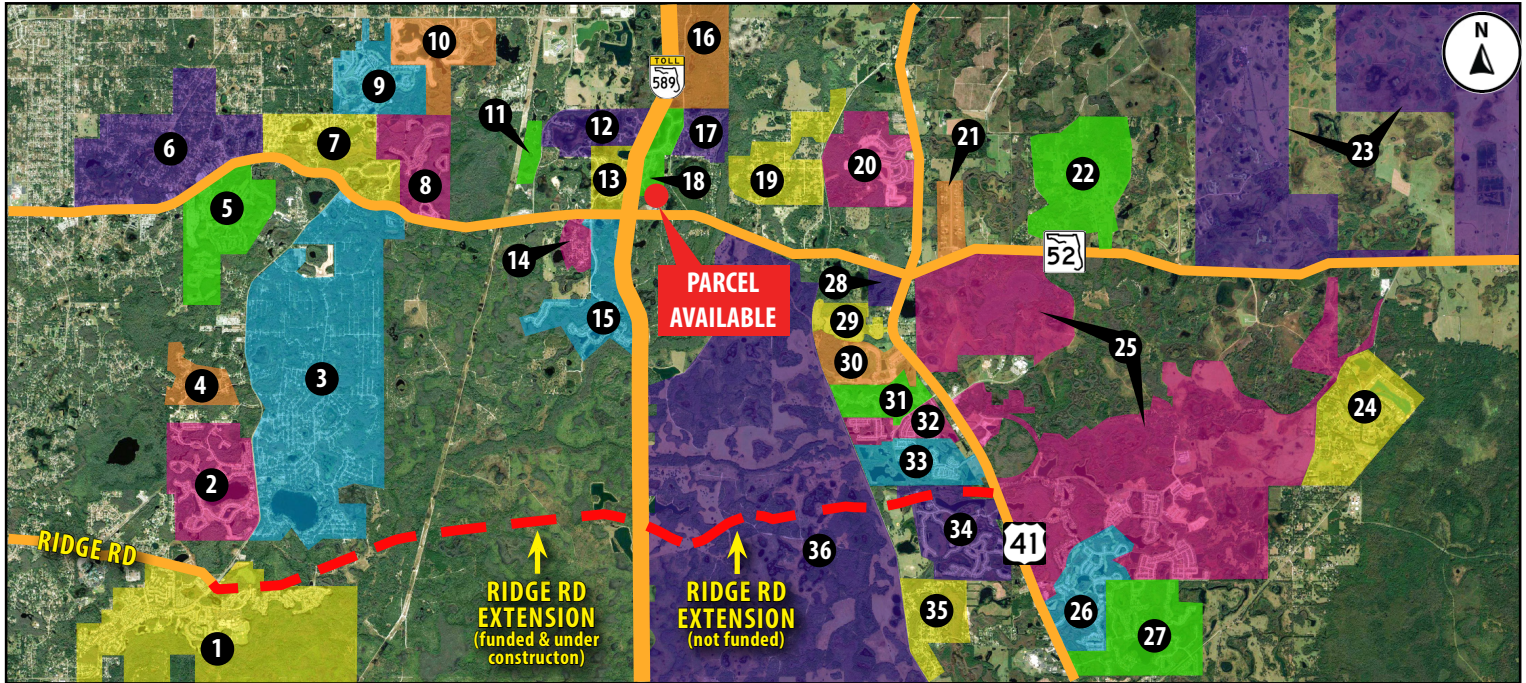


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#	Name	AC	Total Resi Units	Built	Future	Non-Resi SF
1	River Ridge	1,378	2,114	2,114	0	511,493
2	Waters Edge (Indian Lake Ranch)	712	1,081	1,081	0	-
3	Moon Lake Estates	2,250	2,500	2,500	0	-
	Rosehaven Phase 1	28	63	63	0	-
	Rosehaven Phase 2	-	86	86	0	-
	Ashton Oaks	-	203	203	0	-
4	Golden Acre Estates	85	35	35	0	-
	The Reserve at Golden Acres	53	35	35	0	-
5	Colony Lakes	120	159	159	0	-
	Summertree	182	495	495	0	-
	Arborwood at Summertree	93	289	289	0	-
	Paradise Pointe West	39	400	400	0	-
	Bayonet Point Village	25	164	164	0	-
6	Lake Hills/Grey Highlands/Lakewood Acres	-	400	400	0	-
7	Sugar Creek/Shadow Lakes	886	1,084	1,084	0	92,330
8	Plantation Oaks (aka Verandahs)	448	912	912	0	80,000
9	Meadow Oaks	425	955	955	0	-
10	Lakeside Pointe	434	1,026	407	619	-
11	Legends Pointe	-	159	84	75	-
12	Serengeti	195	95	95	0	-
13	Lone Star	166	411	411	0	45,000
14	Groveswood Estates	65	49	49	0	-
15	Suncoast Lakes	495	540	154	386	655,000

#	Name	AC	Total Resi Units	Built	Future	Non-Resi SF
16	Greenfield	551	1,316	0	1,136	863,465
17	Quail Ridge	195	198	198	0	-
18	Spanish Oaks (Deerfield Lakes)	165	295	295	0	-
19	Kent	550	240	240	0	-
20	Talavera (Edward's Grove)	188	620	375	245	-
21	Pilot Country Estates	120	71	71	0	-
22	Pasco Trails	500	70	70	0	-
23	Fort King Ranch	9,097	2,436	0	2,436	50,000
24	Bahia Acres & Outlaw Ridge	550	130	130	0	-
25	Connerton (New Town)	4,932	8,540	1,200	7,340	4,252,900
26	The Groves (Phase 1-4)	423	638	638	0	-
27	Wilderness Lake Reserve (Bay Lake)	632	912	912	0	183,240
28	Tibbetts Land at Gowers Corner	54	40	0	40	215,000
29	FCI	159	385	0	385	-
30	Lester Dairy	294	487	487	0	-
31	Asbel Creek (Phase 1-5)	206	477	477	0	38,000
32	Asbel Estates (Scheublein)	208	516	516	0	-
33	Tierra del Sol (Sawgrass)	383	703	703	0	200,000
34	Tuscany (Lakeshore Ranch)	551	770	770	0	-
35	The Groves (Phase 1-4)	423	638	638	0	-
36	Angeline	6,951	11,495	0	11,495	29,450,000
TOTAL		35,211	44,232	19,895	24,157	36,636,428

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 050223

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