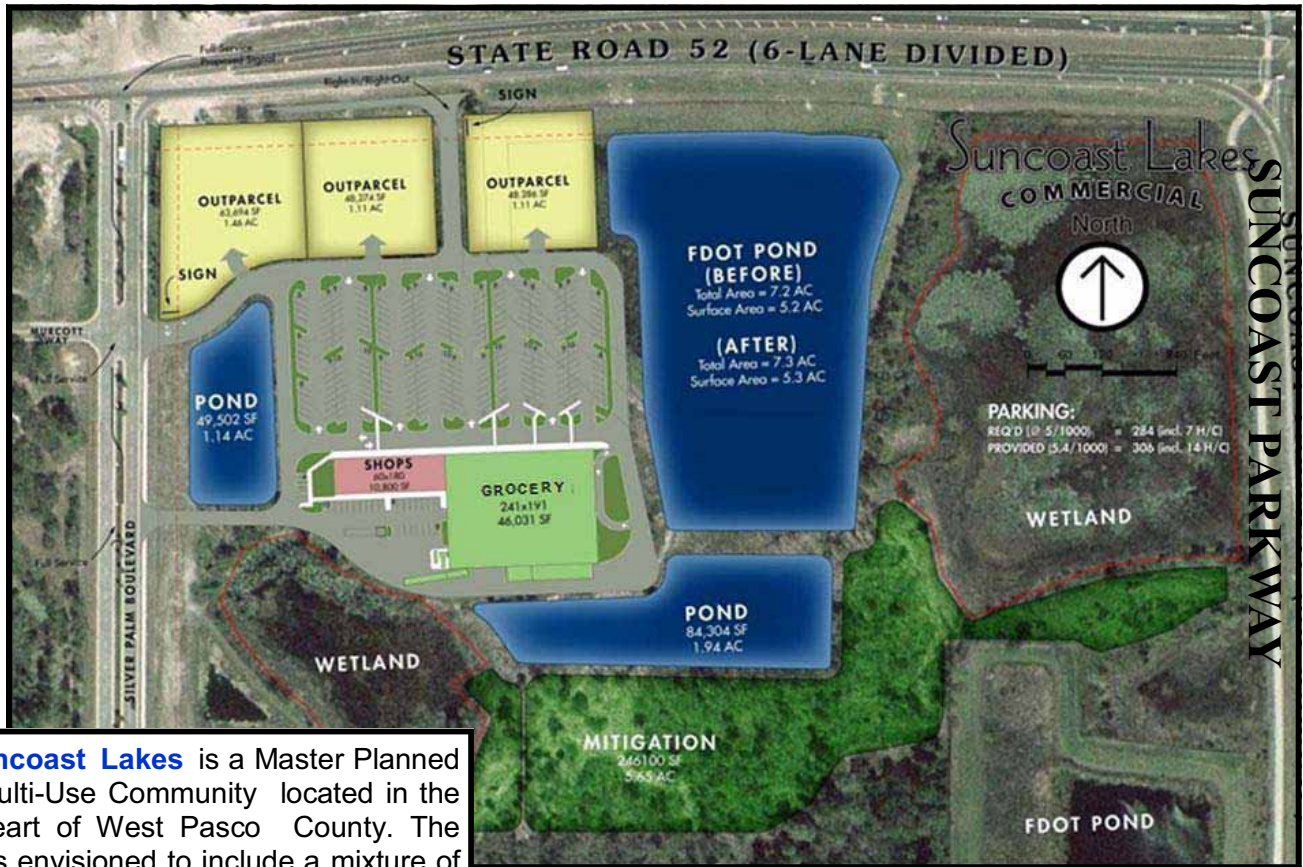


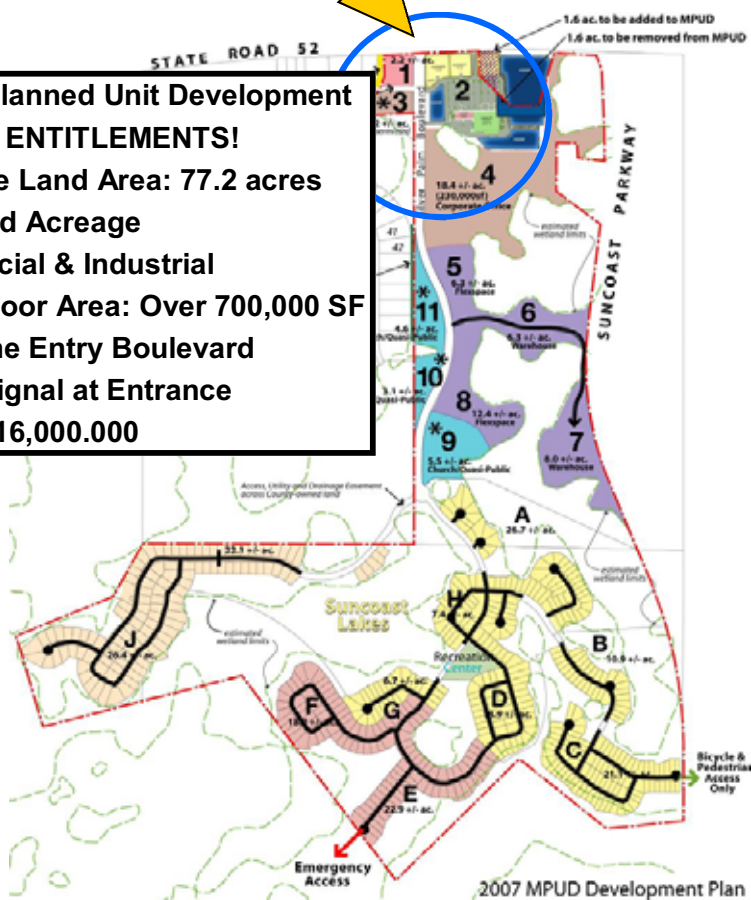
SUNCOAST LAKES - MASTER PLANNED MULTI-USE COMMUNITY



Suncoast Lakes is a Master Planned Multi-Use Community located in the heart of West Pasco County. The project is envisioned to include a mixture of residential, office, light industrial and commercial uses on 500+ acres. This site is located at the southwest quadrant of SR 52 and the North Suncoast Parkway.

The Master Planned Unit Development (MPUD), with full entitlements, is approved. All that remains is to acquire specific site plan approvals. Silver Palm Boulevard provides access to Suncoast Lakes, which is approved to contain 540 single family residential units, 80,000 SF of retail, 230,000 SF of office, 160,000 SF of light industrial and 185,000 SF of warehouse development.

- ▶ Master Planned Unit Development with ALL ENTITLEMENTS!
- ▶ Buildable Land Area: 77.2 acres of Upland Acreage
- ▶ Commercial & Industrial
- ▶ Gross Floor Area: Over 700,000 SF
- ▶ Four Lane Entry Boulevard
- ▶ Traffic Signal at Entrance
- ▶ Price: \$16,000,000



Santella Realty
COMMERCIAL & INVESTMENT REAL ESTATE

2625 Keystone Road, Suite 1
Tarpon Springs, Florida 34688
PH: 727-455-9311
FX: 727-942-7361
Gene@SantellaRealty.com
<http://www.SantellaRealty.com>
A Tax Savvy Brokerage

Gene Santella
Broker, MBA

This information is believed to be accurate. We are not responsible for misstatements of fact, errors, omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or Tenants shall verify all information.

PROPERTY PROFILE

ADDRESS Vacant land at the
SW Quadrant SR 52 & the
Suncoast Parkway

PARCEL ID 122517 /0000 /00100 /0060 (1)
(STR) 122517 /0000 /00200 /0030 (2)
122517 /0000 /00200 /0032 (3)
122517 /0000 /00100 /0070 (4)
122517 /0000 /00100 /0000 (5)
122517 /0000 /00400 /0010 (6)

Location: West Pasco County, FL

**Legal
Description:**

Exact Legal Description to
be determined by survey

LAND AREA: 165.9 acres (MOL)
(Acreage excludes sold
residential development)

TAXES 2007 \$103,888.09
Millage Rate: 14.3567

DEMOGRAPICS: Available upon request

ZONING

Mixed use development allowing
Commercial, Industrial & Quasi-Public
Uses

UTILITIES

Sewer: Pasco County

Water: Pasco County

Electric: WREC (Withacoochee River
Electric Cooperative)

PRICE \$16,000,000

TERMS Cash

MPUD Development Plan Summary


	Parcel	Use	Acres**	Gross Floor Area/ Dwelling Units	%DRI
Commercial	1, 2	Retail	13.5	80,000	33.8 / 20.0
	3, 4	Office	20.6	230,000	68.6 / 76.7
Industrial	5, 8	Flexspace	18.7	160,000	5.8
	6, 7	Warehouse	14.3	185,000	4.5
Quasi-Public	9, 10, 11		10.1	N/A	N/A
Residential	Villages A - J	Villages A - J	181.3	540 DUI	27.0

** represents maximum net development, i.e. acreage, excluding stormwater management areas, migration areas and upland buffers

SUNCOAST LAKES

Map of the entire development



SUNCOAST LAKES ◆ **MASTER PLANNED UNIT DEVELOPMENT** 

Revised March 8, 2007