

FOR SALE

Starkey Ranch – Prime Retail Sites

Pasco County, Florida



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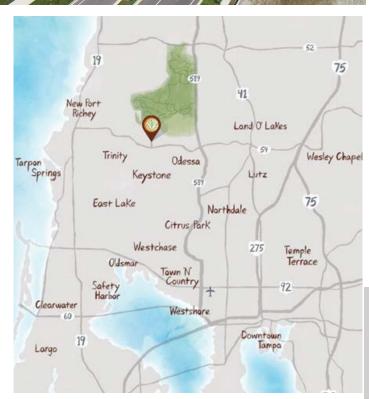
Pasco County, Florida



Pasco County Florida population has grown nearly 15% since 2010

From State Road 54, the retail sites are highly visible, with an average daily traffic count of 63,500 vehicles

Distances and Drive-Times		
Gunn Highway	1.35 Miles	
Mitchell Ranch	4 Miles	
Tampa International Airport	25 Minutes – via Suncoast Expwy	
Westshore Business District	25 Minutes – via Suncoast Expwy	
Downtown Tampa	30 Minutes – via Suncoast Expwy	



East Out Parcels		
А	0.97 Acres	\$20.00 PSF
В	1.13 Acres	\$20.00 PSF
С	0.95 Acres	\$18.00 PSF
D	1.11 Acres	\$18.00 PSF
Е	1.70 Acres	\$20.00 PSF

Opportunity. Location. Community.

- Signalized Intersection
- Pad Ready Sites
- West Parcels require some onsite detention
- High-growth, Affluent Trade Area

Click for Website



EAST OUT PARCELS

State Road 54

- Net Usable (Master Retention)
- East out parcels are contiguous to 384 apartments
- Delivered in "Pad Ready" condition



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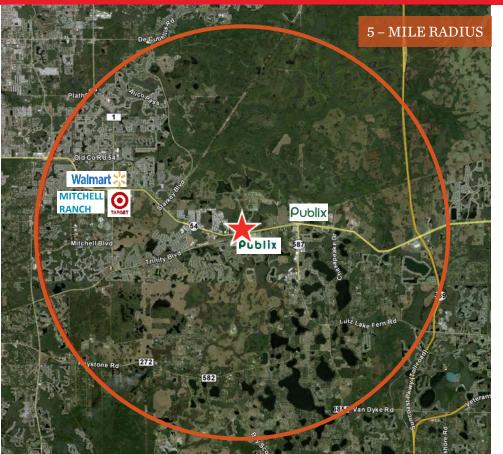
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Starkey Ranch will be home to dozens of businesses serving thousands of Starkey Ranch residents and others living nearby.



- The average home price within Starkey Ranch is \$450,000
- A vibrant Town Square at the high-visibility intersection of SR 54 and Gunn Highway, only 4 miles west of the Suncoast Parkway, featuring Publix grocery stores, eateries and neighborhood services such as the UPS store, salons and dry cleaners
- The Starkey Ranch Business Park, at Heart Pine Avenue and SR 54, is approved for Class A office buildings, hotels, medical uses and support retail
- Parcel 3A is approved, permitted and "Shovel Ready" for 15,000 SF of Office or Medical development





Demographic Profile			
Population	60,060		
Population Growth (2019-2024)	9.6%		
Daytime Employment	49,675		
Median Age	48		
Average HH Income	\$92,815		
Median HH Income	\$65,303		
Retail Sales	\$1.23B		

	WEST	OUT PARCELS
3A*	2.00 AC	\$20.00 PSF
3B	1.83 AC	\$14.00 PSF
4	11.17 AC	\$9.00 PSF
3C	.80 AC	Shared - Stormwater

*Parcel 3A is "Shovel Ready" for the development of 15,000 SF

