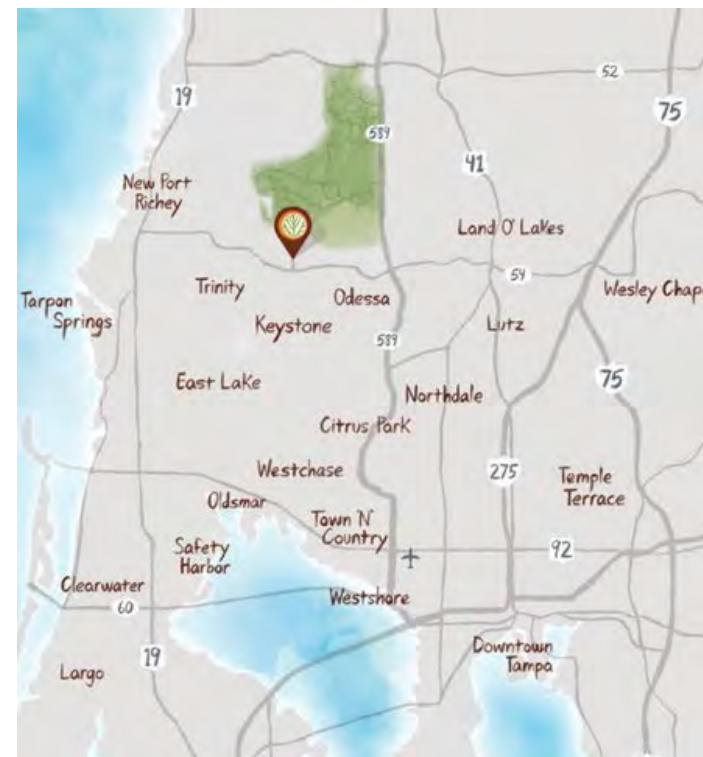


**Pasco County Florida population has grown nearly 15% since 2010**

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		
A	0.97 Acres	<b>SOLD</b>
B	1.13 Acres	<b>SOLD</b>
C	0.95 Acres	<b>SOLD</b>
D	1.11 Acres	<b>SOLD</b>
E	1.70 Acres	<b>SOLD</b>

**EAST OUT PARCELS**

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

**Opportunity. Location. Community.**

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

[Click for Website](#)



For more information, please contact:

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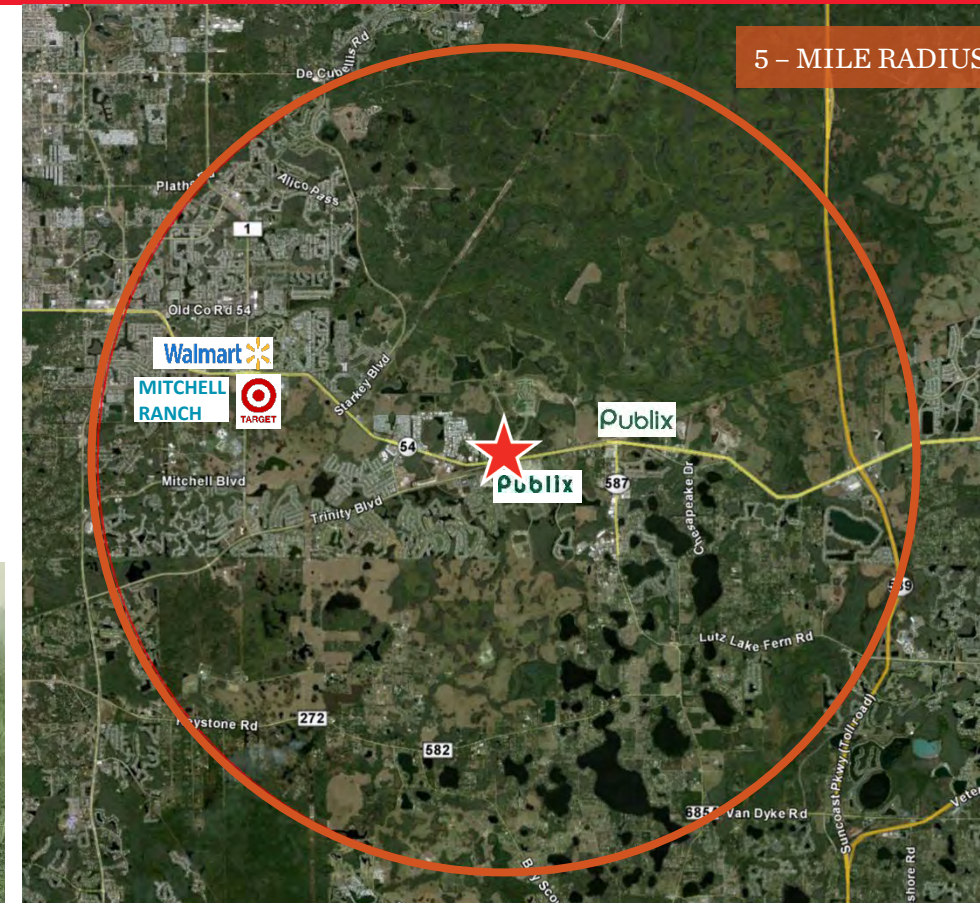
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**Starkey Ranch will be home to dozens of businesses serving thousands of Starkey Ranch residents and others living nearby.**



- 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
OUT PARCELS	
3A*	2.00 AC <b>SOLD</b>
3B	1.83 AC <b>SOLD</b>
4	11.17 AC \$12 PSF
3C	.80 AC <b>SOLD</b>

