

14325 BLACK LAKE ROAD, ODESSA, FLORIDA 33556

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GROUP

COMMERCIAL DIVISION



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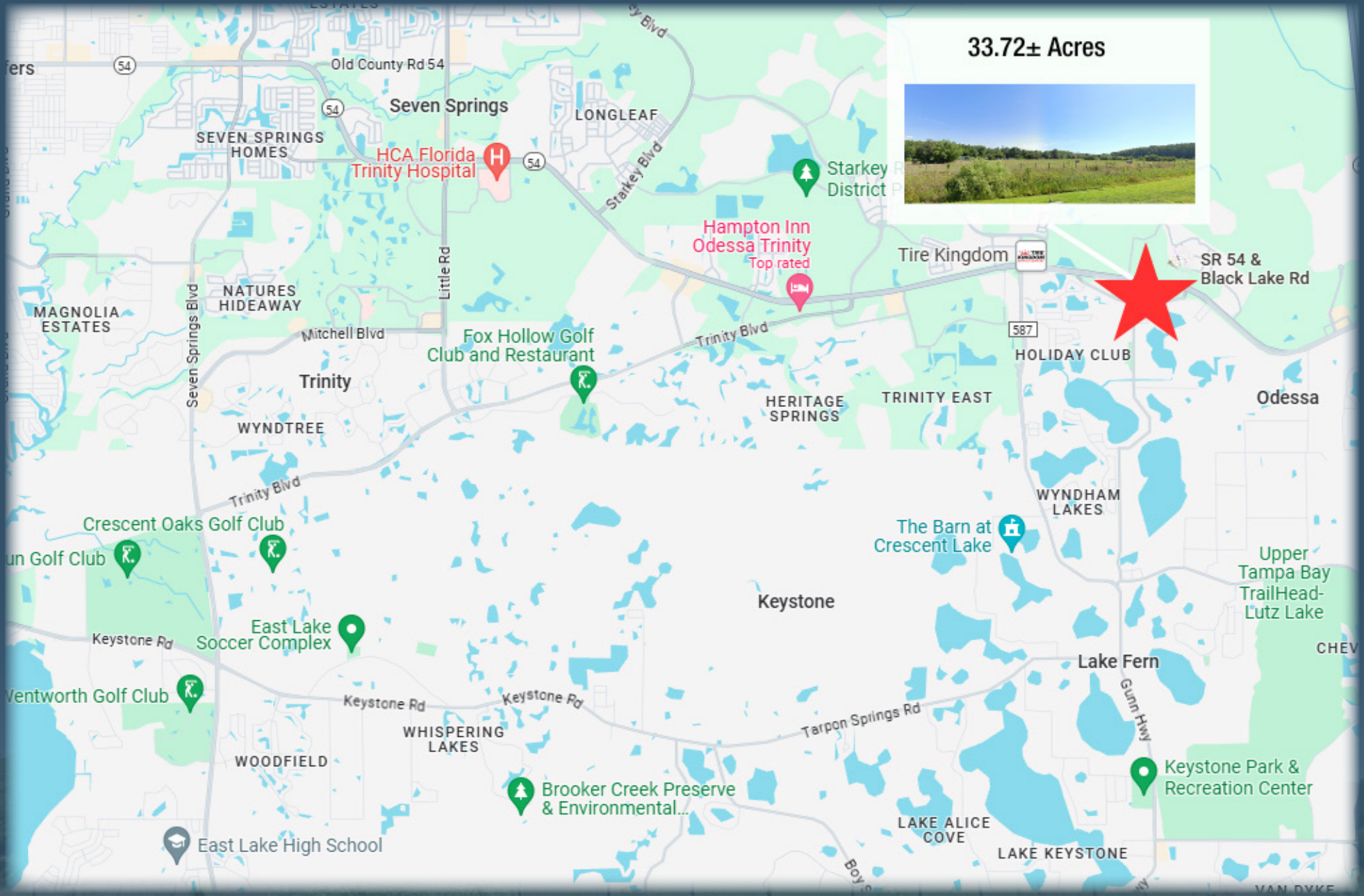


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EXECUTIVE SUMMARY

This property is a prime commercial development site located in the SR 54 Corridor. The property has been recently entitled for 135,000 SF and 250 hotel rooms.

Lot Size: 33.72± Gross Acres
14.54± Wetland Acres
19.18± Net Usable Acres

Zoning: MPUD

Land Use: PD - Planned Development

Road Frontage: 2,400± Feet Along State Road 54
Plus Frontage Along Black Lake Road

Previously Entitled for: 135,000± SF Commercial/Retail
250± Hotel Rooms

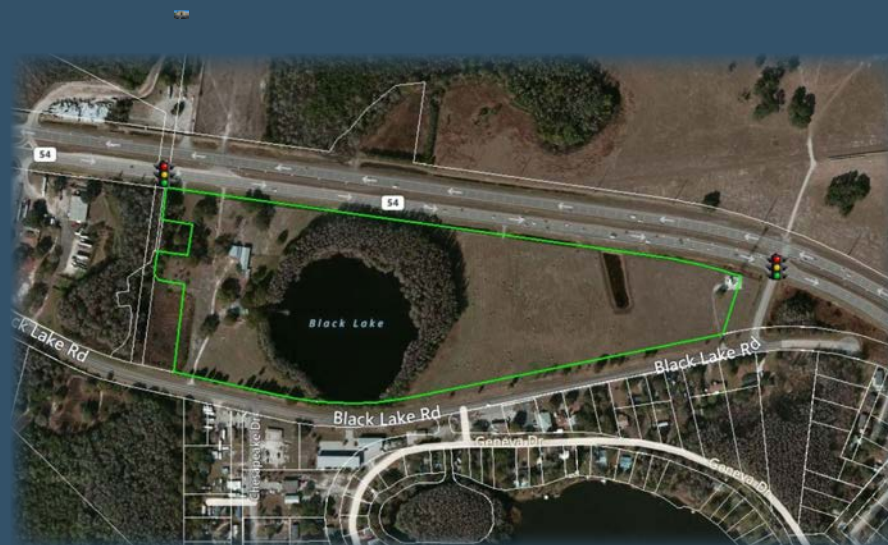
Traffic Counts: State Road 54 62,000+ Cars (FDOT)
Black Lake Road 11,200± Cars (FDOT)

Water: Pasco County Utilities

Sewer: Pasco County Utilities

Electric: Duke Energy

Sale Price: \$9,995,000



PROPERTY HIGHLIGHTS

- 33.72± Acres Located Along the South Side of SR 54
- 1.5± Miles West of the Suncoast Parkway
- Two Signalized Intersections
- Across State Road 54 from Asturia Master-Planned Community with Over 1,000 Residential Units
- 13,000± Residential Units Planned within 3 miles
- .5± Miles Frontage Along State Road 54
- Several National Tenants in the Area
- Pasco County is One of the Fastest Growing Counties in the State of Florida

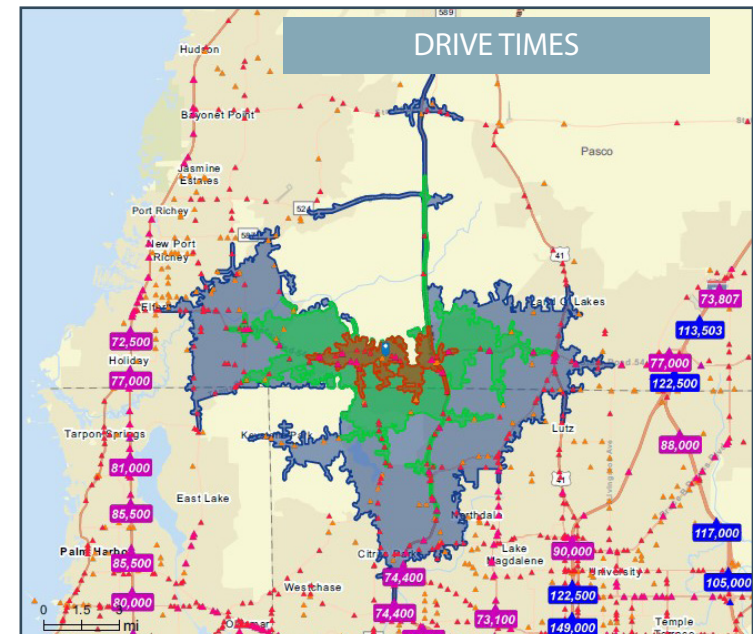
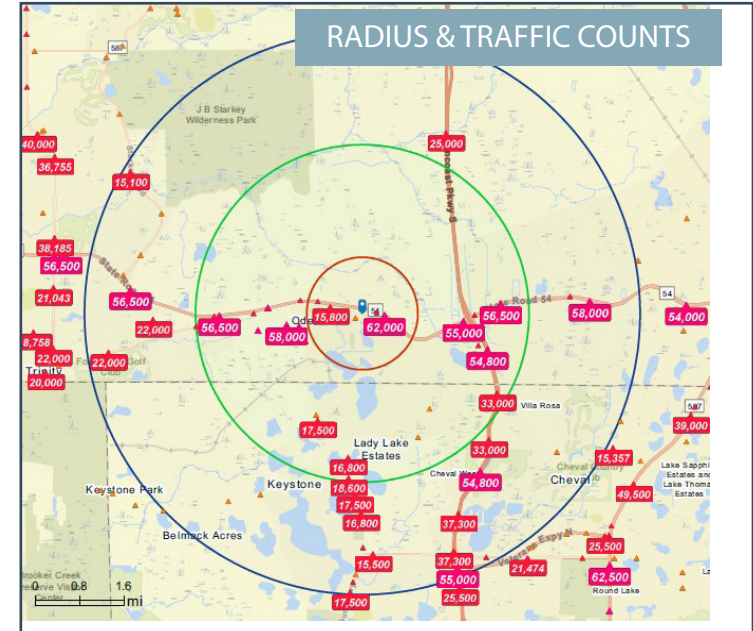
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	3,377	40,330	100,944
2024 Population	3,406	31,631	80,006
2024-2029 Annual Rate	-0.17%	4.98%	4.76%
2020-2024 Annual Rate	1.37%	5.69%	5.26%
2010-2020 Annual Rate	5.29%	6.20%	4.00%
2024 Median Age	37.3	39.0	40.8
HOUSEHOLDS			
2029 Projection	1,254	14,836	37,577
2024 Households	1,176	11,707	29,677
2020 Households	6,102	9,198	23,672
2010 Households	661	5,038	16,348
2024 Avg. HH Income	\$179,026	\$155,765	\$156,897

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2029 Projection	9,292	52,747	175,760
2024 Population	5,786	41,453	153,761
2024-2029 Annual Rate	9.94%	4.94%	4.94%
2020-2024 Annual Rate	5.11%	3.51%	2.61%
2010-2020 Annual Rate	8.47%	8.47%	2.39%
2024 Median Age	38.4	40.2	42.8
HOUSEHOLDS			
2029 Projection	3,408	19,548	67,490
2024 Households	2,116	15,210	58,957
2020 Households	1,770	12,977	52,729
2010 Households	761	8,040	42,463
2024 Avg. HH Income	\$161,809	\$150,618	\$136,594



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