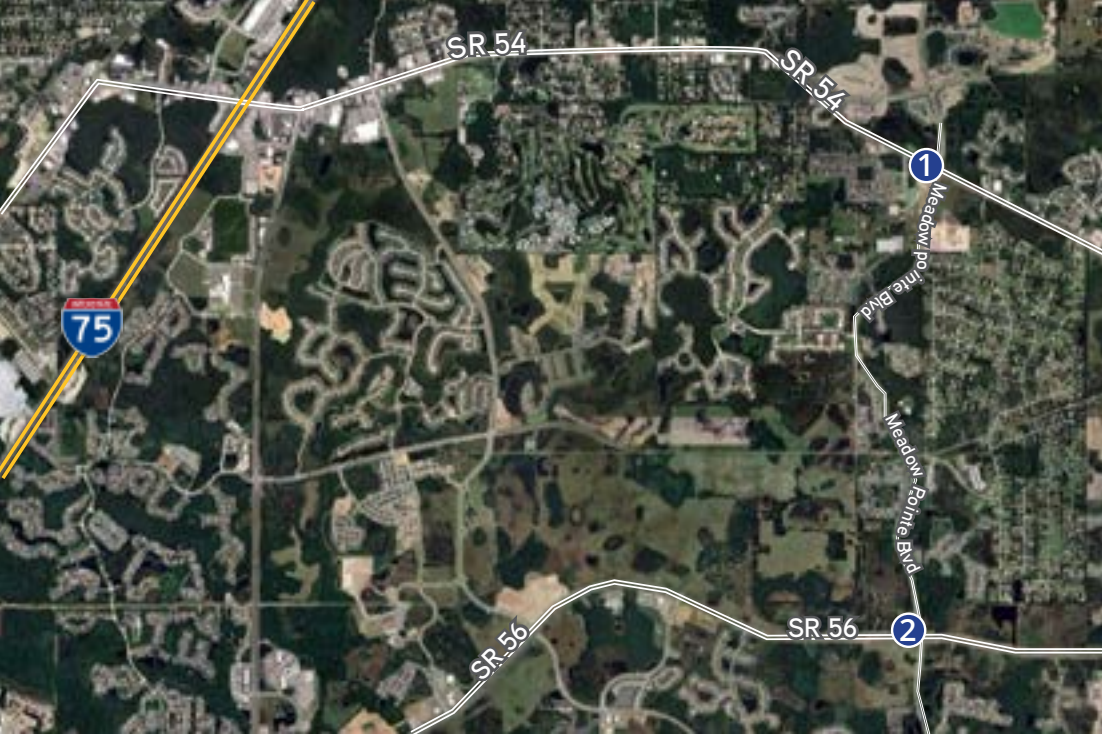




Wesley Chapel Lakes

*Premium sites for
development in
thriving locations on
State Road 54 & 56*

Property Specifications

Wesley Chapel Lakes MPUD encompasses two intersections located at State Road 54 at Meadow Pointe Boulevard and State Road 56 at Meadow Pointe Boulevard. The MPUD is fully approved with the entitlements below in place for immediate development:

- Commercial/Retail: 420,000 SF
- Office/Light Industrial: 105,000 SF
- Hotel Rooms: 700
- Multifamily Apartments: 850 approved, only 309 multifamily entitlements remain currently.

Site 1: State Road 54 and Meadow Pointe Boulevard 31.50± Net Acres

- 9.10 usable acres on the western side of Meadow Pointe Blvd.
- 22.40 acres on the eastern side of Meadow Pointe, north of the newly constructed 360 unit multifamily development, Avention Meadows.
- Advent Health recently closed on 4.76 acres on the southwest corner of 54 and Meadow Pointe Blvd.

Site 2: State Road 56 and Meadow Pointe Boulevard, 133± Gross Acres

- Northwest Quadrant consist of approx. 33 gross acres.
- Southeast Quadrant consist of approx. 35 gross acres.
- Southwest Quadrant consist of approx. 63 gross acres.
- 20 acres of the SW quadrant are currently under contract with a multifamily developer for 384 units.

*Owners will
built to suit,
joint venture or
land lease*

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Meadow Pointe

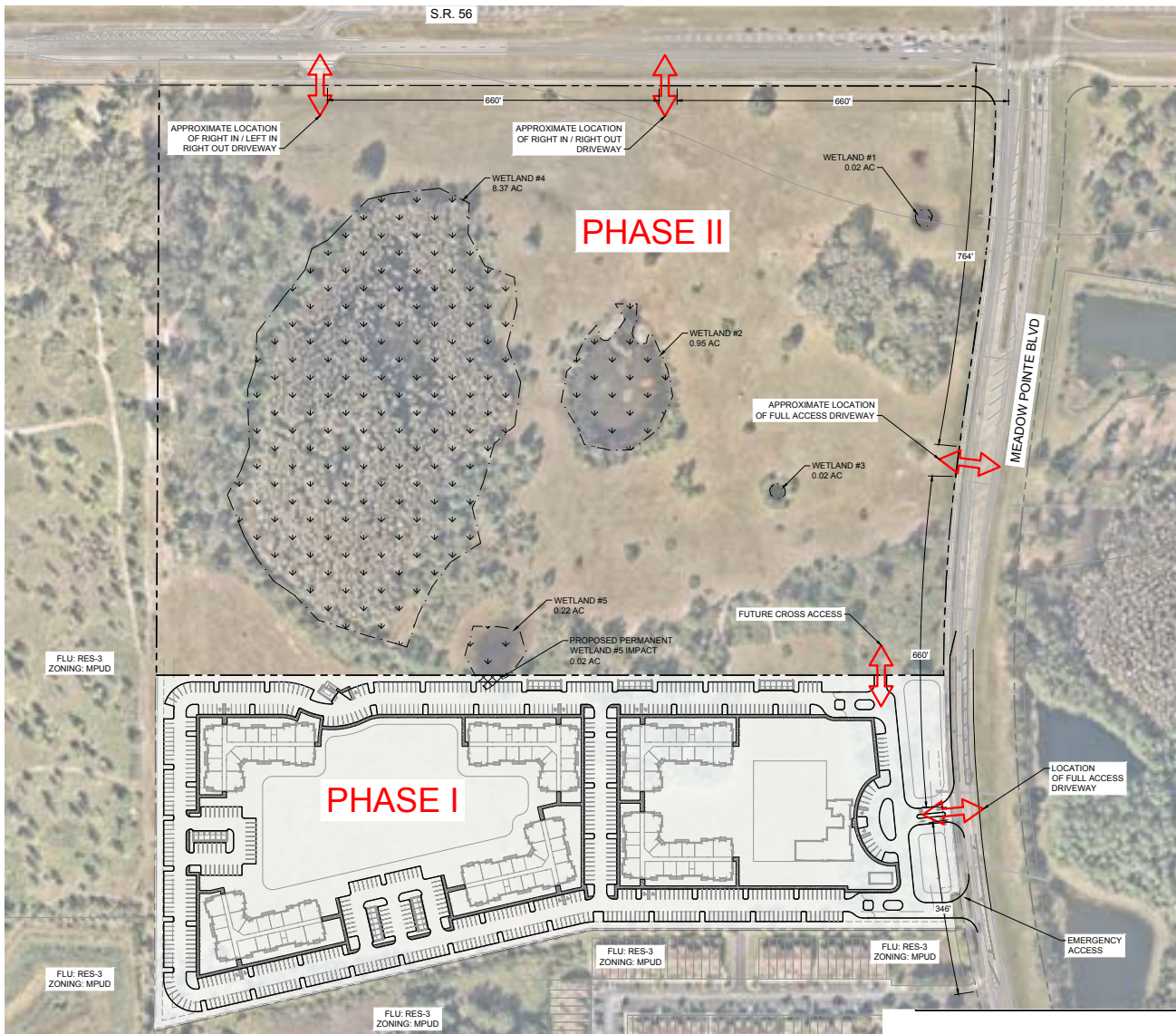
@ State Road 54



- State Road 54 widening from two to six lanes in front of the site is complete.
- Leasing has begun on Aventon Meadows, a 360 multifamily units on the southeastern node. Expected completion date for five 4-story wood frame garden-style apartments with a stand-alone clubhouse, is August 2024.
- Entire western node is served by off-site retention and a lift station, with current access points on State Road 54, Meadow Pointe Boulevard and Smith Road.
- Eastern node has approximate 22.40 usable acres north of apartments under construction. Access road and round-about is complete.
- Over 3,000 homes built within the Wesley Chapel MPUD along Meadow Pointe Boulevard.
- No Community Development District (CDD), no bond assessment or debt.
- Gopher Tortoise Mitigation has been completed for the entire MPUD.

Meadow Pointe

Conceptual Design



SW Quadrant SR 56 & Meadow Pointe Blvd.

- The Southwest Quadrant of State Road 56 and Meadow Pointe Boulevard, is approximately 63 acres of which 20 is allocated to a multifamily, on the southern end of the property.
- Expected access points are indicated on the site layout.
- Ecological Constraints Report completed on the entire quadrant.
- Preliminary Geotechnical Engineering has been completed on the southwest corner.
- Gopher Tortoise Mitigation has been completed for the entire MPUD.

Meadow Pointe

Conceptual Design



Southeast Quadrant of SR 56 and Meadow Pointe Blvd.

- The Southeast Quadrant is comprised of 35 gross acres.
- Prime corner suitable for a retail layout or three out-parcels with planned office space.
- Site supports office development of 125,000 SF with surface parking.
- Ecological Constraints Report completed on the entire quadrant.

Market Highlights

Wesley Chapel

Wesley Chapel and Pasco County is one of the fastest growing areas in the state of Florida.

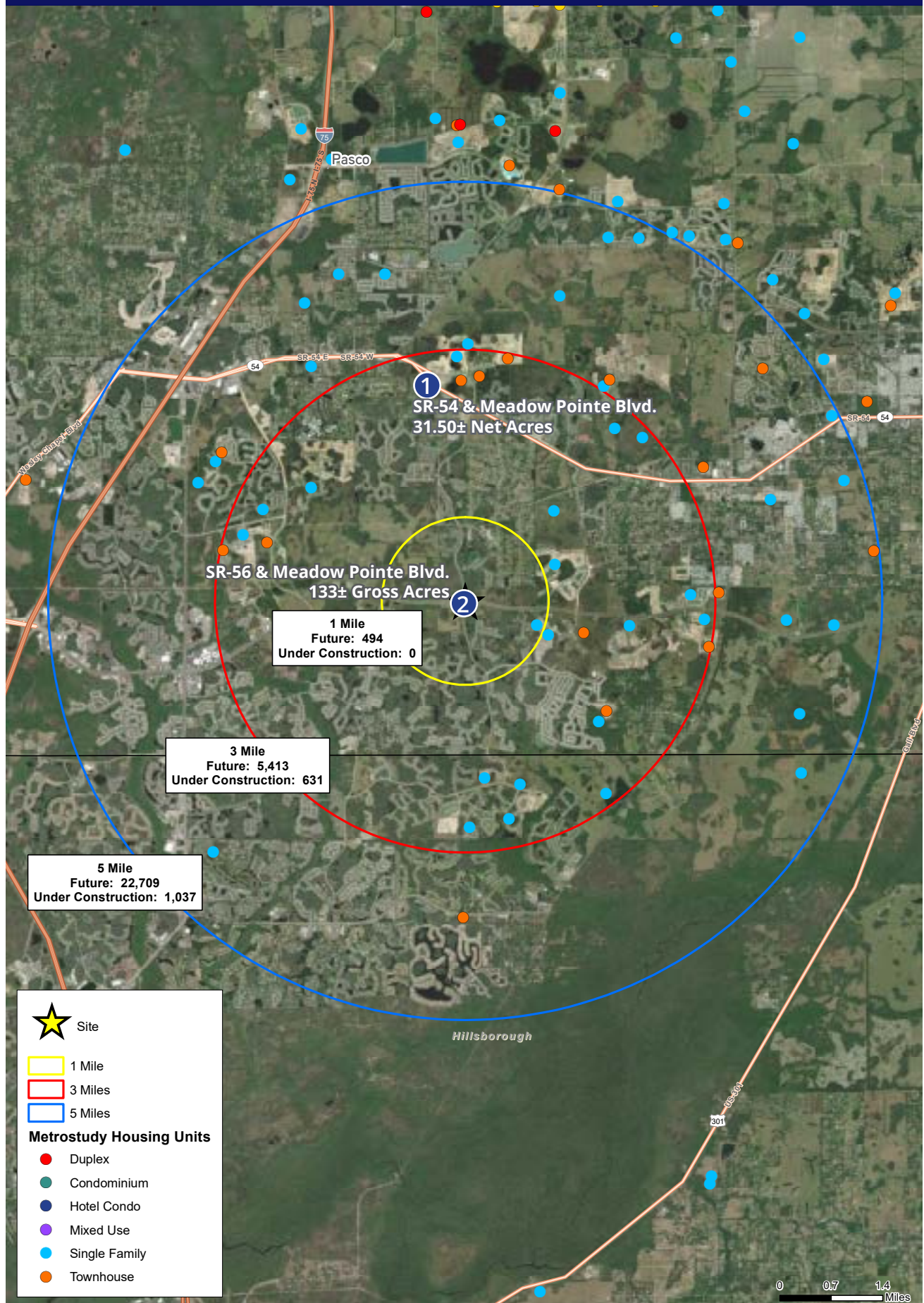
- Wesley Chapel Lakes MPUD was formerly Wesley Chapel Lakes DRI #166.
- Over 3,000 homes built inside the Wesley Chapel MPUD along Meadow Pointe Boulevard.
- 2,800± - single family homes currently approved or under review with Pasco County directly east of the subject property 2023 Average HH Income for Wesley Chapel = \$115,866.

SR-56 E. @ Meadow Pointe Boulevard

2023 Summary	3-Mile	5-Mile	10-Mile
Population	46,847	119,856	292,082
Median Age	38.6	37.9	40.8
Households	15,766	42,455	111,088
Median HH Income	\$102,947	\$98,788	\$81,657
Businesses	388	3,271	8,198
Employees	2,243	119,856	292,082

Source: Esri, Esri and Infogroup

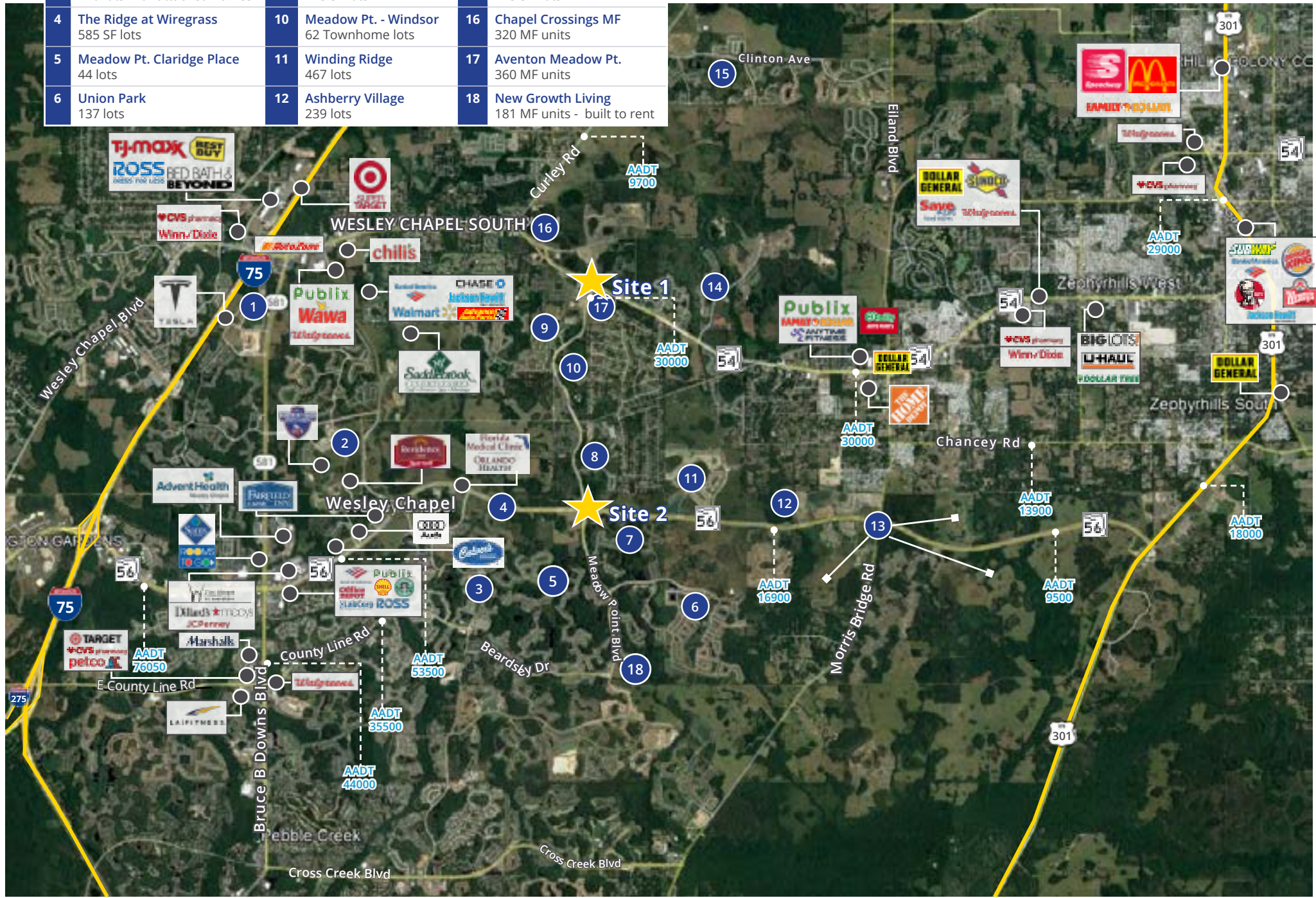
Future/Under Construction Residential Developments



Wesley Chapel Residential Developments

1	Maple Glen at Seven Oaks 96 Townhome sites	7	Meadow Pt. - Windsor 108 SF lots	13	2 Rivers Development 1,337 SF lots
2	Estancia at Wiregrass 1,181 SF homes	8	Enclave 117 lots	14	Avalon Park 1,200 units
3	Windermere Estates 220 lots with attached homes	9	Province 125 SF lots	15	Watergrass 145 SF Lots
4	The Ridge at Wiregrass 585 SF lots	10	Meadow Pt. - Windsor 62 Townhome lots	16	Chapel Crossings MF 320 MF units
5	Meadow Pt. Claridge Place 44 lots	11	Winding Ridge 467 lots	17	Aventon Meadow Pt. 360 MF units
6	Union Park 137 lots	12	Ashberry Village 239 lots	18	New Growth Living 181 MF units - built to rent

Colliers



Market Overview

SR 56 & Meadow Pointe Blvd. - 5-Mile Radius

Households & population



119,856

Current total population



128,056

5 Year total population



42,455

Current total households



45,262

5 year total households

Household & population characteristics



\$98,788

Median household income



\$344,239

Median home value



75.7%

Owner occupied housing units

Annual household spending



\$2,611

Apparel & Services



\$315

Computers & Hardware



\$4,592

Eating Out



Business



3,271

Total businesses



25,355

Total employees

Employment



77%

White collar



12%

Blue collar



11%

Services

3.0%

Unemployment rate