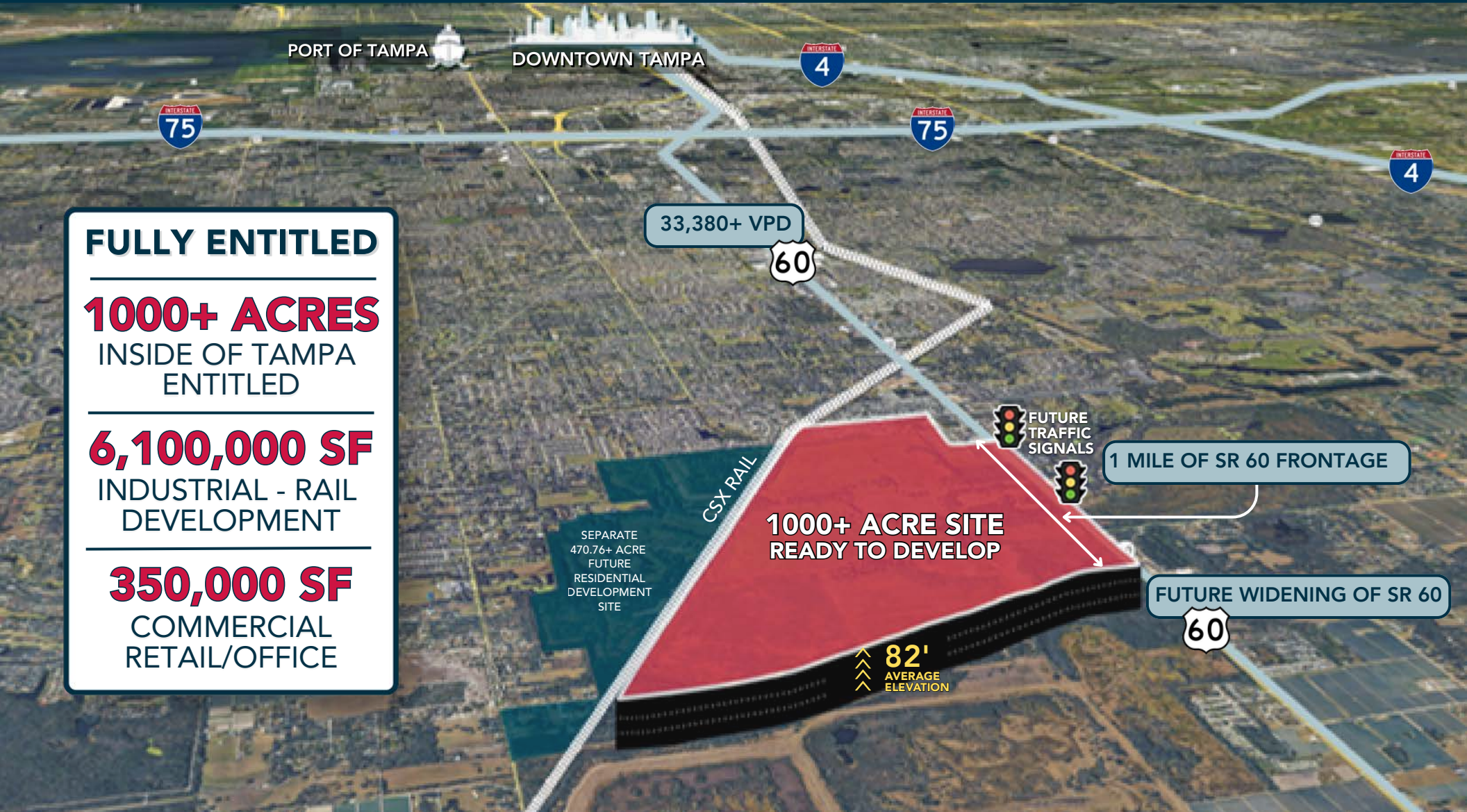


OFFERING MEMORANDUM **UNIVERSITY ENERGY PARK**

4145 E STATE ROAD 60 | TAMPA, FL 33527



FULLY ENTITLED

1000+ ACRES
INSIDE OF TAMPA
ENTITLED

6,100,000 SF
INDUSTRIAL - RAIL
DEVELOPMENT

350,000 SF
COMMERCIAL
RETAIL/OFFICE

33,380+ VPD

60

CSX RAIL

SEPARATE
470.76+ ACRE
FUTURE
RESIDENTIAL
DEVELOPMENT
SITE

**1000+ ACRE SITE
READY TO DEVELOP**



FUTURE
TRAFFIC
SIGNALS

1 MILE OF SR 60 FRONTAGE

FUTURE WIDENING OF SR 60

60

82'
AVERAGE
ELEVATION



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

LAST REMAINING LARGE SCALE DEVELOPMENT WITHIN
HILLSBOROUGH COUNTY'S URBAN SERVICE AREA - TAMPA MSA

- 18 inch transmission natural gas line and CSX rail access
- Multiple long haul and metro fiber providers



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*A Next Generation
Industrial & Logistics
Development Platform*

INVESTMENT THESIS

University Energy Park is the largest remaining contiguous development tract within both Hillsborough County and the designated Urban Service Area.

For institutional capital and infrastructure users, this distinction is critical. The property sits inside the County's established growth boundary, allowing public water and sewer service and eliminating the entitlement and service extension risks commonly associated with peripheral greenfield sites.

In a market where large scale entitled land within Tampa proper is increasingly constrained, University Energy Park offers a rare opportunity to control a platform of scale with embedded infrastructure depth and long term development certainty.

INVESTOR OPPORTUNITY

University Energy Park presents a rare, large-scale development platform in the Tampa/Lakeland growth corridor positioned for advanced manufacturing, commercial use, and global logistics.

Investors can acquire a single, controlled land position; master-develop and phase vertical delivery; establish a multi-campus industrial footprint; or deploy capital across multiple product types within one master-planned environment.

With the only entitled land of this scale inside the Urban Service Area, University Energy Park offers long-term optionality, infrastructure depth, and a clear path to phased execution supporting value creation across cycles and end-user demand.





PROPERTY OVERVIEW

ADDRESS 4145 E STATE RD 60, TAMPA, FL 33527

COUNTY Hillsborough (Tampa MSA)

TOTAL SIZE Approximately 1,000 Acres

Near Term Developable Acreage with Current Entitlements

UEP entitlement provides for more than 6.1 million square feet of cumulative development across a broad mix of high-demand uses including industrial, manufacturing, institutional, warehousing, and distribution, supported by an additional 350,000 square feet of ancillary retail/commercial/lodging and professional and medical office components.

- More than one mile frontage along SR 60
- Approximately 33,380 VPD along SR 60
- Located within Tampa's primary growth corridor
- Within Hillsborough County USA (water, sewer, reclaimed)
- TECO power and on-site high-pressure natural gas
- CSX rail proximity with access to I-4 and I-75
- Multiple metro and long-haul fiber routes



INDUSTRIAL OPPORTUNITY

UEP is one of the few remaining large-scale sites in Central Florida combining energy infrastructure, connectivity, entitlement flexibility, and campus-ready acreage in a single location, making it a compelling fit for large-scale users.

- Campus scale: ~1,000 acres with the ability to phase and accommodate multi-building deployments
- Power adjacency: Near TECO transmission infrastructure with corridor-level planning already underway
- Redundant energy optionality: On-site high-pressure natural gas transmission line supports resilience and potential bridge/backup strategies
- Alternative energy framework: Entitlements support solar and other energy production solutions aligned with ESG goals
- Fiber Network diversity: Adjacent to multiple metro and long-haul fiber routes enabling diverse, high-capacity connectivity
- Logistics and access: SR-60 frontage, rapid access to I-4 and I-75, and CSX rail adjacency for equipment and supply-chain efficiency

Designed for Growth

RETAIL & OFFICE OPPORTUNITY

The approved commercial space component allows for 350,000 square feet of retail (shopping centers, restaurants, service retail), medical use, hospitality, and professional office use positioned along one mile of State Road 60 frontage.

SITE PLAN FLEXIBILITY:

The 350,000 SF commercial allocation can accommodate various configurations:

- Power/Community Retail Center: 100,000-200,000 SF anchored center
- Medical Office Campus: 50,000-100,000 SF multi-tenant or single-user
- Hospitality: Hotel(s) supporting industrial and residential components
- Mixed-Use Village: Integrated retail/office
- Pad Sites: Outparcel development for restaurants, banks, service retail



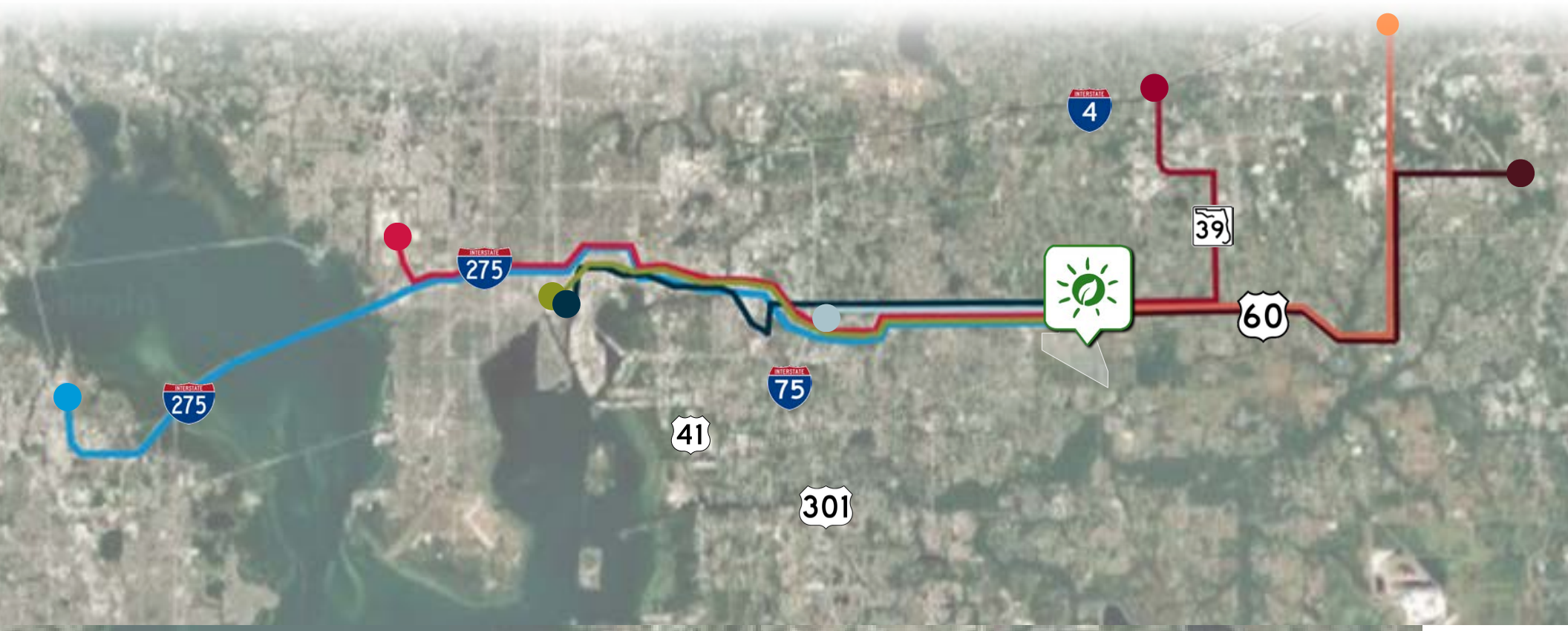
REGIONAL CONNECTIVITY

University Energy Park sits at the center of the State Road 60 corridor in eastern Hillsborough County, an east-west artery linking Tampa to Central Florida's fastest-growing logistics and employment nodes.

The site is immediately east of the Brandon/Valrico market and offers direct, efficient access to I-75, I-4, the Selmon Expressway, Port Tampa Bay, Tampa International Airport, and Lakeland International Airport. CSX rail adjacency adds multimodal optionality for heavy users.

Within a 60-minute drive, UEP draws from a 3.3 million population and 1.7 million workforce, positioning it to serve advanced manufacturing and regional distribution demand with room for phased campus development.

SR 39 (Route to Parkway, Lakeland and Airport)	6.7 Miles	10 Minutes
I-75	8.0 Miles	16 Minutes
I-4	11.1 Miles	20 Minutes
County Line Road	14.7 Miles	22 Minutes
Tampa Union Station	17.6 Miles	35 Minutes
Lakeland Linder Intl Airport	18.6 Miles	30 Minutes
Port Tampa Bay	18.7 Miles	37 Minutes
Tampa Intl Airport	30.6 Miles	45 Minutes
St. Pete–Clearwater Intl Airport	41.3 Miles	55 Minutes



FREIGHT RAIL ACCESS | CSX SPUR CONNECTIVITY

University Energy Park is uniquely positioned for rail-enabled development in the Tampa/Lakeland corridor. A CSX rail line bisects/abuts the property, creating a clear opportunity for reestablishment of a rail spur to support rail-dependent users and reduce over-the-road transportation costs. For large-scale programs such as advanced manufacturing and high-throughput logistics, rail adjacency enhances constructability and long-term operational flexibility by enabling efficient inbound delivery of heavy equipment and materials while supporting outbound freight connectivity.

- **Direct CSX adjacency** with potential spur alignment to serve phased development areas
- **Multimodal advantage:** rail + SR-60 frontage + quick access to I-4 and I-75
- **Strategic access** to regional distribution networks and Port Tampa Bay supply chains
- **Future-proofing:** rail capability broadens the buyer/tenant pool and strengthens optionality across cycles

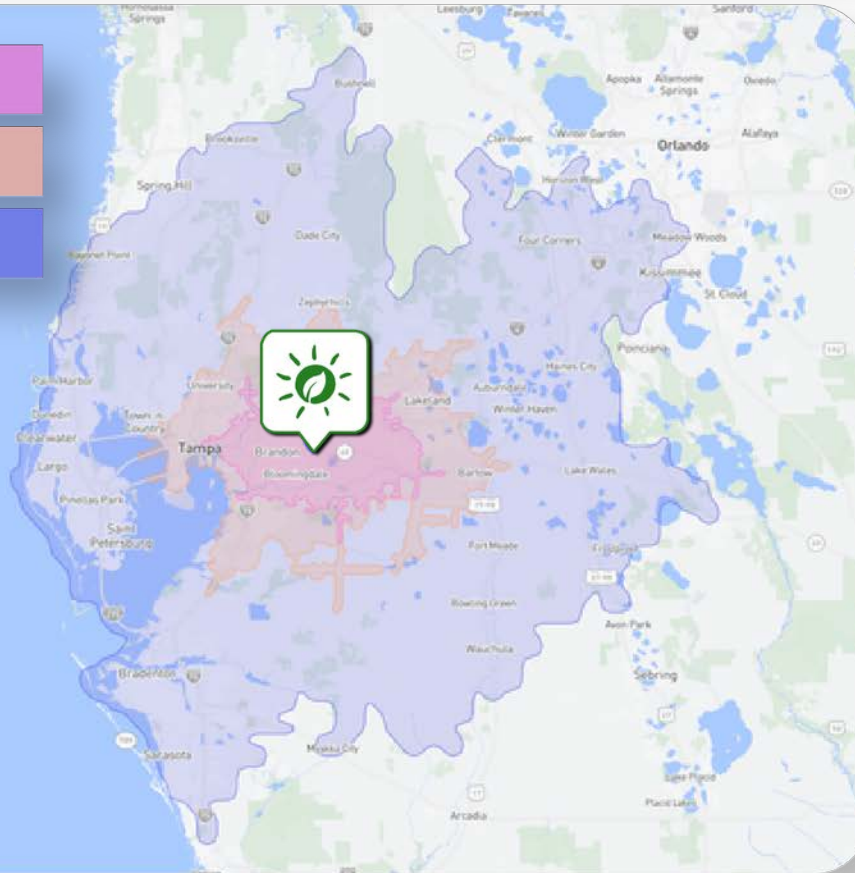


*Rail-Ready
Competitive Advantage*

20 MINUTES

30 MINUTES

60 MINUTES



TRAVEL & DEMOGRAPHICS

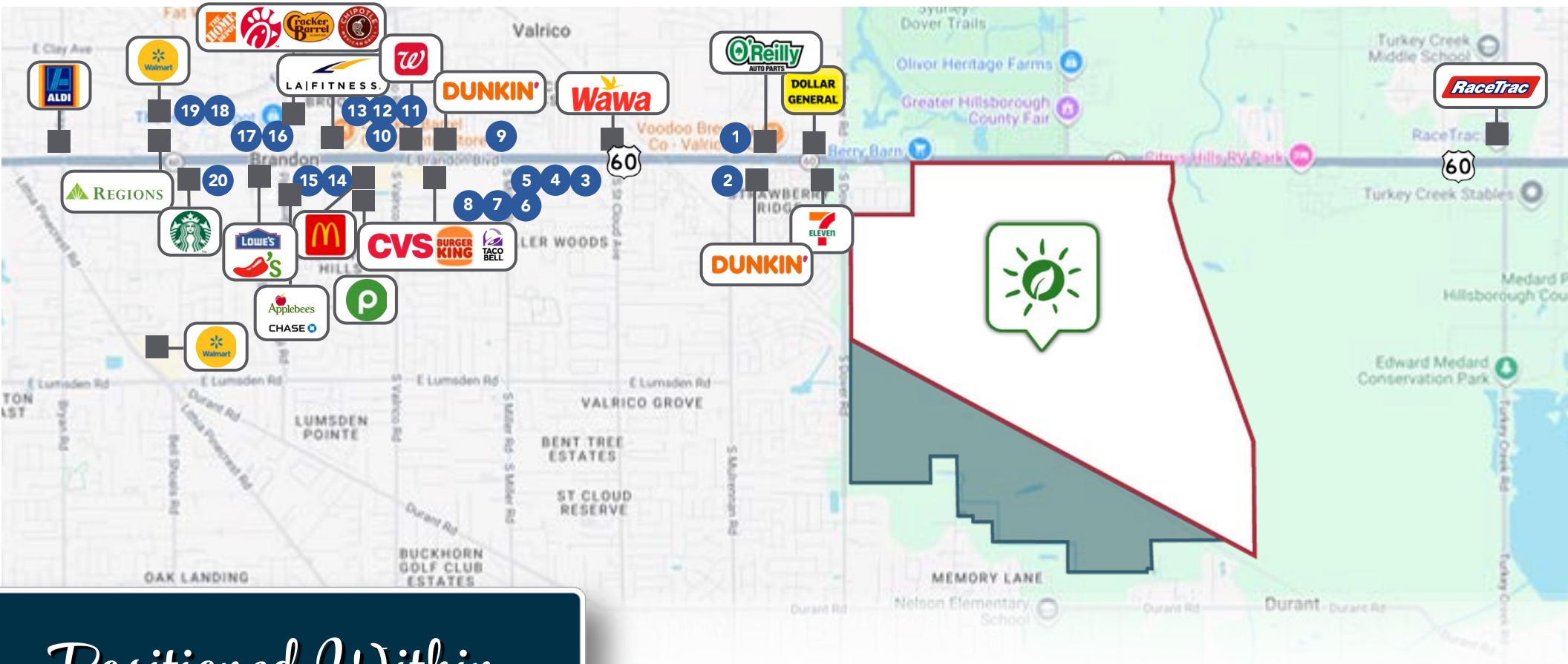
University Energy Park is strategically positioned within one of the fastest-growing population and employment corridors in the Southeastern United States. The site benefits from access to a deep and expanding labor pool supported by Hillsborough County's strong demographic fundamentals and proximity to major educational institutions, including the University of South Florida, Hillsborough Community College, and a network of technical training centers.

Within a 60-minute drive, the property draws from a population approaching 5 million and a workforce exceeding 1.7 million, providing the scale required to support large-format industrial, logistics, and advanced manufacturing users. Average household incomes across the region range from approximately \$97,000 to over \$100,000, reflecting a strong consumer base and stable labor environment. Combined with its location within the Urban Service Area, University Energy Park offers a rare combination of demographic scale, infrastructure certainty, and long-term development potential.

	20 MINUTES	30 MINUTES	60 MINUTES
Total Households	168,985	547,726	1.9M
Total Population	457,188	1.4M	4.8M
Persons per Household	2.71	2.62	2.54
Average Household Income	\$96,990.25	\$100,767.33	\$100,520.79
Median House Value	\$291,862.44	\$303,671.02	\$307,399.83
Median Age	37.26	36.89	41.62
Median Age Male	36.4	36.19	40.67
Median Age Female	38.23	37.6	42.57



NEIGHBORING RETAILERS



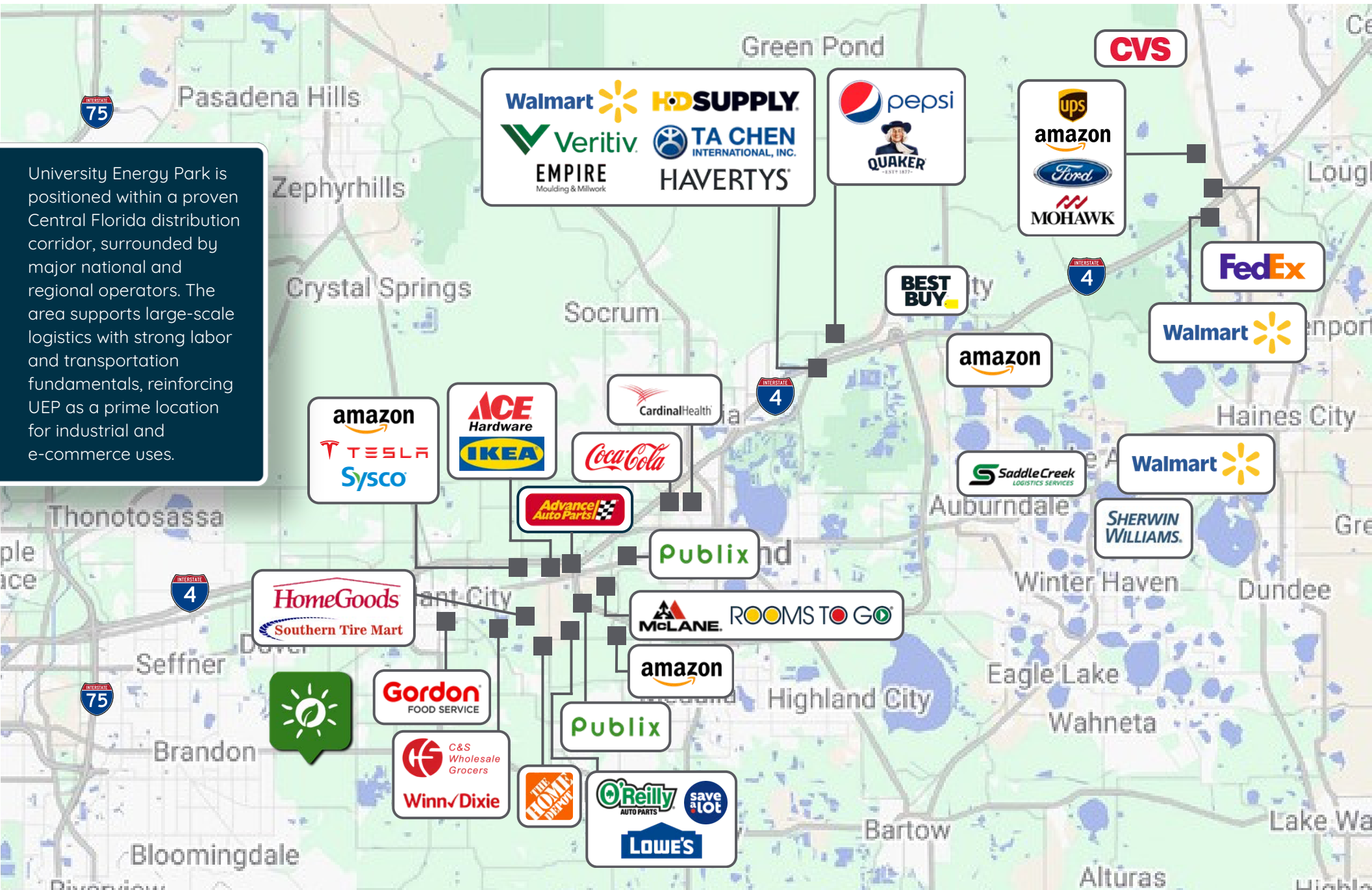
Positioned Within
Retail Momentum,
Immediate Synergy.

- | | | | |
|------------------|----------------------|---------------------------|-------------------------|
| 1 Arby's | 6 Beef 'O' Brady's | 11 Zaxby's | 16 IHOP |
| 2 Mobil | 7 Winn-Dixie | 12 Subway | 17 Sonic Drive-In |
| 3 Steak 'n Shake | 8 Rita's Italian Ice | 13 Dollar Tree | 18 Jersey Mike's Subs |
| 4 Papa Johns | 9 Advance Auto Parts | 14 Tropical Smoothie Cafe | 19 Little Caesars Pizza |
| 5 Hungry Howie's | 10 Pizza Hut | 15 AutoZone Auto Parts | 20 Panda Express |



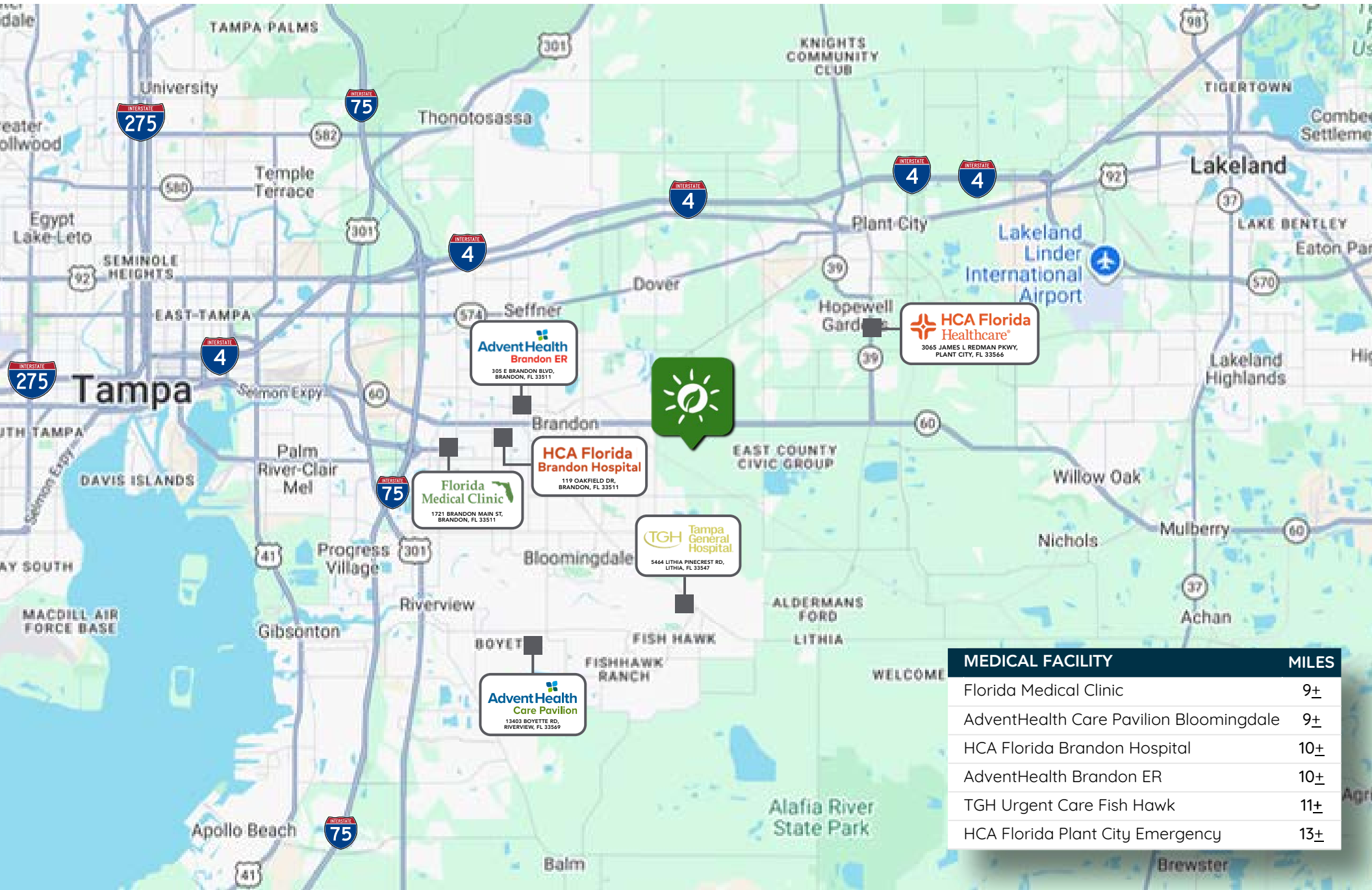
NEARBY DISTRIBUTION FACILITIES

University Energy Park is positioned within a proven Central Florida distribution corridor, surrounded by major national and regional operators. The area supports large-scale logistics with strong labor and transportation fundamentals, reinforcing UEP as a prime location for industrial and e-commerce uses.





MEDICAL FACILITY LOCATIONS



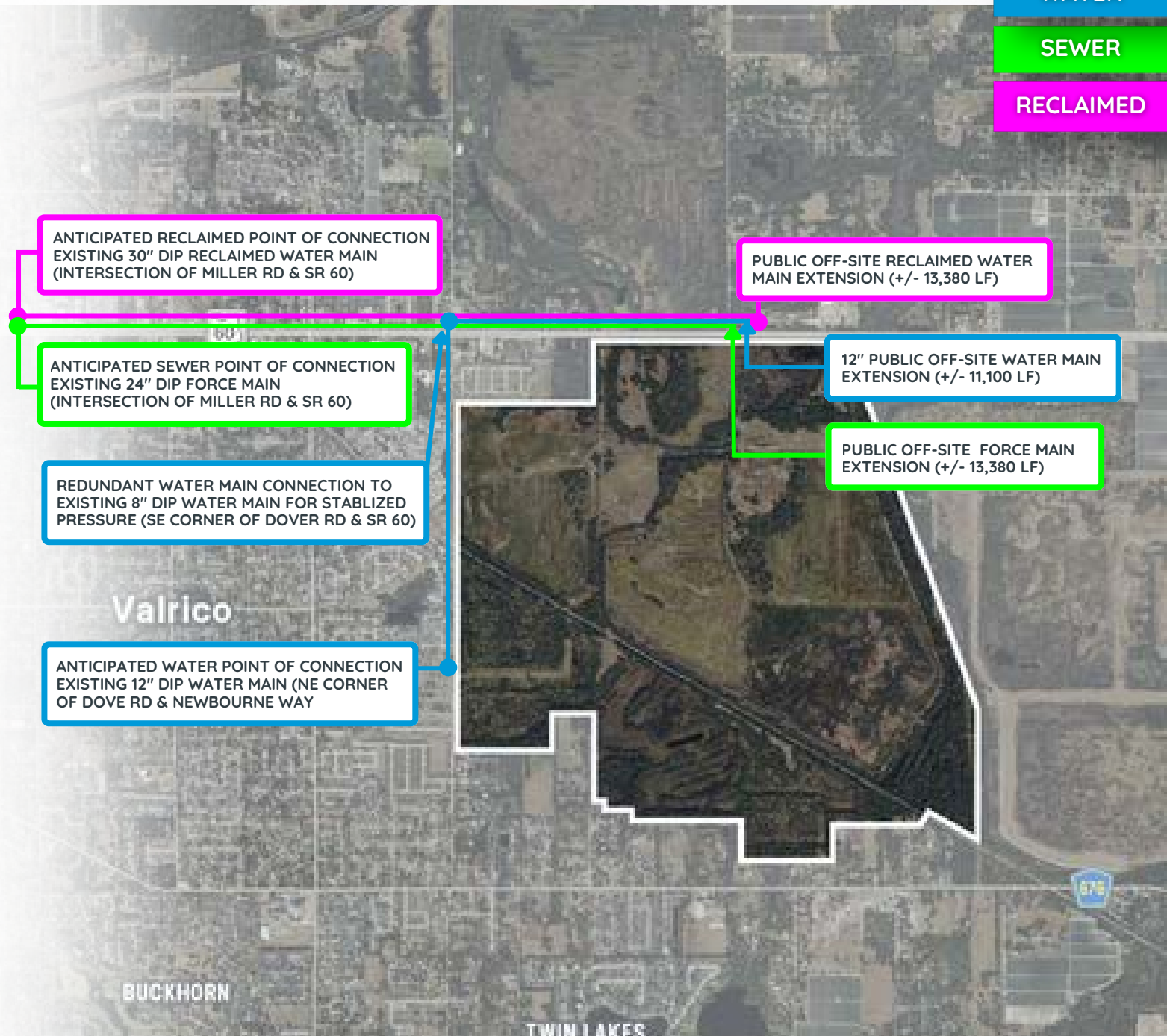
MEDICAL FACILITY	MILES
Florida Medical Clinic	9±
AdventHealth Care Pavilion Bloomingdale	9±
HCA Florida Brandon Hospital	10±
AdventHealth Brandon ER	10±
TGH Urgent Care Fish Hawk	11±
HCA Florida Plant City Emergency	13±



UTILITY ACCESS

URBAN SERVICE AREA

University Energy Park's location within Hillsborough County's Urban Service Area provides a significant water and utility advantage, with access to public potable water, sanitary sewer, and reclaimed water that reduces dependence on costly private systems. This utility position supports greater development certainty, higher-intensity industrial and technology uses, and long-term flexibility for large-scale users. The site is further strengthened by Hillsborough County's ongoing utility expansions, including a major pipeline improvement expected to add approximately 65 million gallons per day, as well as its proximity to the Valrico Advanced Wastewater Treatment Plant, which provides additional capacity and reclaimed water to support scalable campus-style development.





UTILITY SPECIFICATIONS

ELECTRIC

University Energy Park benefits from immediate proximity to TECO's high-voltage transmission infrastructure, providing a strong foundation for large-load users evaluating Central Florida. TECO has indicated the site can support typical commercial, industrial, and manufacturing demand through standard service planning. For larger-scale power users, TECO's process typically includes a formal Power Study to confirm deliverable capacity, infrastructure requirements, and schedule, followed by a Customer Service Agreement (CSA) between TECO and the end user to secure commitments. Delivery timing is influenced by system planning, equipment lead times, and the order in which large-load customers execute CSAs. UEP's strategy is to align pad phasing and infrastructure planning with TECO's process to support staged power delivery.

CONFIRMED POWER

TECO has confirmed a pathway to power for University Energy Park, with high-voltage transmission infrastructure adjacent to the site and an established process for securing capacity through formal power studies and service agreements.

NATURAL GAS

University Energy Park is traversed by an 18-inch Florida Gas Transmission (FGT) high-pressure pipeline, creating a meaningful advantage for large-load users requiring redundancy and energy flexibility. Through TECO's affiliated gas utility, Peoples Gas, TECO has secured gas transportation reservations on the FGT system that may be available for assignment to qualified UEP end users, subject to utility approvals and contracting. For advanced industrial users, proximity to firm gas supply supports bridge power via gas-fired generation, enhances resiliency planning, and provides optionality for on-site microgrid solutions. Natural gas can also support battery energy storage (BESS) strategies by enabling on-site generation to charge storage for peak management and backup operations.



FIBER NETWORKS (LONG HAUL)

ARELION NORTH AMERICA

T-MOBILE

UNITI FIBER

WINDSTREAM

ZAYO NORTH AMERICA

University Energy Park is bordered by long-haul fiber corridors along SR-60 and the CSX alignment, providing backbone-level connectivity that supports hyperscale and multi-tenant deployments. Long-haul adjacency enables diverse routing, scalable bandwidth, and low-latency paths to major regional and national network hubs - critical for cloud, AI, and enterprise workloads. With multiple backbone providers in the corridor (Arelion, T-Mobile, Uniti, Windstream, and Zayo North America), UEP can support redundant carrier strategies and resilient network design. This long-haul foundation pairs naturally with nearby metro networks for full-stack connectivity planning.



FIBER NETWORKS (METRO)

■ CROWN CASTLE

■ UNITI FIBER

■ WINDSTREAM

■ ZAYO METRO

University Energy Park is directly adjacent to multiple metro fiber networks along SR-60 and the CSX corridor, providing the last-mile and regional-ring connectivity needed to bring a large campus online efficiently. Metro network presence supports shorter lateral builds, faster service turn-up, and the ability to engineer physically diverse entry routes – key requirements for hyperscale, wholesale, and enterprise users. With multiple metro providers in the immediate corridor (Crown Castle, Uniti Fiber, Windstream, and Zayo Metro), end users can pursue competitive carrier pricing, scalable bandwidth, and resilient network architecture, while maintaining straightforward interconnection to broader long-haul backbone routes.

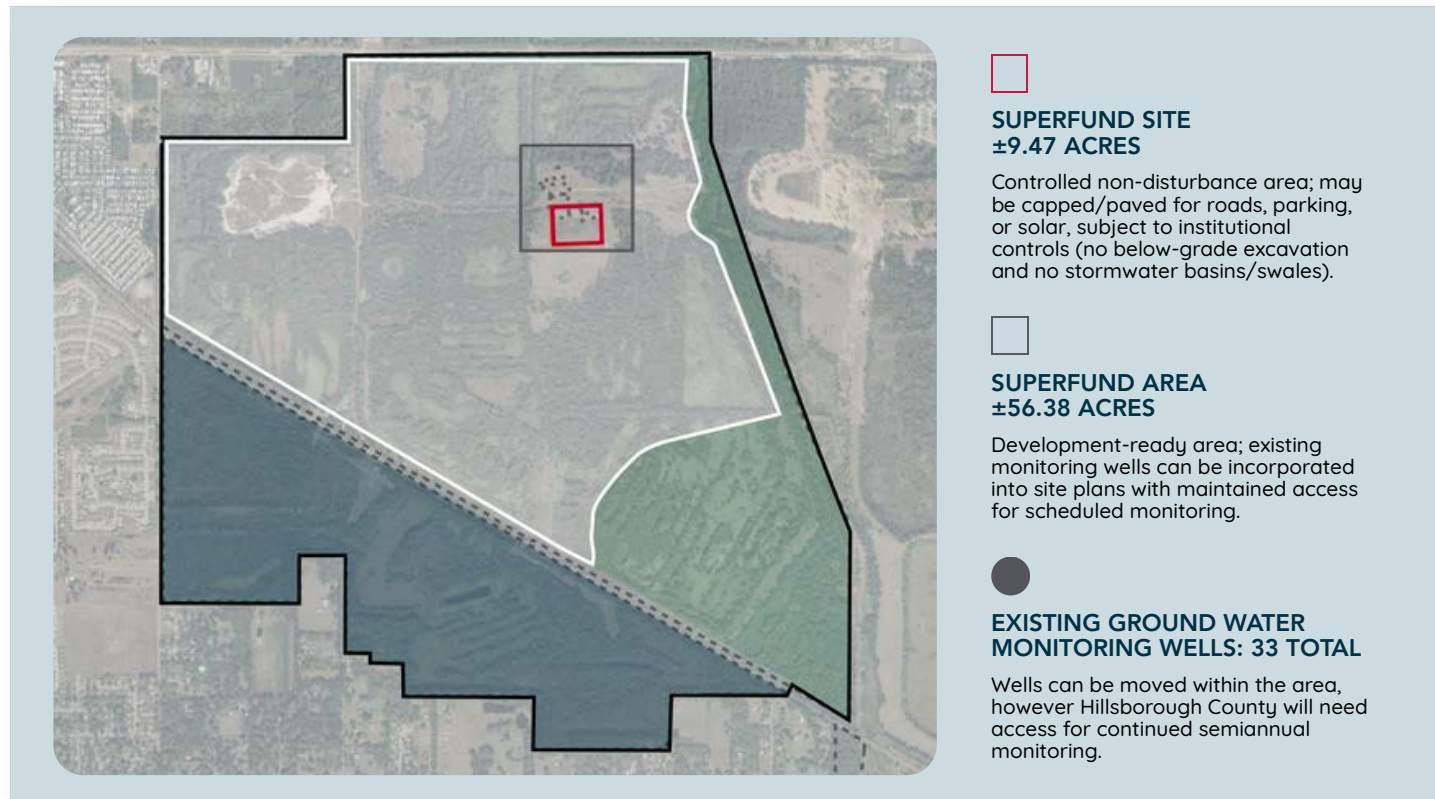


PROPERTY HISTORY

University Energy Park (“UEP”) represents a compelling redevelopment narrative: a previously disturbed phosphate mining landscape that has been responsibly reclaimed and repositioned into a modern employment and investment platform for Central Florida. Once a mid-20th century legacy phosphate mine, the land has been transformed through substantial reclamation and site investment into an infrastructure-ready development opportunity.

What differentiates UEP is the work completed since. Ownership participated in Florida’s Non-Mandatory Land Reclamation Program and has invested more than \$10 million in reclamation and site enhancement, including extensive grading and wetland mitigation designed to improve overall developability and long-term land utility. This transformation aligns with ESG priorities by converting legacy disturbed land into a productive, infrastructure-ready site thus supporting job creation, reinvestment, and more efficient land use versus greenfield development.

During the 1970s, Hillsborough County used portions of former mining site for disposal activities that resulted in a 9.47-acre Superfund site. Today, that Superfund site represents less than 1% of the overall property and are managed through recorded restrictions and an ongoing groundwater monitoring program. Recent surface-soil sampling performed by the owner around the broader 56.38-acre Superfund area did not identify contamination in tested shallow soils, indicating that long-term considerations are primarily related to groundwater monitoring and institutional controls rather than surface conditions.





CONCEPTUAL SITE PLAN

82'
AVERAGE
ELEVATION



**COMMERCIAL
RETAIL | OFFICE**
UP TO 350,000 SF ENTITLED

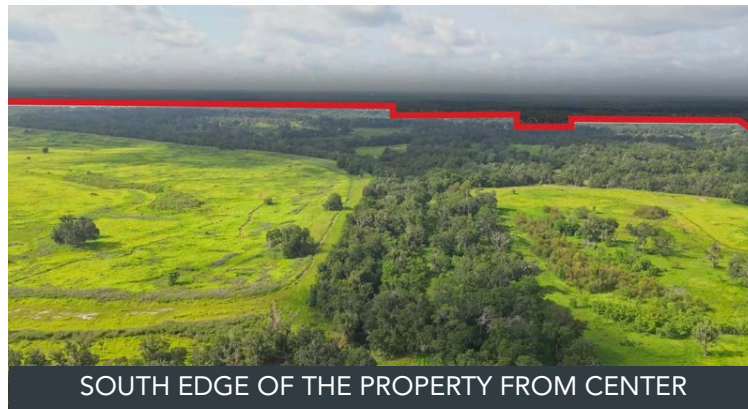
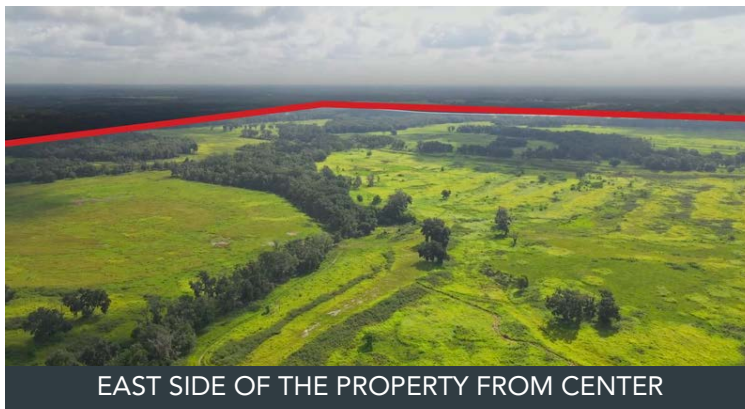
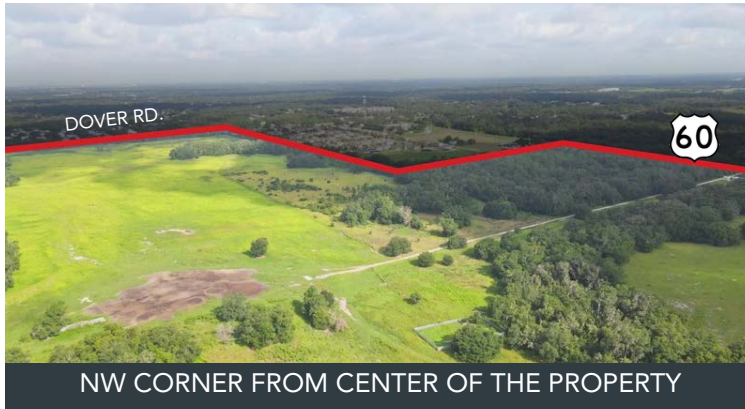
SMALL BAY | INDUSTRIAL
UP TO 6.1M SF ENTITLED

CONCEPTUAL NOTE

These plans are for discussion purposes only. Subject to final surveys, designs, engineering and regulatory review.



PROPERTY PHOTOS



PROPERTY PHOTOS

AS OF JULY 2026



TAMPA BAY AREA, FLORIDA

20 | 

The Tampa Bay Area is one of the Southeast's most dynamic and business-friendly metropolitan regions, with a population of approximately 3.3 million across the MSA. Tampa's economy is built on a broad base of tourism, healthcare, finance, construction, agriculture, government, and technology, reinforced by Port Tampa Bay, the largest port in the state of Florida. Workforce depth is supported by major educational institutions including University of South Florida and University of Tampa.

Beyond its economic performance, Tampa Bay offers strong quality-of-life drivers from professional sports and major national events to year-round outdoor living and one of the country's top-ranked airports, Tampa International Airport. The result is a metro defined by connectivity, employment growth, and sustained regional momentum.

MAJOR EMPLOYERS IN THE MARKET

Business	# of Local Employees
Publix Super Markets Inc.	47,166
BayCare Health System	33,631
State of Florida	30,664
Hillsborough County School District	23,000
HCA Healthcare West Florida Division	21,000
MacDill Air Force Base	10,000

3,342,963

POPULATION

1,699,800

WORKFORCE

335,000+

ANNUAL AVG. VPD ON SR60

6,830+

INDUSTRIAL BUSINESSES

9,000+

RETAILERS

4,200+

MEDICAL BUSINESSES

INDUSTRIAL LEAD



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