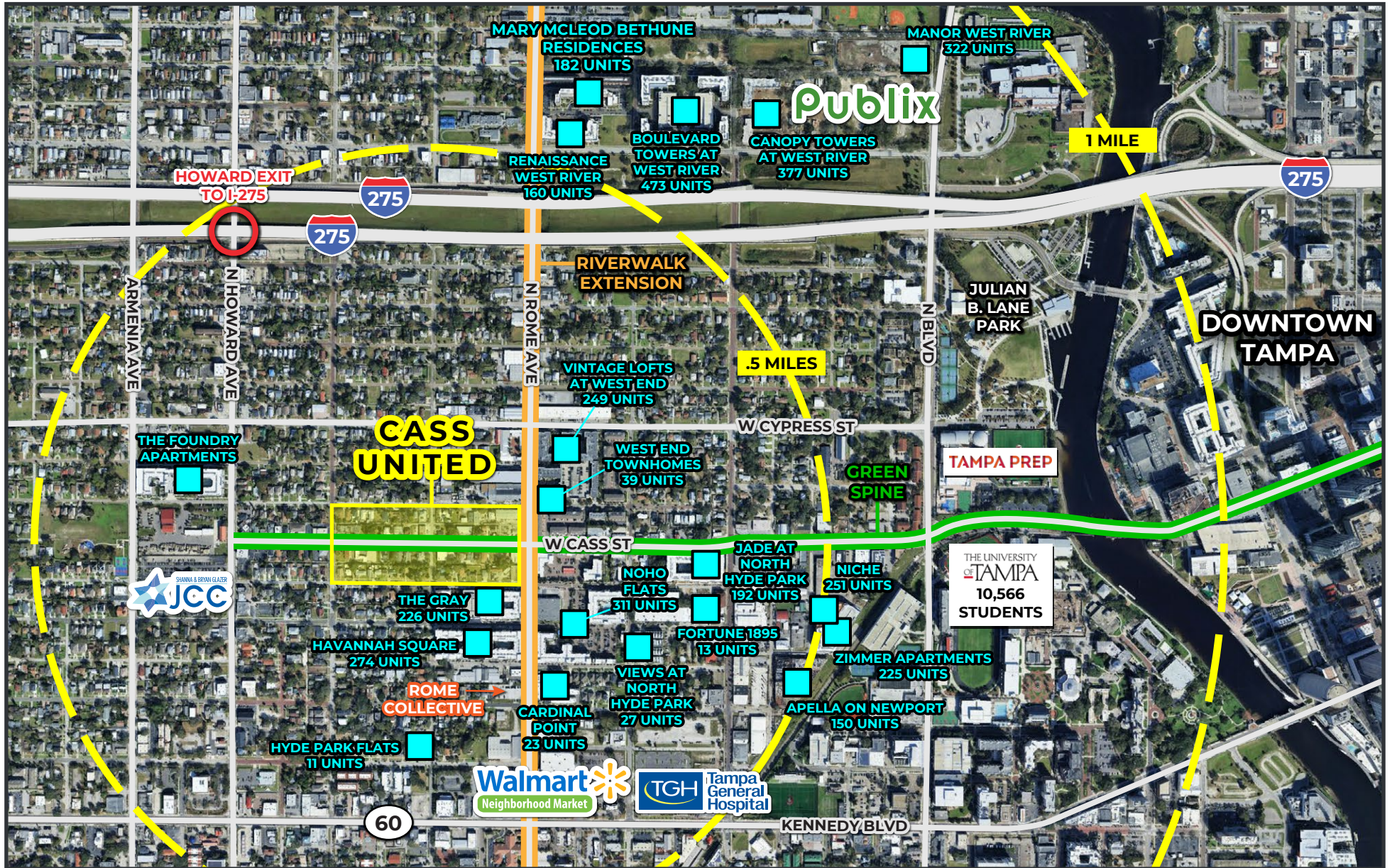


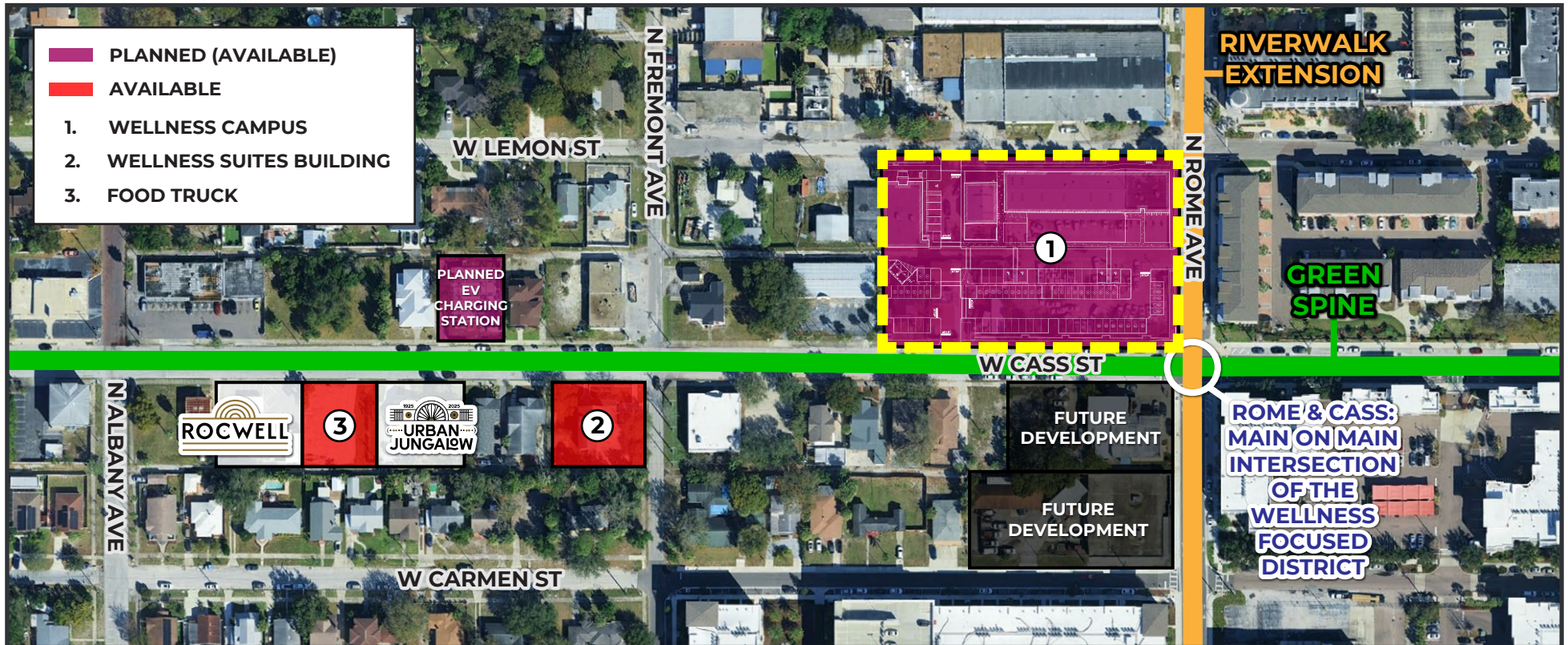


## CASS UNITED - DISTRICT OVERVIEW

- Seeking a range of synergistic uses including retail, food, beverage, wellness, office, and medical.
- Growing surrounding mix of F&B uses serves North Hyde Park residents and students from the adjacent University of Tampa and Tampa Preparatory School.
- Future extensions of Tampa Riverwalk (N Rome Ave) and Green Spine Cycle Track (W Cass St) will run alongside the project.
- Dense, infill neighborhood with over 4,300 multifamily units within walking distance of the property.



# WELLNESS CLUB OPPORTUNITY

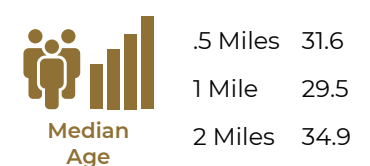
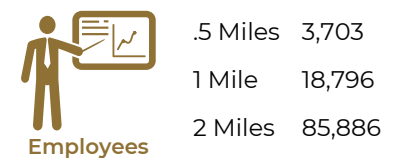
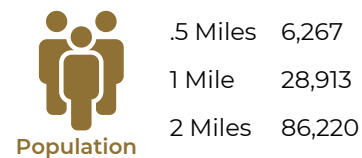


## TURN KEY WELLNESS CLUB PARTNERSHIP

We have developed Urth Wellness Club specifically for this property — a vertically integrated social wellness concept with brand assets, operating framework, and membership model in place.

We are open to licensing Urth (or other name) to the right operator rather than operating directly.

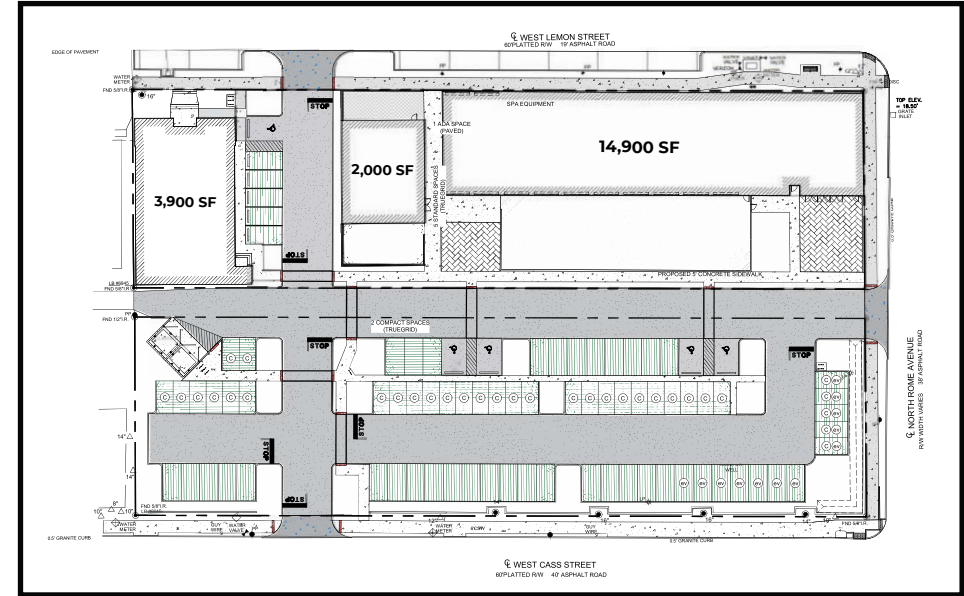
## 2025 DEMOGRAPHICS



## MAIN RENDERING



## SITE PLAN



## Wellness development opportunity in the Cass United / North Hyde Park corridor of South Tampa, Florida.

Cass United is a wellness-centered mixed-use district currently under development along Cass Street between Albany Avenue and Rome Avenue. The flagship wellness campus is located at the northwest corner of Cass Street and Rome Avenue — the primary intersection within North Hyde Park.

### PROJECT OVERVIEW

- 21,000+ SF indoor space.
- 8,400+ SF private outdoor space.
- Three-building campus configuration.
- 20+ foot ceilings in primary structure.
- Indoor-outdoor integration.
- 81 exclusive on-site parking spaces.

### THIS IS NOT A SPECULATIVE PROJECT

- Site plan approval is complete.
- Site work permits are ready to issue.
- Building plans are in final review with anticipated approval in Q2 2026.
- This development is a purpose-built wellness campus designed specifically for experiential wellness, longevity, recovery, and membership-based concepts.

