



THE BOARDWALK AT DOUBLE BRANCH

INLINE - SPECIALTY

Retail Leasing Opportunities



DOUBLE BRANCH AT A GLANCE

965

Acres of Master
Planned
Development

3,500

Multifamily and
Lifestyle Units

250+

Acres of Healthcare,
Wellness, and Life
Sciences

2

Rejuvenating
Hotels

5.5M

Square Feet of
Industrial

500K

Square Feet of
Dining, Retail, and
Entertainment

1M

Square Feet of
Office Space

200+

Acres of Parks
& Trails

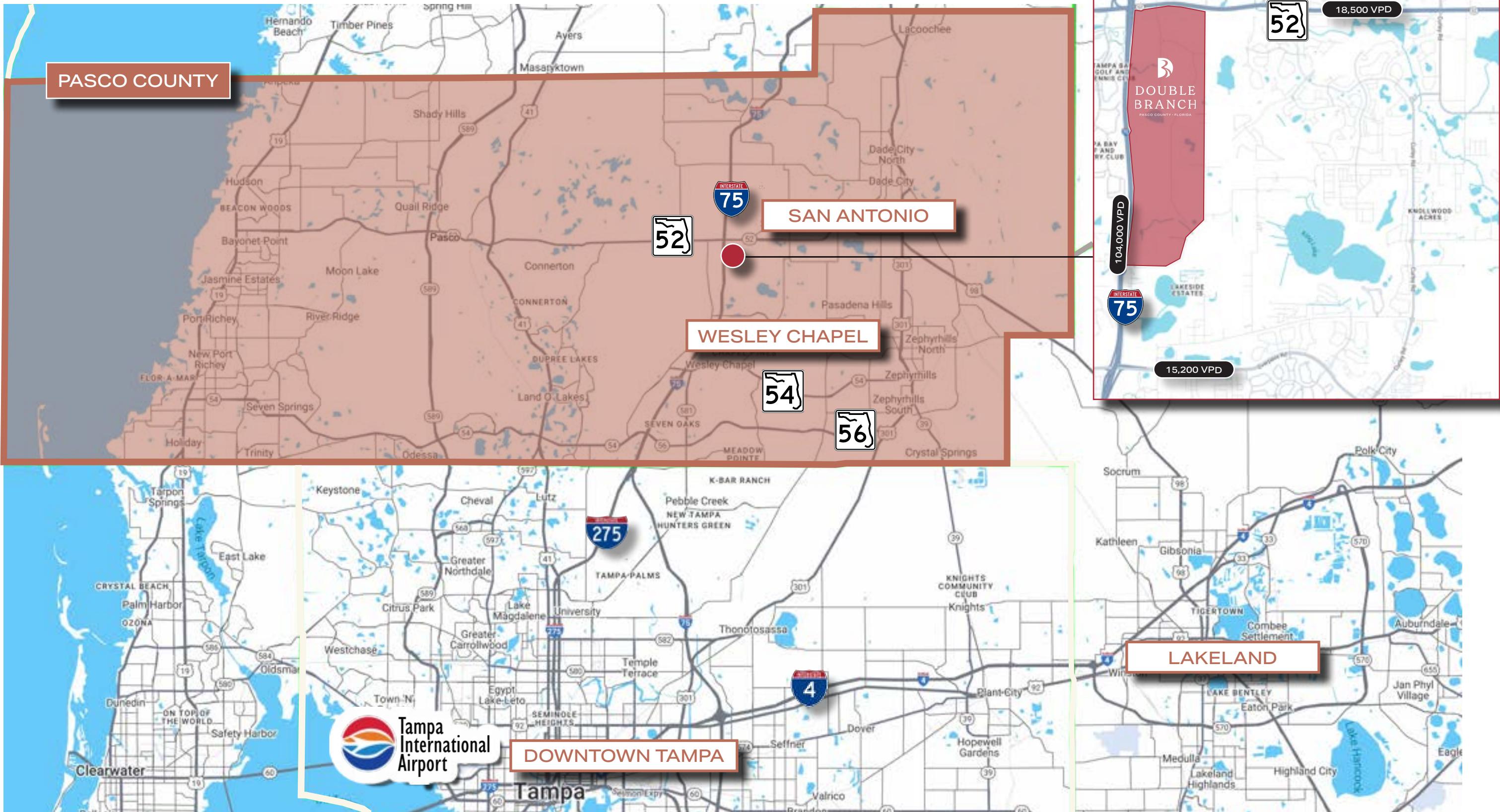
GATHER | PLAY | RELAX | ENJOY | CELEBRATE

PUBLIC VOLLEYBALL COURTS, GOLF CART ACCESS,
TRELLIS SWINGS, EVENT LAWN, OUTDOOR STAGE



Regional Connectivity

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL



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I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL



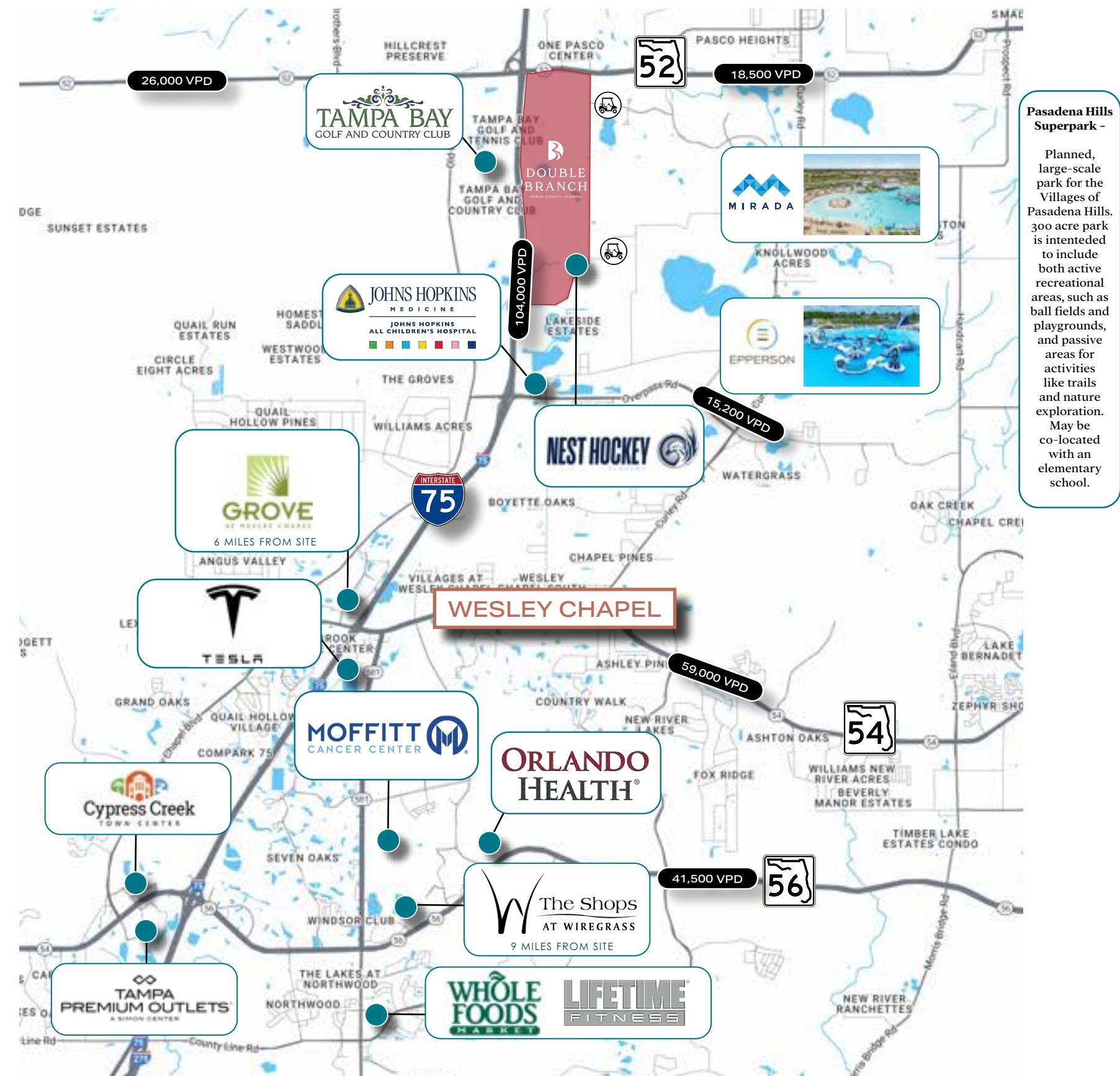
Strategic Access:

Located at SR 52 & I-75 in Pasco County's primary growth corridor, the Connected City.



Growth-Driven Market:

Surrounded by active, and significant residential and commercial development.



Local Connectivity



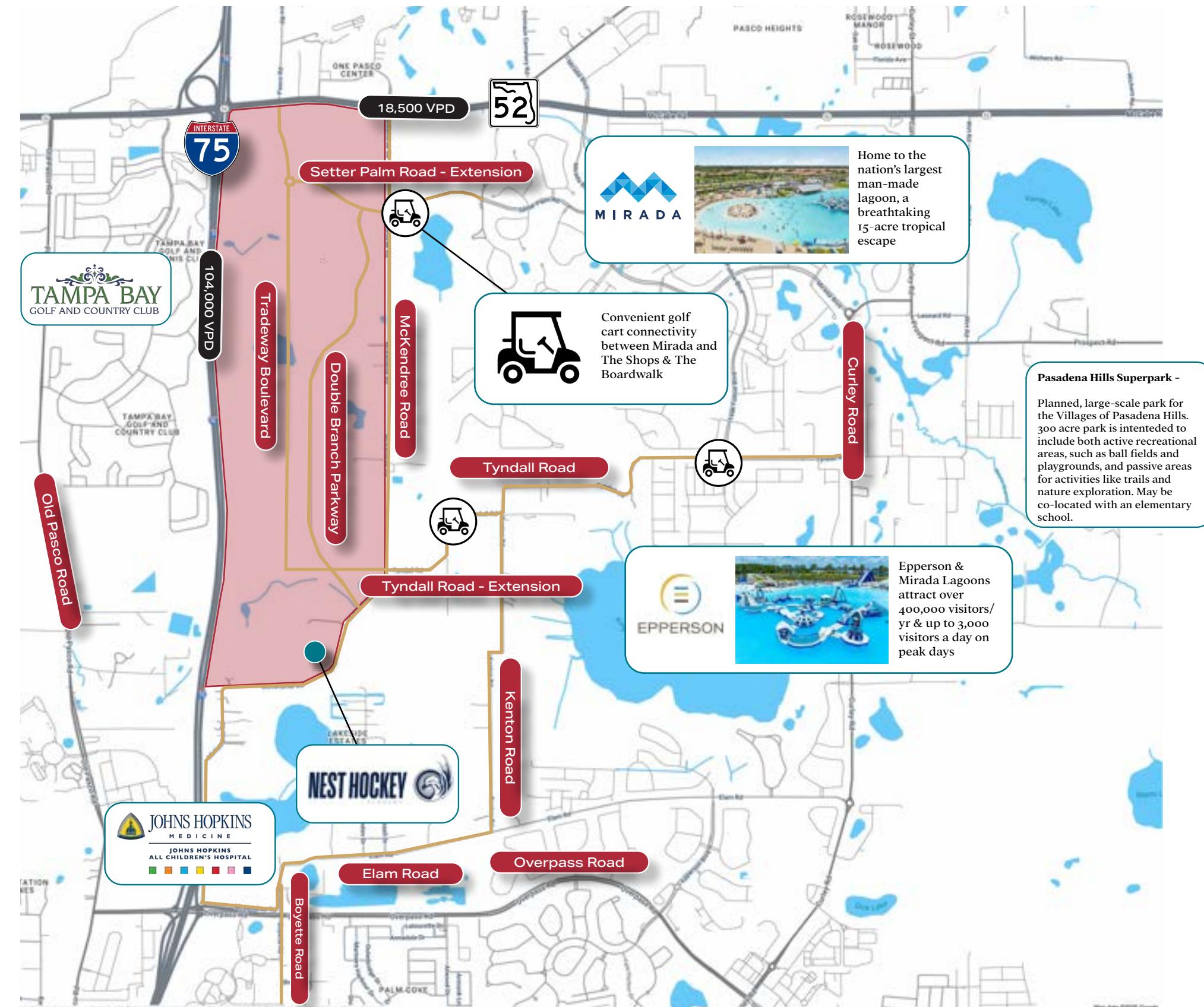
Everyday Connectivity:

Golf cart access to Mirada and Epperson lagoon communities seamlessly integrate Double Branch into daily life.



High Traffic Exposure:

I-75 carries 104,000 + VPD with continued growth anticipated. SR-52 is projected at 45,000 - 55,000 VPD accounting for rapid development within the immediate area.



DOUBLE BRANCH OVERVIEW

A Premier Gateway Destination

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL

The intersection of **State Road 52 & Interstate 75** in Pasco County, Florida, is rapidly emerging as a significant retail corridor, fueled by substantial residential and commercial growth. As one of the key transportation arteries in the Tampa Bay region, this area has transformed from a primarily rural landscape into a thriving hub of economic activity. The strategic positioning at a major highway interchange makes Double Branch an attractive destination for national retailers, dining establishments, and service providers looking to capitalize on the region's expanding consumer base.

20%

Population Rise Since 2010

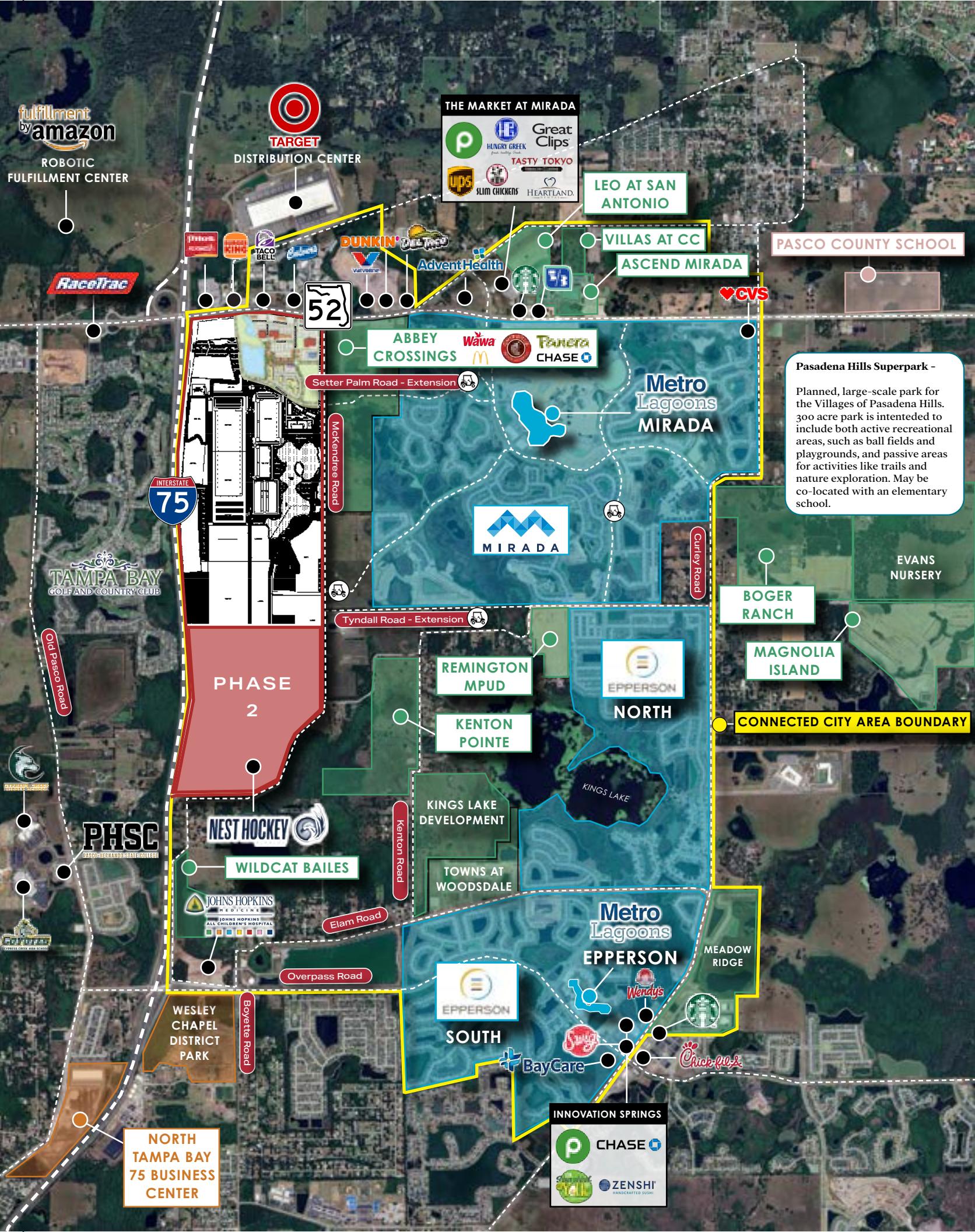
40%

Population Rise Since 2010

40%

Tourism Surge

The local market includes national anchor retailers, national and regional brands, and local purveyors.



Demographics

13%

3 Mile Historical Annual Growth (2020-2024)

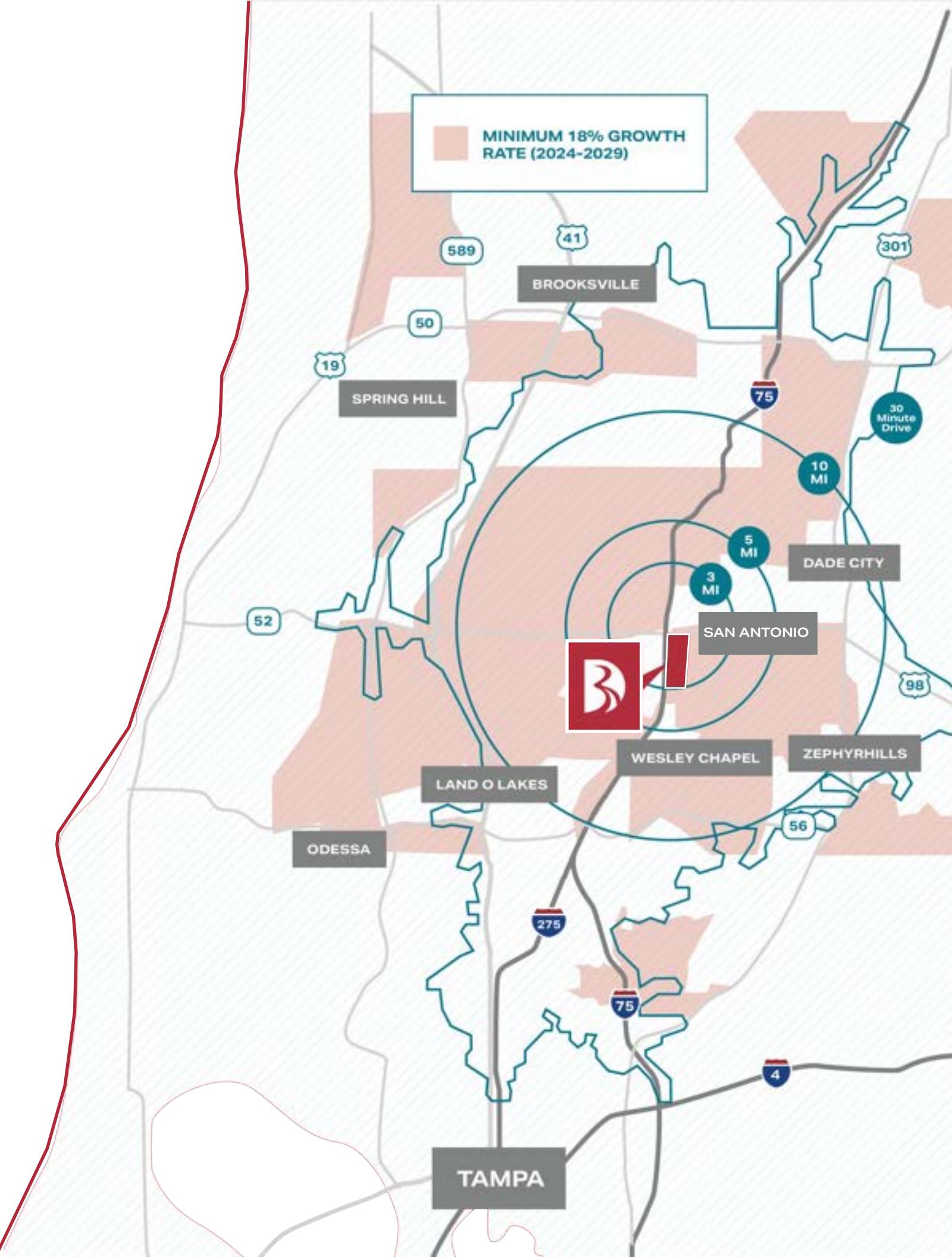
25%

5 Mile Projected Population Growth (2024-2029)

\$151,257

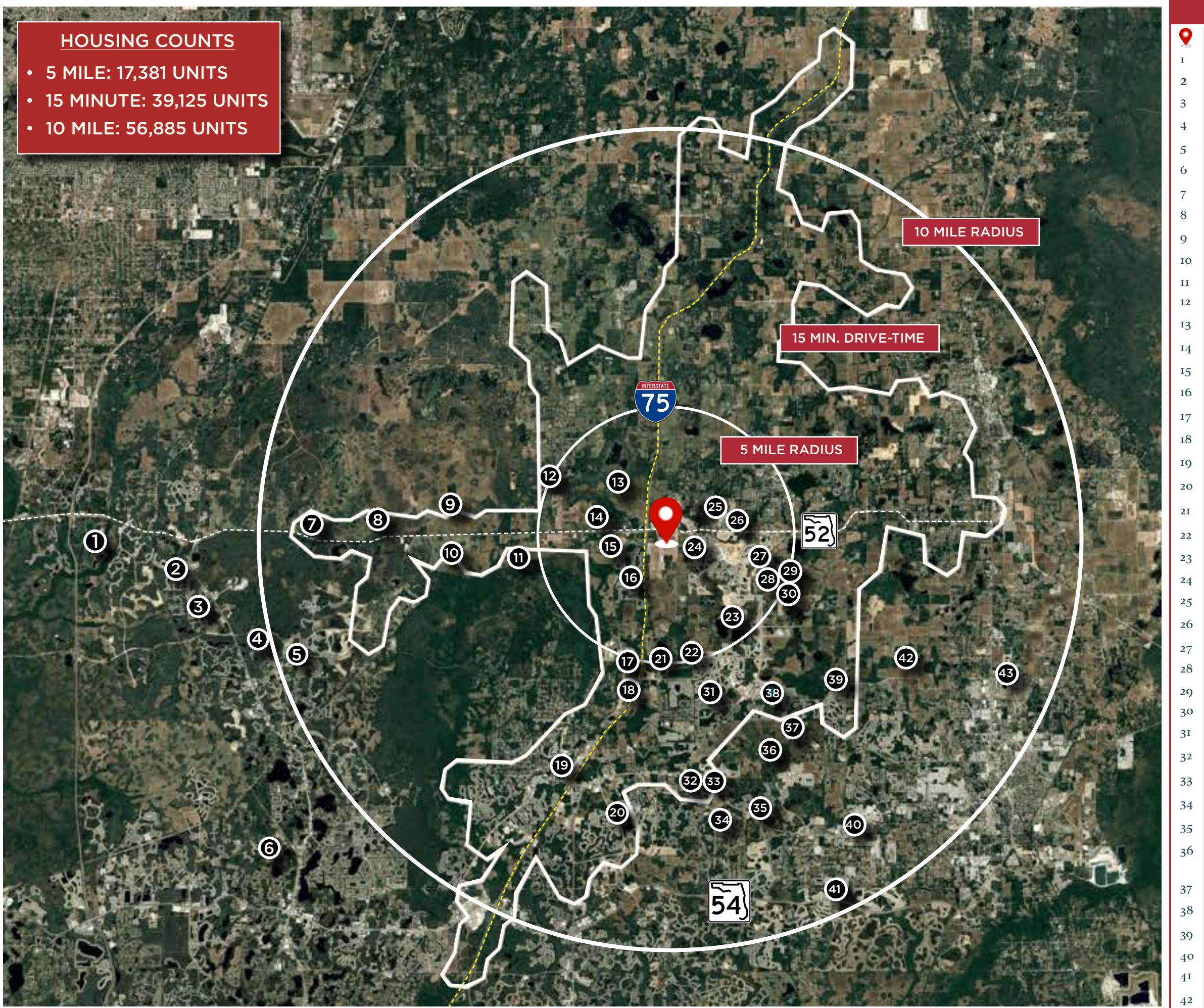
5 Mile Average Household Income (2025)

	3 mi	5 mi	10 mi	30 Min DT
2025 Population	12,031	33,650	199,460	569,199
2030 Projected Population	16,168	45,945	247,461	620,451
2025 Average HH Income	\$136,464	\$151,257	\$123,596	\$112,427



A Glimpse Into the Extensive Market Growth

UNDER CONSTRUCTION / PROPOSED / EXISTING DEVELOPMENTS



Development		Total Units
Double Branch (MF/TH/BTR)	3,500	
Project Angeline	10,000+	
2 Cypress Preserve	841	
3 Asbel Creek	502	
4 Connerton Village	428	
5 Connerton Downtown	2,160	
6 Whispering Pines	290	
7 4G Ranch	3,800	
8 Fort King Ranch	1,000	
9 Palmetto Ridge	2,500 SF/281 MF	
10 Kokolakis	222 MF	
11 Swope	1,072 SF /336 MF	
12 Faircloth	300 SF	
13 Hines	1,000	
14 Hillcrest Preserve	1,200 SF / 600 MF	
15 Colina Ranch	322 MF	
16 Tampa Bay Golf & Country Club	1,500	
17 Park Meadows	269	
18 Sanctuary Ridge Homes	125	
19 Ascend Grove West	330 MF / 82 TH	
20 Saddlebrook	1,200 SF/465	
21 Wildcat Bailes	1,275 MF	
22 Kenton	890 MF/SF	
23 Epperson North	1,795	
24 Abbey Crossings	825	
25 Leo at Cypress Creek	315 TH	
26 Ascend Mirada	390 MF	
27 Mirada	6,700	
28 Boger Ranch Lennar	350	
29 Evans Nursery	1,064	
30 Magnolia Island	475	
31 Epperson	3,000	
32 Story Wesley Chapel	320 MF	
33 Chapel Crossings	1,100	
34 Aventon Meadows	360 MF	
35 Avalon Park	4,800	
36 Depue East	1,700 SF/300 TH/300 MF	
37 Vida's Way	700 SF	
38 WaterGrass	7,000	
39 Villages of Pasadena Hills	614	
40 Tortola	288 MF	
41 Summerstone	570 TH/SF	
42 Pasadena Hills	4,700+	
43 Abbott Park Freedom	514	
Total:		74,670 +

Development		Total Units	Existing	Future 2026-2030	Industrial	Office	Retail	Other	Notes	Estimated Delivery Timeline
1	Double Branch (MF/TH/BTR)	3,500		3,500	4,000,000 sq ft	725,000 sq ft	400,000 sq ft			Beginning in 2027, Completing 2029+
2	Project Angeline	10,000+	1,000	9,000+				Moffit Cancer Center	Future City Centre & Lagoon	Completing in 2030
3	Cypress Preserve	841	841							Complete
4	Asbel Creek	502	502							Complete
5	Connerton Village	428	428	TBD						2026
6	Connerton Downtown	2,160		2,160		150,000 sq ft	150,000 sq ft		Future School, Future Park	2027-2030
7	Whispering Pines	290	290							Nearing Completion
8	4G Ranch	3,800		3,800					30,000 sq ft Mixed Use TBD	2030
9	Fort King Ranch	1,000		1,000					100,000 sq ft Mixed Use TBD	TBD
10	Palmetto Ridge	2,500 SF/281 MF		2,500 SF / 281 MF			8 Acres		42 Acre Future School	2028
11	Kokolakis	222 MF		222 MF					250,000 sq ft Office/Industrial	TBD
12	Swope	1,072 SF/336 MF		1,072 SF /336 MF					117,000 sq ft Mixed Use TBD	2026
13	Faircloth	300 SF		300 SF						TBD
14	Hines	1,000		1,000	200,000 sq ft		280,000 sq ft			TBD
15	Hillcrest Preserve	1,200 SF / 600 MF		1,200 SF / 600 MF						2030
16	Colina Ranch	322 MF	322 MF							Complete
17	Tampa Bay Golf & Country Club	1,500	1,500							Complete
18	Park Meadows	269	269							Complete
19	Sanctuary Ridge Homes	125		125						TBD
20	Ascend Grove West	330 MF / 82 TH	330 MF / 82 TH							Nearing Completion
21	Saddlebrook	1,200 SF / 465 MF/ 25 TH	1,200 SF	465 MF / 25 TH			75,000 sq ft			2028
22	Wildcat Bailes	1,275 MF		1,275				John Hopkins Hospital	250 Room Hotel	2027
23	Kenton	890 MF/SF		890 MF/SF			102,370 sq ft			2026
24	Epperson North	1,795	1,795							Nearing Completion
25	Abbey Crossings	825		825	1,200,000 sq ft	400,000 sq ft	400,000 sq ft			2028
26	Leo at Cypress Creek	315 TH/Cottages		315 TH/Cottages						Nearing Completion
27	Ascend Mirada	390 MF	390 MF							Complete
28	Mirada	6,700	6,700						Lagoon	Build on Demand
29	Mirada	6,700	6,700							
30	Boger Ranch Lennar	350		350						
31	Evans Nursery	1,064		1,064					70,000 SF Mixed Use TBD	TBD
32	Magnolia Island	475		475					70,000 SF Mixed Use TBD	TBD
33	Epperson	3,000	3,000						Lagoon	Build on Demand
34	Story Wesley Chapel	320 MF	320 MF							Complete
35	Chapel Crossings	1,100		1,100		50,000 sq ft	175,000 sq ft			2026-2027
36	Aventon Meadows	360 MF	360 MF							Complete
37	Avalon Park	4,800	4,800			120,000 sq ft	560,000 sq ft			Complete
38	Depue East	1,700 SF/300 TH/300 MF		1,700 SF/300 TH/300 MF			20,000 sq ft		Future School Site	2030+
39	Vida's Way	700 SF		700 SF						2027
40	WaterGrass	7,000	7,000							Complete
41	Villages of Pasadena Hills	614		614 SF/TH						2027
42	Tortola	288 MF	288 MF							Complete
43	Summerstone	570 TH/SF	570 SF/TH							Nearing Completion
44	Pasadena Hills	4,700+		4,700+					Multiple Communities	2030+
45	Abbott Park Freedom	514	514							Nearing Completion

Masterplan - Retail



VISION BOARD



THE BOARDWALK AT DOUBLE BRANCH



BOARDWALK
BLISS



WHERE
LIFE AND
COMMUNITY
MEET



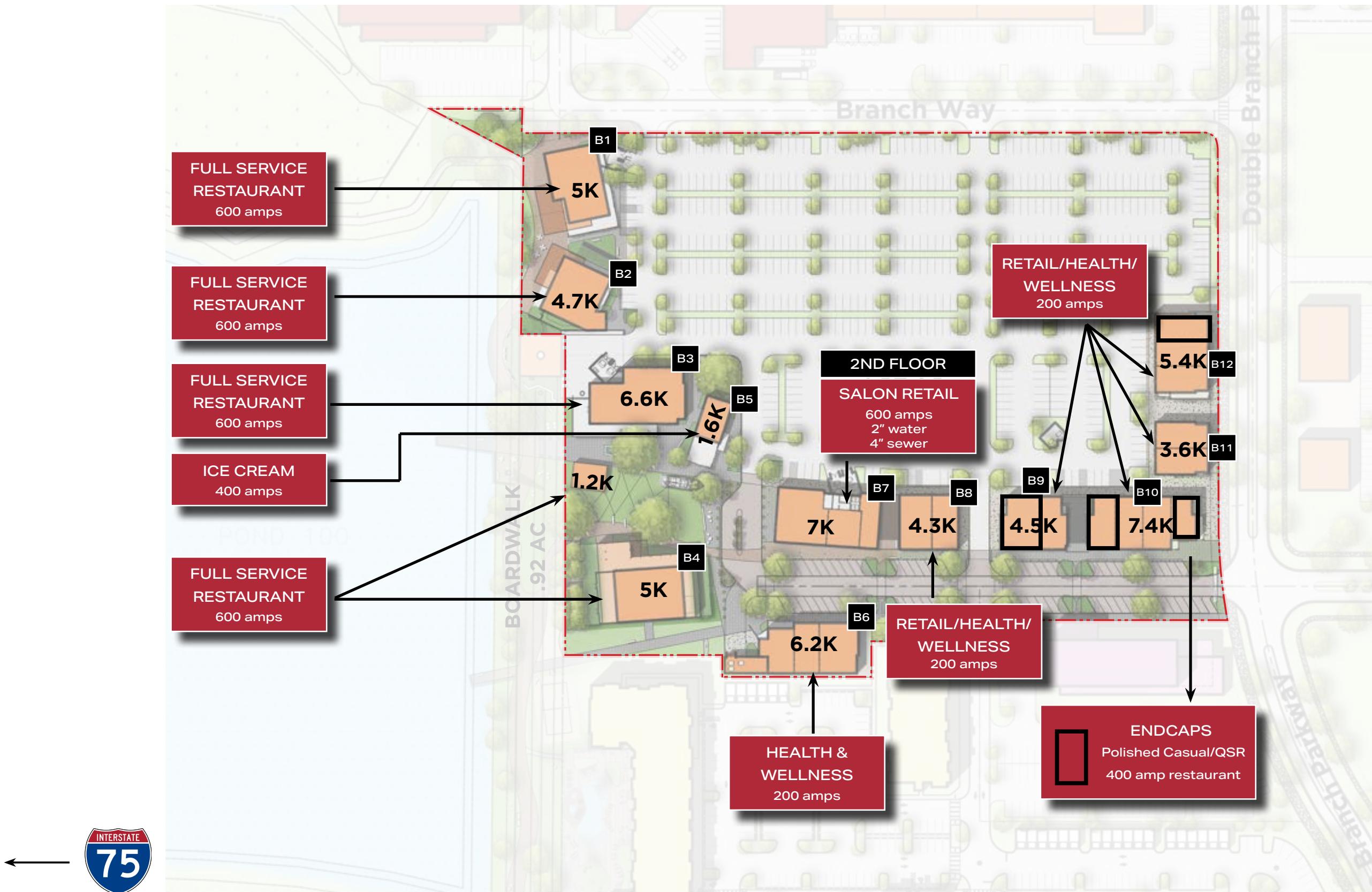
VIBRANT.
WALKABLE.
CONNECTED.



THE BOARDWALK • RETAIL LEASING BROCHURE



Masterplan - Boardwalk & Town Center





THE BOARDWALK
AT DOUBLE BRANCH

Landscaping - Boardwalk & Town Center



KEY	
1	EVENT LAWN (15,000 SF)
2	WATER FEATURE WITH ACCENT TREE
3	LAWN GAMES W/ LINEAR BENCH
4	BENCH
5	OVERLOOK
6	TOWER FEATURE
7	ACCENT TREE
8	PROJECT SIGN / PHOTO OP
9	DROP OFF W/ PLANTER POTS
10	FESTIVAL STREET (PAVERS)
11	SAND VOLLEYBALL COURT
12	TRELLIS SWINGS
13	MOVABLE FURNITURE
14	BOARDWALK W/ SPECIALTY PAVING
15	MID-BLOCK CROSSING
16	ARCHWAY SIGN
17	PALM GROVE W/ HAMMOCKS

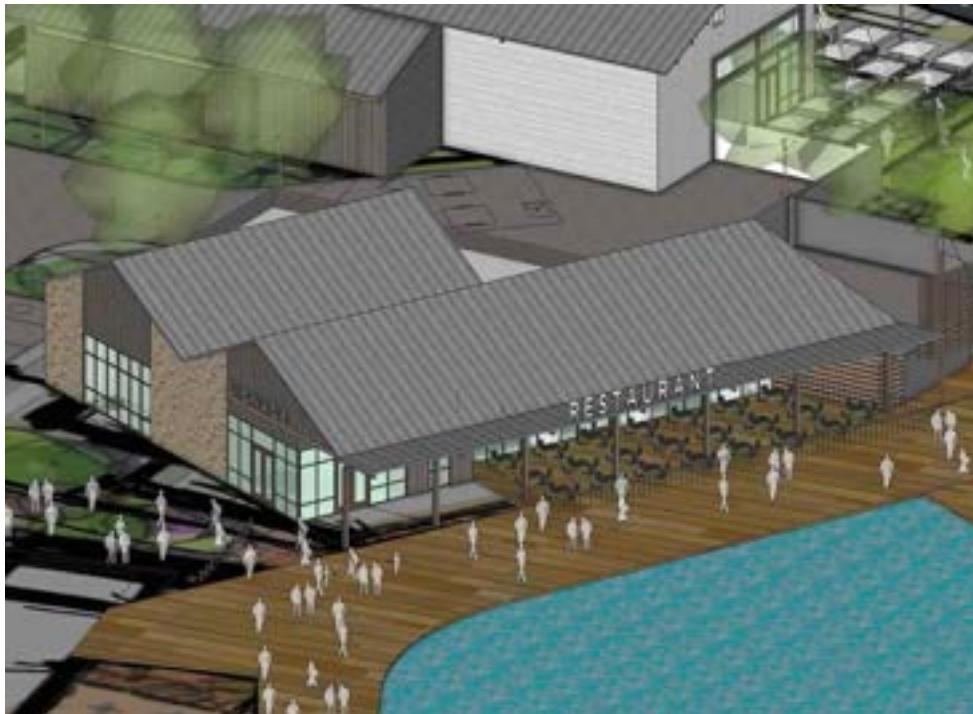
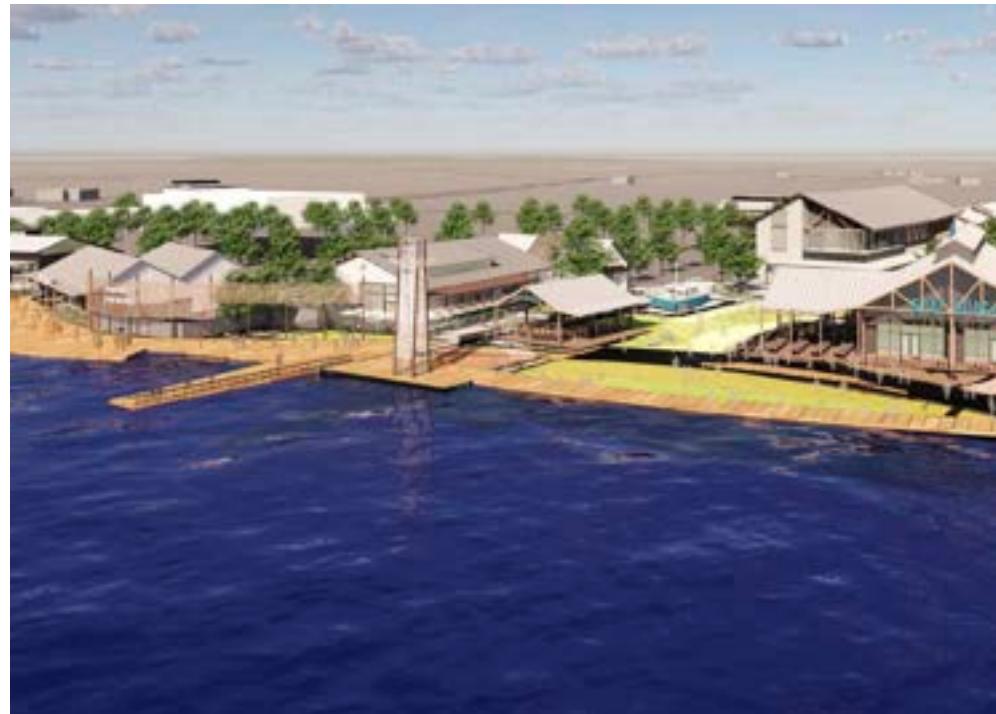


THE BOARDWALK • RETAIL LEASING BROCHURE



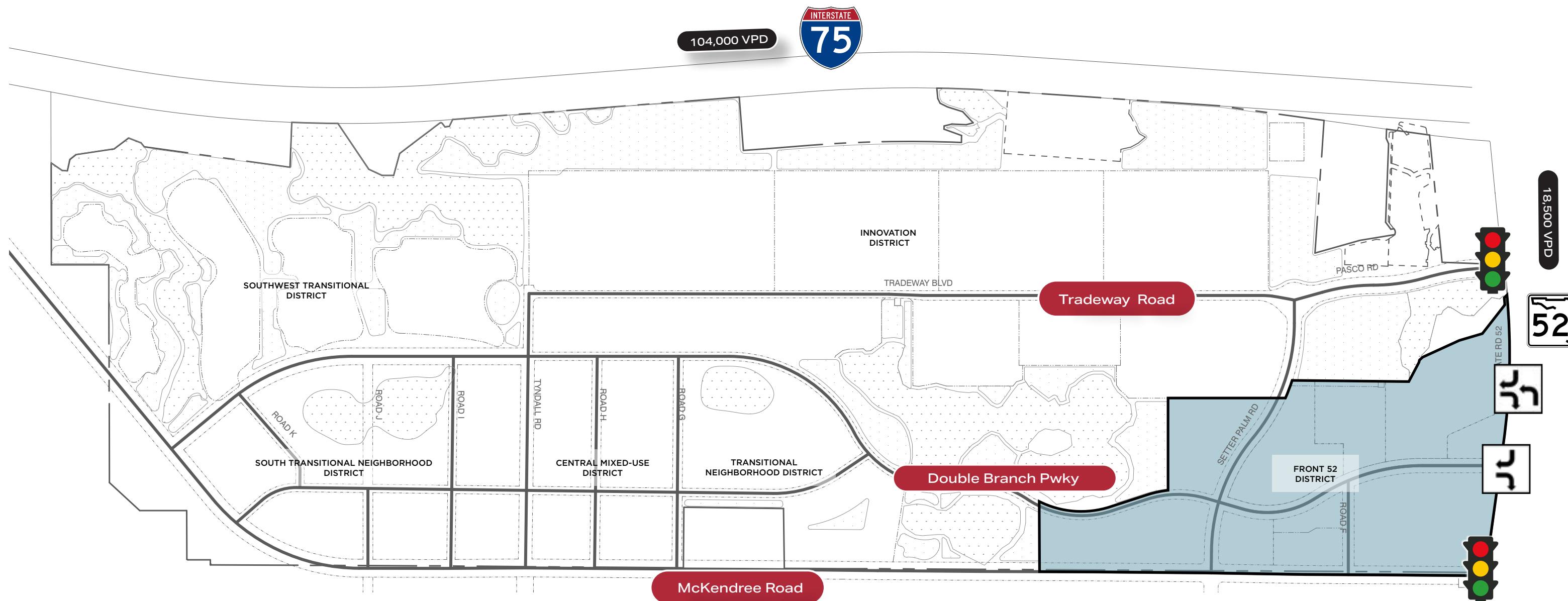
THE BOARDWALK
AT DOUBLE BRANCH

Renderings - The Boardwalk & Town Center

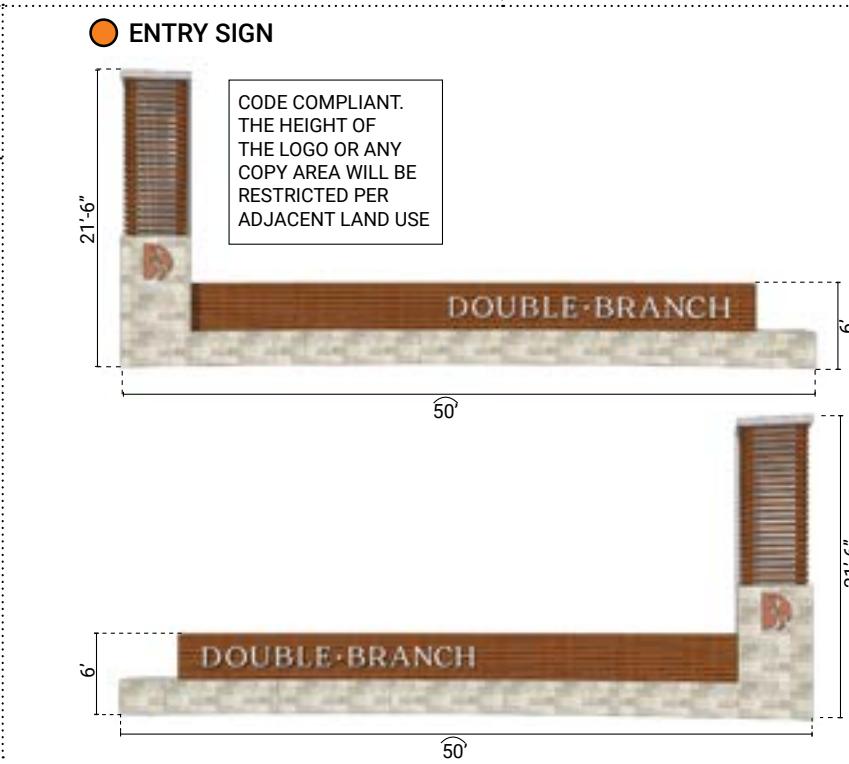
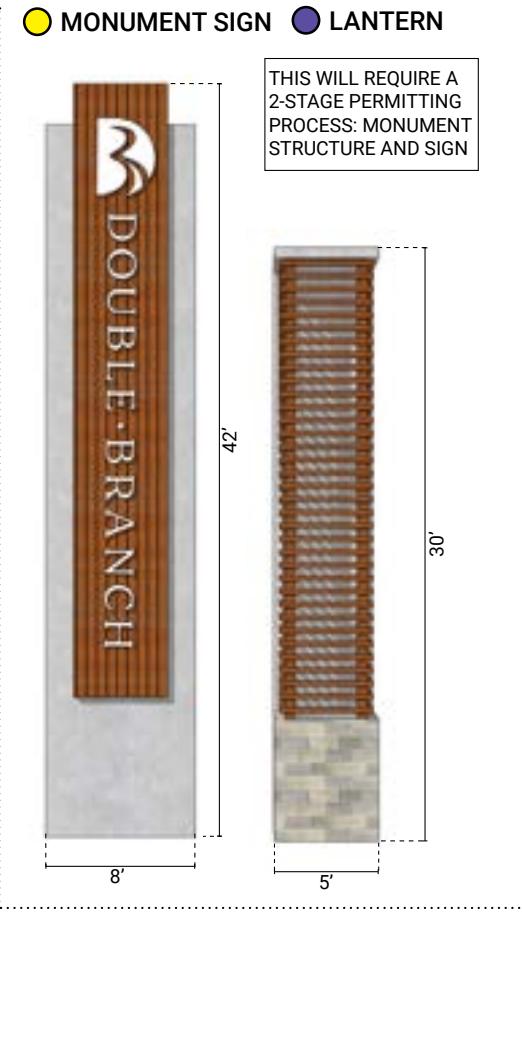
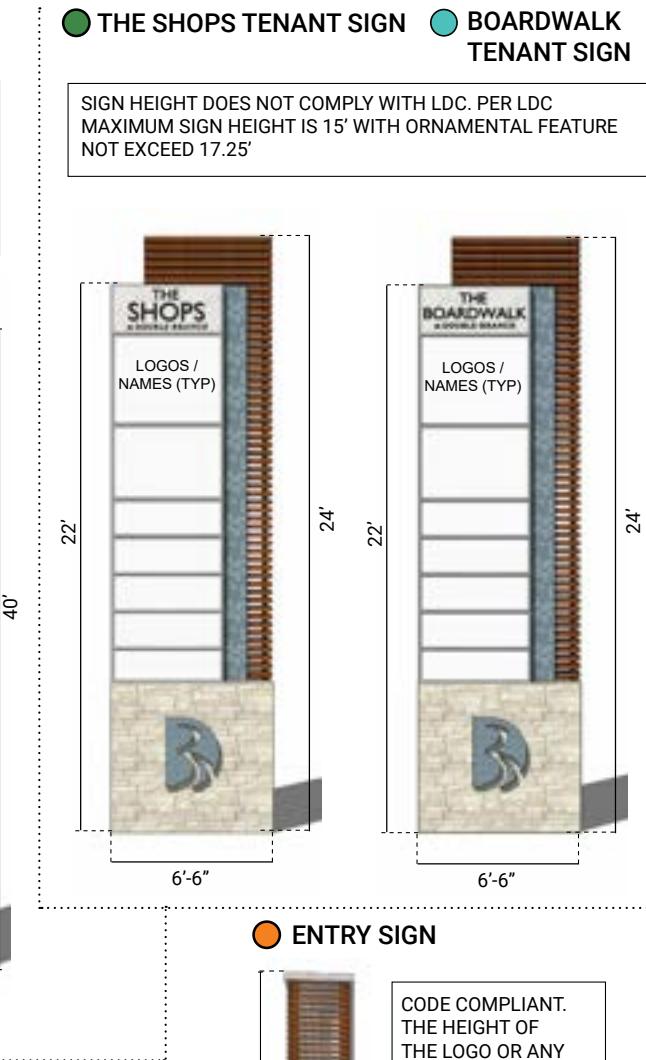
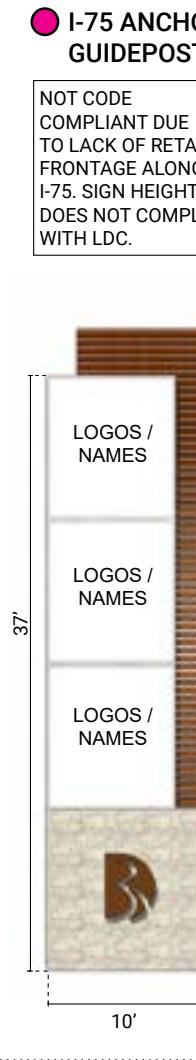


THE BOARDWALK • RETAIL LEASING BROCHURE

Overall Double Branch Site Plan



Proposed Signage





THE BOARDWALK
AT DOUBLE BRANCH

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