



# COUNTY LINE & SHADY HILLS LAND SITE

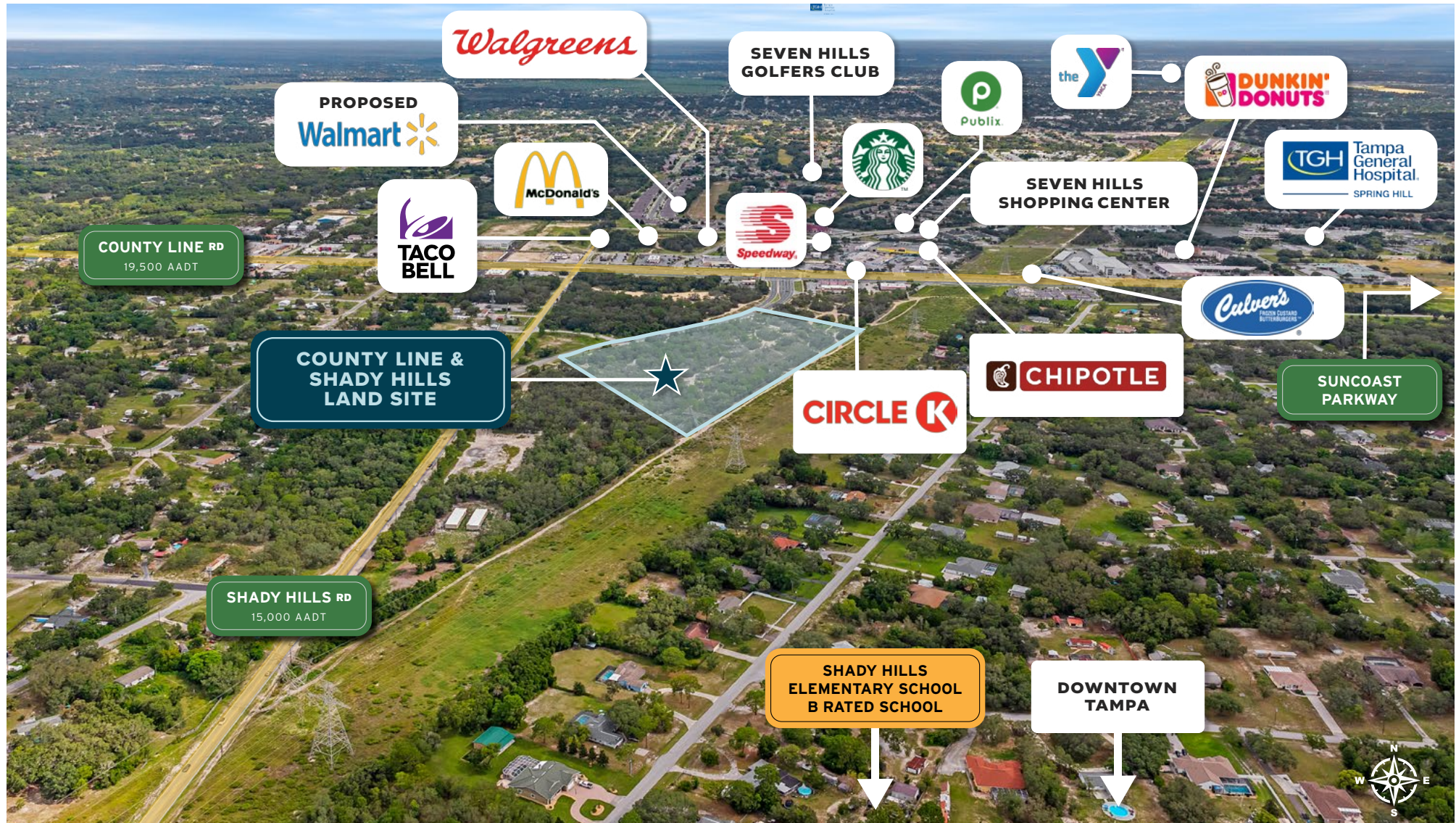
PASCO COUNTY DEVELOPMENT SITE  
±12.58 ACRES | SPRING HILL, FL (TAMPA MSA)

Prime Development Site with Zoning in Place for a Multi-Family Development in Rapidly Growing Pasco County, Florida.



# OPPORTUNITY TO DEVELOP A MULTI-FAMILY COMMUNITY OF MEANINGFUL SCALE

This exceptional development opportunity comprises 12.58 acres strategically located at the intersection of County Line Road and Shady Hills. The site features robust development potential for 301 multi-family units, with the added advantage of extra land as needed for offsite retention. This property represents a rare opportunity to establish a significant multi-family presence in a location poised for continued growth and appreciation.





# HIGH-GROWTH ECONOMY

After nearly doubling its resident base since the start of the century, Pasco County has been focused on attracting employment to the area to shift from a commuter market to a destination where its residents can live, work, and play. These efforts have been exceedingly successful with a number of large-scale employers in healthcare, logistics, and financial services setting up shop in Pasco County. The most notable recent announcement is that of Moffitt Cancer Center, one of the nation's premier cancer research institutions, which recently broke ground on Speros FL, a 775-acre research campus that will employ 14,000 people at full build-out. The Site stands to benefit from this massive project, owing to its location just minutes from the new campus.



14,000 NEW JOBS



2,400 NEW JOBS



600 NEW JOBS



GARY PLASTIC PACKAGING

555 NEW JOBS



SPEROS



DOUBLE BRANCH



TGH SPRING HILL



ADVENTHEALTH CONNERTON

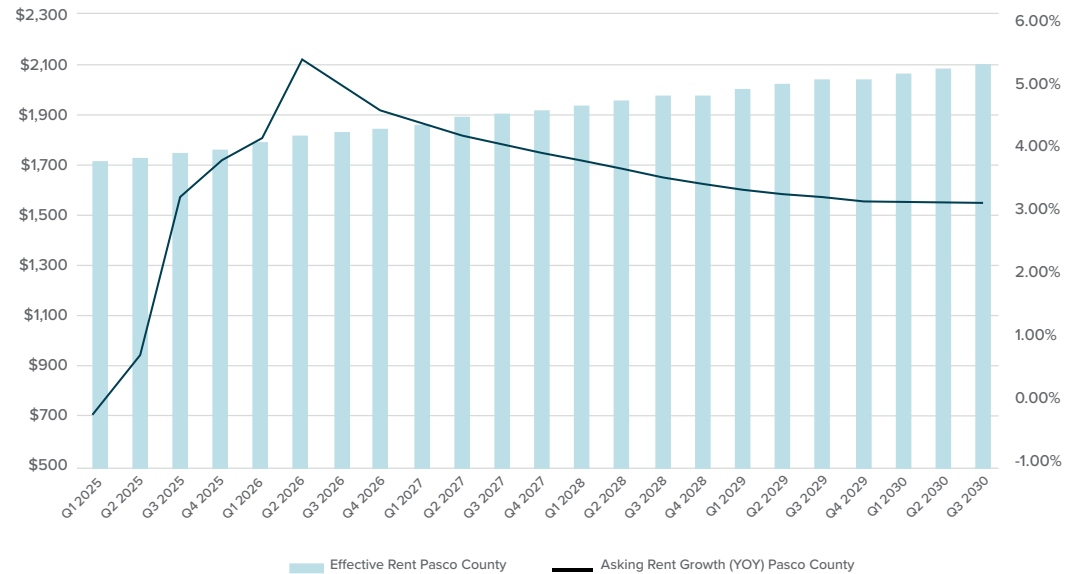


## STRATEGIC AND CONVENIENT LOCATION

The Property occupies an exceptional location in immediate proximity to numerous recession-resistant demand drivers, including healthcare facilities, educational institutions, and recreational amenities. Positioned strategically just north of SR-52 and west of the Suncoast Parkway, the Property affords convenient access to Tampa southbound, Wesley Chapel to the southeast, and New Port Richey and Gulf of Mexico coastal areas westbound—all accessible within a 40-minute drive radius. Furthermore, the Site Shares intersection with Publix and Future Walmart Neighborhood Market. The Site is 15 minutes from River Reserve, and Angeline, while remaining approximately 45 minutes from both the Westshore Business District (102,000 employees) and Downtown Tampa (71,000 employees). These significant employment nodes additionally offer extensive retail, entertainment, and premium dining establishments throughout the metropolitan statistical area.

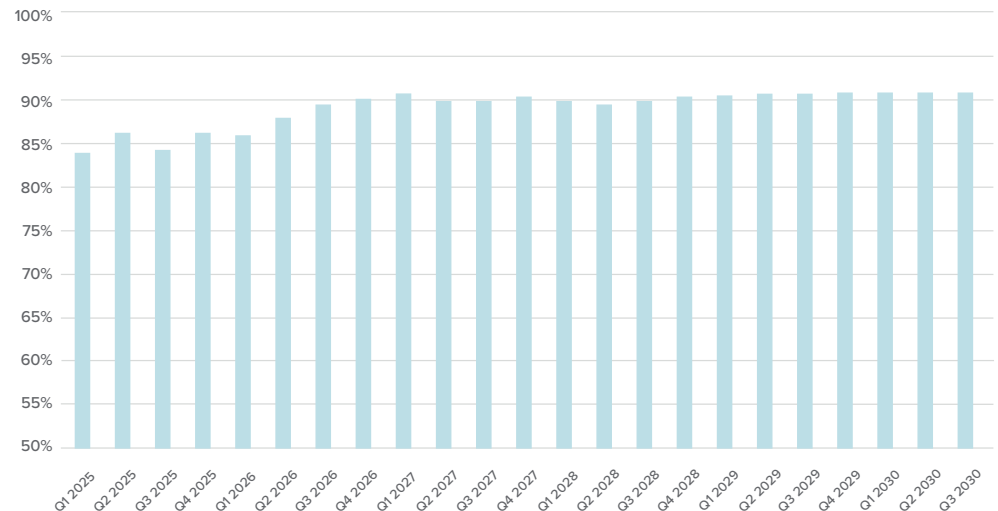
## Pasco County Rental Projections

Graph Source: CoStar



## Stabilized Occupancy

Graph Source: CoStar





### DOWNTOWN TAMPA

77,000 EMPLOYEES



### WESTSHORE BUSINESS DISTRICT

102,000 EMPLOYEES



### ANGELINE

NEW 6,200+ ACRE MASTER  
PLANNED COMMUNITY  
HOME TO NEW MOFFIT'S  
GLOBAL INNOVATION CENTER  
14,000+ JOBS

### NORTH SUNCOAST INDUSTRIAL PARK

MAJOR TENANTS INCLUDE:  
READING TRUCK (80,400 SF)  
PODS (31,395 SF)

SHADY HILLS  
ELEMENTARY SCHOOL  
B RATED SCHOOL

COUNTY LINE &  
SHADY HILLS  
LAND SITE

SHADY HILLS RD  
15,000 AADT

COUNTY LINE RD  
19,500 AADT

CIRCLE K

CHIPOTLE

SEVEN HILLS  
SHOPPING CENTER

Walgreens

McDonald's

TACO  
BELL

PROPOSED  
Walmart





# SPEROS, FL

LOCATED IN ANGELINE (14-MINUTE DRIVE FROM THE PROPERTY)

## QUICK FACTS

**775**

ACRES (500 ACRES  
DEVELOPED, 35% LEFT  
FOR CONSERVATION)

**14,000**

TEAM  
MEMBERS

**JAN 2026**

SCHEDULED  
OPENING

**16M SF**

LAB, OFFICE, AND  
CLINICAL SPACE

**14**

MINUTES FROM  
THE PROPERTY

**140**

BUILDINGS  
ON SITE

**14 MINUTES FROM SUBJECT PROPERTY**



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## ANGELINE COMMUNITY HIGHLIGHTS



**6,200**

TOTAL ACRES OF  
DEVELOPMENT



**7,500**

SINGLE-FAMILY  
HOMES



**5**

ACRE RECREATIONAL  
LAGOON



**3,600+**

ACRES OF NATURAL  
GREEN SPACE



**100**

MILES OF PLANNED  
TRAILS AND PATHWAYS



**130**

ACRE REGIONAL  
PARK & LAKE



# RAPIDLY GROWING, HIGHLY AFFLUENT RESIDENT BASE

	3-Mile	5-Mile	Tampa MSA
2010 Total Population	32,084	86,162	2,783,243
2025 Total Population	37,043	102,772	3,385,153
2030 Total Population	40,561	112,655	3,574,464
Population Growth (2010-2025)	15.45%	15.45%	21.62%
Population Growth (2025-2030)	9.49%	9.49%	5.59%
Average Household Income	\$87,041	\$83,196	\$109,563
% of Households with Income > \$100,000	37.00%	28.00%	39.10%
Average Home Value	\$357,883	\$355,599	\$472,364
% White Collar Employed	55.60%	55.70%	65.60%





# NEARBY MEDICAL, RETAIL, & ENTERTAINMENT



## TAMPA GENERAL HOSPITAL

Established in 1991, TGH Spring Hill is a 124-bed acute care hospital serving Hernando County and emphasizing patient-centered healthcare and safety

3-Minute Drive From Shady Hills Land Site



## MARINER COMMONS

Publix, ZENSHI Handcrafted Sushi, Golden Wok, The UPS Store, Cosmo Nail Spa, Great Clips, McDonald's, Pizza Hut

9-Minute Drive From Shady Hills Land Site



## MARINER'S CROSSING

Winn Dixie, Copacabana, Jam's Cafe, Momji Sushi House, China Town, T-Mobile, H&R Block

8-Minute Drive From Shady Hills Land Site



## SEVEN HILLS PLAZA

Planet Fitness, Okinawa Ramen, Imperial Dry Cleaners, Walgreens, 1000 Degrees Pizza, Wingstop, Subway

4-Minute Drive From Shady Hills Land Site



## NATURE COAST COMMONS

ALDI, JC Penney, Ross Dress for Less, T.J. Maxx, Best Buy, PetSmart, West Marine, Sally Beauty, Anytime Fitness

12-Minute Drive From Shady Hills Land Site



## WEEKI WACHEE STATE PARK

The 538-acre park features a first-magnitude spring that flows into the 12-mile Weeki Wachee River

12-Minute Drive From Shady Hills Land Site





## SEVEN HILLS CENTER

Publix, Slice of Life Pizzeria, Metro by T-Mobile, Breakfast Club of Seven Hills, The UPS Store, Subway, Sakura Asian Cuisine and Sushi, Chipotle Mexican Grill, Speedway

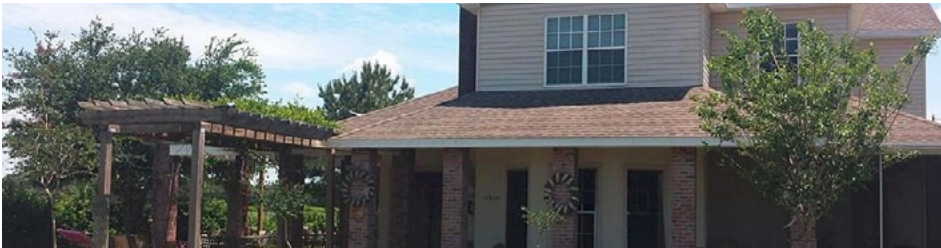
1-Minute Drive From Shady Hills Land Site



## HERNANDO COUNTY YMCA

Modern fitness facility offering pools, exercise classes, personal training, and youth programs to promote wellness for all ages

5-Minute Drive From Shady Hills Land Site



## STRONG TOWER VINEYARD

Certified Florida Farm Winery featuring award-winning wines, tasting rooms, vineyard tours, and seasonal events in a picturesque setting

12-Minute Drive From Shady Hills Land Site



## SHOPPES AT AVALON

Publix, China Star, The Red Room Salon and Day Spa, China Star, E Sushi Japanese Restaurant, Belleria Pizza & Pasta, Nails Star

7-Minute Drive From Shady Hills Land Site



## OUTDOOR XTREME HUDSON PAINTBALL AND AIRSOFT

A premier outdoor adventure facility offering multiple paintball and airsoft fields, equipment rentals, and competitive gameplay across 22 acres

14-Minute Drive From Shady Hills Land Site



## HERNANDO OAKS GOLF CLUB

An 18-hole golf course featuring scenic fairways, challenging greens, monthly events, a full-service clubhouse, and professional instruction

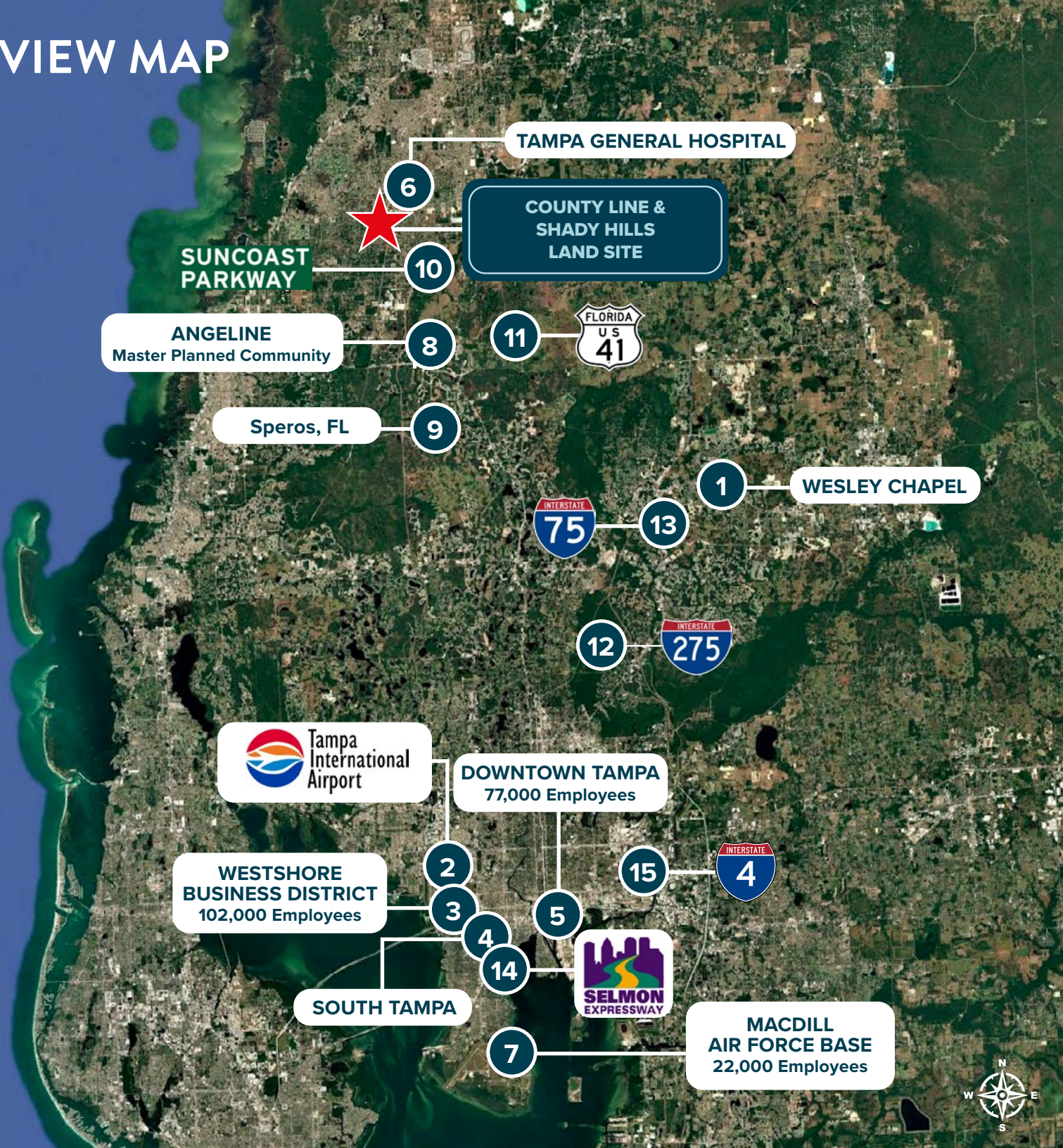
18-Minute Drive From Shady Hills Land Site



# REGIONAL OVERVIEW MAP

## MAP LEGEND

1	Wesley Chapel
2	Tampa International Airport
3	Westshore Business District
4	South Tampa
5	Downtown Tampa
6	Tampa General Hospital
7	MacDill Air Force Base
8	Angeline
9	Speros FL
10	Suncoast Parkway
11	US Highway-41
12	Interstate-275
13	Interstate-75
14	Selmon Expressway
15	Interstate-4





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