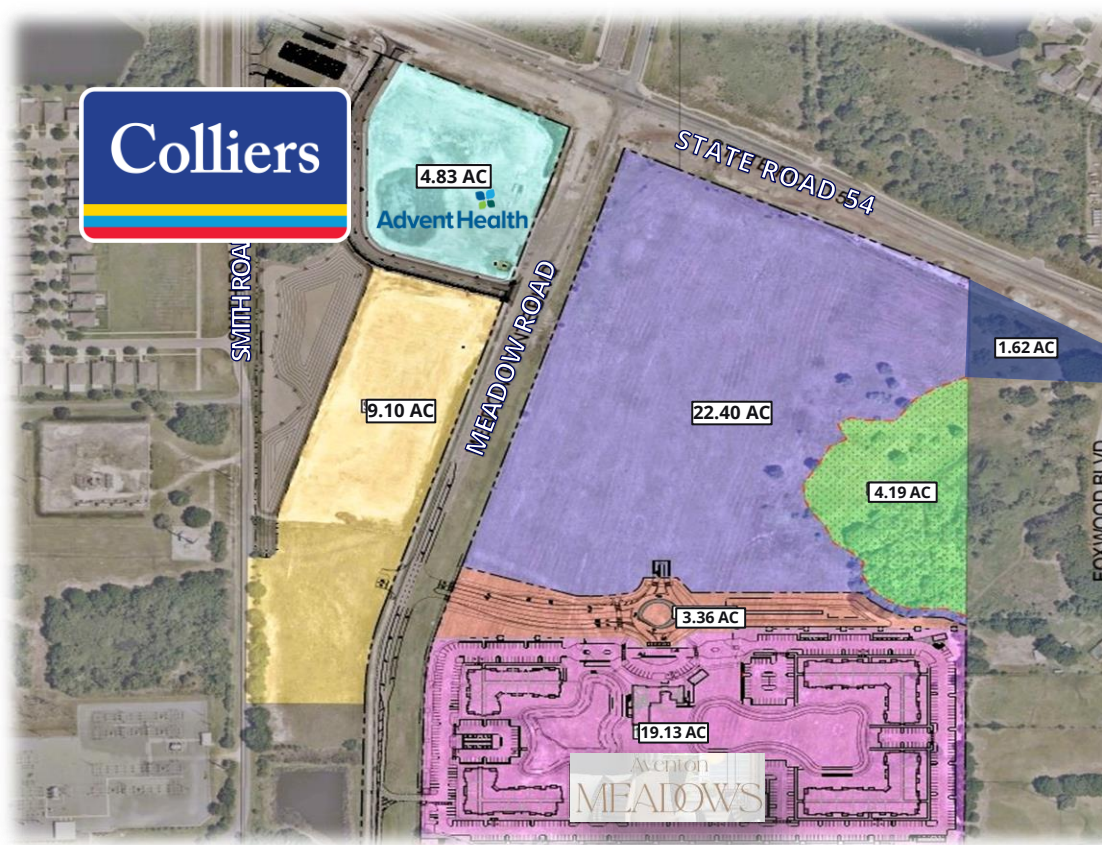




Colliers

4.83 AC
Advent Health

9.10 AC

MEADOW ROAD

STATE ROAD 54

22.40 AC

1.62 AC

4.19 AC

3.36 AC

19.13 AC

AVENTON
MEADOWS

Meadow Pointe Commerce Park

Wesley Chapel, Florida

*Premium sites
primed for
development on
State Road 54
Ready for
Development*

*Flexible Development
Option*

- ✓ *Build-to-Suit*
- ✓ *Joint Venture Opportunities*
- ✓ *Ground Lease Available*

31.50± Net Acres @ SR 54 & Meadow Pointe Blvd.

Market Highlights

Wesley Chapel Lakes is an approved MPUD with sites ready for immediate development with entitlement in place for commercial, retail, office, light industrial, hotel and multifamily. The area is one of the fastest growing, in the state of Florida.

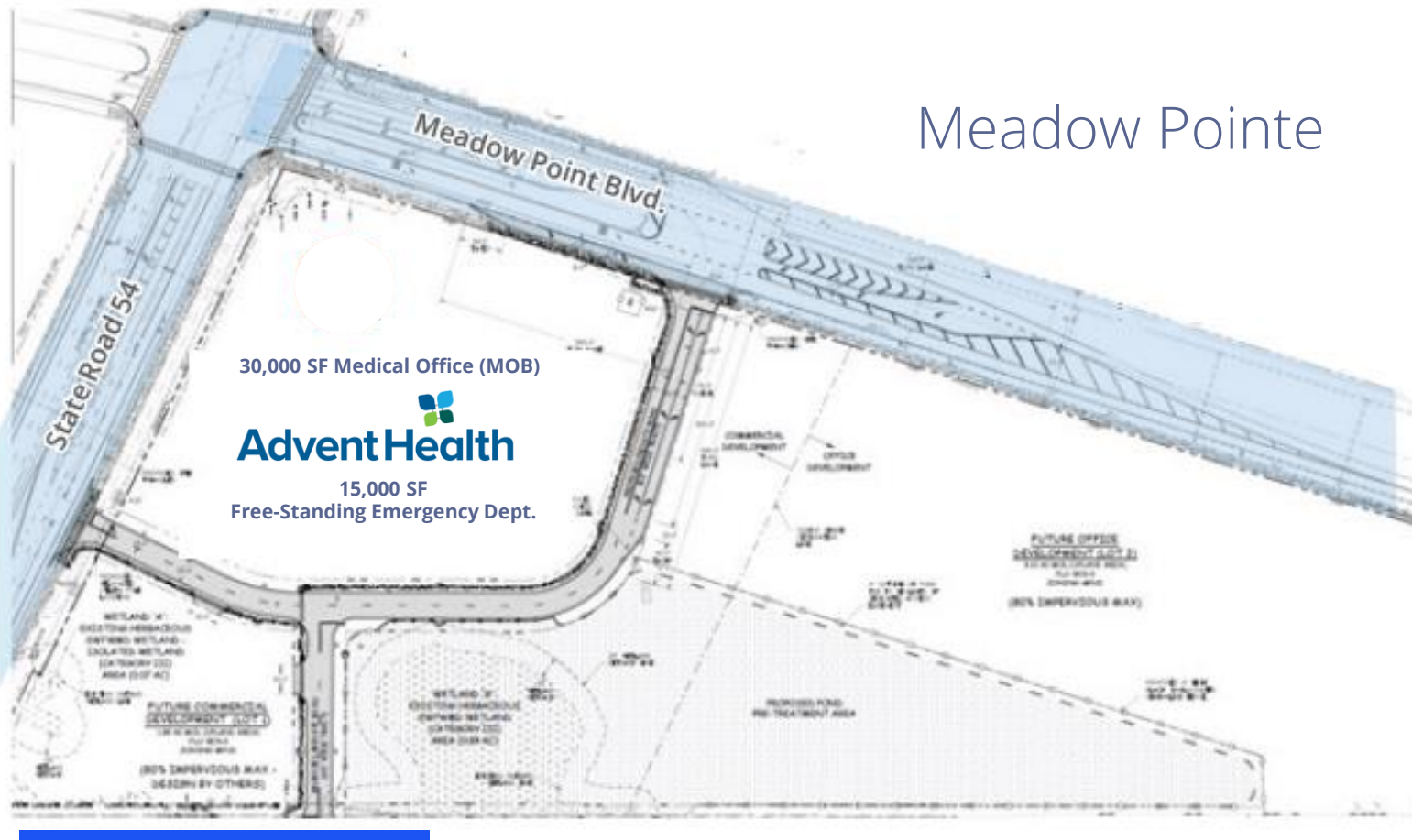
- State Road 54 widening from two to six lanes in front of the site is complete.
- Aventon Meadows, a 360-unit apartment project constructed in 2024, continues to have strong leasing numbers in a competitive Wesley Chapel market..
- Most of the western node is served by off-site stormwater retention and a lift station, with existing access from State Road 54, Meadow Pointe Boulevard, and Smith Road.
- Eastern node has approximately 26 usable acres north of Aventon Meadows multifamily development. Access road and roundabout are complete.
- Over 3,000 homes are 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.

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Meadow Pointe



31.50±

Acres Available

Prime Location

- Advent Health free-standing Emergency department opened in 2025, with plans for an additional 30,000 SF medical office building.

Development Ready Sites

- 9.10+/- usable acres on the west side of Meadow Pointe Boulevard is rough graded with natural compaction ready for development.
 - Completed storm water and lift station engineered to serve most of the western node.

Zoning and Entitlement

- Wesley Chapel Lakes MPUD zoning with approved entitlements:
 - 420,000 SF of commercial/retail.
 - 150,000 SF of office/light industrial.
 - 700 Hotel rooms.
 - 925 multifamily units have been used under the existing MPUD.

SR-54 @ Meadow Pointe Boulevard

2026 Summary	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population*	44,245	44,245F	329,949
Median Age*	37.1	39.8	42.1
Households*	13,128	43,428	116,691
Median HH Income*	\$123,425	\$117,113	\$102,794
Businesses**	638	2,311	7,476
Employees**	5,212	17,764	68,203

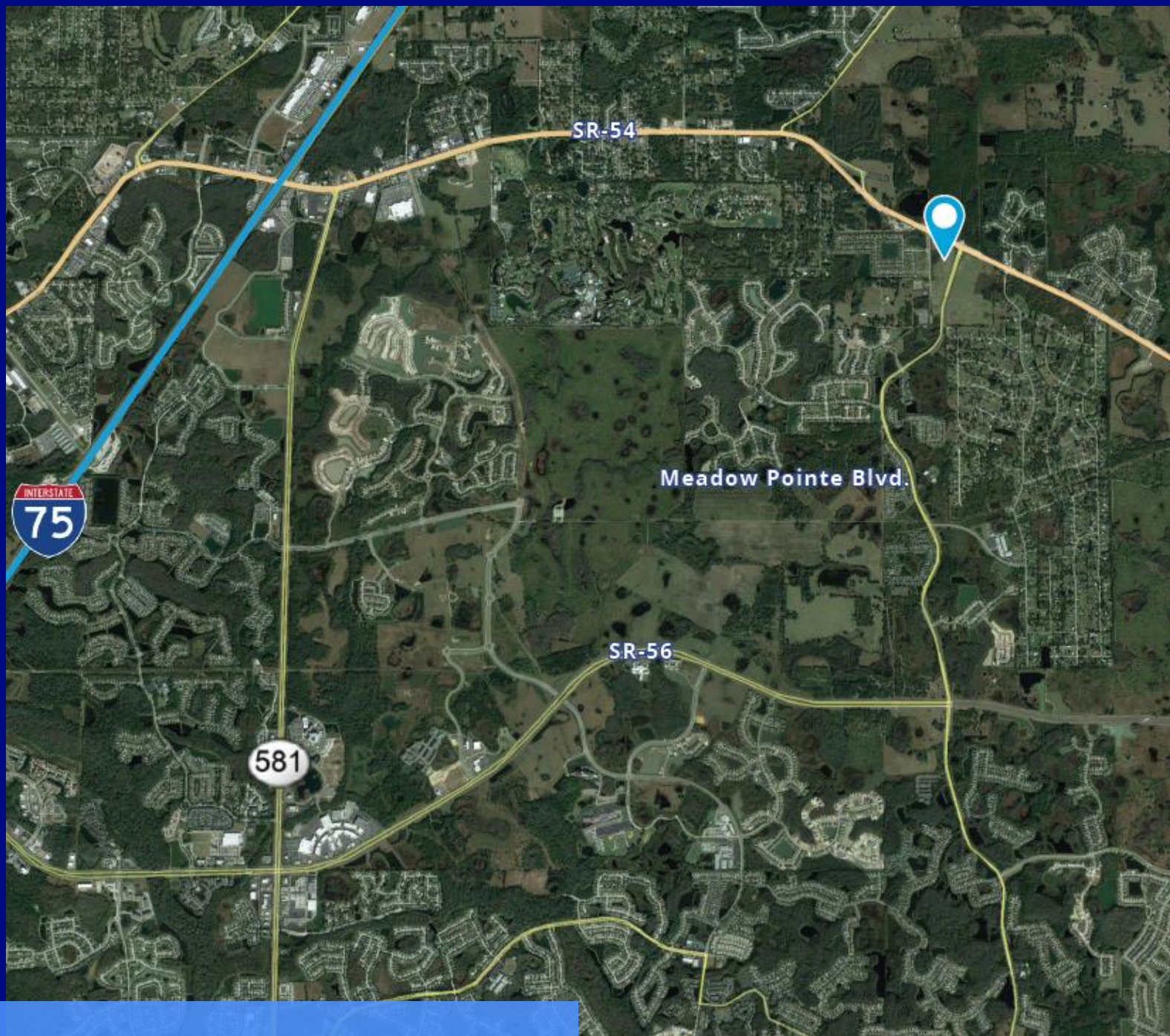
Traffic Count

- State Road 54***
 - 32,000 AADT
- Meadow Pointe Boulevard
 - 32,000 AADT***

*Source: Esri, U.S. Census

**Source: Esri, Esri and Infogroup

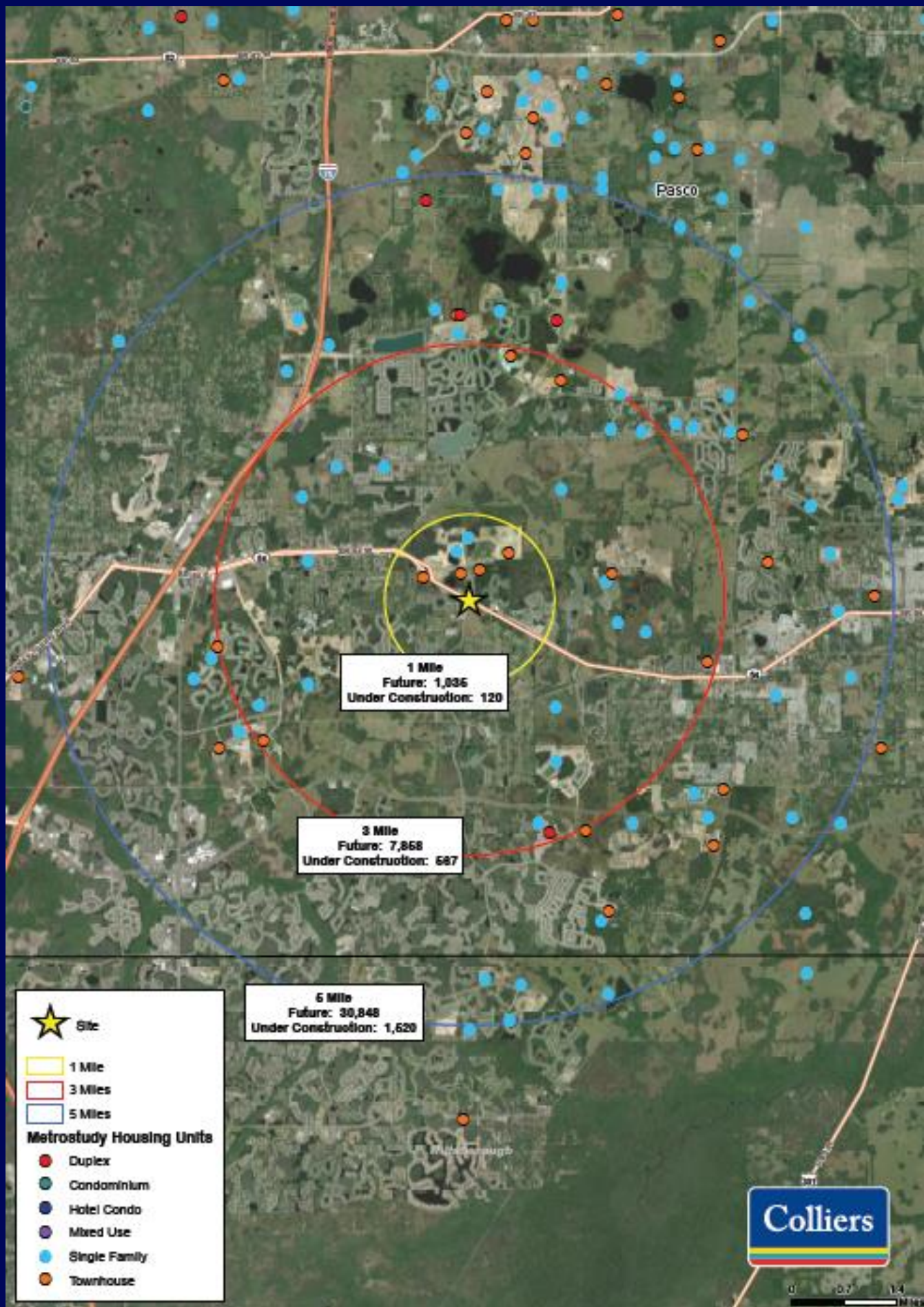
***Source: FL Department of Transport (FLDOT)



Location

State Road 54, the primary connector between Interstate 75 and U.S. Highway 301, has undergone completed widening and infrastructure improvements through Curley Road, while upgrades to Morris Bridge Road have further enhanced regional access and connectivity.

Future/Under Construction Residential Development



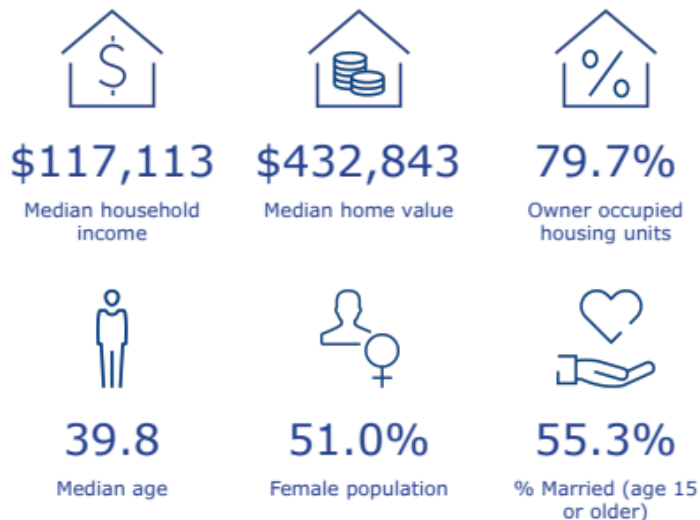
Market Overview

SR 54 & Meadow Point Blvd. – 5-Mile Radius

Households & population



Household & population characteristics



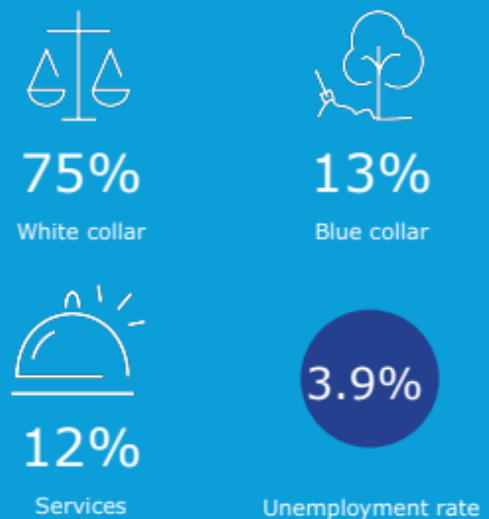
Annual household spending



Business



Employment



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