



16719 BALANCE COVE

Land O' Lakes, FL 34638 | **Tampa MSA**

FOR SALE
ASKING PRICE \$ 5,007,404

NEW CONSTRUCTION VETERINARY CLINIC IN
MASTER PLANNED PASCO COUNTY DEVELOPMENT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Turnkey Veterinary / Pet-Care Infrastructure

Built to suit in 2022 for veterinary, daycare, boarding and grooming operations, with specialized improvements already in place.

#2

Immediate Occupancy Potential

Opportunity for a veterinary or pet-care operator to restart operations in an existing purpose-built facility rather than undertake a ground-up development or extensive retrofit.

#3

Extensive Existing Buildout

Approximately 13,353 SF with exam rooms, treatment areas, surgery, X-ray, pharmacy, kennels, grooming, daycare areas and other specialized improvements.

#4

Medical Conversion Potential

The building's layout, parking and clinical infrastructure also support potential conversion to medical, specialty healthcare or other professional clinical uses.

#5

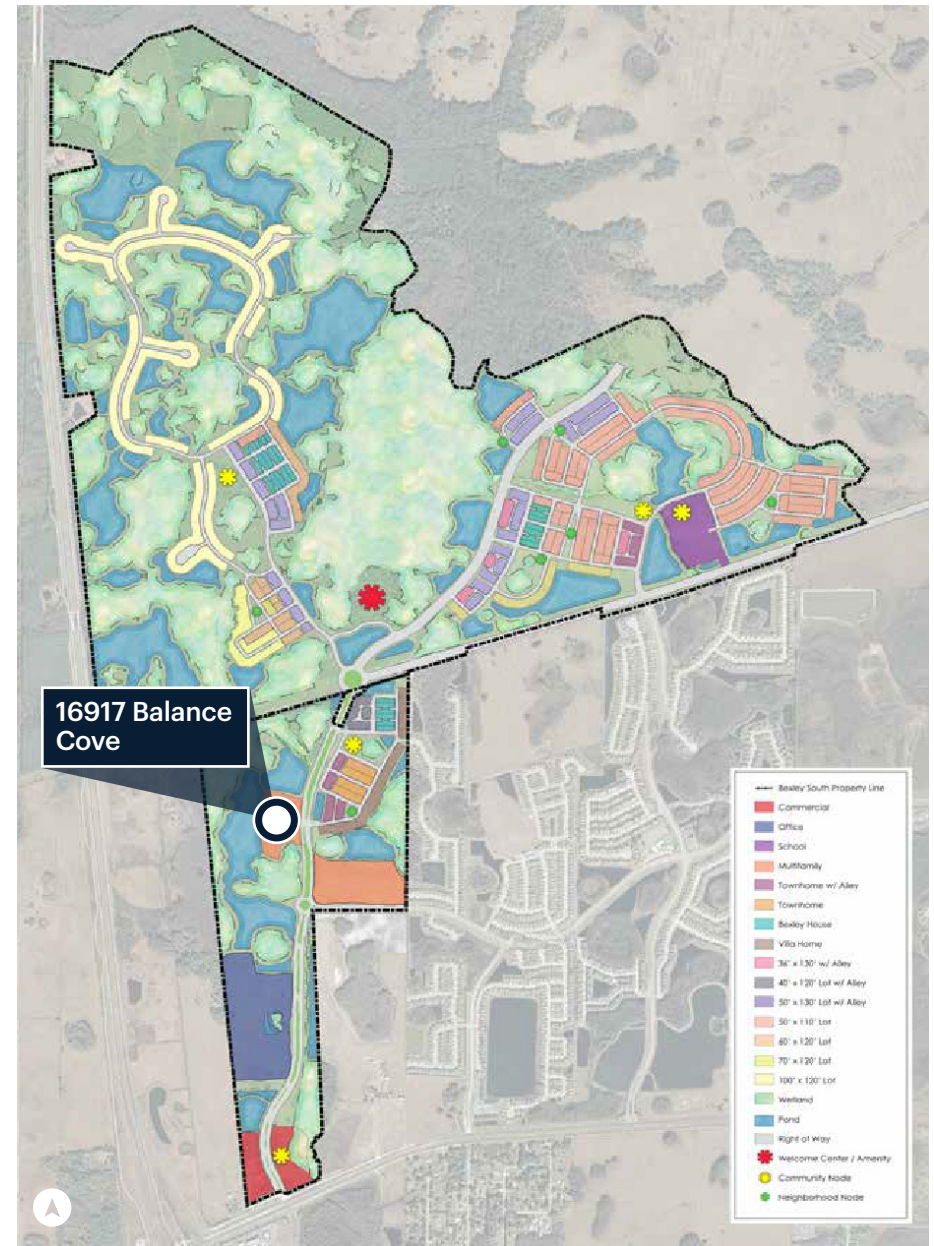
Bexley Community Location

Strategically positioned within the Bexley master-planned community and surrounded by significant residential density, community amenities and complementary healthcare and educational uses.

#6

Built to Suit Pet-Care Facility

Former veterinary, daycare, boarding and grooming facility with specialized infrastructure in place for a new operator to re-establish pet-care services.



PROPERTY OVERVIEW

16719 Balance Cove presents a unique opportunity to acquire a 2022-built, Class A veterinary and pet-care facility strategically located within Bexley, one of Pasco County's premier master-planned communities. The 13,353 SF building was built to suit to accommodate a full-service veterinary practice together with dog daycare, boarding and grooming operations.

This creates an opportunity for a veterinarian, veterinary group or pet-care operator to acquire a modern, purpose-built facility with the infrastructure already in place to re-establish veterinary, boarding, daycare and grooming services under new ownership or a new brand.

For a veterinary practice seeking a new location or an existing operator looking to expand into the Land O' Lakes/Pasco County market, the property offers a significant head start compared with ground-up development. Existing improvements include exam rooms, treatment and surgery areas, X-ray, pharmacy, offices, kennels, grooming areas, daycare space and dedicated pet-care amenities.

The property also offers flexibility beyond veterinary use. Its modern construction, extensive plumbing and clinical infrastructure, reception and administrative areas, and ample parking make the building well suited for potential conversion to a medical, specialty healthcare or other clinical use.

Located on 2.43 AC with 75 parking spaces, the property occupies a highly visible position within a centralized community hub in Bexley, near Encompass Health and The Goddard School. Bexley is a large, amenity-rich master-planned community with convenient access to the Suncoast Parkway, SR 54 and US 41, providing connectivity throughout Pasco County and the greater Tampa Bay area.

PROPERTY SUMMARY

THE OFFERING

Address	16719 Balance Cove, Land O' Lakes, FL 34638
County	Pasco County
Stories	1
Year Built	2022
Building Class	A
Property Type	Office/Veterinary/Medical
Zoning	MPUD (Master Planned Unit Development)

BUILDING INFORMATION

Lot Size	2.43 AC
Building Size	13,353 SF
Parking Spaces	75

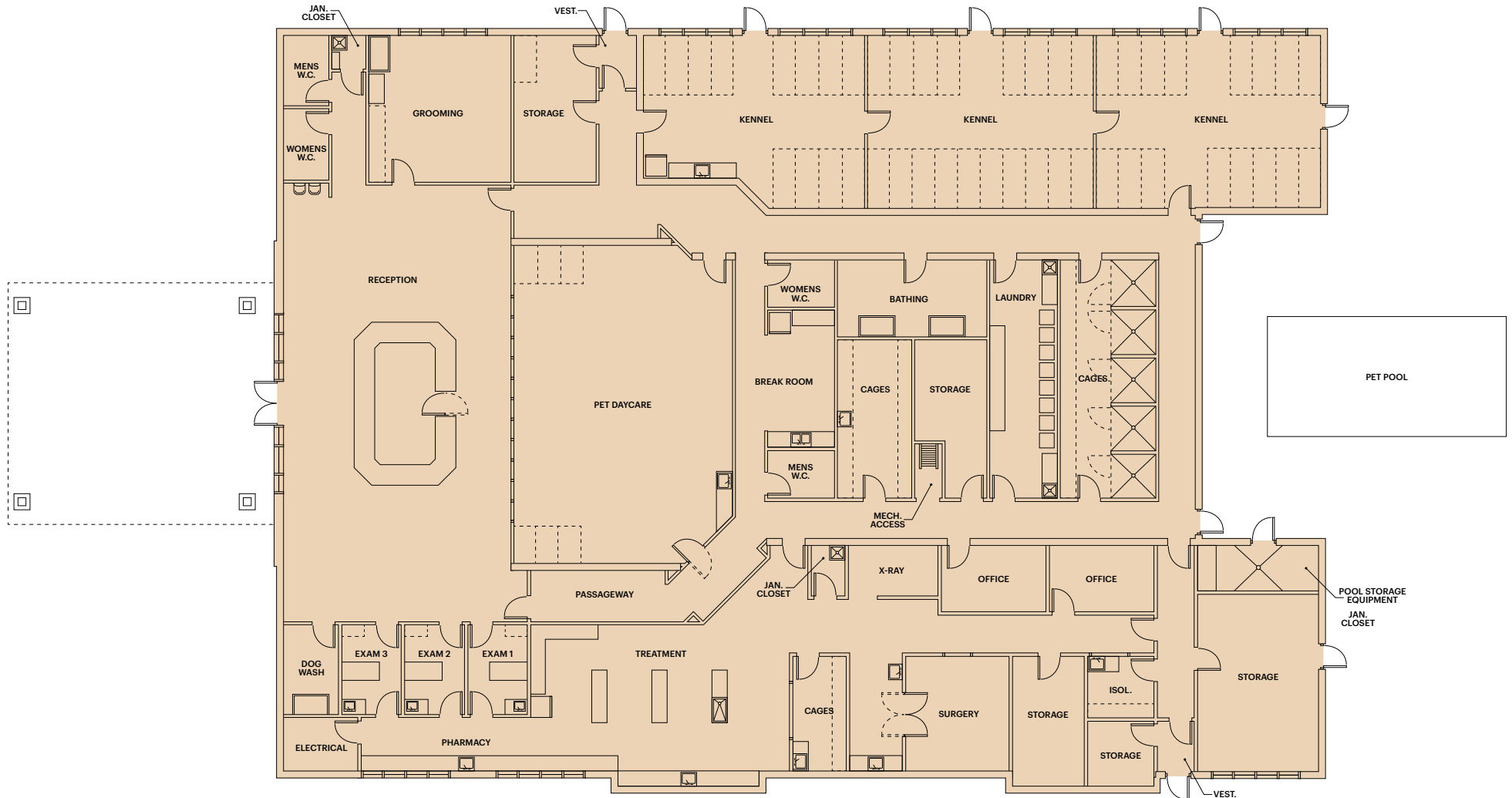
EXTERIOR PHOTOS



INTERIOR PHOTOS



SITE / FLOOR PLAN



DEVELOPMENT OVERVIEW

BEXLEY BY NEWLAND

Bexley is a master-planned community in Land O' Lakes, Florida, designed around a blend of residential neighborhoods, natural open space, and lifestyle amenities. The approximately 1,800-acre community features extensive walking and biking trails, parks, conservation areas, playgrounds, sports facilities, and the Bexley Club, which includes resort-style pools, a fitness center and café. The community also benefits from convenient access to the Suncoast Parkway, SR 54 and US 41, providing connectivity throughout Pasco County and to the greater Tampa area.

Bexley continues to serve as a major residential destination within the growing Land O' Lakes market, offering a variety of housing options alongside schools, recreational facilities and neighborhood-oriented amenities. The Bexley Community Development District oversees and maintains significant infrastructure, landscaping, waterways and community facilities, helping support the development's cohesive, amenity-rich environment. According to the official site, Bexley is officially sold out — the final new home has been sold, marking the close of the community's new-home phase.

DEVELOPER

Brookfield Residential, a leading North American land developer and homebuilder

HOUSING OPTIONS

Multiple homebuilder partners, varied floor plans, and community layouts

BEXLEY CLUB

Includes pools, gathering spaces, and a modern fitness center with multiple training options

OUTDOOR AMENITIES

Miles of walking and biking trails, parks, and lakefront access



DEVELOPMENT OVERVIEW



DEVELOPMENT OVERVIEW

THE HUB AT BEXLEY

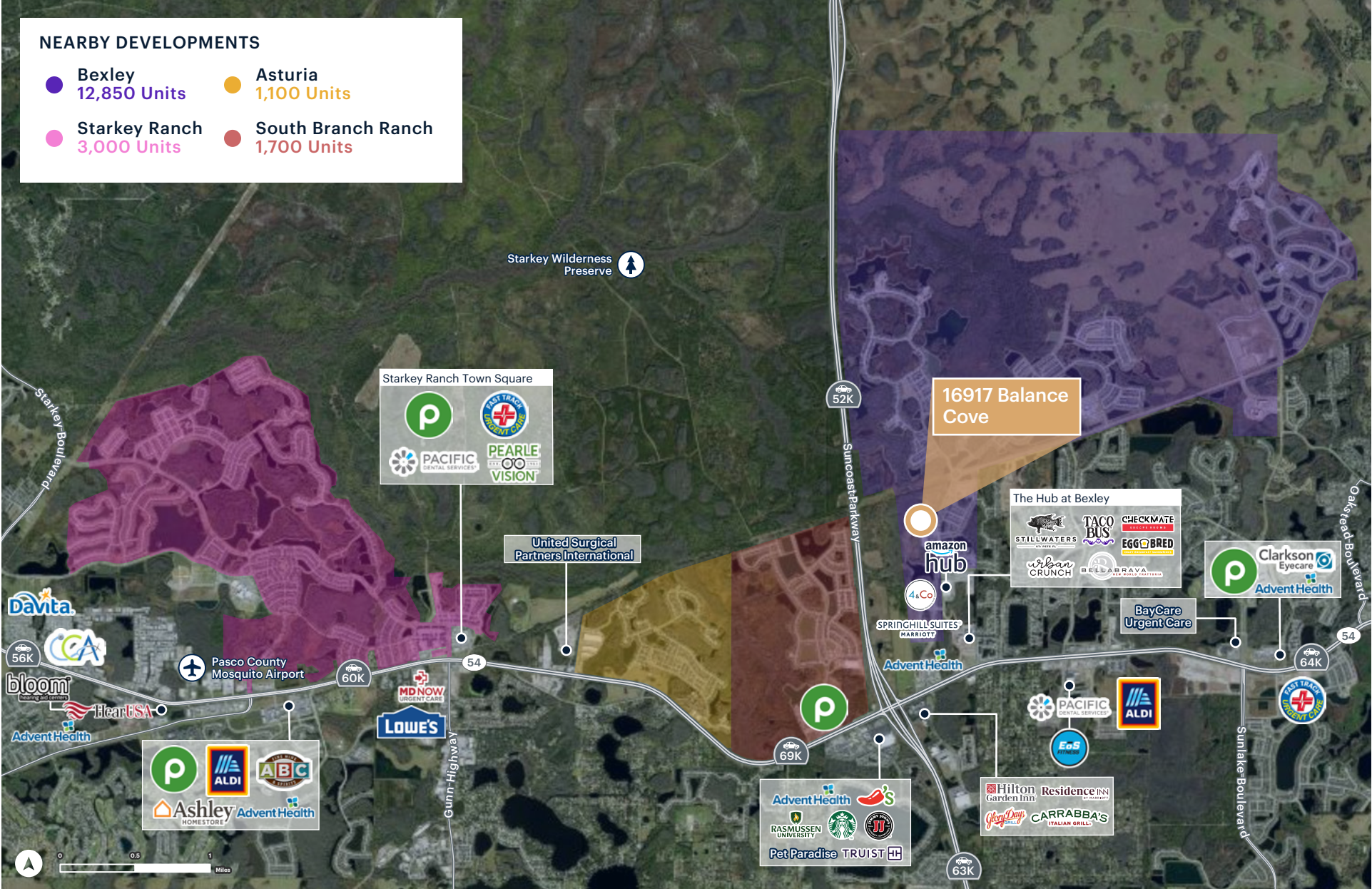
The centre is anchored by a mix of restaurant, food and beverage, service and specialty tenants arranged around a shared outdoor courtyard used for programmed weekend events.



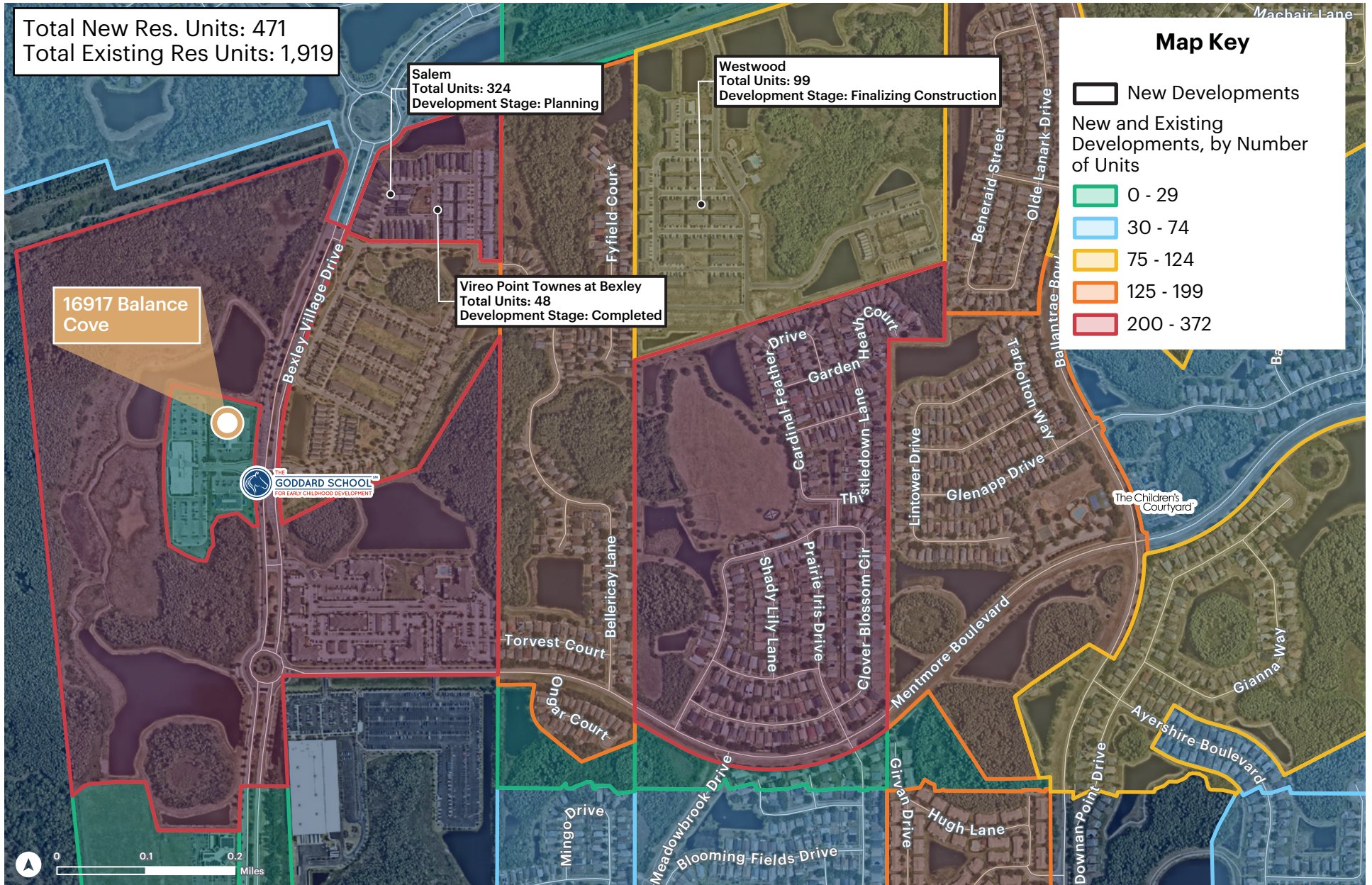
SURROUNDING DEVELOPMENTS



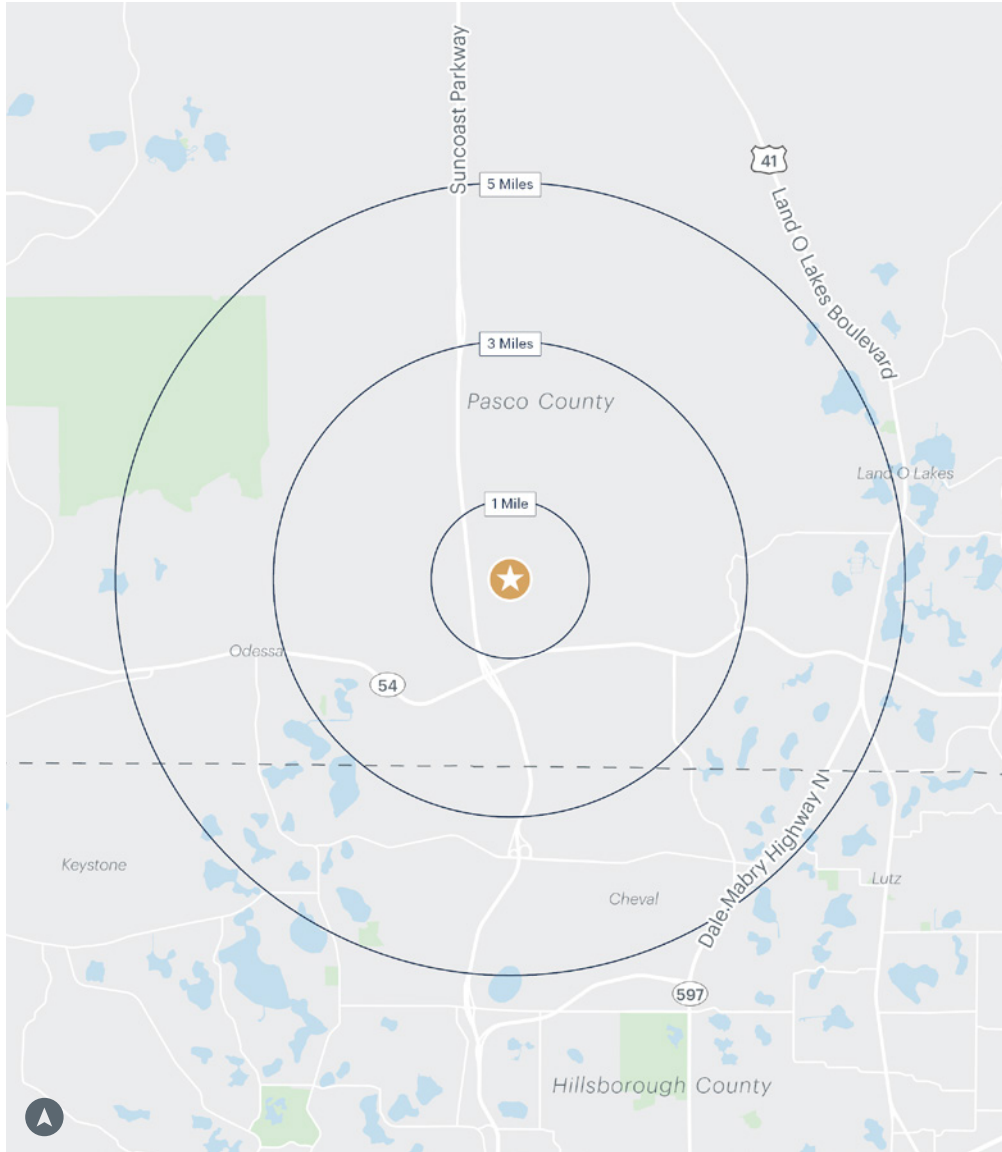
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DEVELOPMENT MAP

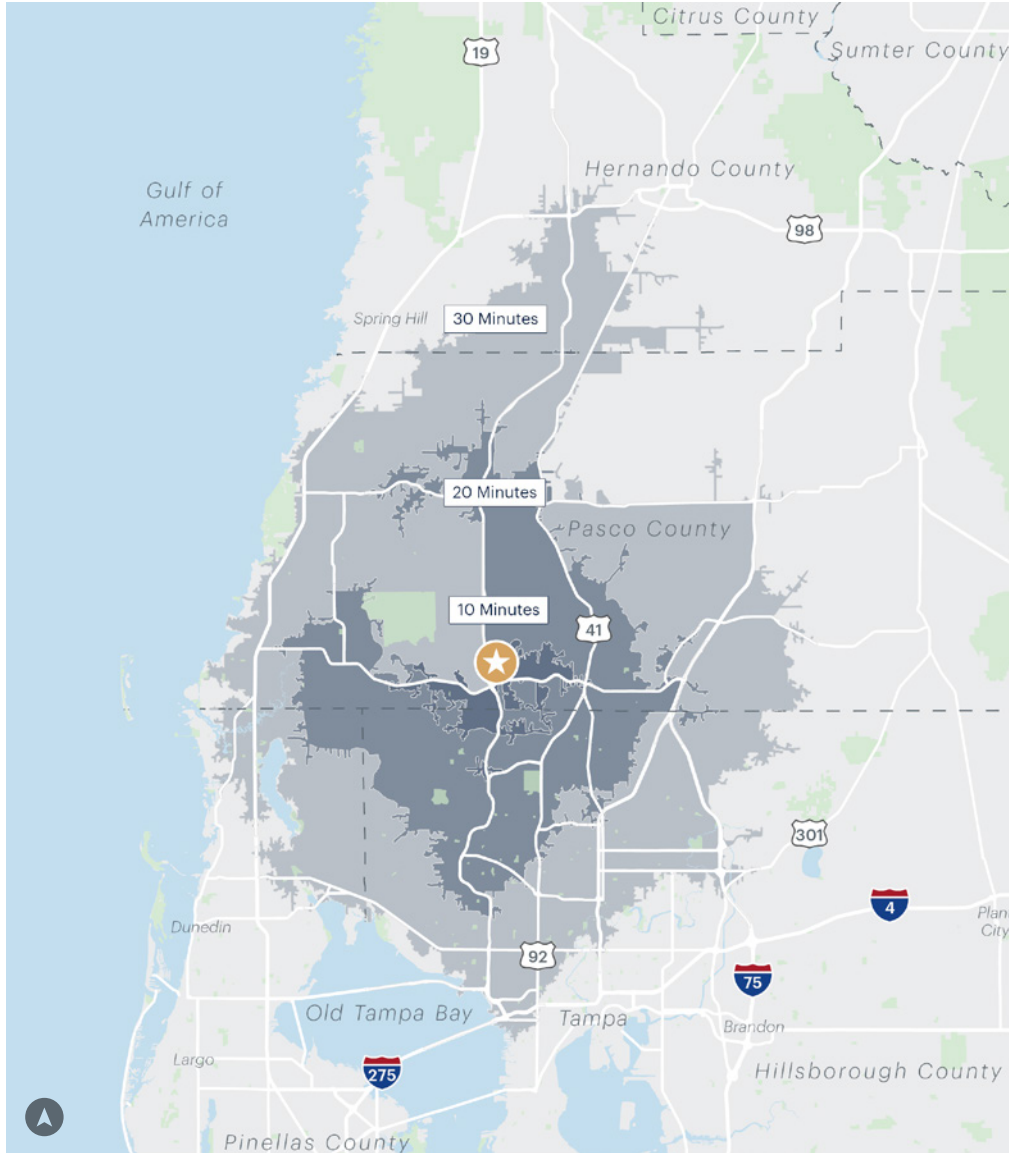


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	7,387	41,253	84,981
Number of Households	2,677	14,814	30,812
Average Household Income	\$157,381	\$156,803	\$166,222
Median Household Income	\$127,197	\$129,957	\$135,180
Total Businessess	89	619	1,718
Total Employees	1,804	9,875	26,705
Daytime Population	5,102	30,812	70,276

DRIVE TIME DEMOGRAPHICS



	10 MINUTES	20 MINUTES	30 MINUTES
Population	28,475	242,994	956,787
Number of Households	10,164	93,998	385,372
Average Household Income	\$153,564	\$146,769	\$117,384
Median Household Income	\$126,536	\$111,819	\$82,932
Total Businessess	518	8,070	39,282
Total Employees	8,123	100,307	489,905
Daytime Population	22,087	221,068	987,721

**16719 BALANCE COVE
FOR SALE**

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

JACKIE BLAIR

jblair@ripcofl.com
813.921.5636

VINNY PROSPAL

vprospal@ripcofl.com
813.921.5637

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4211 WEST BOY SCOUT BLVD., SUITE 690, TAMPA, FL 33607 | RIPCOFL.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.