

SIENNA VILLAGE II

10.77 Acres of Land For Sale
Zoned MPUD (Office and Commercial/Retail)

20826 State 54 Road, Lutz, FL 33558



DULANY
PROPERTY ADVISORS

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PROPERTY DESCRIPTION

Sienna Village II – Development Opportunity

Sienna Village II is a ±10.77-acre entitled mixed-use commercial development opportunity located along the highly trafficked State Road 54 corridor in Lutz, Florida, one of the fastest-growing areas in the Tampa Bay region. The property is strategically positioned just east of US-41 (Land O' Lakes Boulevard) and between Interstate 75 and the Veterans Expressway, providing exceptional regional accessibility to Tampa, Pasco County, and the greater Tampa Bay MSA.

The site is approved for a master-planned office and retail development allowing approximately 150,000 square feet of professional office space and up to 30,000 square feet of retail, creating the opportunity to develop a walkable mixed-use commercial village serving the surrounding residential population and business community.

Conceptual planning for the project envisions a campus-style development with a combination of retail, restaurant, and professional office buildings arranged around internal streets, landscaped pedestrian areas, and shared parking. The plan incorporates multiple retail and restaurant outparcels along SR-54 with office buildings located toward the interior of the site, creating a cohesive environment designed to attract both professional users and destination dining.

The site is ideally suited for a developer seeking to deliver a Class-A suburban office campus with complementary neighborhood retail and restaurant uses, capitalizing on the rapid population growth and increasing demand for professional services, healthcare, and convenience retail along the SR-54 growth corridor.

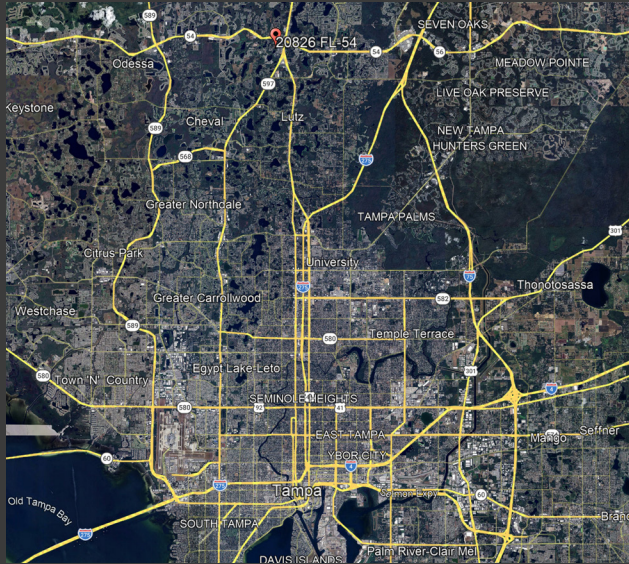


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- Asking Price: \$4.5 Million
- 10.77 gross acres (9.48 Acres of Upland) – property consists of 10 individual parcels assembled for master planned development
- Located along State Road in rapidly growing area of Pasco County called the “Growth Corridor”.
- 550 feet of frontage on State Road 54 providing strong visibility and access
- One of the last remaining development sites along SR-54 capable of supporting Office/Medical, Commercial / Retail, Multifamily or Senior Housing
- Easy access to: State Road 54, Interstate 75, US Highway 41, and Suncoast Parkway



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MARKET LOCATION DESCRIPTION

Strategic Location – Tampa Bay Growth Corridor

Sienna Village II is located in Pasco County within the Tampa Bay Metropolitan Statistical Area, a four-county region with a population exceeding 2.5 million residents and one of the most dynamic growth markets in the southeastern United States.

The site sits along the State Road 54 corridor, widely recognized as the primary east-west commercial spine connecting the communities of Trinity, Land O' Lakes, and Wesley Chapel. This corridor has experienced significant residential and commercial development over the past decade and continues to attract large-scale master-planned communities, medical facilities, and retail centers.

Positioned just west of the intersection of SR-54 and US-41, the property benefits from exposure to more than 41,000 vehicles per day, making it one of the most visible commercial locations in the county.

The surrounding trade area is characterized by strong population growth driven by the availability of relatively affordable housing and convenient access to Tampa via the Suncoast Parkway, Interstate-75, and the Veterans Expressway. These transportation links allow residents to live in Pasco County while maintaining easy connectivity to downtown Tampa, Tampa International Airport, and major employment centers.

Due to this rapid growth, much of the developable land along the SR-54 corridor has already been absorbed or is currently under development. As a result, entitled commercial sites with visibility on the south side of SR-54 are increasingly scarce, positioning Sienna Village II as one of the few remaining opportunities for developers seeking to deliver new retail and office product in this highly desirable submarket.

The surrounding area is anchored by national retailers and service providers, including major home improvement, pharmacy, grocery, and quick-service restaurant brands, reinforcing the corridor's role as the dominant commercial destination for the rapidly expanding residential communities nearby.

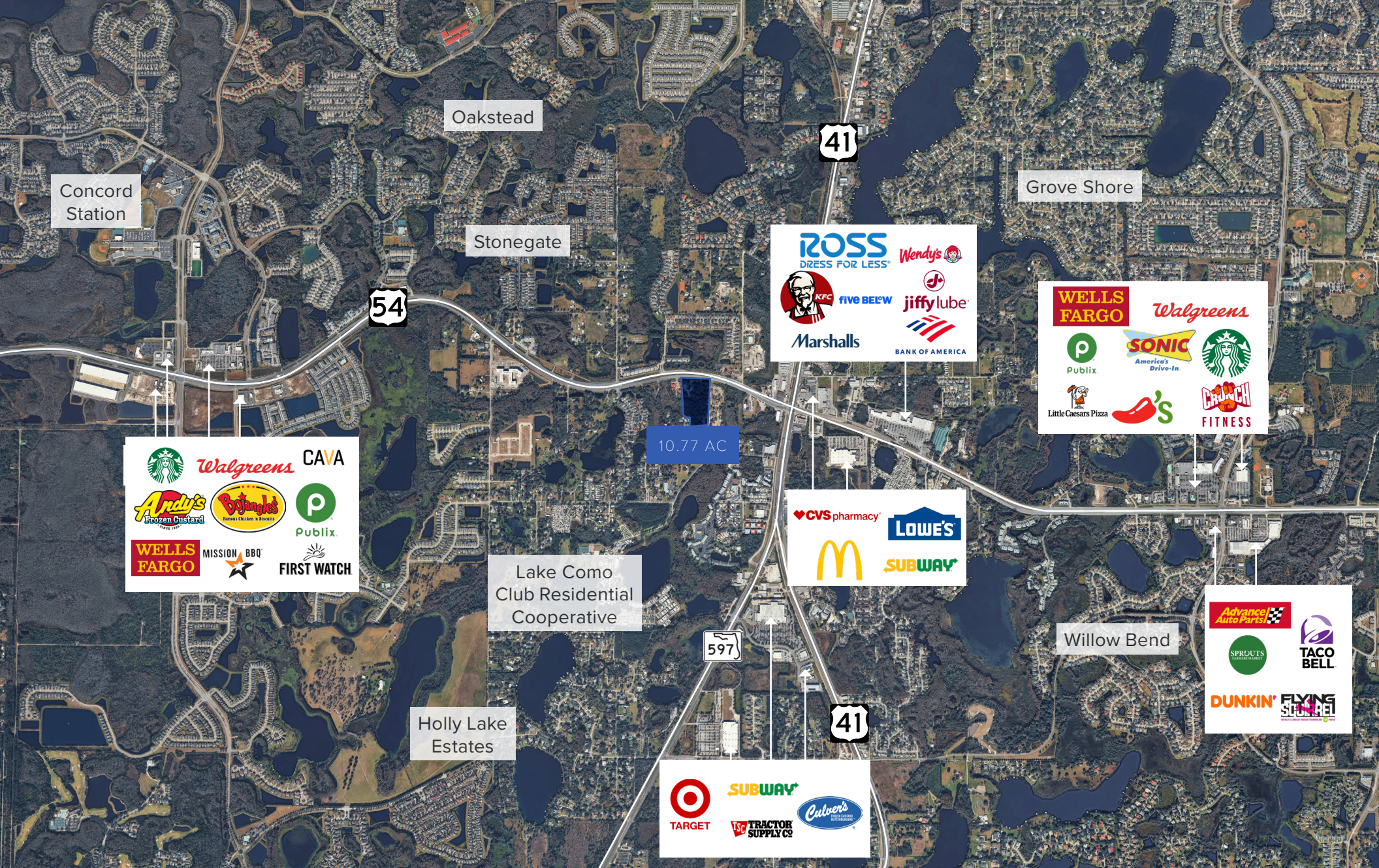


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Oakstead

Grove Shore

Concord Station

Stonegate

54

41

10.77 AC

Lake Como Club Residential Cooperative

597

Holly Lake Estates

Willow Bend

41

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CONCEPTUAL SITE PLAN 1

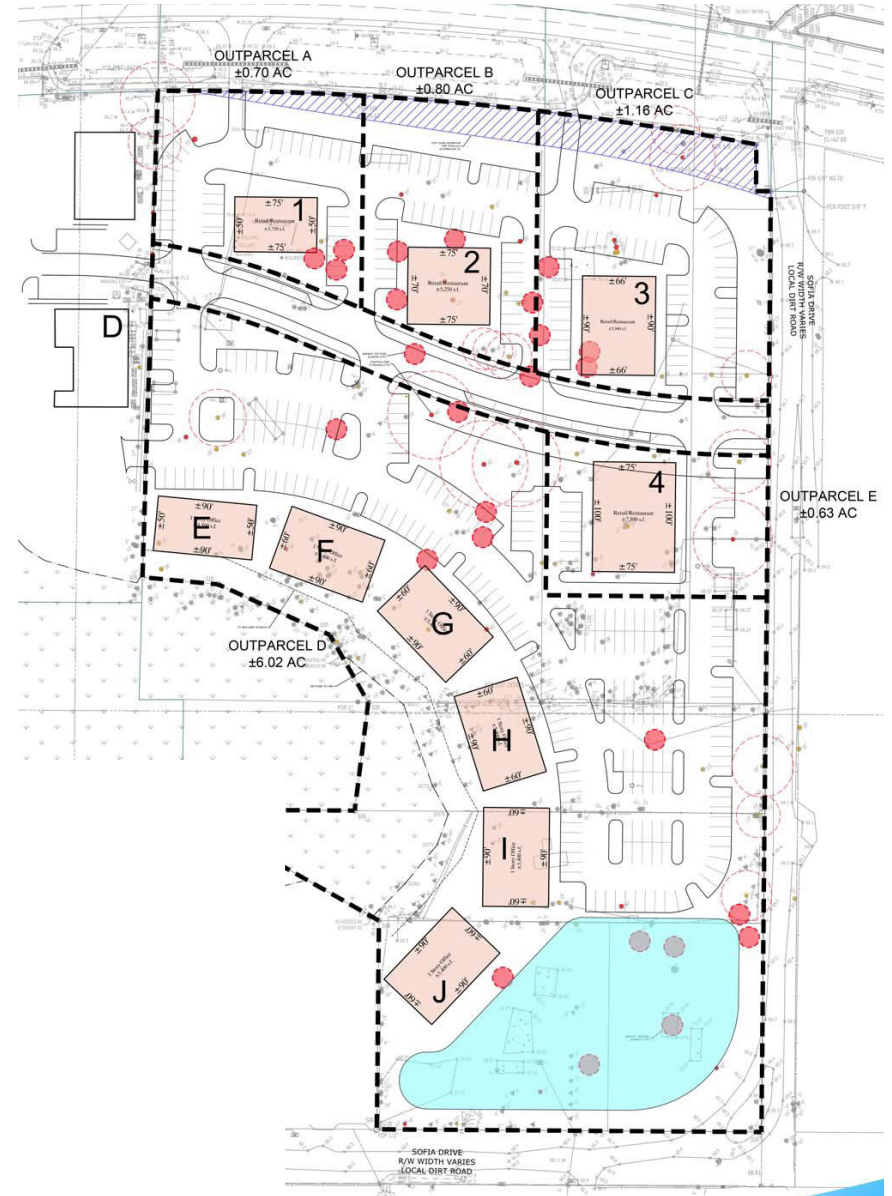
This conceptual site plan shows six (6) office/medical buildings totaling 26,100 sq ft and four (4) retail/restaurant buildings totaling 22,400 sq ft along with 373 parking spaces.

Current Zoning

The property is zoned MPUD (Master Planned Unit Development) combining the following retail & office zoning districts:

C1 – Allows for up to 30,000 SF of Retail Development. Retail sales for local or neighborhood needs, to a limited extent. Day-care centers. Financial institutions and professional offices. Public service facilities, such as police and fire stations. Medical, dental, photographic, or similar laboratories and clinics or hospitals. Radio and television broadcasting studios. Other similar uses.

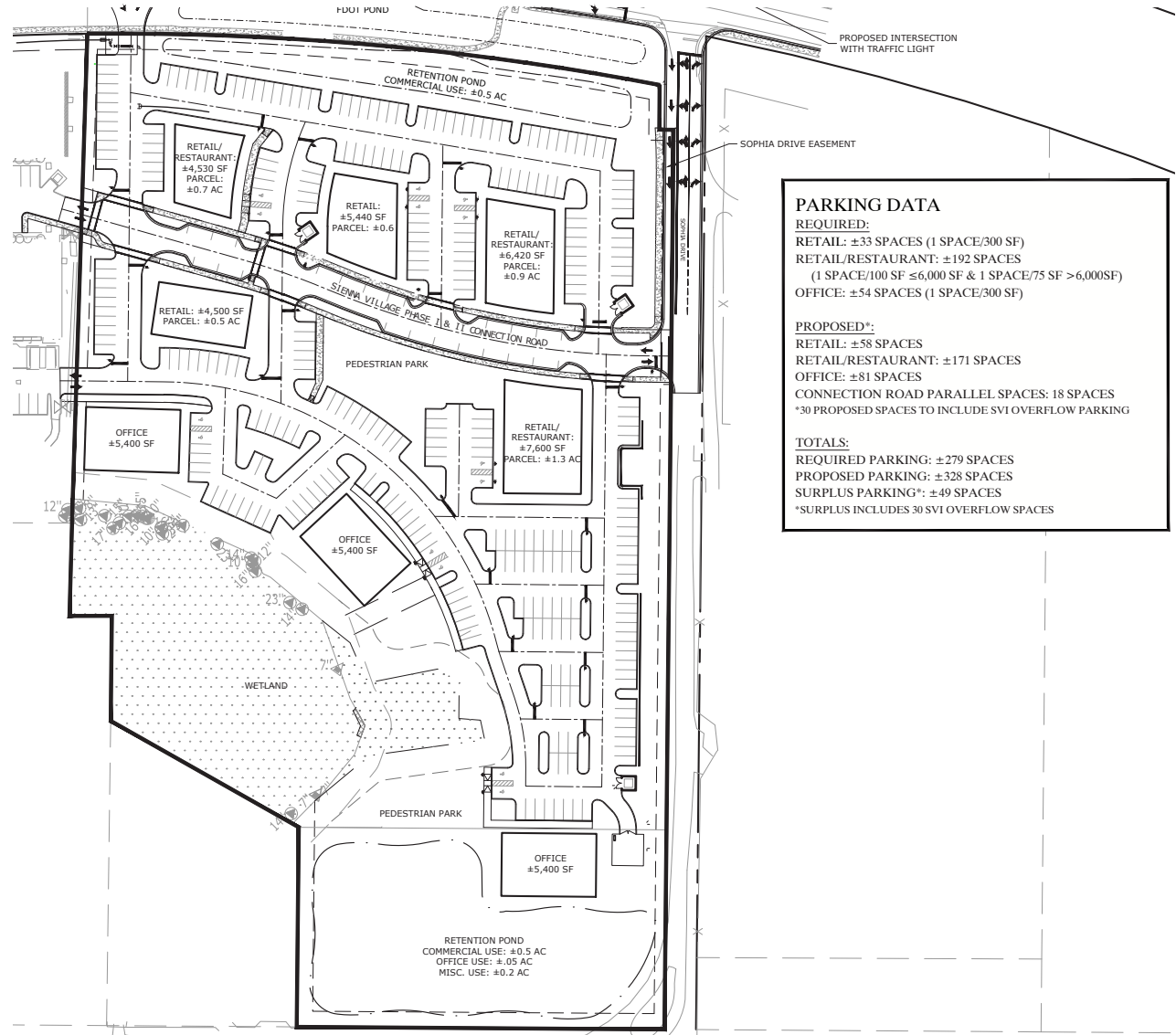
PO-2 – Allows for up to 150,000 SF of Office Space. Professional offices or services. Business services. Financial services. Public and semipublic buildings and facilities. Post office, police and fire stations, hospitals, libraries, and museums. Personal services, such as beauty and barber shops, tailor shops, laundries, shoe repair, dry cleaners, and florists. Photographic studios. Community Gardens.



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CONCEPTUAL SITE PLAN 2

This conceptual site plan shows 16,200 sq ft of office/medical buildings and 28,490 sq ft of retail restaurant space along with 328 parking spaces.



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2025 TOTAL	4,706	42,136	109,956
2030 PROJECTION	5,894	47,754	128,158
PROJECTED ANNUAL GROWTH	5.1%	2.7%	2.2%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 HOUSEHOLDS	1,831	15,623	40,663
2030 PROJECTION	2,310	17,928	45,708

INCOME

	1 MILE	3 MILES	5 MILES
2025 AVERAGE HOUSEHOLD INCOME	\$109,727	\$106,106	\$104,510
2030 PROJECTION	\$150,239	\$148,553	\$152,958

AGE

	1 MILE	3 MILES	5 MILES
19 YEARS OR LESS	23.3%	25.4%	25%
20 - 64 YEARS	57.3	58.8%	59%
65 YEARS OR OVER	19.3%	15.8%	15.9%
MEDIAN AGE	42	40	40

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