

VILLAGE GREEN MULTIFAMILY

**9 Acres MPUD
Approved For 160 3-Story
Apartments**

Curley Road & SR 52
San Antonio, FL 33576



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



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PROPERTY DESCRIPTION

The 9 Acre site is part of an MPUD approved site that sits overlooking the new Mirada Crystal Lagoon Community by Metro, the largest Crystal Lagoon in the United States planned for 5,000 homes with homes ranging from the \$300s to the \$900s+. Entitled for 160 units for 3 story Multifamily product which will be built around the focal point of the project known as the Village Green. The Village Green will be a multi use area for weekend farmers markets, community events, and other gatherings involving the development. Surrounding the Multifamily site will be a townhome community comprising of approximately 300 additional units.

PROPERTY HIGHLIGHTS

- Prime location in San Antonio
- 7.9% Estimated population growth (3 miles)
- Proximity to major transportation routes
- 20,000 Single-family homes planned for the immediate area
- Affluent area; Average HH Income within 1 mile over \$130K



OFFERING SUMMARY

Sale Price:	\$5,600,000
Zoning:	MPUD for 160 Units
Lot Size:	9 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	169	13,922	75,386
Total Population	685	39,607	197,792
Average HH Income	\$130,076	\$124,186	\$108,026

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WIRT ROAD ACCESS PER COA #27

RIGHT-OF-WAY DEDICATION
35' FROM THE CENTERLINE OF WIRT ROAD
PER COA #27

POTENTIAL WIRT ROAD ACCESS



Legend:

- Multiple-Family Residential - 3 Story
- Neighborhood Commercial (e.g. coffee shop, pet spa, general store, wine bar, fitness bar, brewpub)
- Potential Underground Stormwater Storage
- Potential Stem/Retaining Wall
- Potential Lot Limits
- Overall Master Planned Unit Development Boundary



Development Notes:

- The total Development hereby also regulated by Conditions Of Approvals for MPUD # R2 7710
- 135 Multiple-family units are shown on this concept
- Multiple-family structures are limited to three-stories, per the Conditions of Approval
- Stormwater management for western drainage basin will be a combination of: underground treatment, storage, and attenuation; intermittent (larger storm events) attenuation storage within the village green, and possibly cross-connectivity with eastern basins' storage surplus;
- The Village Green may be terraced and may have along its perimeter a variable height retaining wall with fence/railing
- County-required stormwater accommodation for future widening of Curley Road is not shown on site plan. Assumed accommodation may also be in vaults within attendant easements
- For topographic contours' preservation, residential structures are anticipated to have variable height footers/foundation stem walls. Some may require walkway approach ramps (per ADA)
- Some streets/ways/drive aisles may have variable height retaining walls (along one side) with landrills.
- A portion of the parking shown along with the multi-family perimeter (streets) also serves the future townhome community
- Multi-family and retail parcels may have stormwater vaults either within the parking lot or under the buildings, or both.
- The townhome layout shown herein is conceptual in nature. Design has not yet been completed/approved.

Vertical Clearance per I/PUD Generalist Liability File

Vertical to COA # 54 and LDF needed to replace 90° parking

Vertical to COA # 54 and LDF needed to replace 90° parking

The sole purpose of this drawing is to illustrate the approximate dimensions and layout of the described premises. No other warranty or representation, expressed or implied, is made with respect to the situation. All quantities are estimated.
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data acquired from various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. LANDIS EVANS and PARTNERS, Inc. does not warrant that the data used to prepare this map are error free, and that LANDIS EVANS and PARTNERS, Inc. does not warrant that the data can be used for legal, engineering, construction or other purposes requiring accurate measurement of distance, direction, or precision, in the depiction of geographic features.

135 Unit Multiple-Family Concept Plan
The Village Green
 PASCO COUNTY, FL
 July 2, 2024



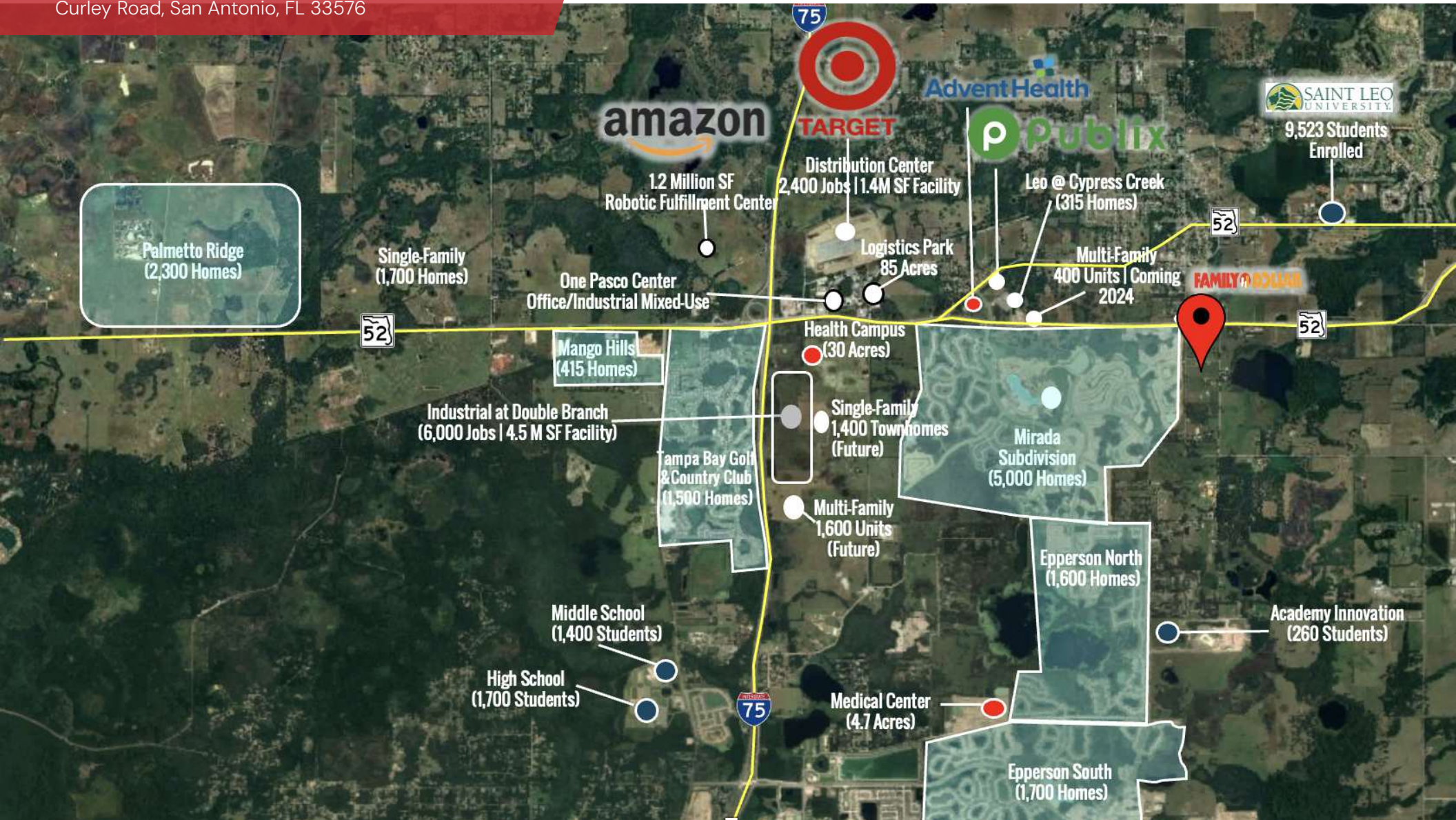
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Surrounding Developments

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	685	39,607	197,792
Average Age	37	41	43
Average Age (Male)	37	41	43
Average Age (Female)	37	41	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	169	13,922	75,386
# of Persons per HH	4.1	2.8	2.6
Average HH Income	\$130,076	\$124,186	\$108,026
Average House Value	\$640,388	\$426,733	\$346,868

TRAFFIC COUNTS

Curley Road & SR 52	9,800/day
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Demographics data derived from AlphaMap



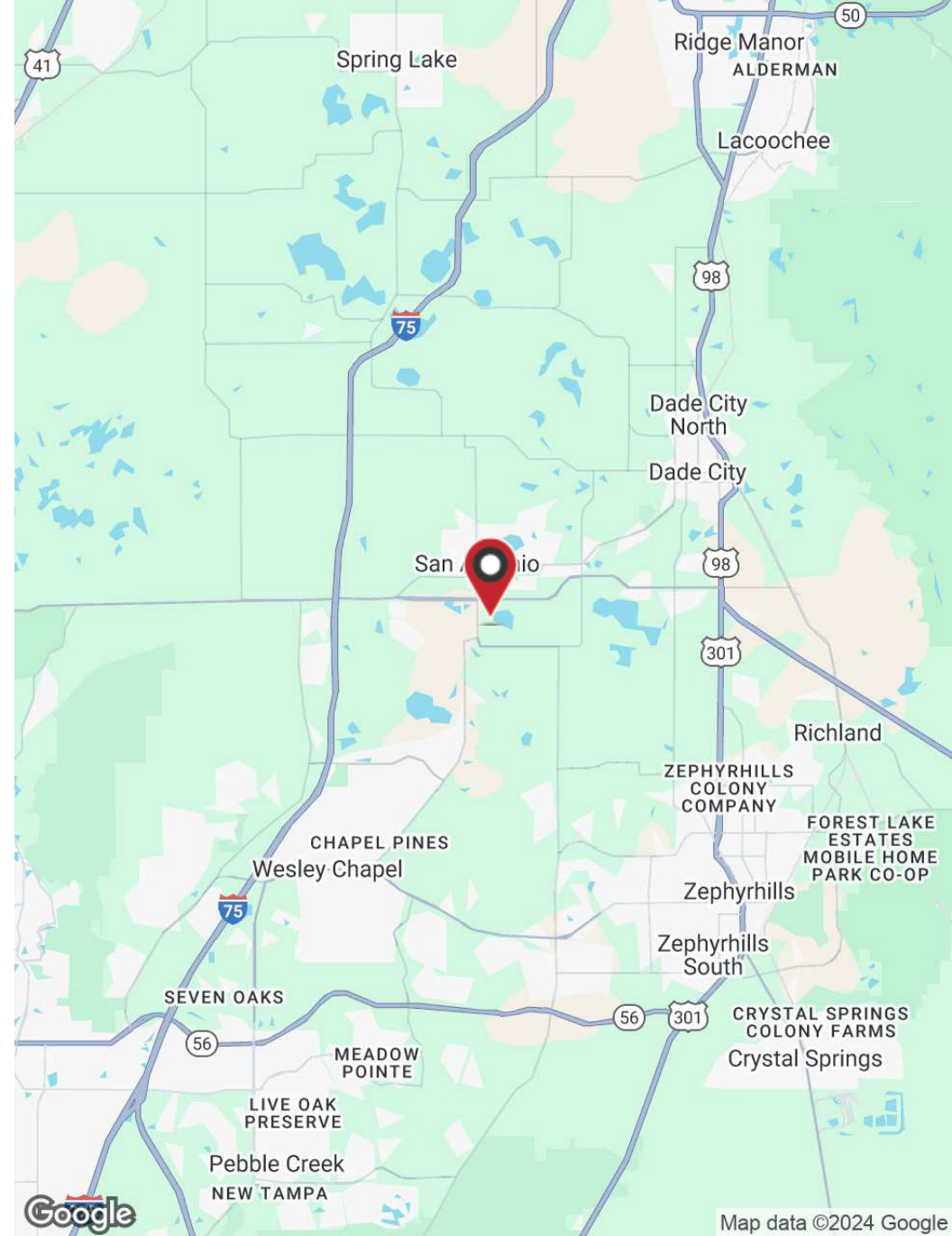
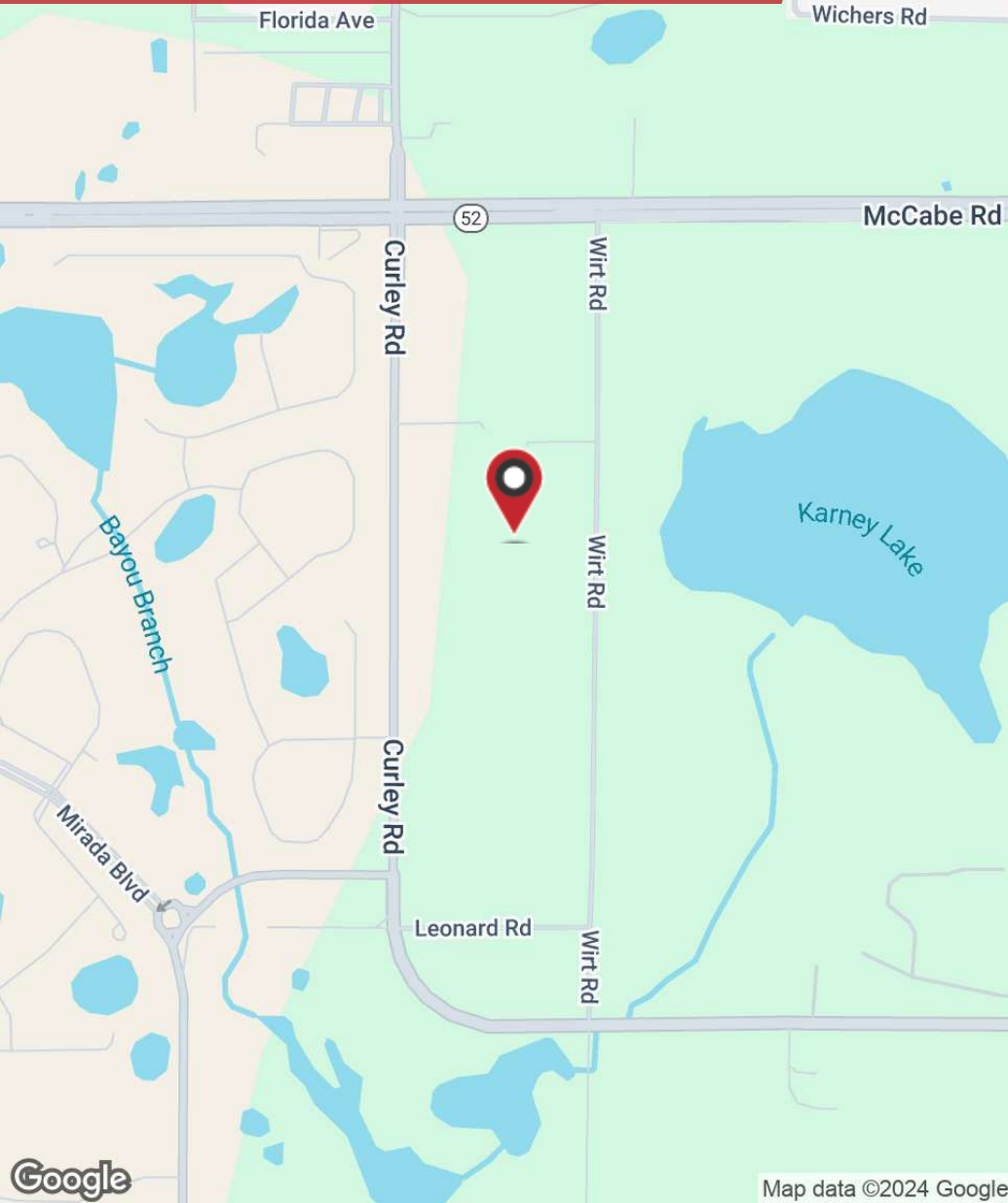
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Artists rendering of the Double Branch

SR 52 CORRIDOR

It is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there. The site is also close to the new SR 52, a four-lane, 7-mile Hwy costing \$82M. Earlier this year, the FDT opened the first two lanes of the new stretch, which provides a direct route from just east of I-75 to U.S. 301 at the southern tip of Dade City.

THE MASSIVE MIXED-USE DEVELOPMENT IS UNDERWAY AT INTERSTATE 75 AND STATE ROAD 52.

Double Branch Development Inc. has begun its first phase, which includes 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development. When the overall project, previously known as the Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 4M SF of industrial space, 725,000 SF of offices, 400,000 SF of retail, 3,500 housing units and 300 hotel beds.



Double Branch development at Interstate 75 and State Road 52

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CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com



BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com

Cody Brightwell
Managing Director
C: 440.376.1006
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