

OFFERING MEMORANDUM

Strategic 10-Acre Parcel - The Missing Piece of a \$2B Development



Presented by:

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EXECUTIVE SUMMARY

Investment Overview

Doyle & McGrath Real Estate is pleased to present a 10-Acre lot located in the middle of a soon-to-be Master-Planned Community, a once-in-a-life-time opportunity.

Prime Location & Growth Potential

- Situated amidst the 965-acre Double Branch development at I-75 & SR-52
- Part of Pasco County's connected city, surrounded by industrial, residential retail, and healthcare developments

Key Development Highlights

- Industrial Hub: 5M+ sq. ft. logistics space
- Office & Retail: 1M sq. ft. office, 500K sq. ft. shopping & dining
- Residential Demand: 3,500+ planned homes & growing workforce
- Healthcare & Hospitality: 250-acre medical district, 2 hotels (300 rooms)
- Infrastructure in Place: New roadways, utilities, & SR-52 interchange

Why Invest?

- Strategic Growth Corridor - Positioned in Florida's fastest-growing county
- High Development Activity - \$2B+ project with 6,000+ jobs expected
- Flexible Zoning - MPUD entitlements allow multiple development possibilities



Area Overview

Pasco County is one of Florida's fastest-growing areas, with new businesses and residents flocking in. This site benefits from built-in foot traffic and workforce proximity. It offers a rare balance of open, undeveloped landscapes alongside rapidly expanding modern communities, making it an ideal location to live, work, and invest. Pasco County is committed to business-friendly growth, with over \$45M in economic incentives available to support corporate relocations and expansions. With strategic access to major highways, a growing workforce and continued investment in infrastructure, Pasco County is emerging as a key economic driver in Florida, offering unparalleled opportunities for businesses and residents alike.

EXECUTIVE SUMMARY

10401 McKendree Road
San Antonio, FL 33576

Property Features:

1,300 Square Feet on 10-Acres

Built Year: 1975

Beds: 2

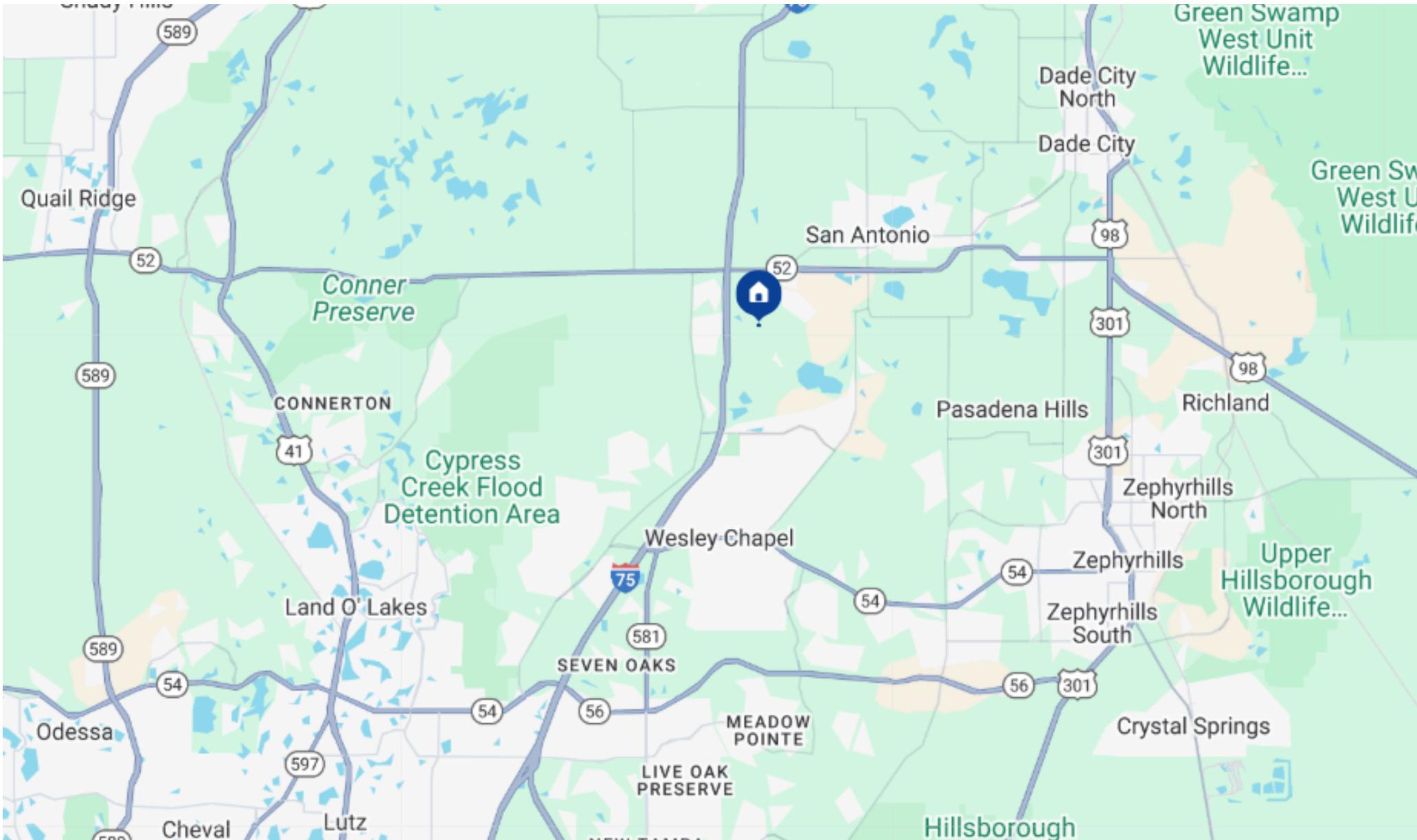
Baths: 2

Parcel Number: 16-25-20-0000-00400-0012



REGIONAL MAP

10401 McKendree Road
San Antonio, FL 33576



Demographic Summary

10401 McKendree Road
San Antonio, FL

	1 Mile	5 Miles	10 Miles
Population			
2024 Population	497	32,711	196,250
2029 Population Projection	611	39,711	196,250
Pop Growth 2024-2029	8.8%	7.1%	5.0%
Median Age	43	40	42
Households			
2024 Households	177	11,197	73,435
2029 Household Projection	218	11,197	89,284
Average Household Income	\$ 80,712	\$ 116,307	\$ 96,277
Median Household Income	\$ 63,269	\$ 91,948	\$ 71,991
Average Household Size	2.7	2.7	2.6
Daytime Employees	647	4,686	50,933
Housing			
Median Home Value	\$ 459,374	\$ 302,234	\$ 266,177
Median Year Built	1995	2005	2000