THE SHOPS AT·DOUBLE·BRANCH | THE BOARDWALK AT·DOUBLE·BRANCH

SEC I-75 & SR 52, SAN ANTONIO FL 33576

ANCHOR - INLINE - SPECIALTY - PAD

- **REGIONAL RETAIL DESTINATION**
  GROCER, FITNESS, DINING, WELLNESS
- **EVERYDAY CONNECTIVITY**
  OFF OF I-75, NEAR MIRADA & EPPERSON
  LAGOONS & NEW JOHN HOPKINS HOSPITAL
- **WALKABLE, LIFE-STYLE FOCUSED**
  PUBLIC VOLLEYBALL COURTS, GOLF CART
  ACCESS, OUTDOOR STAGE, EVENT LAWN
- **VIBRANT TOWN CENTER**
  RETAIL, DINING, AND WELLNESS

DOUBLE BRANCH AT A GLANCE

965
Acres of Master Planned Development

5.5M
Square Feet of Industrial

3,500
Multifamily and Lifestyle Units

500K
Square Feet of Dining, Retail, and Entertainment

250+
Acres of Healthcare, Wellness, and Life Sciences

1M
Square Feet of Office Space

2
Rejuvenating Hotels

200+
Acres of Parks & Trails

GATHER | PLAY | RELAX | ENJOY | CELEBRATE

PUBLIC VOLLEYBALL COURTS, GOLF CART ACCESS, TRELLIS SWINGS, EVENT LAWN, OUTDOOR STAGE

RETAILERS ARE TAKING NOTICE

IN THE WORKS

Regional Connectivity

SEC I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL 33576

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Strategic Access:

Located at SR 52 & I-75 in Pasco County's primary growth corridor, the Connected City.

Growth-Driven Market:

Surrounded by active, and significant residential and commercial development.

Pasadena Hills Superpark -

Planned, large-scale park for the Villages of Pasadena Hills. 300 acre park is intenteded to include both active recreational areas, such as ball fields and playgrounds, and passive areas for activities like trails and nature exploration. May be co-located with an elementary school.

Local Connectivity

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Everyday Connectivity:

Golf cart access to Mirada and Epperson lagoon communities seamlessly integrate Double Branch into daily life.

Abundant Traffic:

Nearby Epperson & Mirada lagoons attract over 400,000 visitors/yr & up to 3,000 visitors a day on peak days.

DOUBLE BRANCH OVERVIEW

A Premier Gateway Destination

SEC I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL 33576

The intersection of **State Road 52 & Interstate 75** in Pasco County, Florida, is rapidly emerging as a significant retail corridor, fueled by substantial residential and commercial growth. As one of the key transportation arteries in the Tampa Bay region, this area has transformed from a primarily rural landscape into a thriving hub of economic activity. The strategic positioning at a major highway interchange makes Double Branch an attractive destination for national retailers, dining establishments, and service providers looking to capitalize on the region's expanding consumer base.

20%	40%	40%
Population Rise Since 2010	Annual Commercial Growth	Tourism Surge

The local market includes national anchor retailers, national and regional brands, and local purveyors.

Demographics

13%	25%	$151,257
3 Mile Historical Annual Growth (2020-2024)	5 Mile Projected Population Growth (2024-2029)	5 Mile Average Household Income (2025)

	3 mi	5 mi	10 mi	30 Min DT
2025 Population	12,031	33,650	199,460	569,199
2030 Projected Population	16,168	45,945	247,461	620,451
2025 Average HH Income	$136,464	$151,257	$123,596	$112,427

A Glimpse Into the Extensive Market Growth

UNDER CONSTRUCTION / PROPOSED / EXISTING DEVELOPMENTS

	Development	Total Units
	Double Branch (MF/TH/BTR)	**3,500**
1	Project Angeline	10,000+
2	Cypress Preserve	841
3	Asbel Creek	502
4	Connerton Village	428
5	Connerton Downtown	2,160
6	Whispering Pines	290
7	4G Ranch	3,800
8	Fort King Ranch	1,000
9	Palmetto Ridge	2,500 SF/281 MF
10	Kokolakis	222 MF
11	Swope	1,072 SF /336 MF
12	Faircloth	300 SF
13	Hines	1,000
14	Hillcrest Preserve	1,200 SF / 600 MF
15	Colina Ranch	322 MF
16	Tampa Bay Golf & Country Club	1,500
17	Park Meadows	269
18	Sanctuary Ridge Homes	125
19	Ascend Grove West	330 MF / 82 TH
20	Saddlebrook	1,200 SF/465
21	Wildcat Bailes	1,275 MF
22	Kenton	890 MF/SF
23	Epperson North	1,795
24	Abbey Crossings	825
25	Leo at Cypress Creek	315 TH
26	Ascend Mirada	390 MF
27	Mirada	6,700
28	Boger Ranch Lennar	350
29	Evans Nursery	1,064
30	Magnolia Island	475
31	Epperson	3,000
32	Story Wesley Chapel	320 MF
33	Chapel Crossings	1,100
34	Aventon Meadows	360 MF
35	Avalon Park	4,800
36	Depue East	1,700 SF/300 TH/300 MF
37	Vida's Way	700 SF
38	WaterGrass	7,000
39	Villages of Pasadena Hills	614
40	Tortola	288 MF
41	Summerstone	570 TH/SF
42	Pasadena Hills	4,700+
43	Abbott Park Freedom	514
	Total:	**74,670 +**

	Development	Total Units	Existing	Future 2026-2030	Industrial	Office	Retail	Other	Notes	Estimated Delivery Timeline
	Double Branch (MF/TH/BTR)	**3,500**		**3,500**	**4,000,000 sq ft**	**725,000 sq ft**	**400,000 sq ft**			**Beginning in 2027, Completing 2029+**
1	Project Angeline	10,000+	1,000	9,000+				Moffit Cancer Center	Future City Centre & Lagoon	Completing in 2030
2	Cypress Preserve	841	841							Complete
3	Asbel Creek	502	502							Complete
4	Connerton Village	428	428	TBD						2026
5	Connerton Downtown	2,160		2,160		150,000 sq ft	150,000 sq ft		Future School, Future Park	2027-2030
6	Whispering Pines	290	290							Nearing Completion
7	4G Ranch	3,800		3,800					30,000 sq ft Mixed Use TBD	2030
8	Fort King Ranch	1,000		1,000					100,000 sq ft Mixed Use TBD	TBD
9	Palmetto Ridge	2,500 SF/281 MF		2,500 SF / 281 MF			8 Acres		42 Acre Future School	2028
10	Kokolakis	222 MF		222 MF					250,000 sq ft Office/Industrial	TBD
11	Swope	1,072 SF/336 MF		1,072 SF /336 MF					117,000 sq ft Mixed Use TBD	2026
12	Faircloth	300 SF		300 SF						TBD
13	Hines	1,000		1,000	200,000 sq ft		280,000 sq ft			TBD
14	Hillcrest Preserve	1,200 SF / 600 MF		1,200 SF / 600 MF						2030
15	Colina Ranch	322 MF	322 MF							Complete
16	Tampa Bay Golf & Country Club	1,500	1,500							Complete
17	Park Meadows	269	269							Complete
18	Sanctuary Ridge Homes	125		125						TBD
19	Ascend Grove West	330 MF / 82 TH	330 MF / 82 TH							Nearing Completion
20	Saddlebrook	1,200 SF / 465 MF/ 25 TH	1,200 SF	465 MF / 25 TH			75,000 sq ft			2028
21	Wildcat Bailes	1,275 MF		1,275				John Hopkins Hospital	250 Room Hotel	2027
22	Kenton	890 MF/SF		890 MF/SF			102,370 sq ft			2026
23	Epperson North	1,795	1,795							Nearing Completion
24	Abbey Crossings	825		825	1,200,000 sq ft	400,000 sq ft	400,000 sq ft			2028
25	Leo at Cypress Creek	315 TH/Cottages		315 TH/Cottages						Nearing Completion
26	Ascend Mirada	390 MF	390 MF							Complete
27	Mirada	6,700	6,700						Lagoon	Build on Demand
28	Boger Ranch Lennar	350		350						
29	Evans Nursery	1,064		1,064					70,000 SF Mixed Use TBD	TBD
30	Magnolia Island	475		475					70,000 SF Mixed Use TBD	TBD
31	Epperson	3,000	3,000						Lagoon	Build on Demand
32	Story Wesley Chapel	320 MF	320 MF							Complete
33	Chapel Crossings	1,100		1,100		50,000 sq ft	175,000 sq ft			2026-2027
34	Aventon Meadows	360 MF	360 MF							Complete
35	Avalon Park	4,800	4,800			120,000 sq ft	560,000 sq ft			Complete
36	Depue East	1,700 SF/300 TH/300 MF		1,700 SF/300 TH/300 MF			20,000 sq ft		Future School Site	2030+
37	Vida's Way	700 SF		700 SF						2027
38	WaterGrass	7,000	7,000							Complete
39	Villages of Pasadena Hills	614		614 SF/TH						2027
40	Tortola	288 MF	288 MF							Complete
41	Summerstone	570 TH/SF	570 SF/TH							Nearing Completion
42	Pasadena Hills	4,700+		4,700+					Multiple Communities	2030+
43	Abbott Park Freedom	514	514							Nearing Completion

Masterplan - Retail

THE SHOPS
AT·DOUBLE·BRANCH

THE SHOPS
AT·DOUBLE·BRANCH

RETAIL,

REDEFINED

A NEW

MARKETPLACE

MADE FOR YOU

SHOP.

DINE.

EXPLORE.

Masterplan - The Shops

THE SHOPS
AT·DOUBLE·BRANCH

A7 - BUILDING TOTAL AREAS

BLDG A
62,863 GROSS SF

BLDG B
13,387 GROSS SF

BLDG C
40,000 GROSS SF

773 PARKING SPACES

A9 - BUILDING TOTAL AREAS

9,846 GROSS SF

73 PARKING SPACES

A12 - BUILDING TOTAL AREAS

14,262 GROSS SF

103 PARKING SPACES

THE BOARDWALK
AT·DOUBLE·BRANCH

THE BOARDWALK

AT·DOUBLE·BRANCH

BOARDWALK

BLISS

VIBRANT.

WALKABLE.

CONNECTED.

WHERE

LIFE AND

COMMUNITY

MEET

Masterplan - Boardwalk & Town Center

THE BOARDWALK
AT·DOUBLE·BRANCH

F + B - QSR

F + B - FSR

RETAIL

OFFICE

BUILDING AREA (GROSS SF)	
BUILDING NAME	TOTAL AREA
BLDG B	4673 SF
BLDG C	6835 SF
BLDG D	2244 SF
BLDG F	6247 SF
BLDG G	6787 SF
BLDG H	25139 SF
BLDG J	4728 SF
BLDG K	9400 SF
BLDG L	3893 SF
BLDG M	5820 SF
LIFT STATION	2487 SF
TOTAL GROSS SF	78254 SF

PATIO AREA (NET RENTABLE SF)	
Name	TOTAL NRSF
PATIO H	689 SF
PATIO F	3048 SF
PATIO B	1234 SF
PATIO C	1396 SF
TOTAL NRSF	6368 SF

104,000 VPD
INTERSTATE
75
18,500 VPD
52
INNOVATION DISTRICT
SOUTHWEST TRANSITIONAL DISTRICT
TRADEWAY BLVD
Tradeway Road
PASCO RD
ROAD K
ROAD L
ROAD I
ROAD H
ROAD G
SOUTH TRANSITIONAL NEIGHBORHOOD DISTRICT
CENTRAL MIXED-USE DISTRICT
TRANSITIONAL NEIGHBORHOOD DISTRICT
Double Branch Pwky
SETTER PALM RD
FRONT 52 DISTRICT
ROAD F
McKendree Road

McKendree Road
Setter Palm Road
Tradeway Road
18,500 VPD
52
INTERSTATE
75
104,000 VPD

INTERSTATE
75
104,000 VPD
18,500 VPD
52

THE SHOPS
AT·DOUBLE·BRANCH

THE BOARDWALK
AT·DOUBLE·BRANCH

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ACRE Commercial Real Estate
RESULTS-DRIVEN RETAIL

LICENSED REAL ESTATE BROKER

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