

OUTPARCEL & ENDCAP SPACES AVAILABLE

HEART PINE AVENUE & SR 54 | TRINITY, FL



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KATZ & ASSOCIATES

HIGHLIGHTS

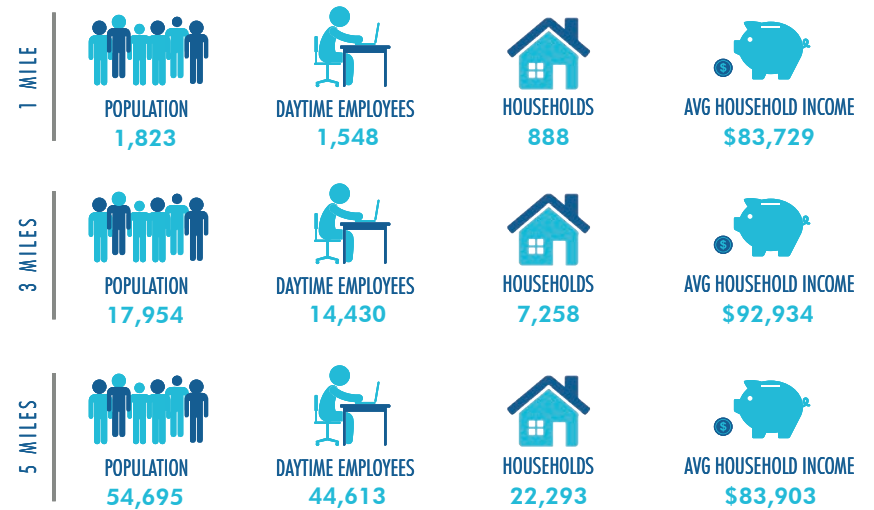
- Located at the signalized intersection of Heart Pine Avenue and State Road 54

- Join these surrounding nationals close by: **Publix**, **DUNKIN' DONUTS**



- Approximately 1 acre available with drive-thru capability on hard corner
- Development flexibility; drive-thru, pad site or endcap spaces available
- Ideal for restaurant, fast food, medical, retail, etc.
- Dense residential with strong growth
- At the entrance of a new master planned community in Starkey Ranch with approximately 4,000 residential homes
- 58,000+ cars per day on State Road 54
- 250,000 SF of office space
- 3 hotels within a 2 mile radius

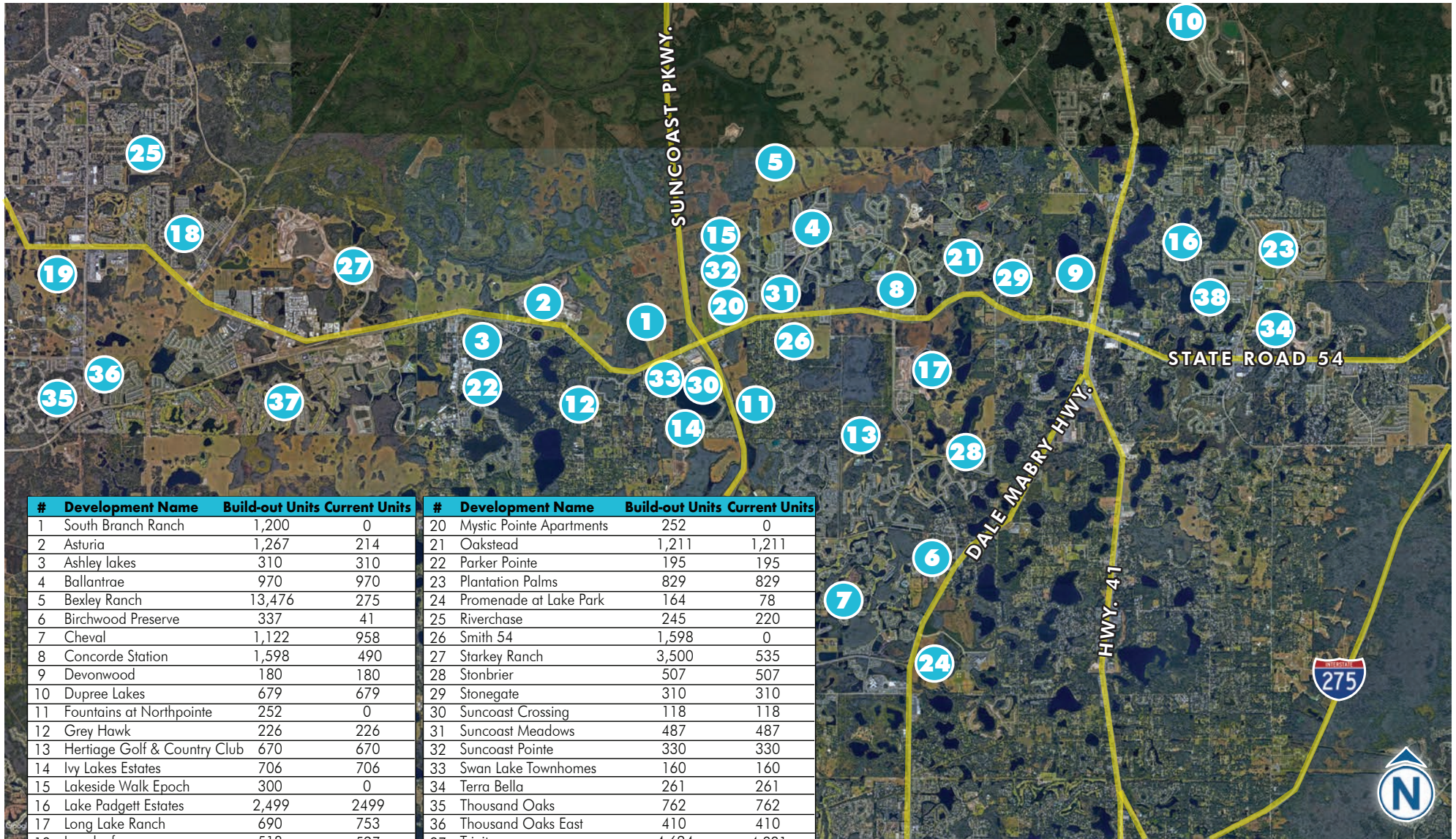
DEMOGRAPHICS







KATZ & ASSOCIATES



#	Development Name	Build-out Units	Current Units	#	Development Name	Build-out Units	Current Units
1	South Branch Ranch	1,200	0	20	Mystic Pointe Apartments	252	0
2	Asturia	1,267	214	21	Oakstead	1,211	1,211
3	Ashley lakes	310	310	22	Parker Pointe	195	195
4	Ballantrae	970	970	23	Plantation Palms	829	829
5	Bexley Ranch	13,476	275	24	Promenade at Lake Park	164	78
6	Birchwood Preserve	337	41	25	Riverchase	245	220
7	Cheval	1,122	958	26	Smith 54	1,598	0
8	Concorde Station	1,598	490	27	Starkey Ranch	3,500	535
9	Devonwood	180	180	28	Stonbrier	507	507
10	Dupree Lakes	679	679	29	Stonegate	310	310
11	Fountains at Northpointe	252	0	30	Suncoast Crossing	118	118
12	Grey Hawk	226	226	31	Suncoast Meadows	487	487
13	Heritage Golf & Country Club	670	670	32	Suncoast Pointe	330	330
14	Ivy Lakes Estates	706	706	33	Swan Lake Townhomes	160	160
15	Lakeside Walk Epoch	300	0	34	Terra Bella	261	261
16	Lake Padgett Estates	2,499	2,499	35	Thousand Oaks	762	762
17	Long Lake Ranch	690	753	36	Thousand Oaks East	410	410
18	Longleaf	518	527	37	Trinity	4,624	4,331
19	Mitchell 54	800	0	38	Valencia Gardens	393	393

NEARBY COMMUNITIES - After Build-out
 47,770 Total Units

AERIAL | COMMUNITY RESIDENCES

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