### FOR LEASE



# OUTPARCEL & ENDCAP SPACES AVAILABLE HEART PINE AVENUE & SR 54 | TRINITY, FL



#### **DAVID EGGNATZ**

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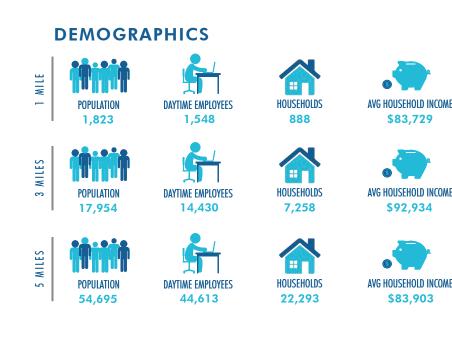
Principal DanielSolomon@dkatz.com (561) 869-4351

### HIGHLIGHTS

- Located at the signalized intersection of Heart Pine Avenue and State Road 54
- Join these surrounding nationals close by: Publix, Bonuts



- 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



# SITE | HIGHLIGHTS

### HEART PINE AVENUE & SR 54 TRINITY, FL

katzassociates.com 2



## **AERIAL |** TRADE

HEART PINE AVENUE & SR 54 TRINITY, FL

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PLAN | SITE - PROPOSED

heart pine avenue & sr 54 TRINITY, FL

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				SUNCOAST-PKWY		20 0	TATE ROAD 54
		A SA				A A A A	
		Current Units	H Development Name     Andrie Pointe Apartmente	Build-out Units		AN OF	
1 South Branch Ranch	1,200	0	20 Mystic Pointe Apartments	252	0	Jan Barris	
<ol> <li>South Branch Ranch</li> <li>Asturia</li> </ol>	1,200 1,267	0 214	<ul><li>20 Mystic Pointe Apartments</li><li>21 Oakstead</li></ul>	252 1,211	0	44 44 44 44	
1 South Branch Ranch 2 Asturia 3 Ashley lakes	1,200 1,267 310	0 214 310	<ul><li>20 Mystic Pointe Apartments</li><li>21 Oakstead</li><li>22 Parker Pointe</li></ul>	252 1,211 195	0 1,211 195	11 14 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	
<ol> <li>South Branch Ranch</li> <li>Asturia</li> </ol>	1,200 1,267	0 214 310 970	<ul><li>20 Mystic Pointe Apartments</li><li>21 Oakstead</li></ul>	252 1,211	0	148 644 310	
1 South Branch Ranch 2 Asturia 3 Ashley lakes 4 Ballantrae	1,200 1,267 310 970 13,476 337	0 214 310 970 275 41	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> </ul>	252 1,211 195 829 164 245	0 1,211 195 829	1480 H	
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval	1,200 1,267 310 970 13,476 337 1,122	0 214 310 970 275 41 958	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> </ul>	252 1,211 195 829 164 245 1,598	0 1,211 195 829 78 220 0	148 80 80 80 80 80 80 80 80 80 80 80 80 80	
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station	1,200 1,267 310 970 13,476 337 1,122 1,598	0 214 310 970 275 41 958 490	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> </ul>	252 1,211 195 829 164 245 1,598 3,500	0 1,211 195 829 78 220 0 535	11 94 96 96 97 97 97 97 97 97 97 97 97 97 97 97 97	
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood	1,200 1,267 310 970 13,476 337 1,122 1,598 180	0 214 310 970 275 41 958 490 180	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507	0 1,211 195 829 78 220 0 535 507		
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood         10       Dupree Lakes	1,200 1,267 310 970 13,476 337 1,122 1,598 180 679	0 214 310 970 275 41 958 490 180 679	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> <li>29 Stonegate</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507 310	0 1,211 195 829 78 220 0 535 507 310		The second se
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood         10       Dupree Lakes         11       Fountains at Northpointe	1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252	0 214 310 970 275 41 958 490 180 679 0	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> <li>29 Stonegate</li> <li>30 Suncoast Crossing</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507 310 118	0 1,211 195 829 78 220 0 535 507 310 118		The second se
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood         10       Dupree Lakes         11       Fountains at Northpointe         12       Grey Hawk	1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252 226	0 214 310 970 275 41 958 490 180 679 0 226	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> <li>29 Stonegate</li> <li>30 Suncoast Crossing</li> <li>31 Suncoast Meadows</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507 310 118 487	0 1,211 195 829 78 220 0 535 507 310 118 487		To and the second se
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood         10       Dupree Lakes         11       Fountains at Northpointe         12       Grey Hawk         13       Hertiage Golf & Country Club	1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252 226 670	0 214 310 970 275 41 958 490 180 679 0 226 670	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> <li>29 Stonegate</li> <li>30 Suncoast Crossing</li> <li>31 Suncoast Meadows</li> <li>32 Suncoast Pointe</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507 310 118 487 330	0 1,211 195 829 78 220 0 535 507 310 118 487 330		To the second seco
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood         10       Dupree Lakes         11       Fountains at Northpointe         12       Grey Hawk         13       Hertiage Golf & Country Club         14       Ivy Lakes Estates	1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252 226 0 670 706	0 214 310 970 275 41 958 490 180 679 0 226 670 706	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> <li>29 Stonegate</li> <li>30 Suncoast Crossing</li> <li>31 Suncoast Meadows</li> <li>32 Suncoast Pointe</li> <li>33 Swan Lake Townhomes</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507 310 118 487 330 160	0 1,211 195 829 78 220 0 535 507 310 118 487 330 160		
1       South Branch Ranch         2       Asturia         3       Ashley lakes         4       Ballantrae         5       Bexley Ranch         6       Birchwood Preserve         7       Cheval         8       Concorde Station         9       Devonwood         10       Dupree Lakes         11       Fountains at Northpointe         12       Grey Hawk         13       Hertiage Golf & Country Club         14       Ivy Lakes Estates         15       Lakeside Walk Epoch	1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252 226 5670 706 300	0 214 310 970 275 41 958 490 180 679 0 226 670 706 0	<ul> <li>20 Mystic Pointe Apartments</li> <li>21 Oakstead</li> <li>22 Parker Pointe</li> <li>23 Plantation Palms</li> <li>24 Promenade at Lake Park</li> <li>25 Riverchase</li> <li>26 Smith 54</li> <li>27 Starkey Ranch</li> <li>28 Stonbrier</li> <li>29 Stonegate</li> <li>30 Suncoast Crossing</li> <li>31 Suncoast Meadows</li> <li>32 Suncoast Pointe</li> <li>33 Swan Lake Townhomes</li> <li>34 Terra Bella</li> </ul>	252 1,211 195 829 164 245 1,598 3,500 507 310 118 487 330 160 261	0 1,211 195 829 78 220 0 535 507 310 118 487 330 160 261		
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NEARBY COMMUNITIES - After Build-out

47,770 Total Units

# AERIAL | COMMUNITY RESIDENCES

## heart pine avenue & sr 54 TRINITY, FL

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.07.19