



THE SHOPS & THE BOARDWALK AT DOUBLE BRANCH

- **THRIVING RETAIL DESTINATION**
GROCER, FITNESS, DINING, WELLNESS
- **WALKABLE, LIFE-STYLE FOCUSED**
PUBLIC VOLLEYBALL COURTS, GOLF CART
ACCESS, OUTDOOR STAGE, EVENT LAWN
- **INTEGRATED TRAILS & GREEN SPACE**
CONNECTED TO OVER 200+ ACRES OF PARKS & TRAILS
- **VIBRANT TOWN CENTER**
RETAIL, DINING, AND WELLNESS

ANCHOR - INLINE - SPECIALTY - PAD
Retail Leasing Opportunities



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

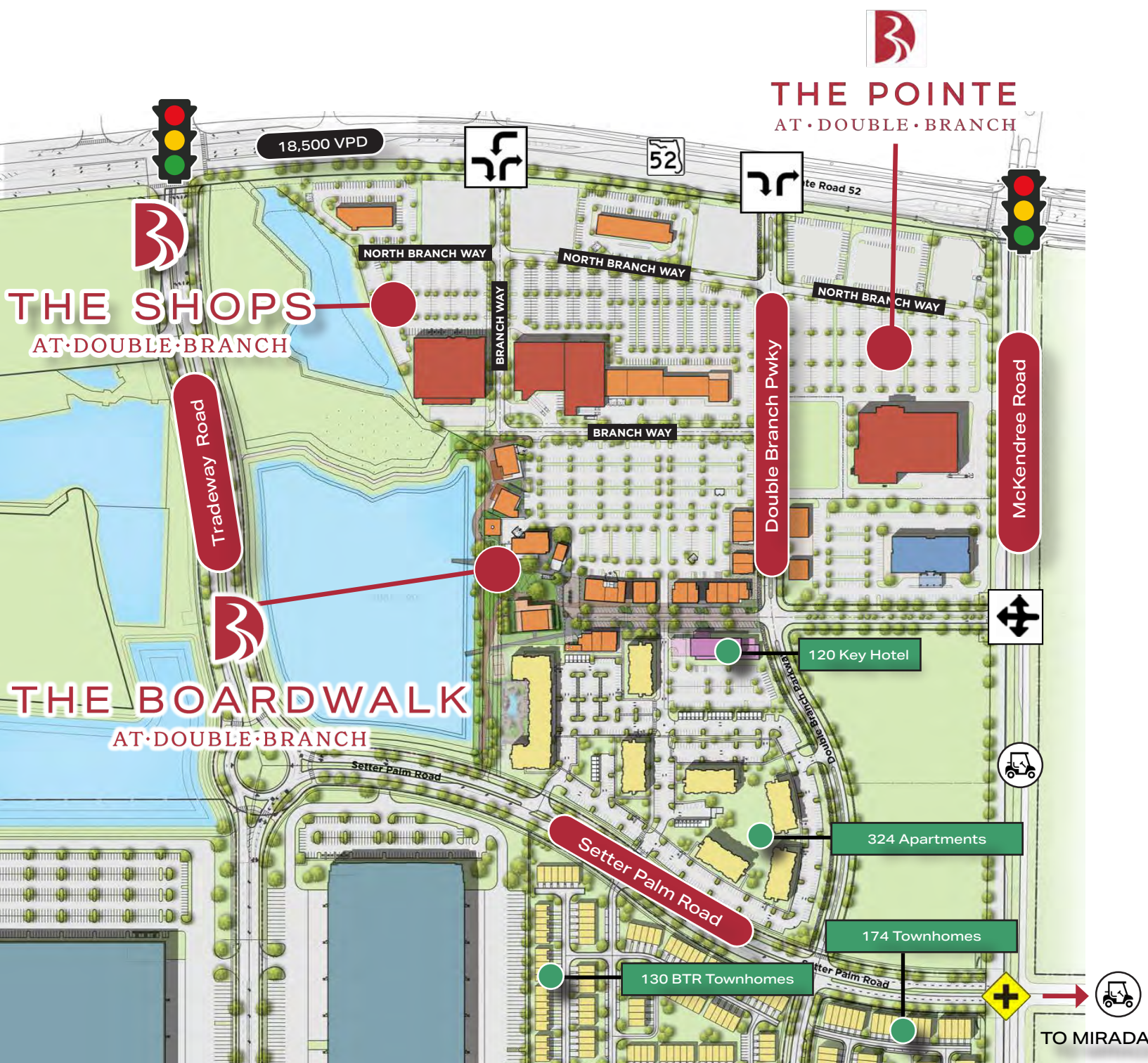
Rejuvenating
Hotels

200+

Acres of Parks
& Trails

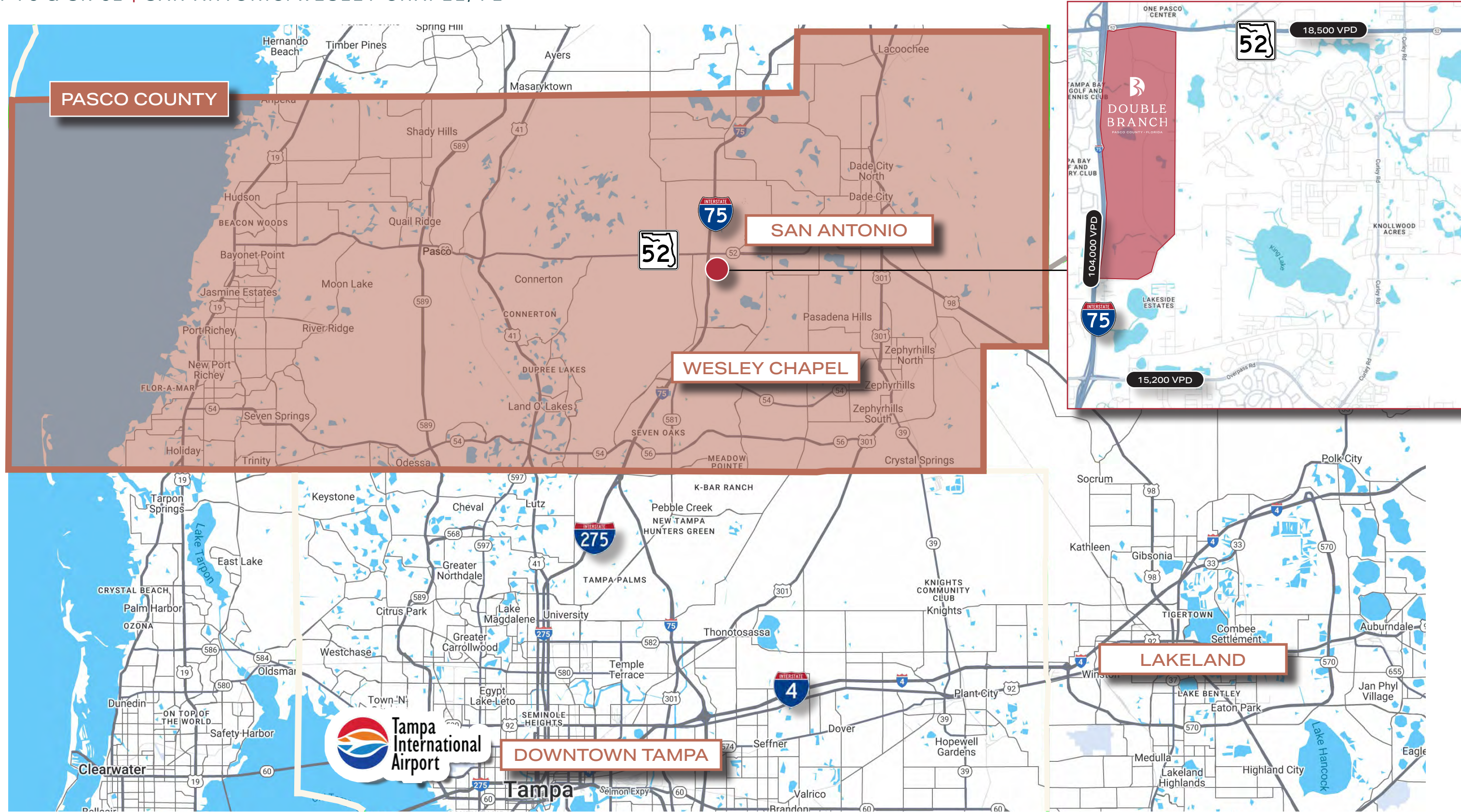
GATHER | PLAY | RELAX | ENJOY | CELEBRATE

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



Regional Connectivity

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



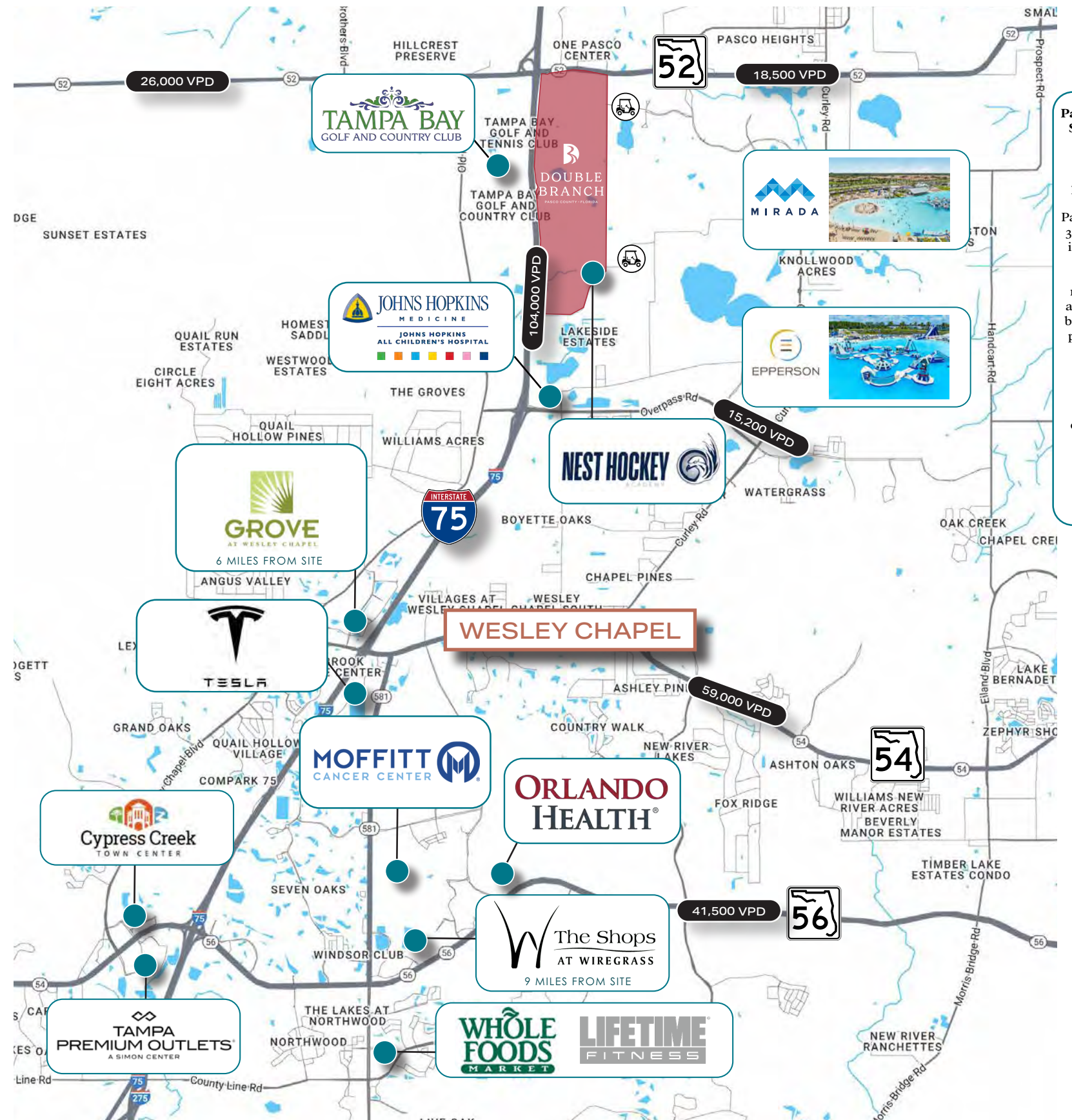
Regional Connectivity

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



Located at the intersection of **State Road 52 & Interstate 75** in Pasco County, Florida, Double Branch offers premier connectivity in the heart of Pasco County's high-growth corridor. With significant residential and commercial expansion underway, Pasco County continues to attract investment, infrastructure, and population growth.

Connected by golf cart access to Mirada and Epperson, The Shops & The Boardwalk become an extension of daily life, from grocery runs to evenings out.



Pasadena Hills Superpark -

Planned, large-scale park for the Villages of Pasadena Hills. 300 acre park is intended 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.



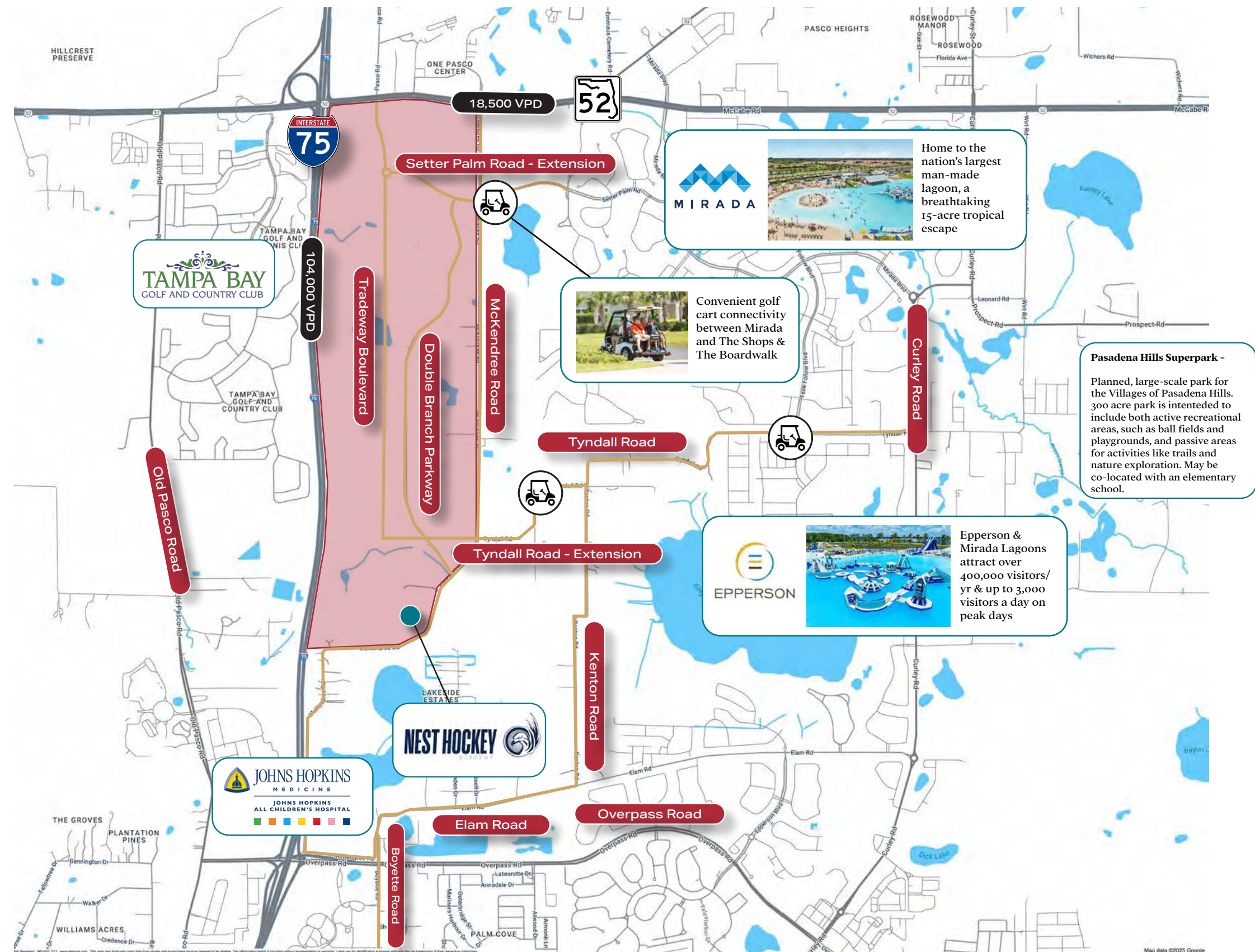
Local Connectivity

With close proximity to major roadways and direct access to I-75, the area is poised for lasting success, offering convenience to residents, visitors, and employees alike.

An estimated 45,000 - 55,000 vehicles per day (VPD) are anticipated on SR-52, based on projected area development and average daily household trips.

I-75 currently carries over 104,000 vehicles per day (VPD), with traffic volumes expected to increase as regional travel demand continues to grow.

Beyond strong roadway traffic, The Shops & The Boardwalk also enjoy direct golf cart connectivity from Mirada and Epperson - giving residents a quick and convenient way to access dining, retail, and entertainment.



A Premier Gateway Destination

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

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%

Population Rise
Since 2010

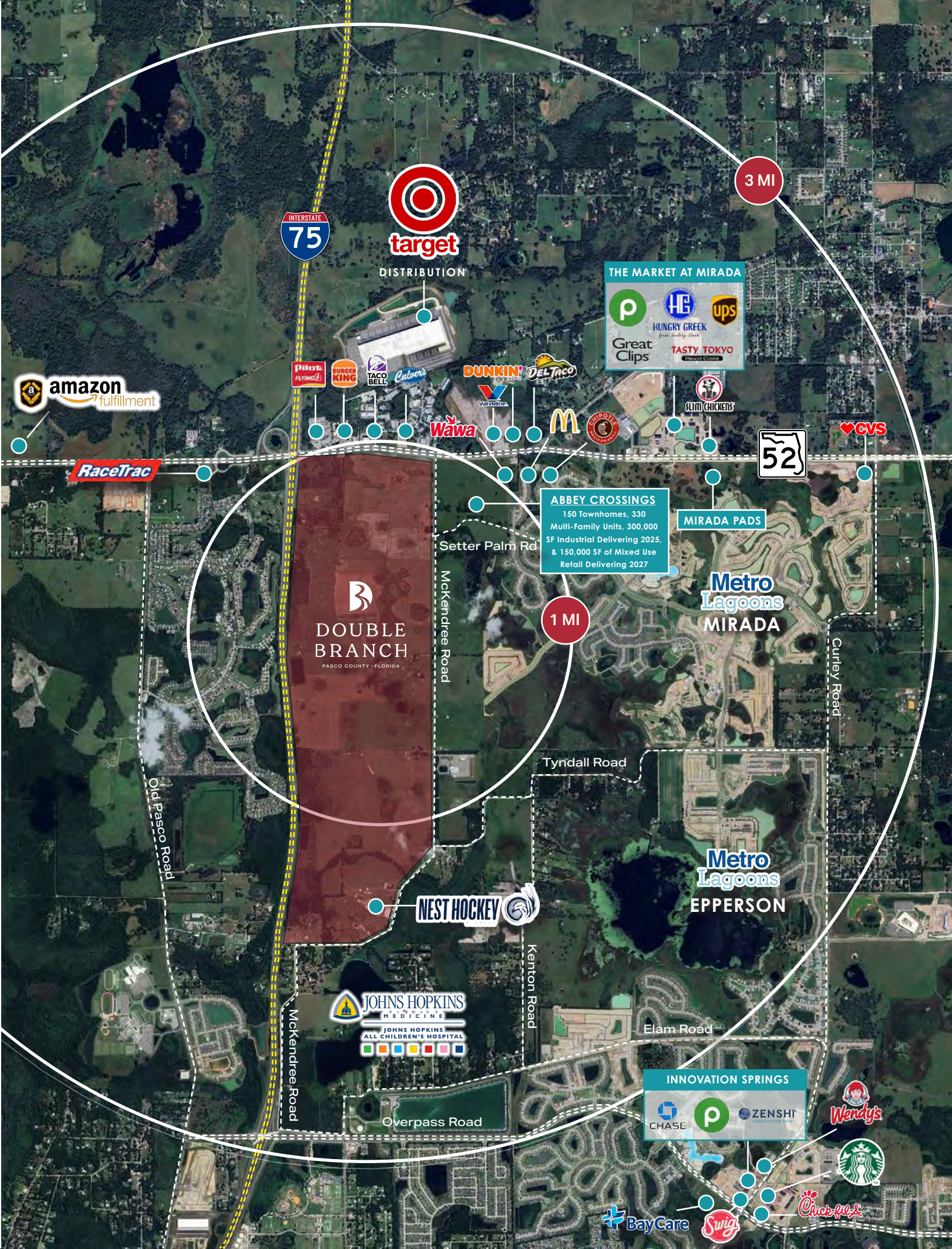
40%

Annual
Commercial
Growth

40%

Tourism Surge

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



Demographics

13%

3 Mile
Historical
Annual Growth
(2020-2024)

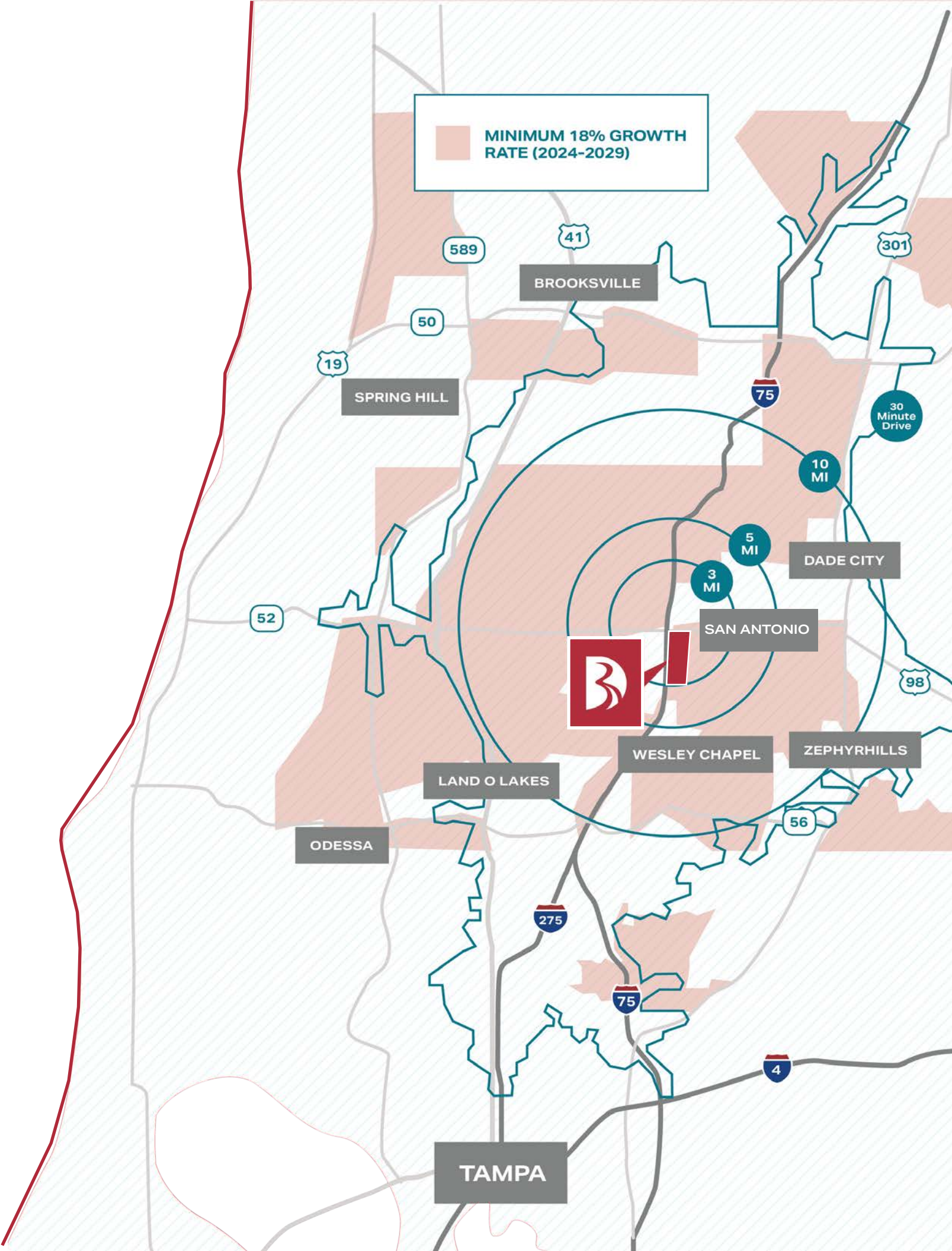
25%

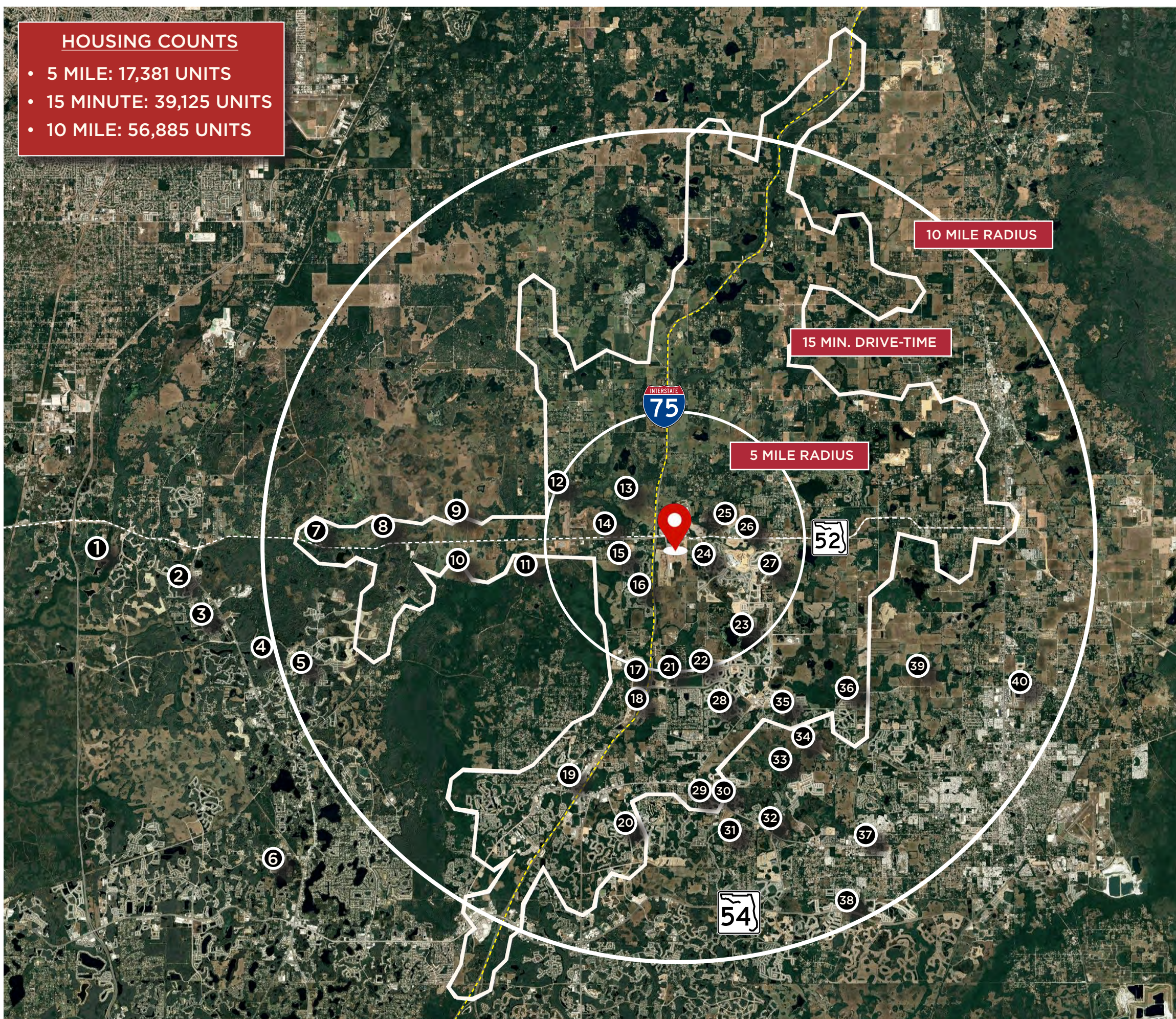
5 Mile
Projected
Population Growth
(2024-2029)

\$140,856

5 Mile
Average Household
Income
(2024)

	3 mi	5 mi	10 mi	30 Min DT
2024 Population	8,208	27,050	174,615	528,471
2029 Projected Population	10,979	36,951	216,135	603,087
2024 Average HH Income	\$139,009	\$140,856	\$117,798	\$105,590

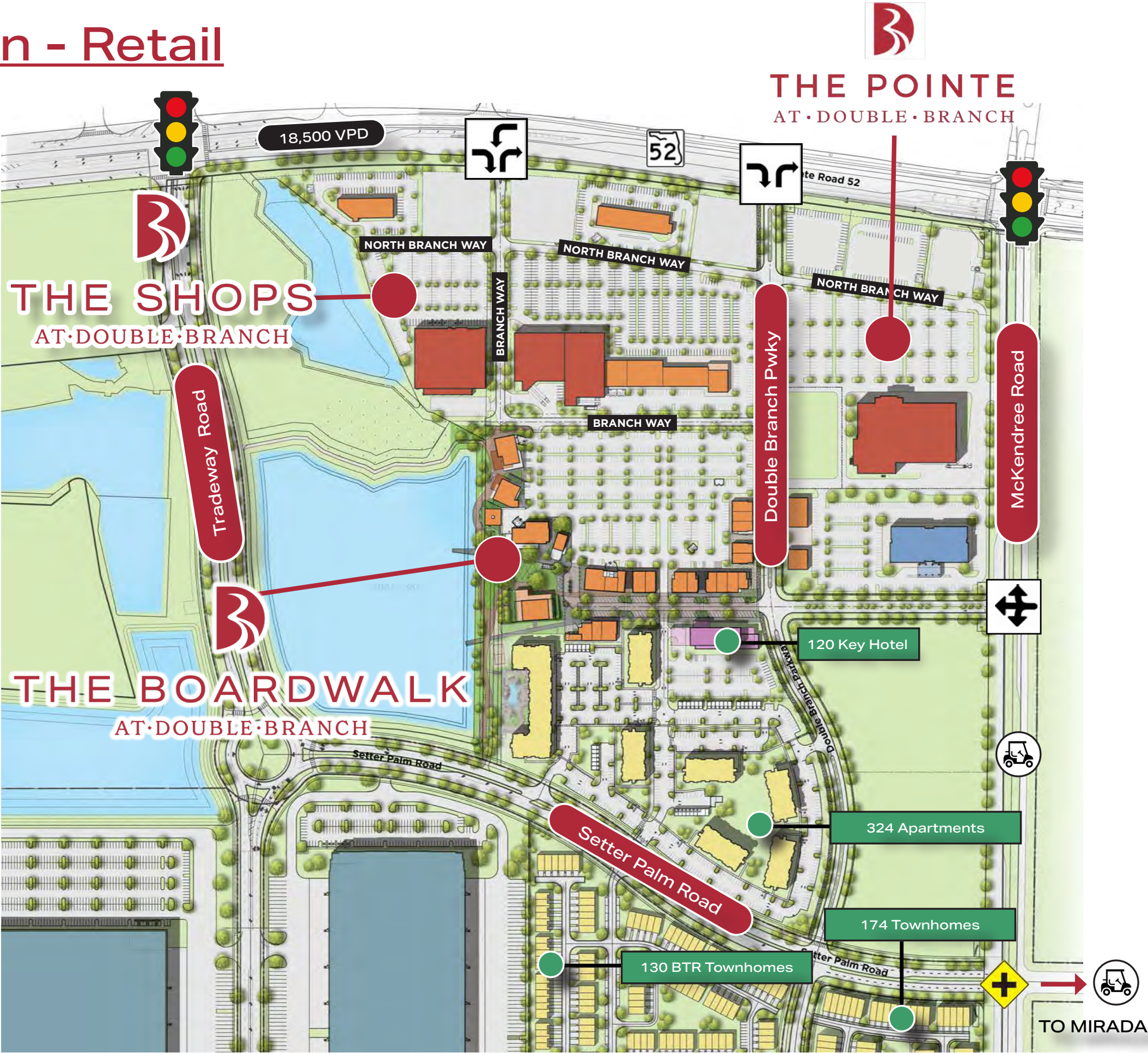




Development		Total Units
	Double Branch (MF/TH/BTR)	3,500
1	Project Angeline	10,000+
2	Cypress Preserve	841
3	Asbel Creek	502
4	Connerton Village	428
5	Connerton Downtown	2,160
6	Whispering Pines	290
7	4G Ranch	3,800
8	Fort King Ranch	1,000
9	Palmetto Ridge	2,500 SF/281 MF
10	Kokolakis	222 MF
11	Swope	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 MF/25 TH
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	Epperson	3,000
29	Story Wesley Chapel	320 MF
30	Chapel Crossings	1,100
31	Aventon Meadows	360 MF
32	Avalon Park	4,800
33	Depue East	1,700 SF/300 TH/300 MF
34	Vida's Way	700 SF
35	WaterGrass	7,000
36	Villages of Pasadena Hills	614
37	Tortola	288 MF
38	Summerstone	570 TH/SF
39	Pasadena Hills	4,700+
40	Abbott Park Freedom	514
Total:		70,121 +

	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	Complete
28	Epperson	3,000	3,000						Lagoon	Complete
29	Story Wesley Chapel	320 MF	320 MF							Complete
30	Chapel Crossings	1,100		1,100		50,000 sq ft	175,000 sq ft			2026-2027
31	Aventon Meadows	360 MF	360 MF							Complete
32	Avalon Park	4,800	4,800			120,000 sq ft	560,000 sq ft			Complete
33	Depue East	1,700 SF/300 TH/300 MF		1,700 SF/300 TH/300 MF			20,000 sq ft		Future School Site	2030+
34	Vida’s Way	700 SF		700 SF						2027
35	WaterGrass	7,000	7,000							Complete
36	Villages of Pasadena Hills	614		614 SF/TH						2027
37	Tortola	288 MF	288 MF							Complete
38	Summerstone	570 TH/SF	570 SF/TH							Nearing Completion
39	Pasadena Hills	4,700+		4,700+					Multiple Communities	2030+
40	Abbott Park Freedom	514	514							Nearing Completion
	TOTAL:	70,121	29,801	40,320	5,400,000 sq ft	1,445,000 sq ft	2,510,850 sq ft			

Masterplan - Retail



VISION BOARD



THE SHOPS

AT • DOUBLE • BRANCH



RETAIL,
REDEFINED



SHOP.
DINE.
EXPLORE.



A NEW
MARKETPLACE
MADE FOR
YOU





THE SHOPS

AT DOUBLE BRANCH

Masterplan - The Shops



VISION BOARD



THE BOARDWALK

AT • DOUBLE • BRANCH



BOARDWALK

BLISS



VIBRANT.

WALKABLE.

CONNECTED.

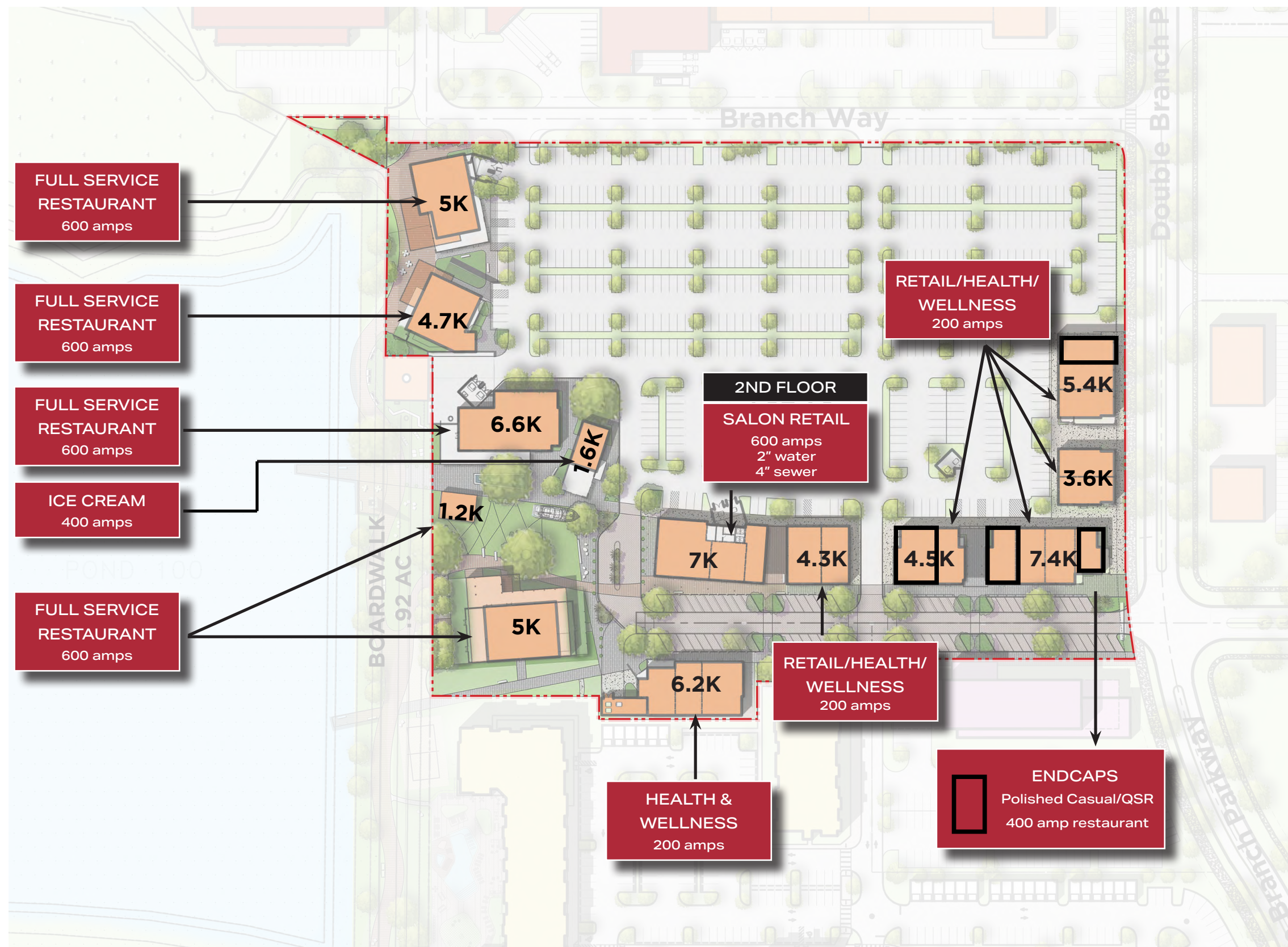


WHERE
LIFE AND
COMMUNITY
MEET





Masterplan - Boardwalk & Town Center





THE BOARDWALK AT DOUBLE BRANCH

Landscaping - Boardwalk & Town Center



KEY

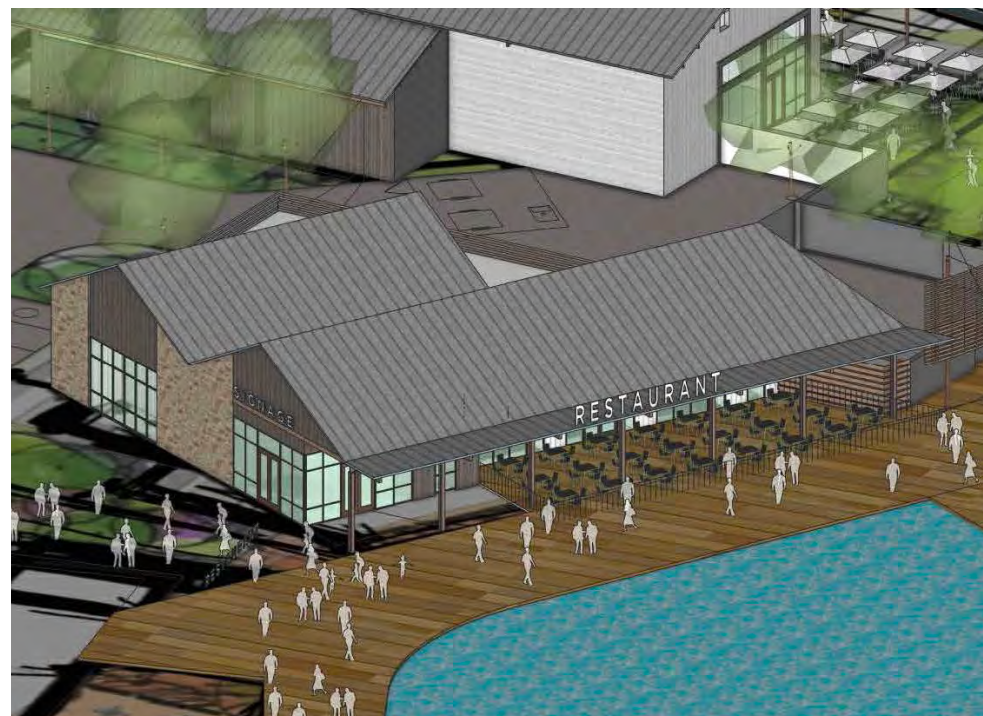
- 1 EVENT LAWN (15,000 SF)
- 2 WATER FEATURE WITH ACCENT TREE
- 3 LAWN GAMES W/ LINEAR BENCH
- 4 BENCH
- 5 OVERLOOK
- 6 TOWER FEATURE
- 7 ACCENT TREE
- 8 PROJECT SIGN / PHOTO OP
- 9 DROP OFF W/ PLANTER POTS
- 10 FESTIVAL STREET (PAVERS)
- 11 SAND VOLLEYBALL COURT
- 12 TRELLIS SWINGS
- 13 MOVABLE FURNITURE
- 14 BOARDWALK W/ SPECIALTY PAVING
- 15 MID-BLOCK CROSSING
- 16 ARCHWAY SIGN
- 17 PALM GROVE W/ HAMMOCKS





THE BOARDWALK
AT DOUBLE BRANCH

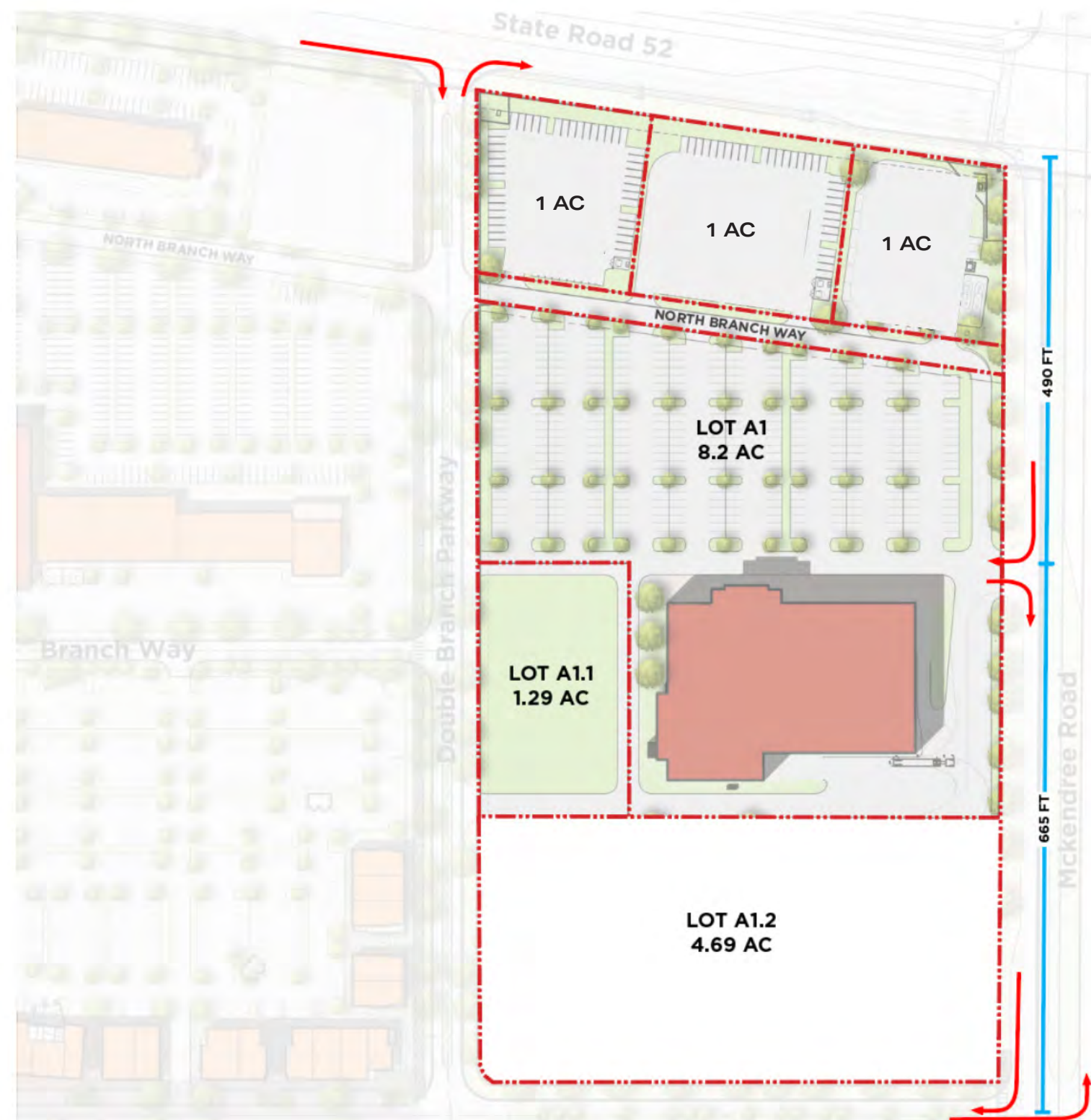
Renderings - The Boardwalk & Town Center



Masterplan - The Pointe



THE POINTE
AT • DOUBLE • BRANCH



Proposed Signage



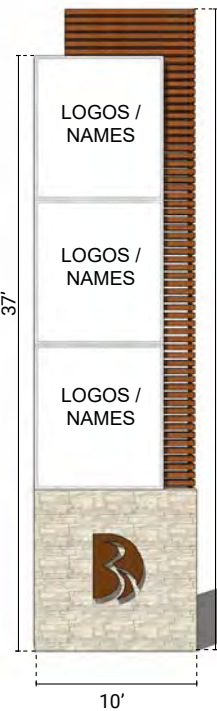
PROJECT ID SIGN

THIS WILL REQUIRE A 2-STAGE PERMITTING PROCESS: MONUMENT STRUCTURE AND SIGN



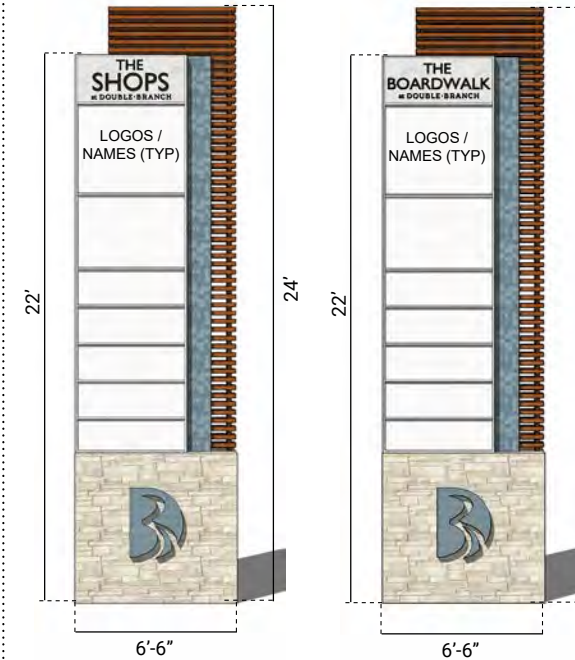
I-75 ANCHOR GUIDEPOST

NOT CODE COMPLIANT DUE TO LACK OF RETAIL FRONTAGE ALONG I-75. SIGN HEIGHT DOES NOT COMPLY WITH LDC.



THE SHOPS TENANT SIGN

SIGN HEIGHT DOES NOT COMPLY WITH LDC. PER LDC MAXIMUM SIGN HEIGHT IS 15' WITH ORNAMENTAL FEATURE NOT EXCEED 17.25'

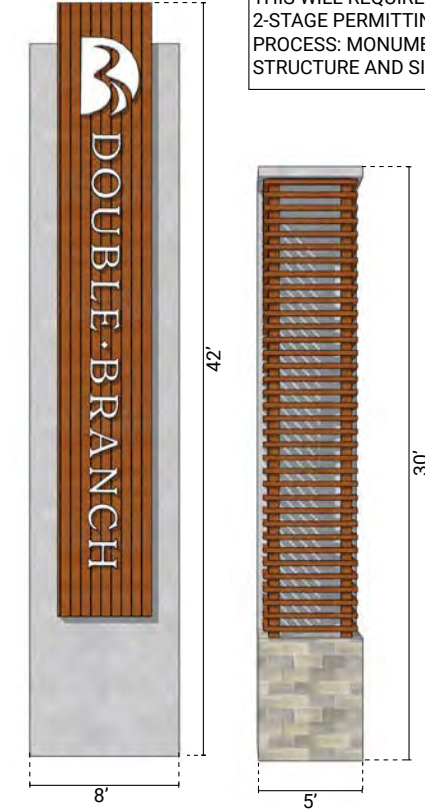


BOARDWALK TENANT SIGN

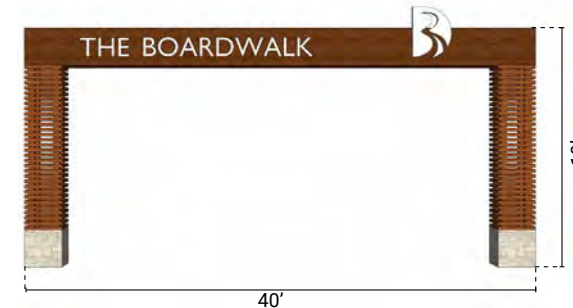


MONUMENT SIGN LANTERN

THIS WILL REQUIRE A 2-STAGE PERMITTING PROCESS: MONUMENT STRUCTURE AND SIGN

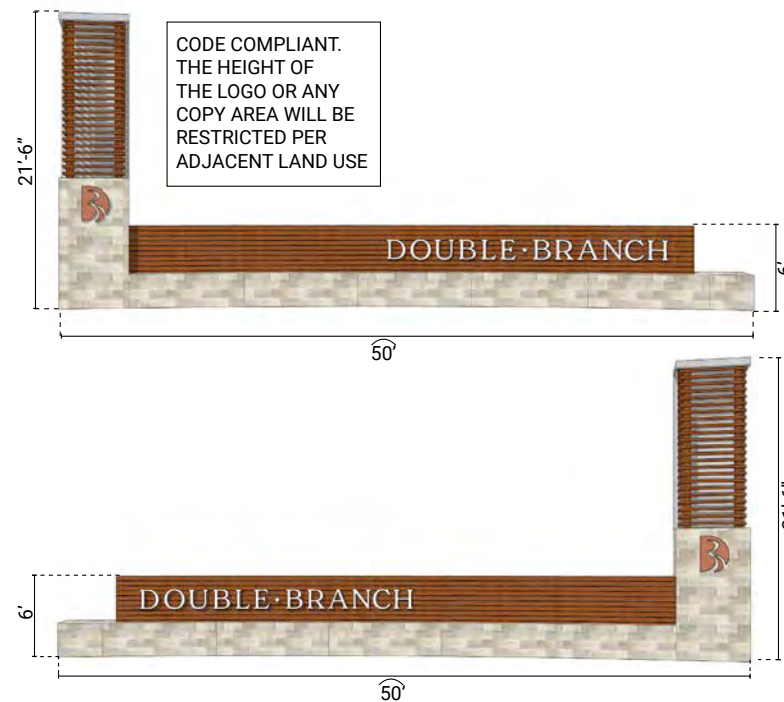


ARCHWAY SIGN



ARCHWAY SIGN IS NOT MENTIONED IN LDC. THIS IS NOT IN THE PUBLIC R.O.W. PER CURRENT DESIGN

ENTRY SIGN



CODE COMPLIANT. THE HEIGHT OF THE LOGO OR ANY COPY AREA WILL BE RESTRICTED PER ADJACENT LAND USE





THE SHOPS
AT·DOUBLE·BRANCH



THE BOARDWALK
AT·DOUBLE·BRANCH

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