



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

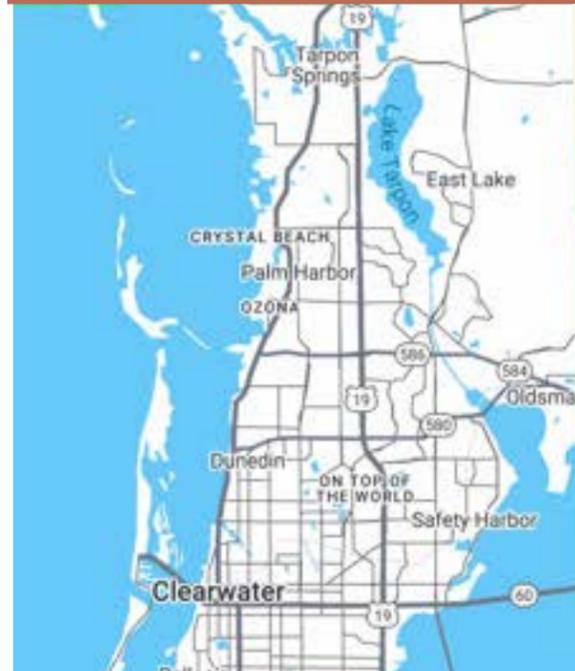
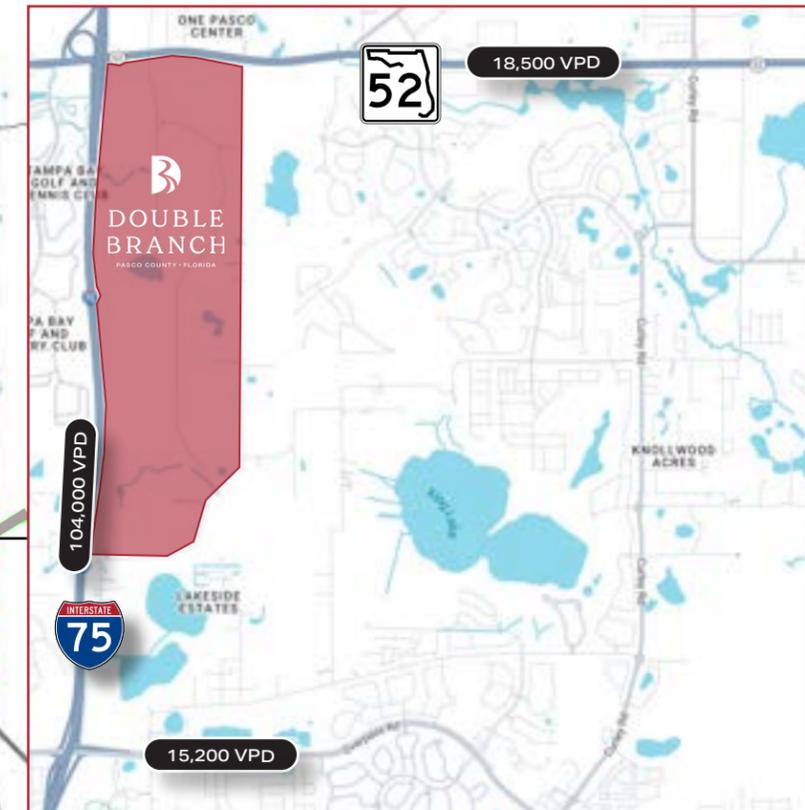
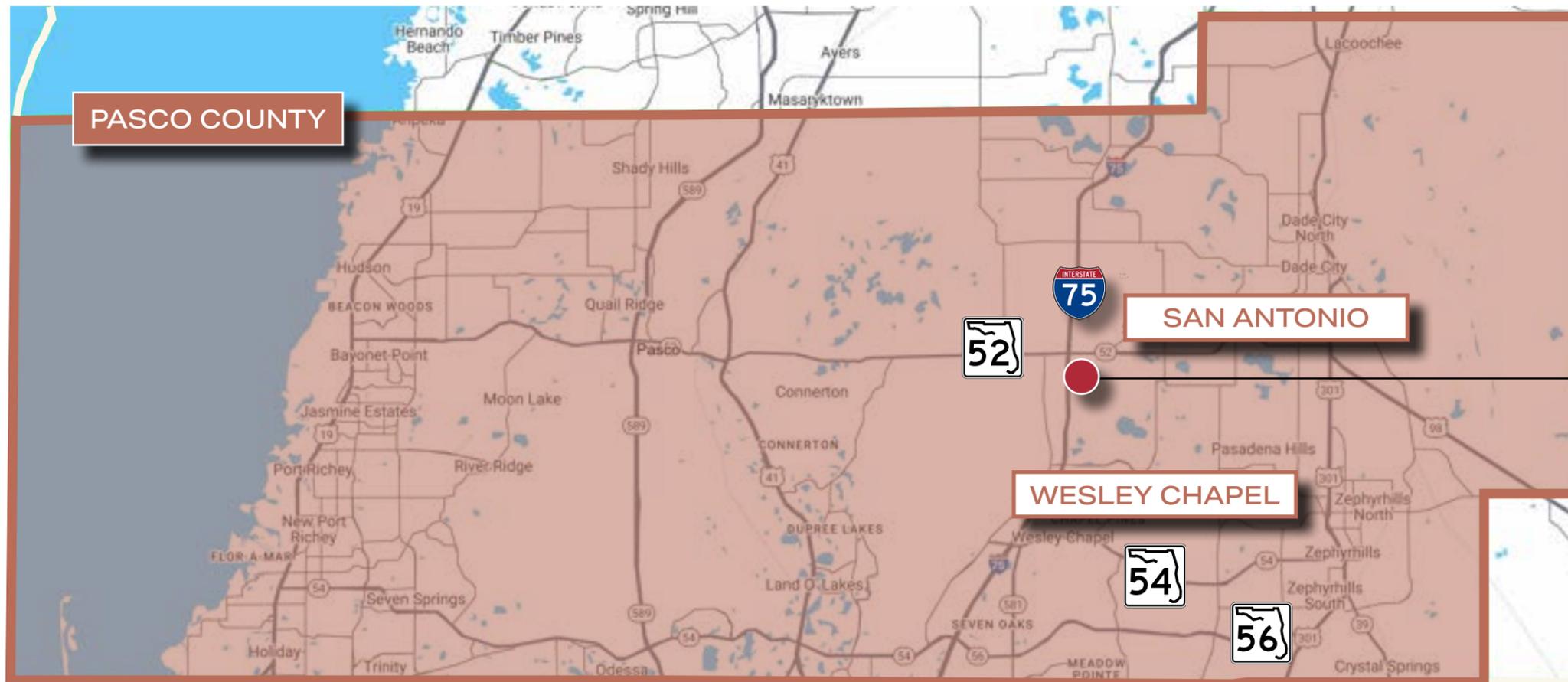
PUBLIC VOLLEYBALL COURTS, GOLF CART ACCESS,

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



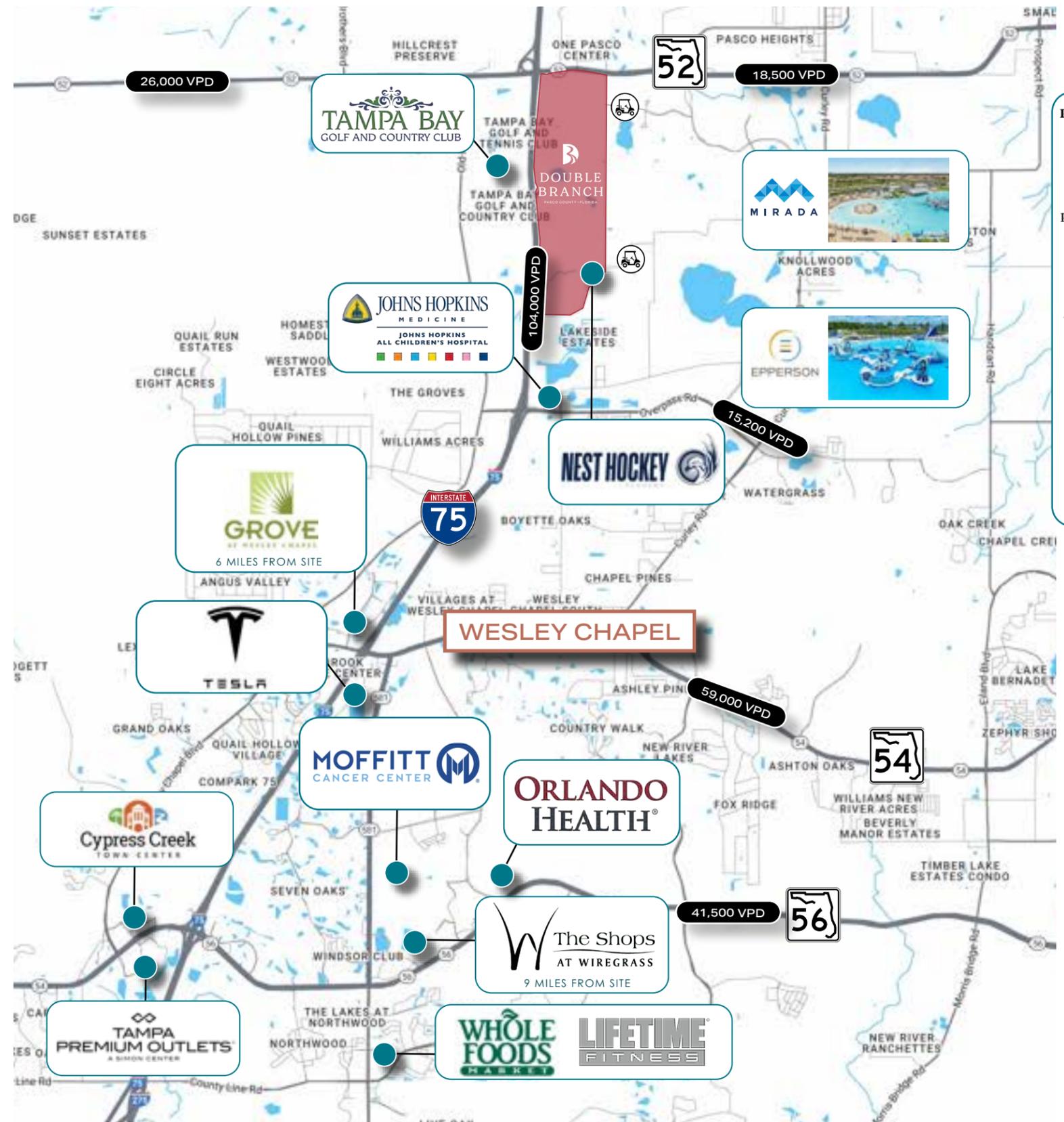
Strategic Access:

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 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



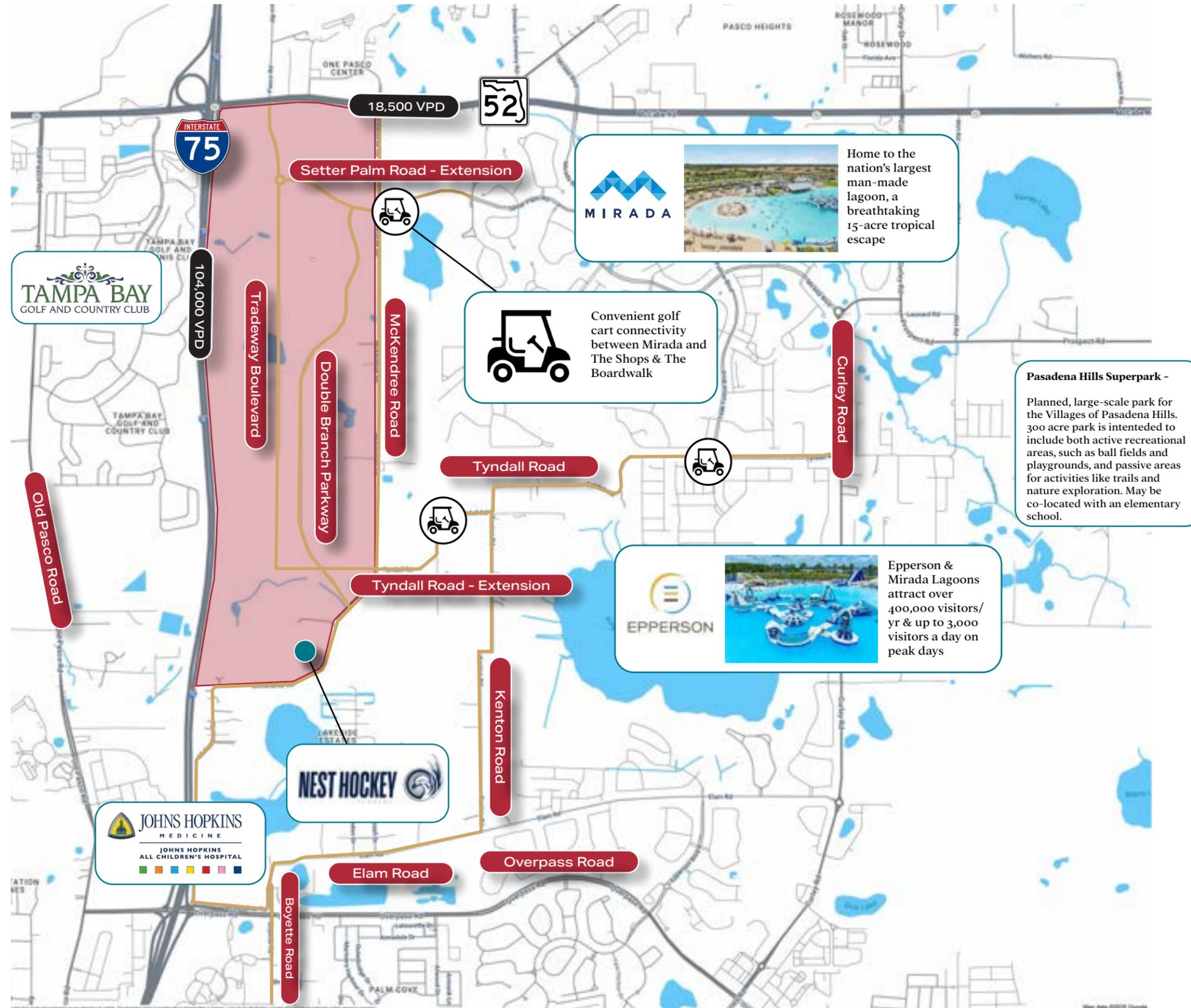
Everyday Connectivity:

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



High Traffic Exposure:

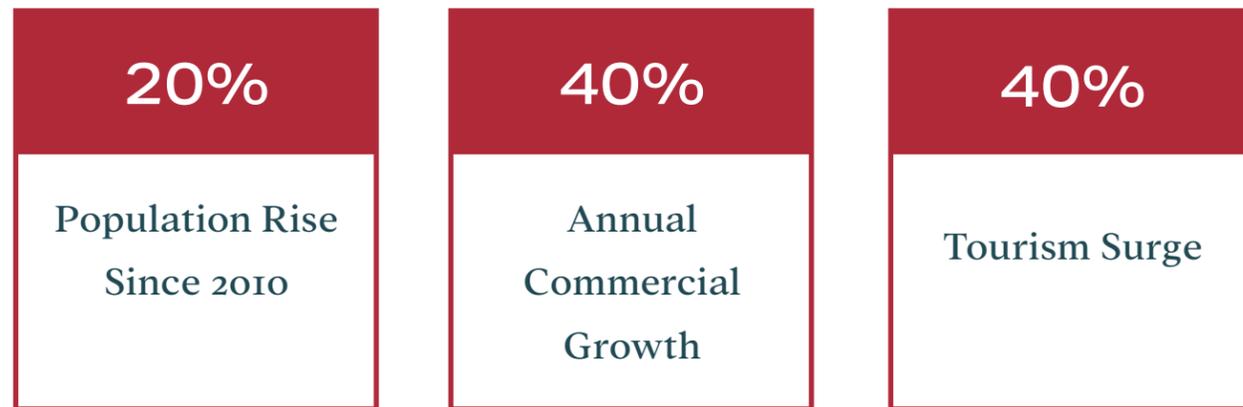
I-75 carries 104,000 + VPD with continued growth anticipated. SR-52 is projected at 45,000 - 55,000 VPD accounting for rapid development within the immediate area.



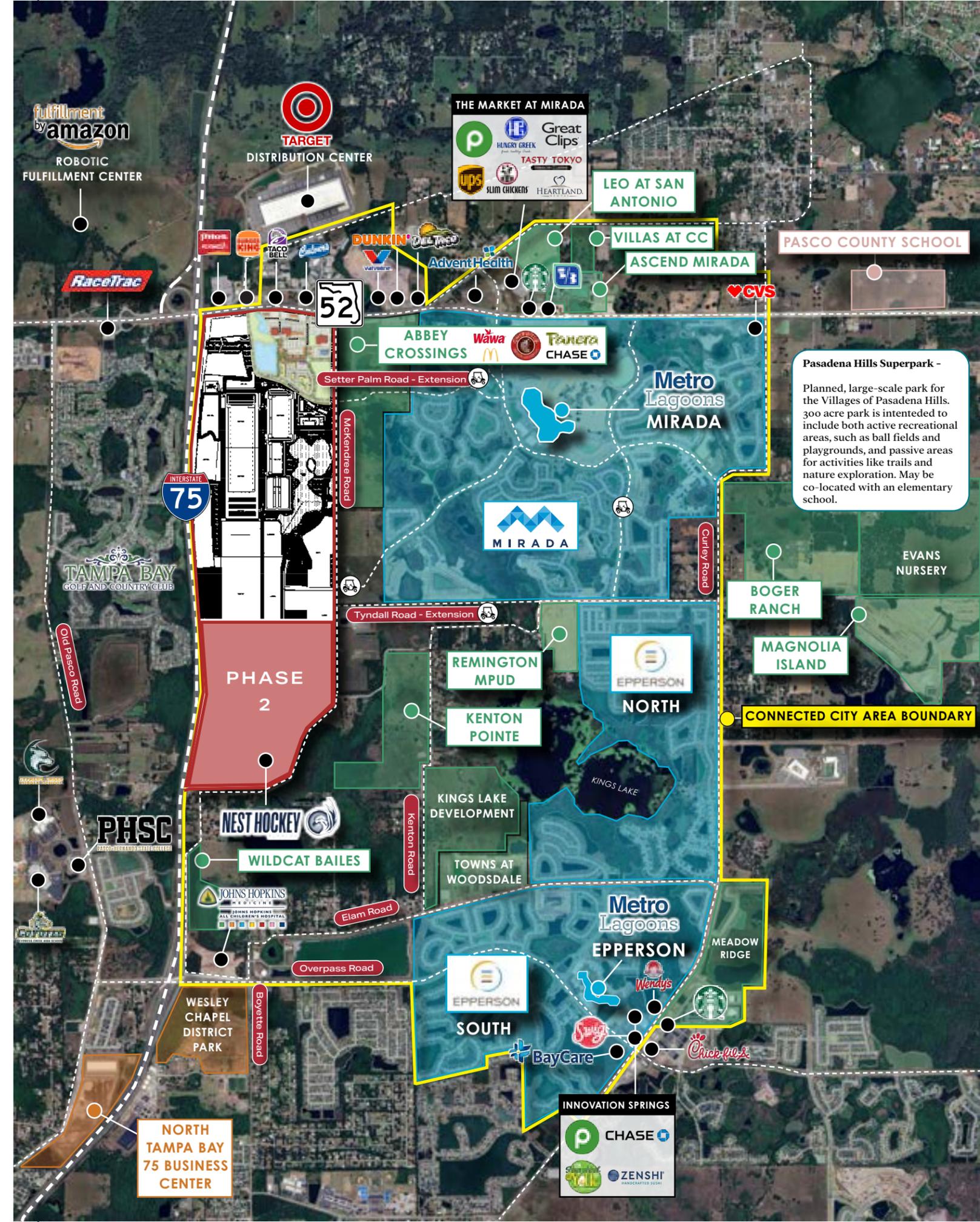
A Premier Gateway Destination

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.



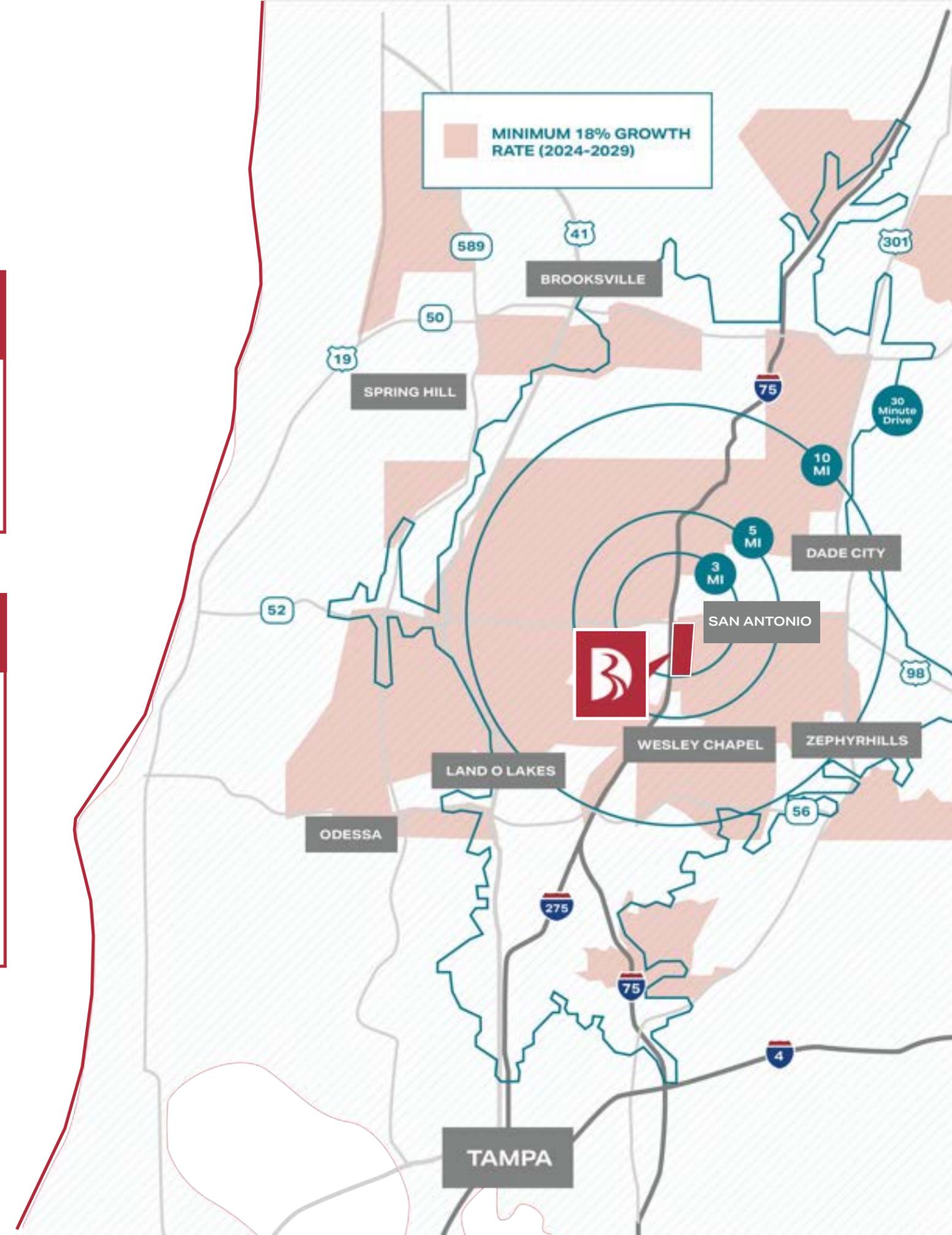
The local market includes national anchor retailers, national and regional brands, and local purveyors.



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 |

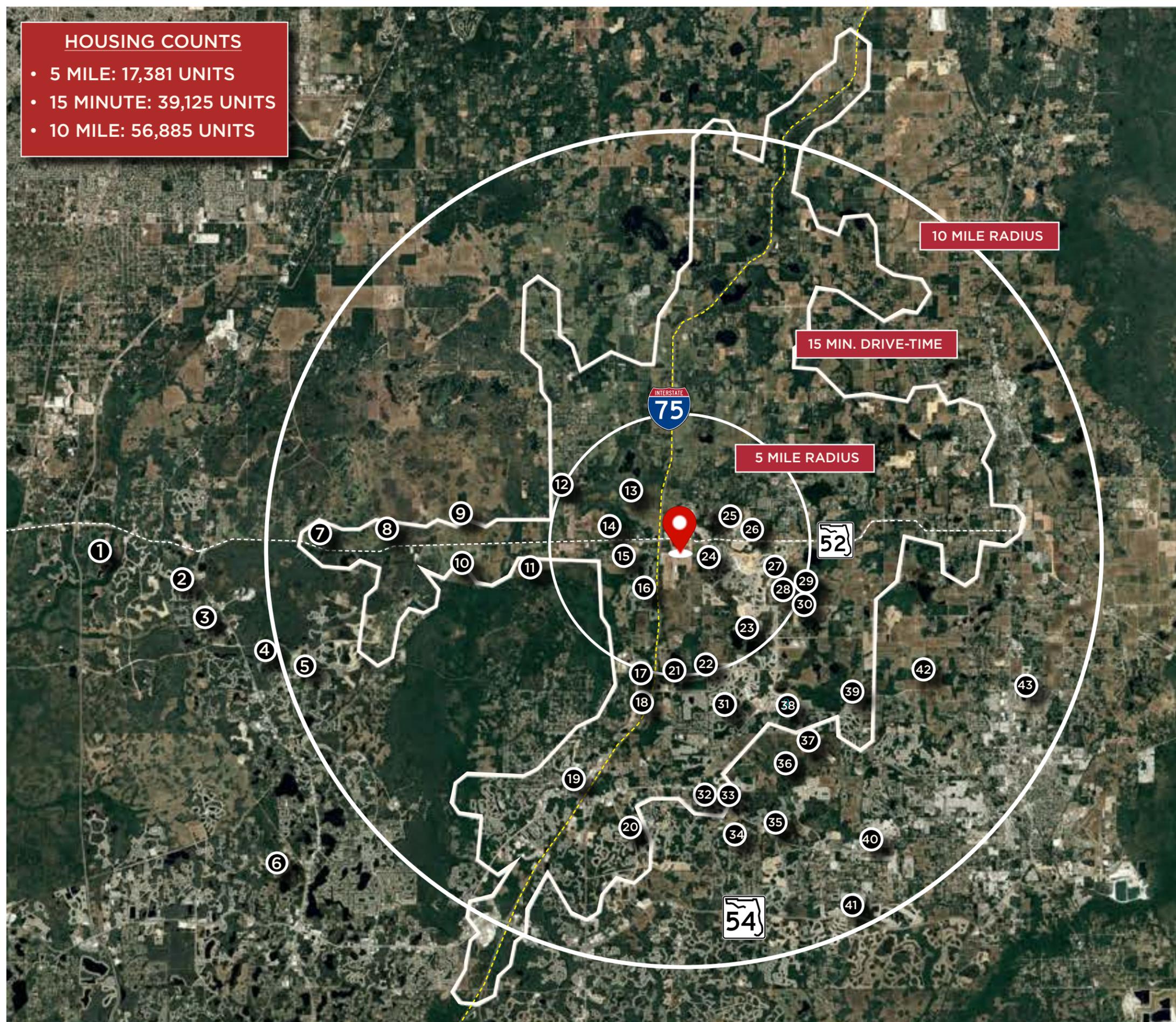


A Glimpse Into the Extensive Market Growth

UNDER CONSTRUCTION / PROPOSED / EXISTING DEVELOPMENTS

HOUSING COUNTS

- 5 MILE: 17,381 UNITS
- 15 MINUTE: 39,125 UNITS
- 10 MILE: 56,885 UNITS



| 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



VISION BOARD



THE SHOPS

AT • DOUBLE • BRANCH



RETAIL,
REDEFINED



SHOP.
DINE.
EXPLORE.



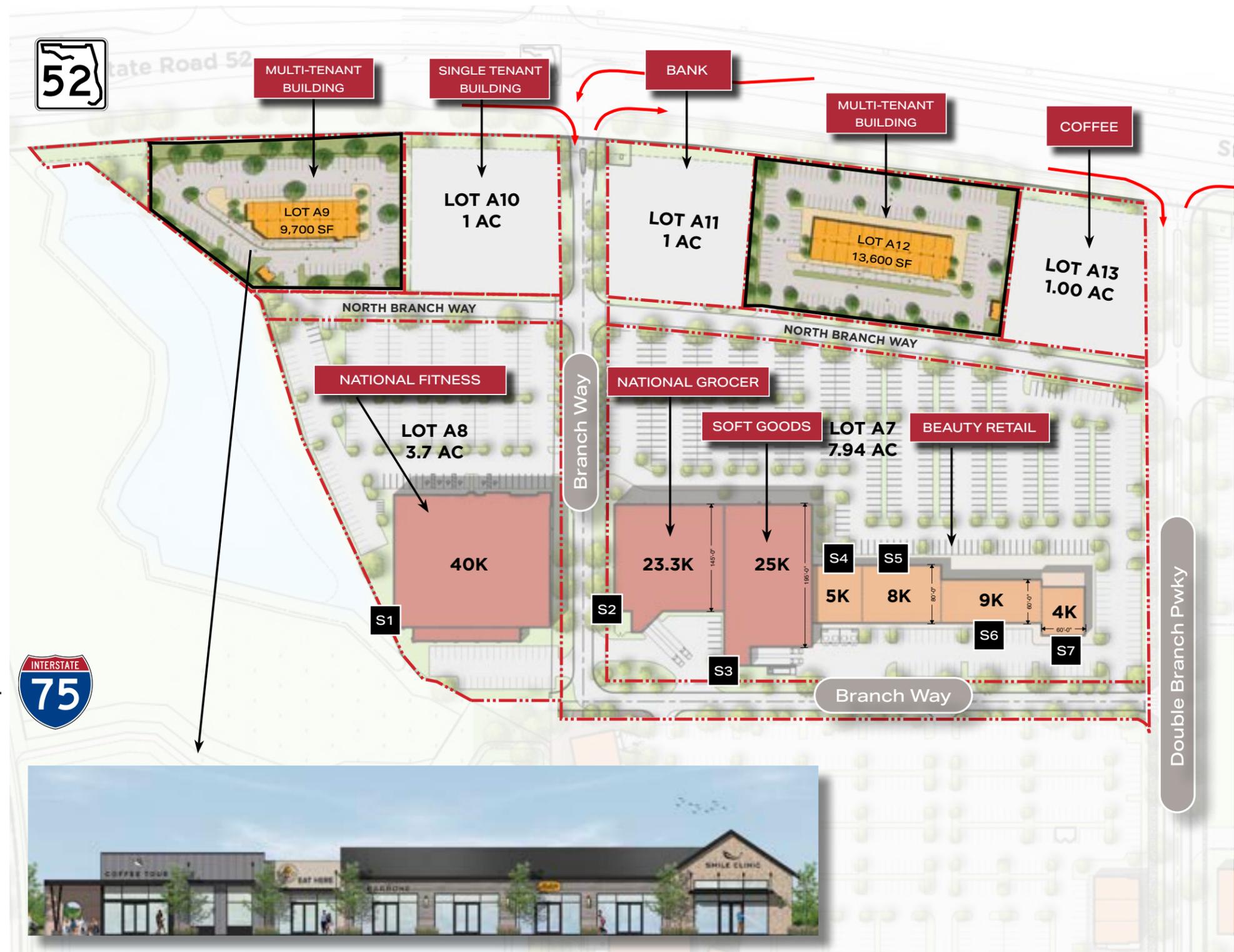
A NEW
MARKETPLACE
MADE FOR
YOU





THE SHOPS AT DOUBLE BRANCH

Masterplan - The Shops



LOT A9 - RETAIL/F&B

BUILDING SF = 9,700
PARKING COUNT = ± 79 - 8/1000

LOT A10 - RETAIL/F&B

LOT A11 - RETAIL/F&B

LOT A12 - RETAIL/F&B

BUILDING SF = 13,600
PARKING COUNT = ± 73 - 5/1000

LOT A13 - RETAIL/F&B

LOT A7 - THE SHOPS

JUNIOR ANCHORS = 48,300 SF
PARKING COUNT = ± 248 - 5/1000

IN-LINE RETAIL = 26,000 SF
PARKING COUNT = ± 275 - 11/1000

LOT A8 - THE SHOPS

JUNIOR ANCHOR = 40,000 SF
PARKING COUNT = ± 294
7.3 SPACES PER 1000 SF

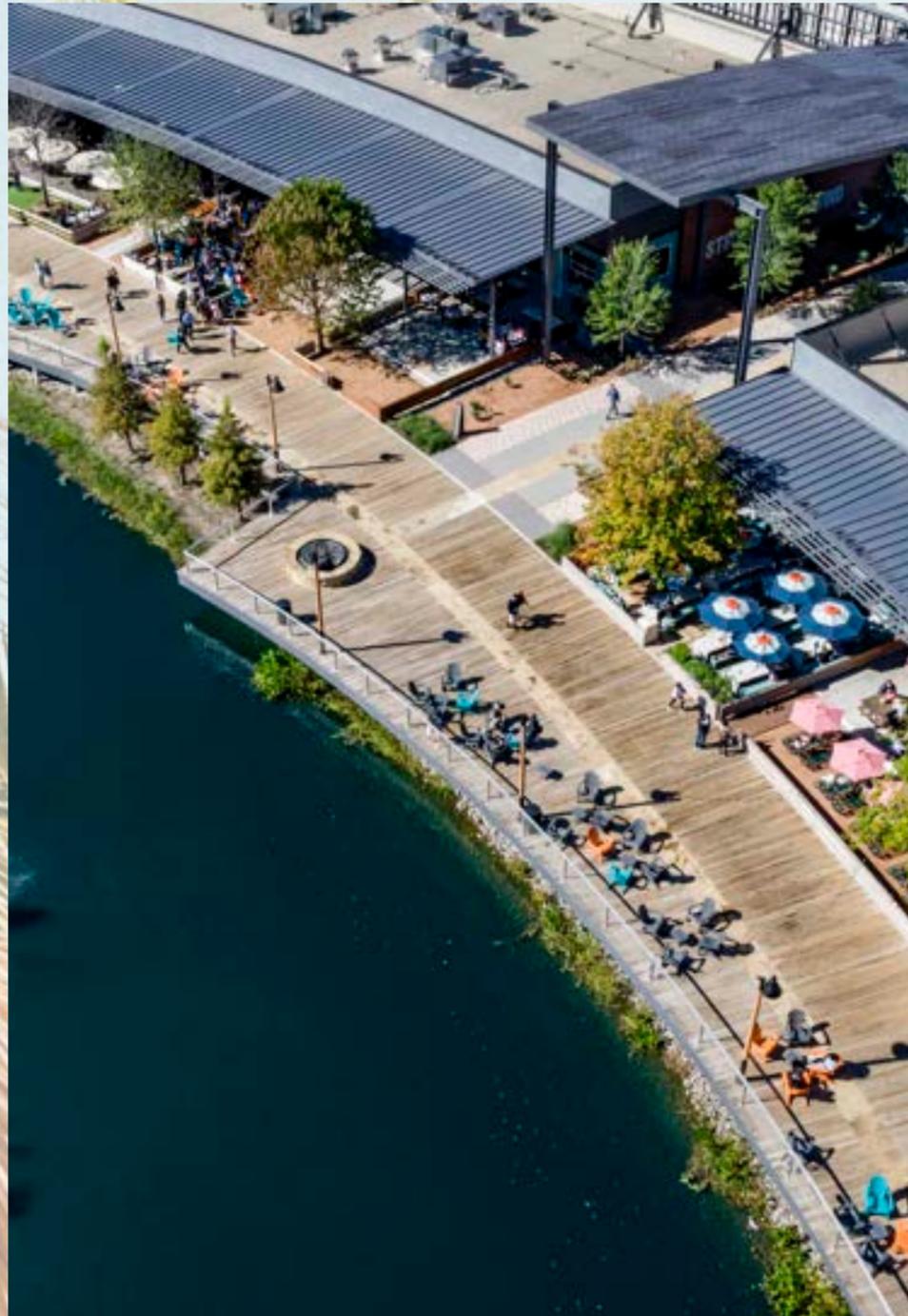


VISION BOARD



THE BOARDWALK

AT • DOUBLE • BRANCH



BOARDWALK
BLISS



VIBRANT.
WALKABLE.
CONNECTED.

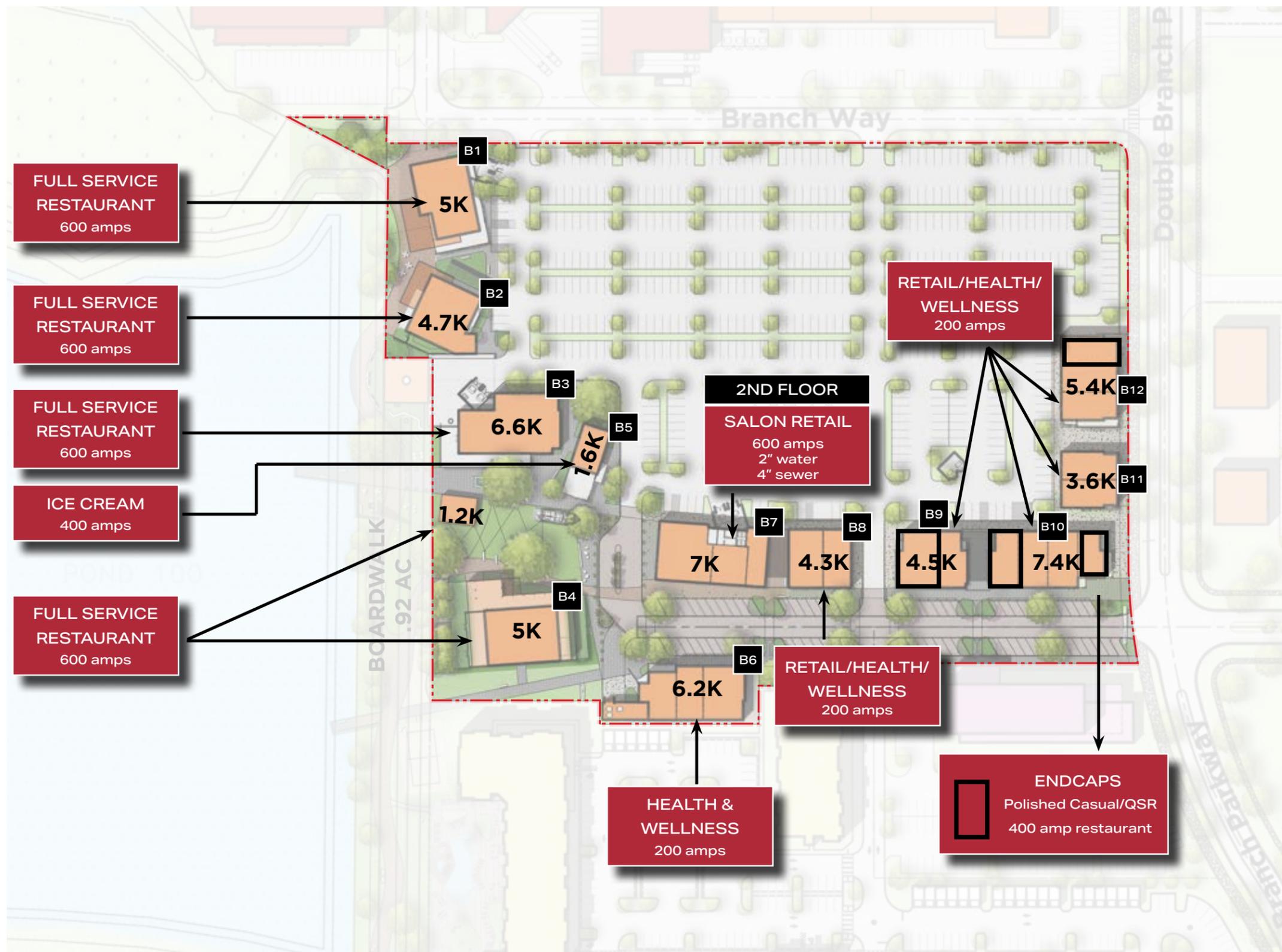


WHERE
LIFE AND
COMMUNITY
MEET



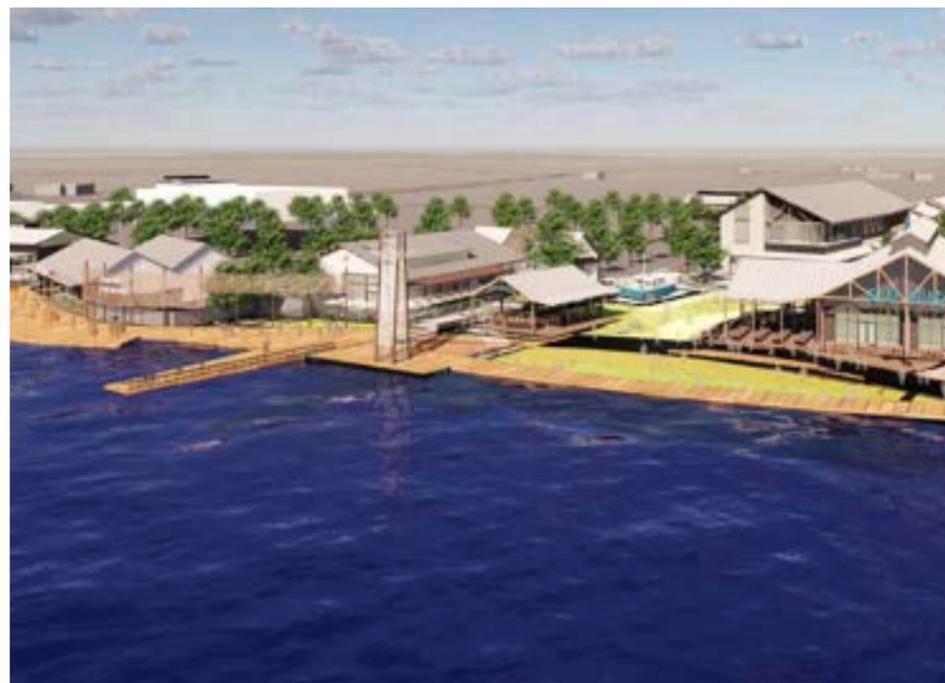


Masterplan - Boardwalk & Town Center

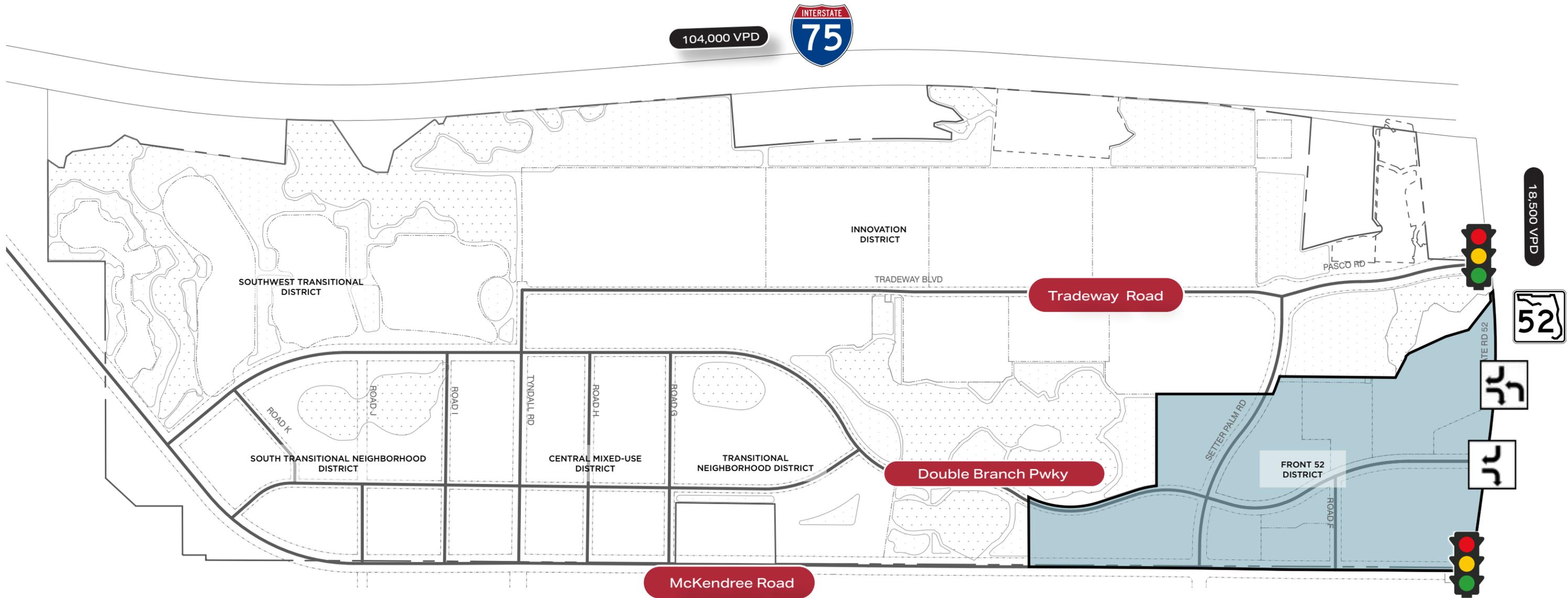




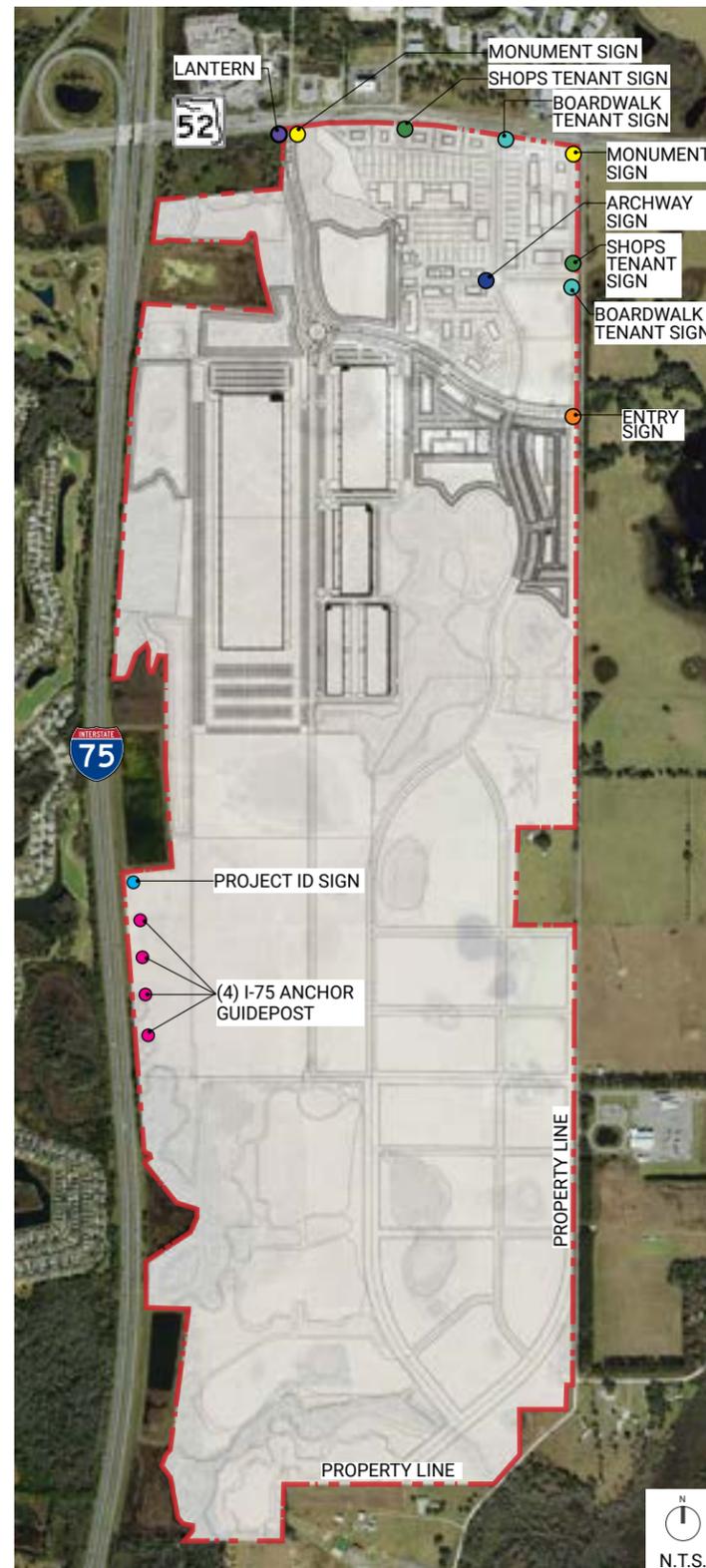
Renderings - The Boardwalk & Town Center



Overall Double Branch Site Plan

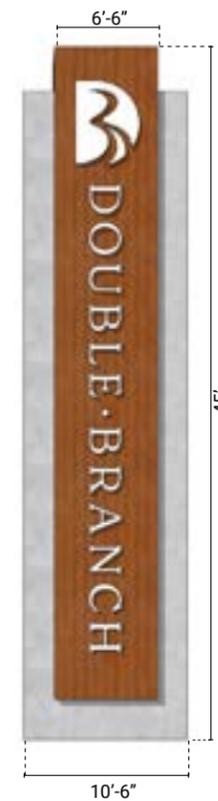


Proposed Signage



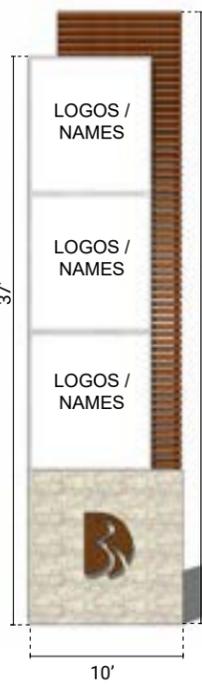
PROJECT ID SIGN

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



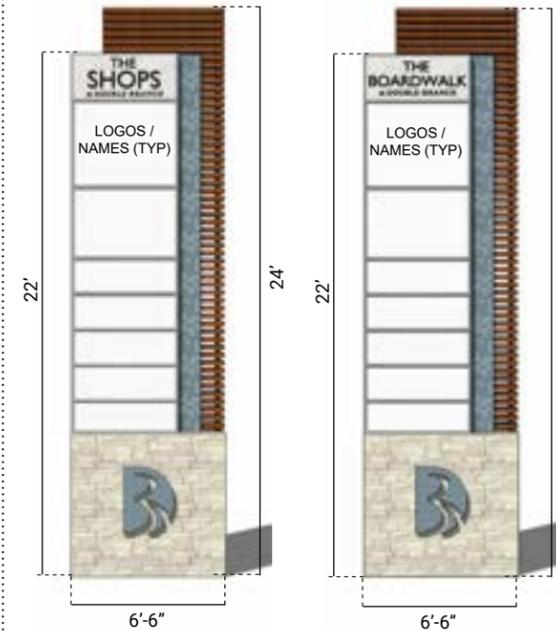
I-75 ANCHOR GUIDEPOST

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



THE SHOPS TENANT SIGN

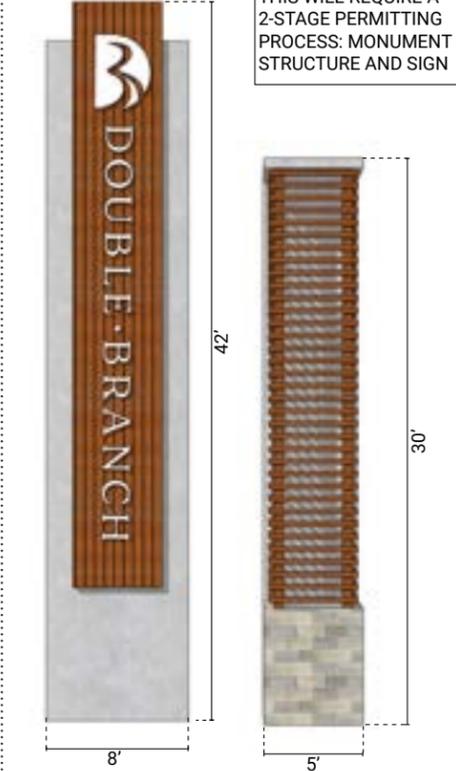
SIGN HEIGHT DOES NOT COMPLY WITH LDC. PER LDC MAXIMUM SIGN HEIGHT IS 15' WITH ORNAMENTAL FEATURE NOT EXCEED 17.25'



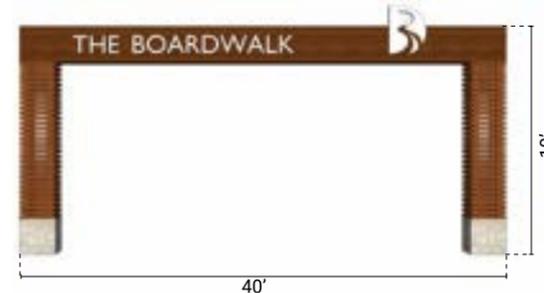
BOARDWALK TENANT SIGN

MONUMENT SIGN **LANTERN**

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

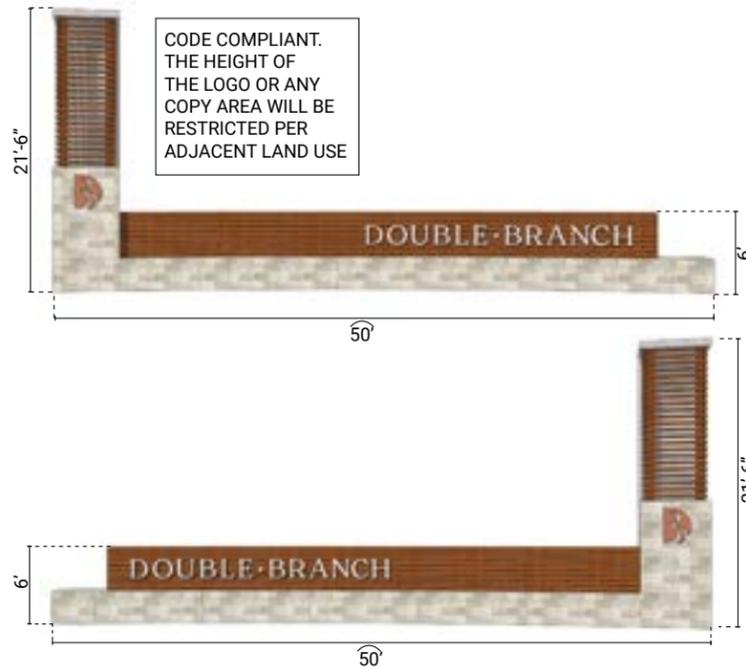


ARCHWAY SIGN



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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