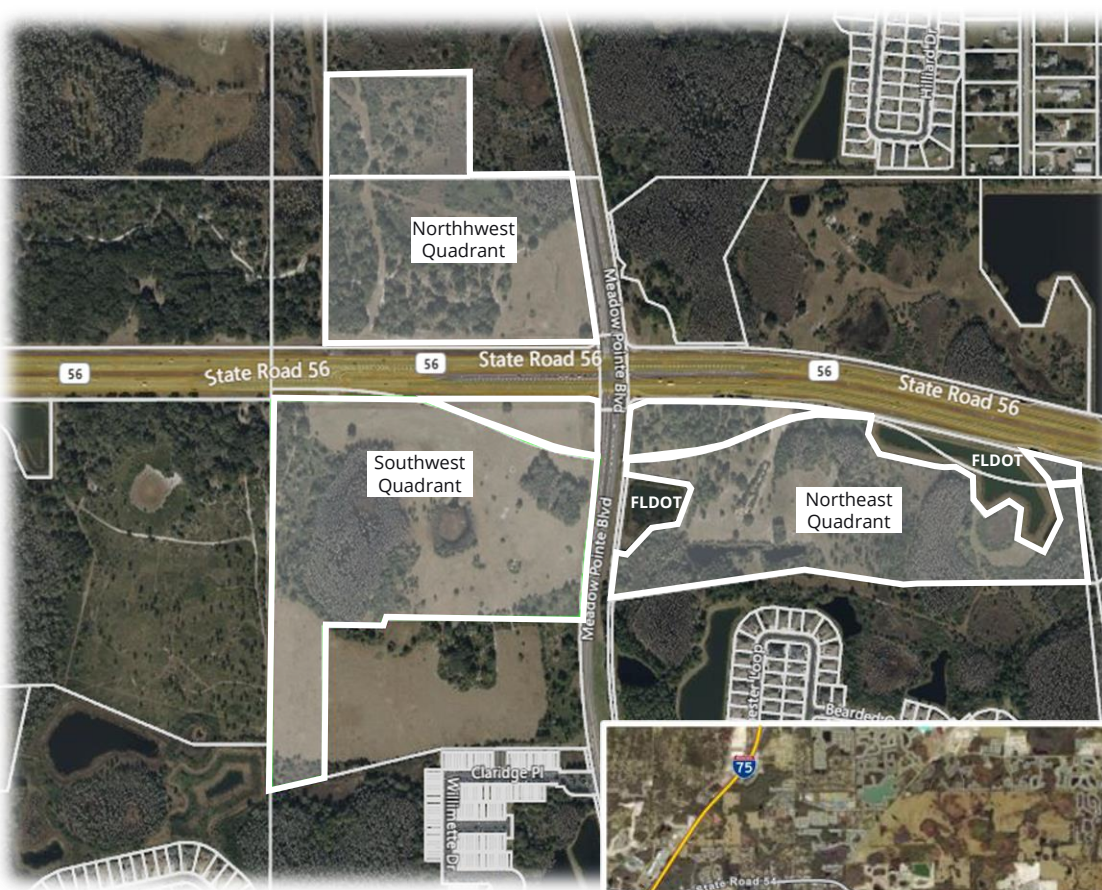




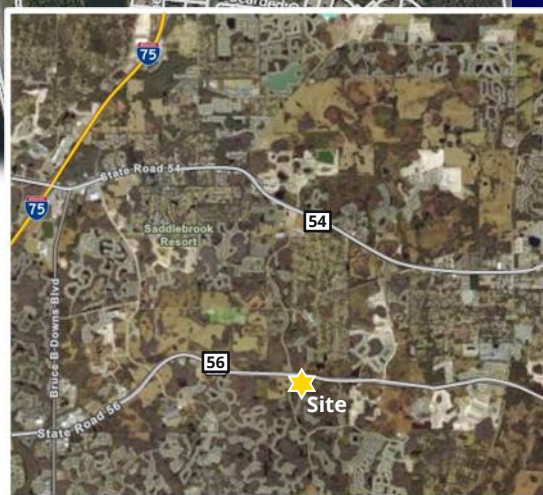
Meadow Pointe Available For Immediate Development 115± Gross Acres

Property Specifications

- **Northwest Quadrant:** 35 gross acres.
- **Southwest Quadrant:** 46 Gross Acres on the Southwest Quadrant.
- **Southeast Quadrant:** 35 gross acres.
- Wesley Chapel MPUD with approved entitlements for immediate development:

➤ Commercial/Retail:	412,000 SF
➤ Office/Light Industrial:	120,000 SF
➤ Hotel Rooms:	700
➤ Multifamily Apartments:	All MF entitlements under the MPUD are spoken for.

- Wesley Chapel MPUD entitlements encompasses land owned at SR- 54 and Meadow Pointe as well as the 3 corners at SR-56 and Meadow Pointe.
- Ownership has purchased Mitigation Credits for the site.



Wesley Chapel Lakes

SR-56 & Meadow Pointe
Intersection

*Premium Location
on State Road 56
Ready for
Development*

*Flexible Development
Option*

- ✓ *Build-to-Suit*
- ✓ *Joint Venture
Opportunities*
- ✓ *Ground Lease
Available*

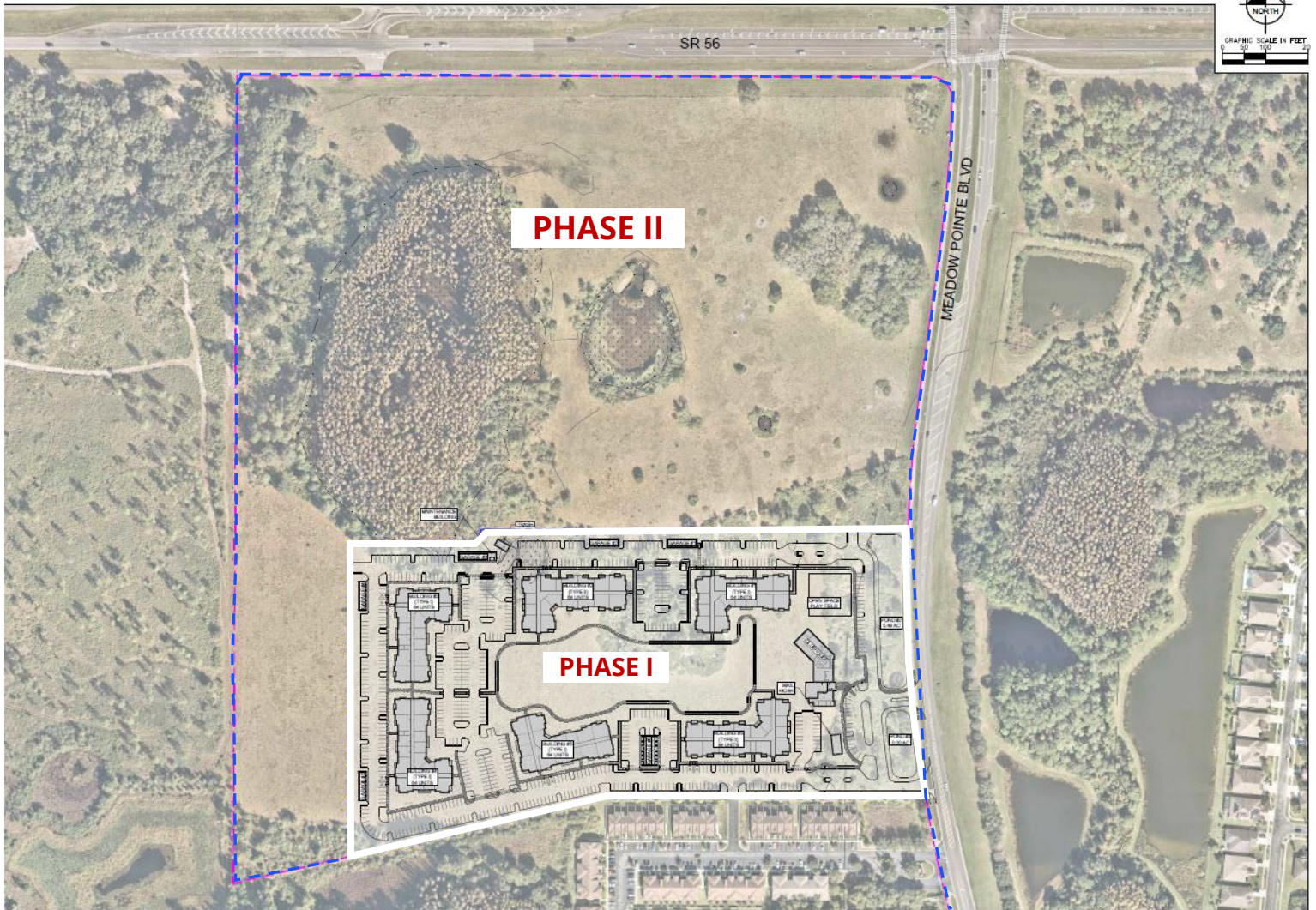
Lee A. Arnold, CCIM, CRE
Executive Chairman, Colliers
+1 727 460 6666
lee.arnold@colliers.com

Steve Lannon
Senior Asset Management
+1 727 442 7094
steve.lannon@colliers.com

Colliers International
311 Park Place Boulevard
#600
Clearwater, FL 33759
P: +1 727 442 7184
www.colliers.com

Meadow Pointe

Conceptual Design



Southwest Quadrant SR-56 and Meadow Pointe Boulevard

- The Southwest Quadrant of SR-56 and Meadow Pointe Boulevard, is approximately 63 acres of which 20 is allocated to a multifamily, on the southern end of the property.
- Ecological Constraints Report completed on the entire quadrant.
- Preliminary Geotechnical Engineering has been completed on the southwest corner.
- Gopher Tortoise Mitigation has been completed for the entire MPUD.
- Approved Site Development Permit / SITEPLN-2024-00052.

Meadow Pointe

Conceptual Design

Southeast Quadrant SR-56 and Meadow Pointe Boulevard

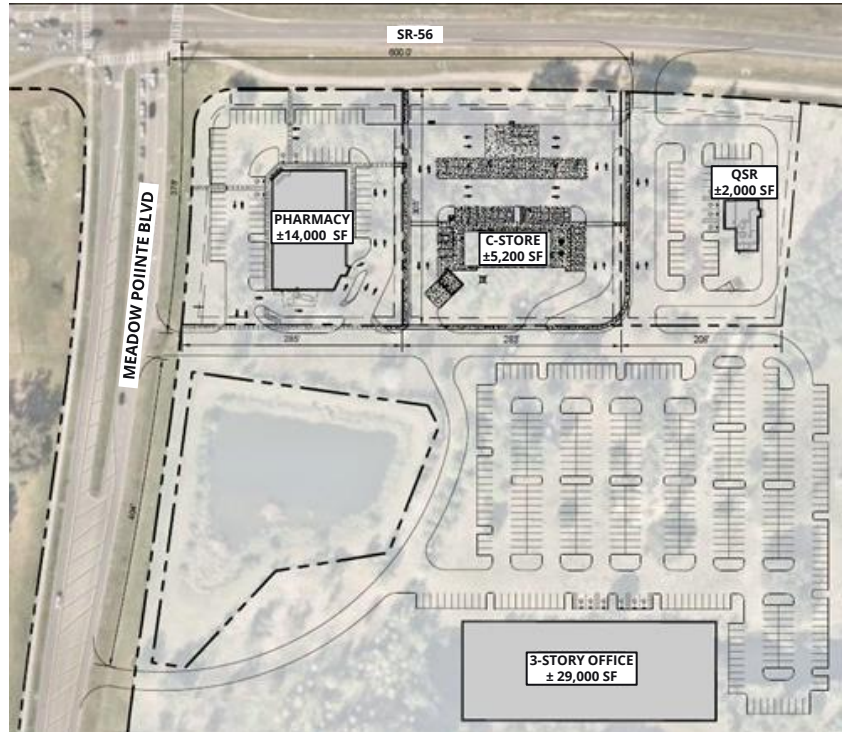
The **Southeast Quadrant** consists of approximately **35 gross acres**, offering a premier development opportunity at a highly visible corner location. The site is well-positioned to accommodate a variety of commercial and office uses, with flexibility for both retail and professional development concepts

Development Highlights

- Prime corner location with excellent visibility and access.
- Suitable for a comprehensive retail development or up to three outparcels complemented by planned office space.
- Capacity to support approximately 125,000 square feet of office development with surface parking.
- Ecological Constraints Report completed for the entire quadrant.
- Flexible site configuration allowing for a mix of retail, office, and service-oriented uses

Area Highlights

- Wesley Chapel and Pasco County are among the fastest-growing areas in the State of Florida.
- Wesley Chapel Lakes MPUD was formerly known as Wesley Chapel Lakes DRI #166.
- More than 3,000 homes have been developed within the Wesley Chapel Lakes MPUD along Meadow Pointe Boulevard.
- Approximately 2,800 additional single-family homes are currently approved or under review by Pasco County directly east of the subject property.
- 2026 Average Household Income in Wesley Chapel: \$131,969.



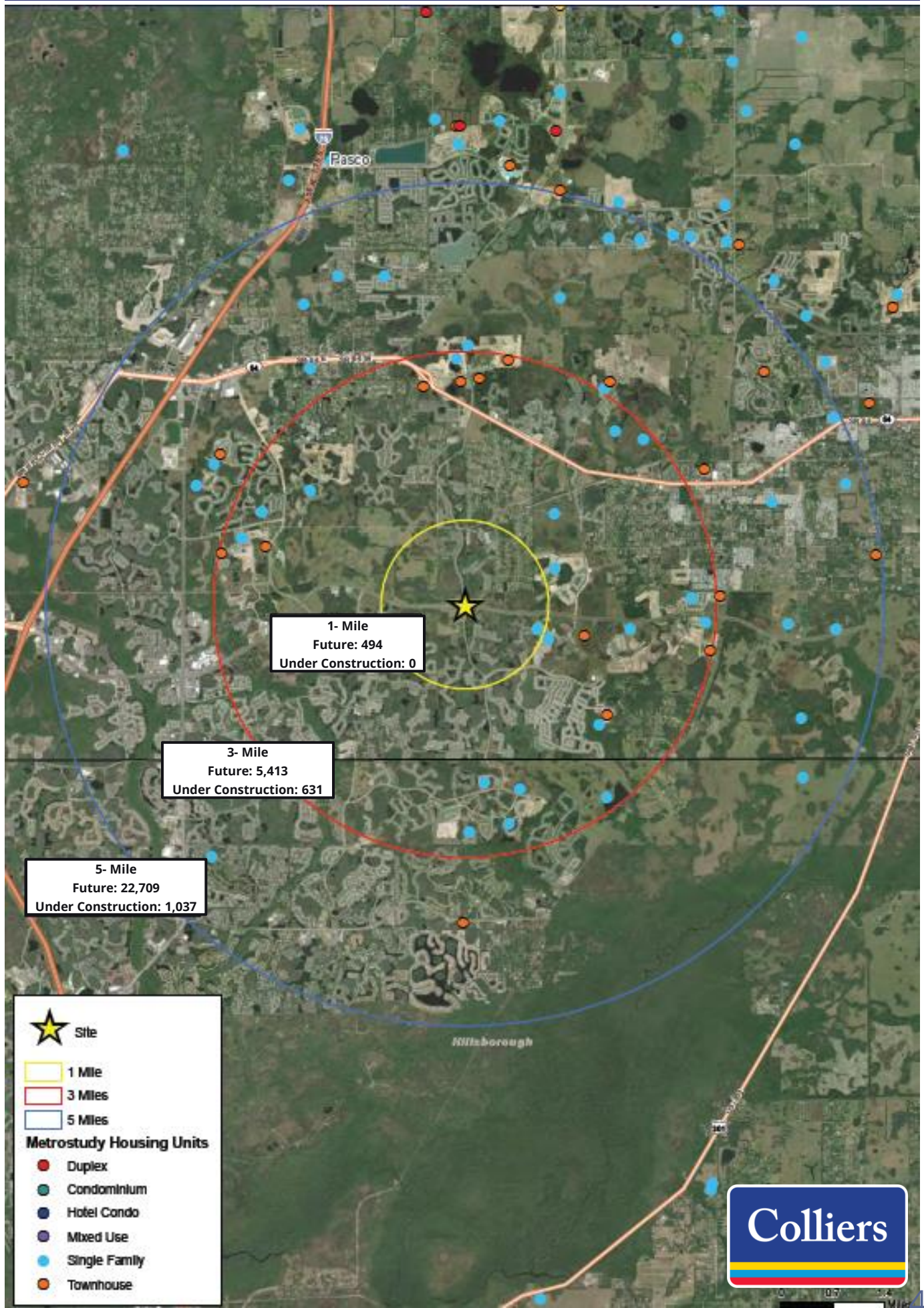
SR-56 @ Meadow Pointe Boulevard

2026 Summary	3-Mile	5-Mile	10-Mile
Population:	56,320	144,465	342,326
Median Age:	37.9	39.0	41.7
Median HH Income:	\$132,119	\$121,857	\$104,097
Total Businesses:	591	3,234	8,258
Total Employees:	4,337	24,300	73,557

Healthcare Driven Location

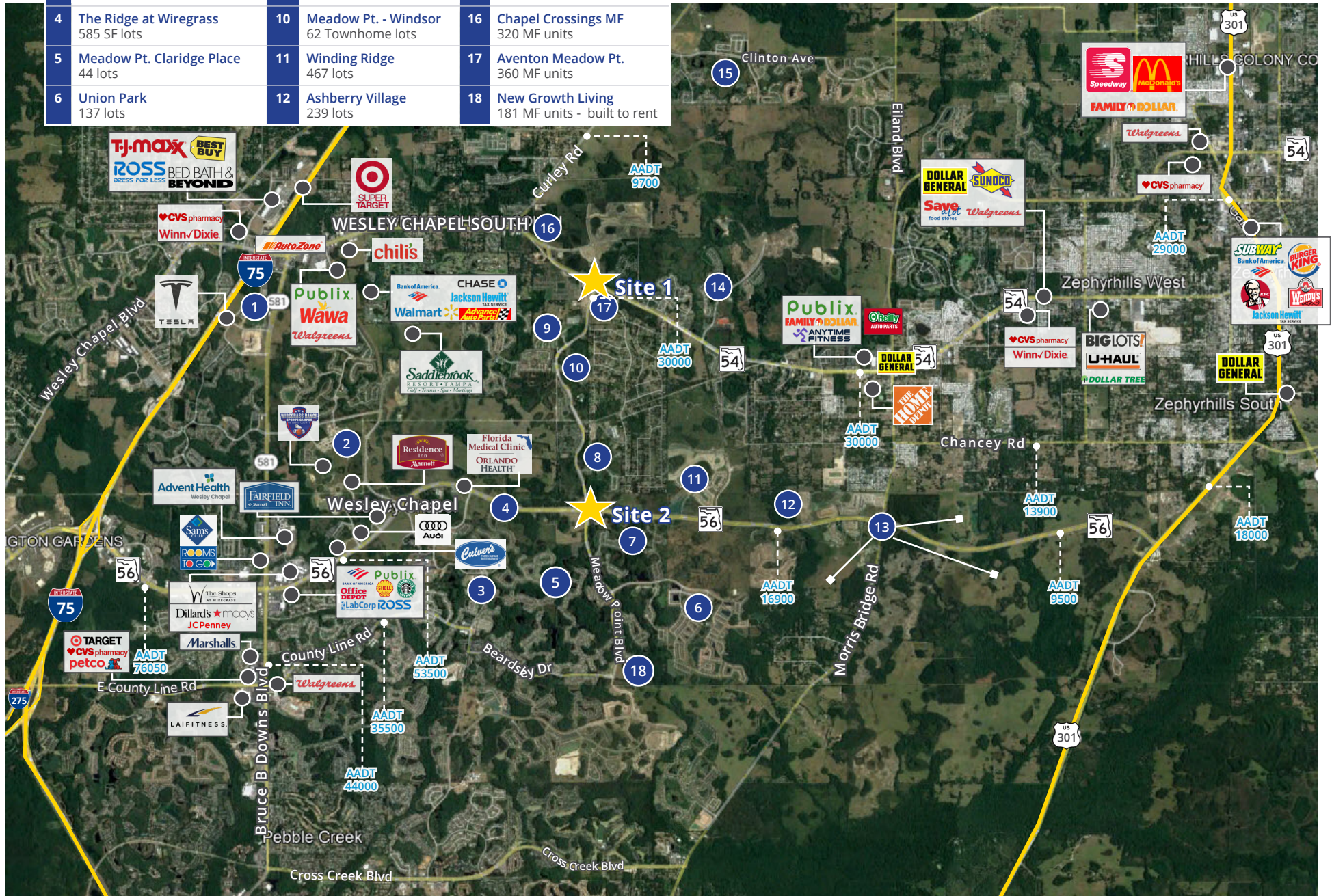
Located near the newly completed **Florida Medical Clinic Orlando Health Wiregrass Ranch Hospital**, a major regional healthcare destination and employment center serving the rapidly growing **Wesley Chapel** market.

Future/Under Construction Residential Developments



Wesley Chapel Residential Developments

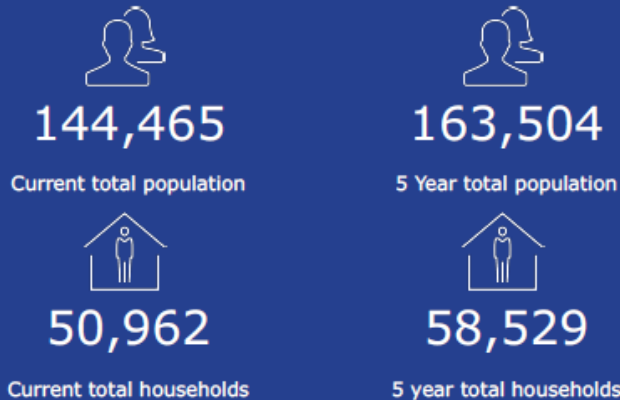
1	Maple Glen at Seven Oaks 96 Townhome sites	7	Meadow Pt. - Windsor 108 SF lots	13	2 Rivers Development 1,337 SF lots
2	Estancia at Wiregrass 1,181 SF homes	8	Enclave 117 lots	14	Avalon Park 1,200 units
3	Windermere Estates 220 lots with attached homes	9	Province 125 SF lots	15	Watergrass 145 SF Lots
4	The Ridge at Wiregrass 585 SF lots	10	Meadow Pt. - Windsor 62 Townhome lots	16	Chapel Crossings MF 320 MF units
5	Meadow Pt. Claridge Place 44 lots	11	Winding Ridge 467 lots	17	Aventon Meadow Pt. 360 MF units
6	Union Park 137 lots	12	Ashberry Village 239 lots	18	New Growth Living 181 MF units - built to rent



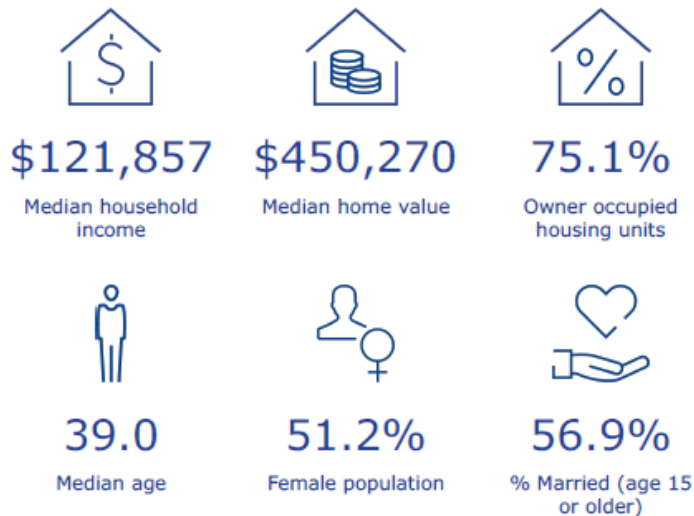
Meadow Pointe

SR 56 & Meadow Pointe Blvd. - 5-Mile Radius

Households & population



Household & population characteristics



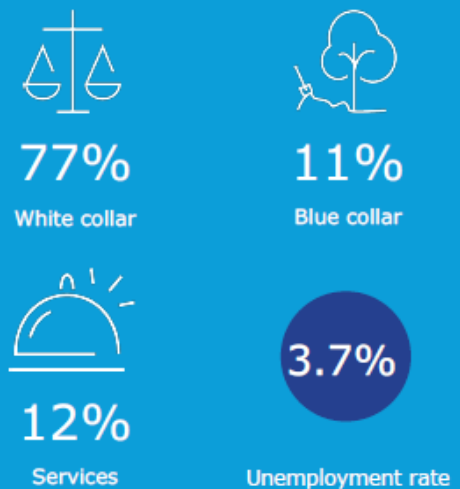
Annual household spending



Business



Employment



Colliers

Lee A. Arnold, CCIM, CRE
Executive Chairman, Colliers
+1 727 460 6666
lee.arnold@colliers.com

Steve Lannon
Senior Asset Management
+1 727 442 7094
steve.lannon@colliers.com