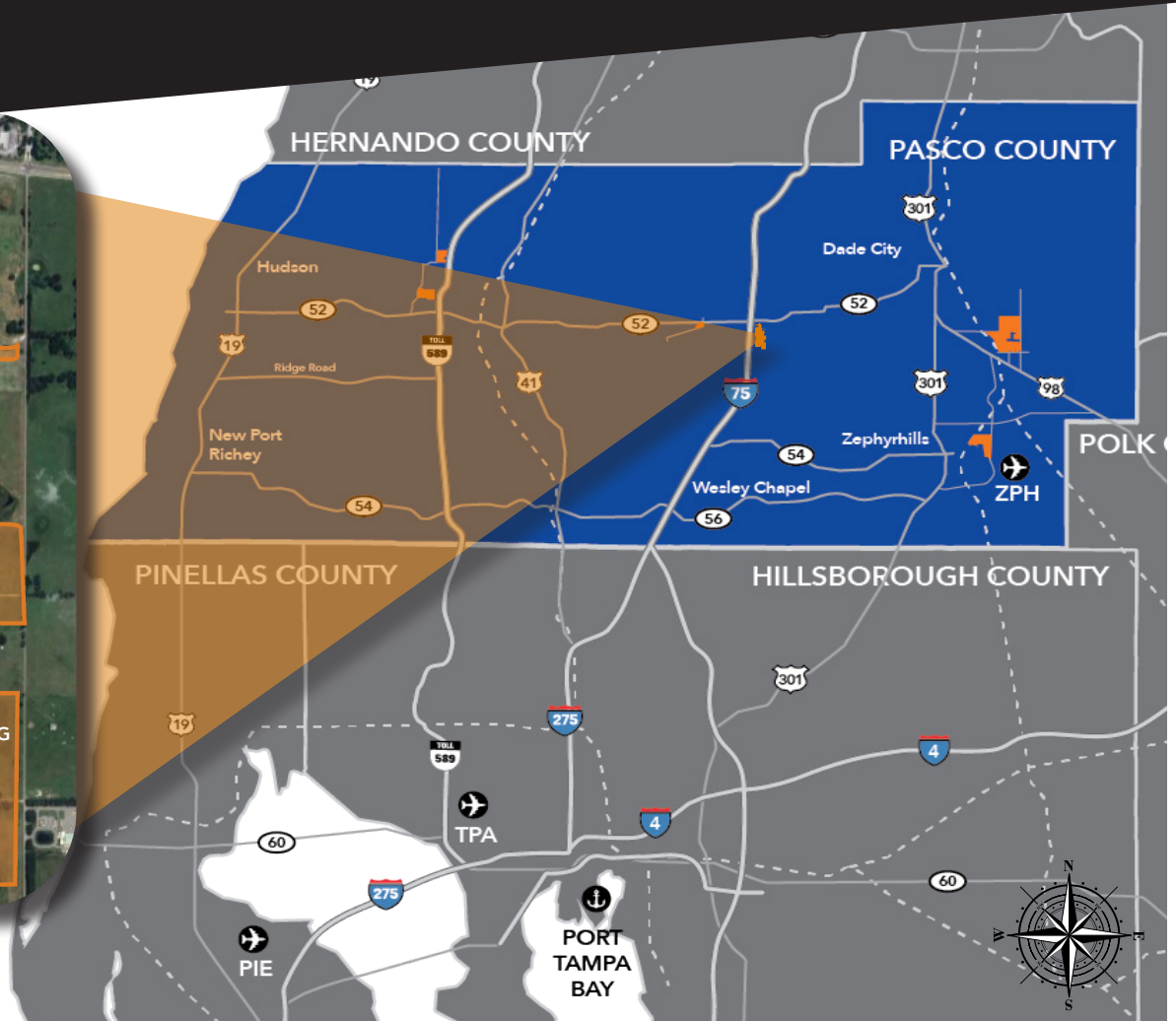


PASCO READY SITES PROGRAM

DOUBLE BRANCH SUPER PARK



TRANSPORTATION

- ↑ <1 MI TO FL52 52 (FRONTAGE)
- ← <1 MI TO I-75 75 (FRONTAGE)
- ↓ 25 MI TO I-4 4
- ↓ 30 MI TO PORT TAMPA BAY
- ↓ 36 MI TO TAMPA INTL. AIRPORT

45-MINUTE DRIVE TIME

POPULATION: 4,230,448
LABOR FORCE: 1,854,886

UTILITIES

- ELECTRIC
 - >2.5 MW AVAILABLE CAPACITY
 - 50 MW DELIVERING 2Q25
 - DISTRIBUTION LINE: 25KV OR 14,400 VOLTS PER PHASE
 - TRANSMISSION LINE: 115KV
- WATER 8", 12", 16" LINES
- 16" LINES DELIVERING 4Q26
- WASTEWATER 6", 8", 12" LINES
- 12" LINES DELIVERING 4Q26

RECLAIMED 8", 12" LINES

- FIBER: UP TO 100 Gbps
- NATURAL GAS 6" LINE WITHIN 6-8 MONTHS

ROAD IMPROVEMENTS

NEW SIGNAL

- EXISTING: INTERSECTION OF FL52, PASCO RD./TRADEWAY BLVD.
- DELIVERING 2Q25: FL52 AND MCKENDREE RD.

ROAD WIDENING

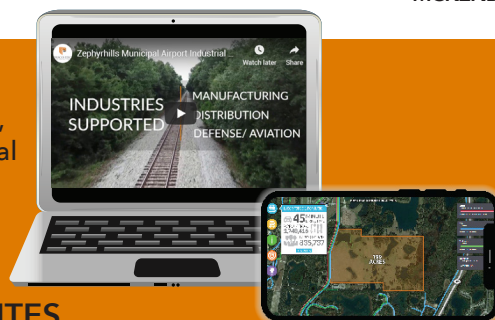
- DELIVERING 4Q26: MCKENDREE RD.

ACCESS ROADS

- EXISTING: TRADEWAY BLVD. AND SETTER PALM RD.
- DELIVERING 2Q25: SETTER PALM RD.
- DELIVERING 4Q26: TYNDALL RD. KENTON RD. NORTH KENTON RD. SOUTH
- DOUBLE BRANCH PKWY. 3 PHASES DELIVERING: 4Q25, 4Q26, 4Q27

INTERACT WITH THE SITES

Explore each Ready Site's utilities, transportation networks, and aerial property views using interactive maps and videos.



ASSESS | EVALUATE | CERTIFY
CALL US TODAY 813-926-0827