

75 LOGISTICS AT DOUBLE·BRANCH

PASCO COUNTY • FLORIDA



75 Logistics at Double Branch

Central Florida Location Immediately on I-75

Site Cleared & Spine Road Construction Underway
Leasing & User Purchase Opportunities from \pm 35,000 - 1,600,000 SF
4.5M SF of Total Industrial Planned



Colliers

Progress photo as of June 2024

COLUMNAR



Aerial Photo June 2024



75 LOGISTICS AT DOUBLE·BRANCH

PASCO COUNTY • FLORIDA



Project Overview

Specifications

Location Overview



4.5M SF Planned Industrial
2 Miles of Linear Frontage on I-75



Multifamily Residential



Mixed-use



Town Center

Retail-Residential



Health Campus

965 Acres of Master Planned Development



Aerial | Phase 1

75 Logistics at Double Branch is located at the immediate South-East quadrant of I-75 and State Road 52, providing access to one of Florida's most utilized elevated highways for logistics and transportation.

Located at a Major I-75 Interchange





Aerial Photo June 2024



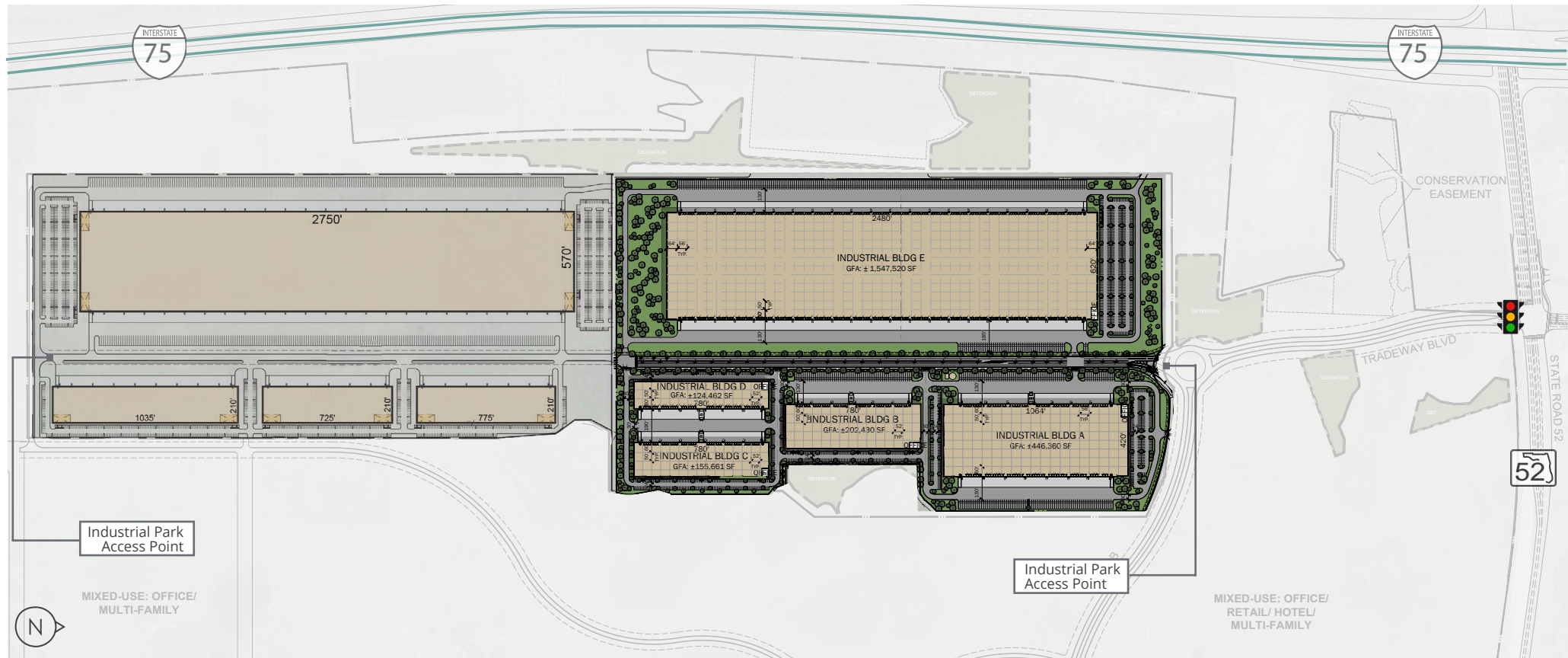


Site Plan | Phase 1

The industrial portion of this master-planned, mixed-use project is entitled for up to 4.5M square feet with the ability to accommodate occupier needs ranging in size from $\pm 35,000$ SF to over 1,600,000 SF.

With site clearing complete and the initial paving of Tradeway Boulevard finalized, Phase I (Building B, C & D) are on pace to start speculative construction early Q3 2024; estimated delivery for these three buildings will be Q2 2025.

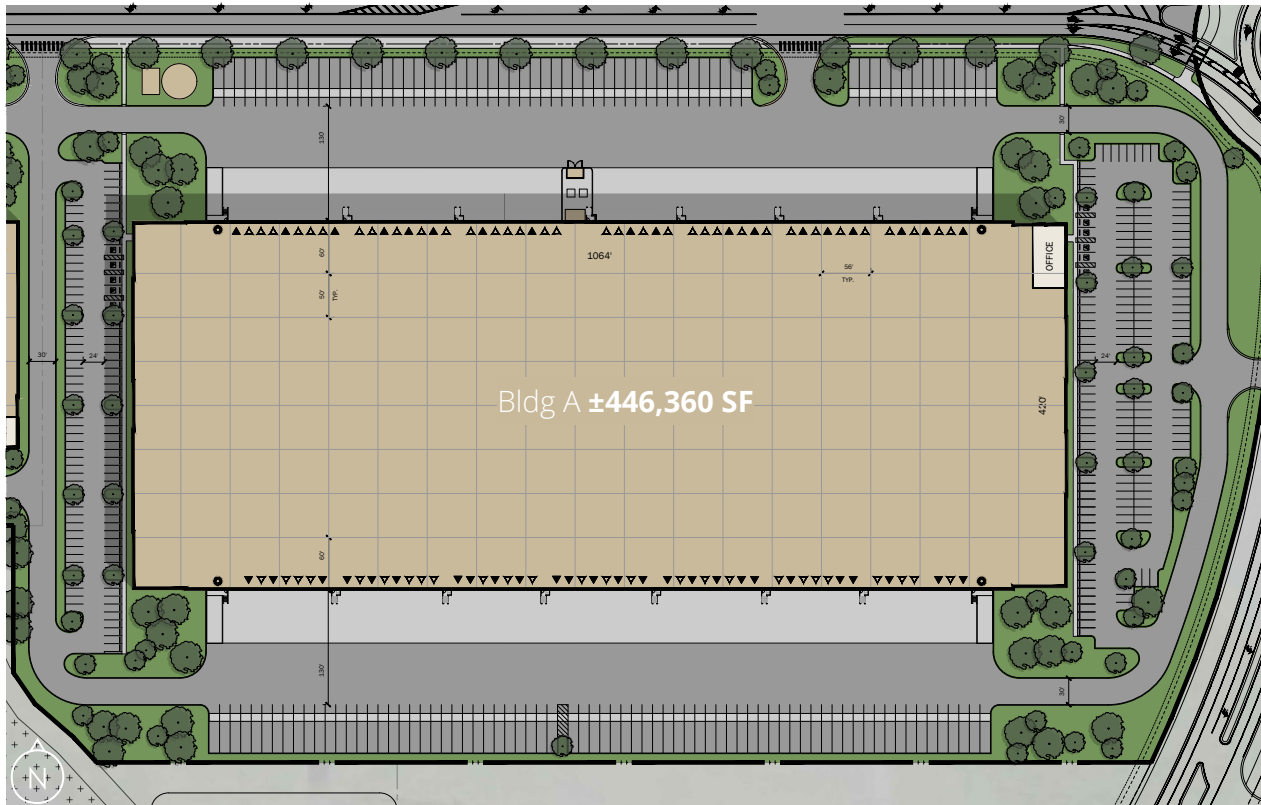
In addition to the speculative construction, 75 Logistics at Double Branch can also accommodate build-to-suit solutions for occupiers requiring larger or more complex distribution or manufacturing centers. Outlined below you will see the two additional buildings proposed to complete Phase I, a $\pm 445,000$ SF cross-dock situated at the main entrance to the park and a $\pm 1,550,000$ SF cross-dock designed to maximize visibility paralleling I-75. Given the total size of the site and entitlements in hand for up to 4.5M SF, the Double Branch team has exceptional flexibility to design a custom solution for your (or your Clients') needs.





Phase 1 | Building A

Build-to-Suit Proposed Warehouse | For Lease or User-Sale



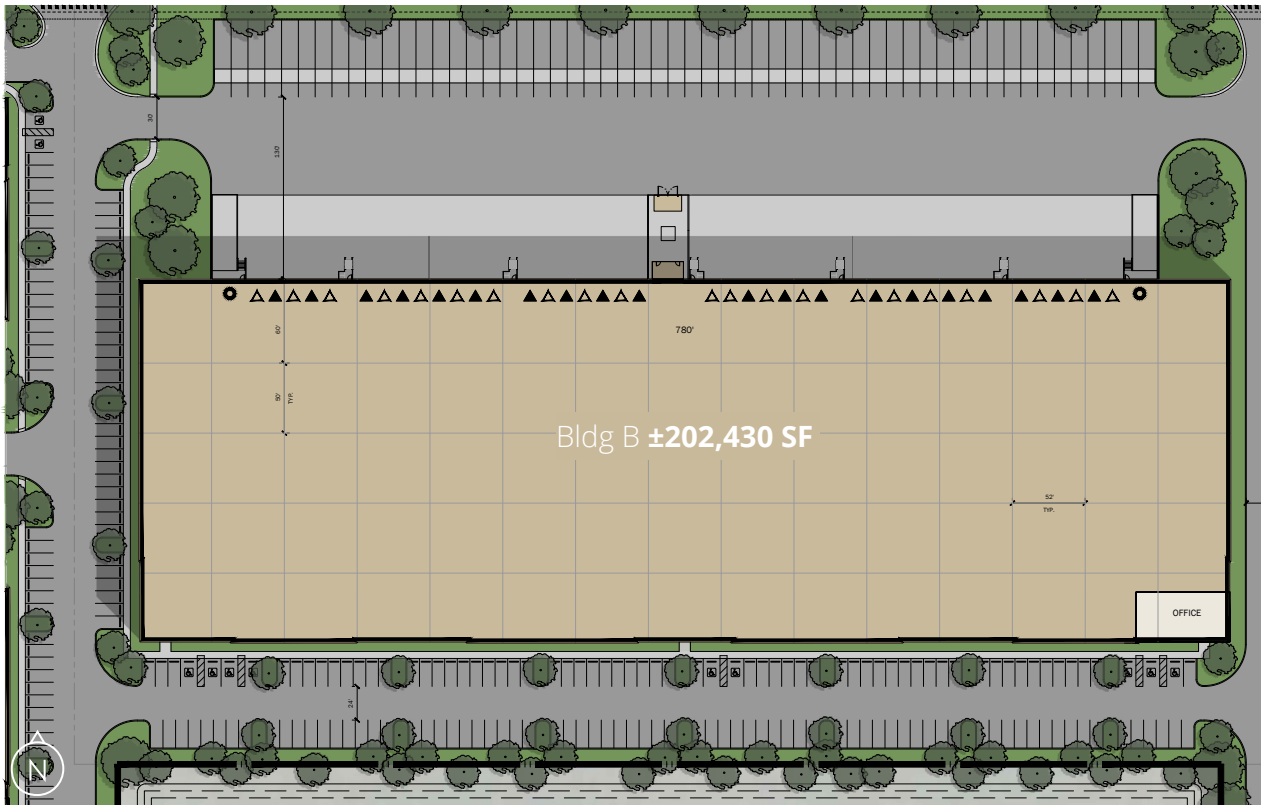
Available Size:	±446,360 SF
Dock-High Positions:	101 doors (9' x 10')
Drive-In Ramps:	4 ramps (12' x 14' door)
Load Type:	Cross-Dock
Building Dimensions:	1064' (w) x 420' (d)
Column Spacing:	56' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	40'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	256 spaces (0.57/1,000 SF ratio)
Trailer Parking:	138 spaces (3.09/10,000 SF ratio)



Phase 1 | Building B

Under Construction | For Lease

10860 Tradeway Blvd, San Antonio, FL 33573



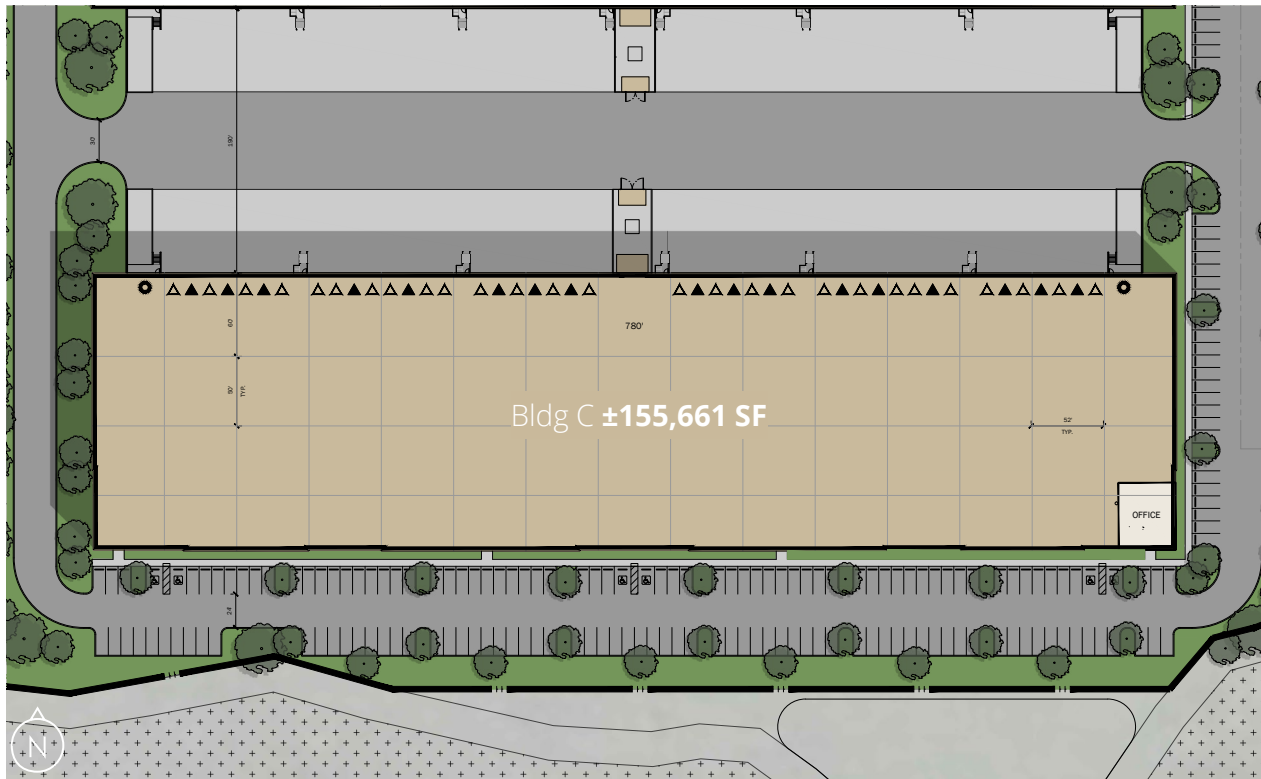
Available Size:	±202,430 SF
Minimum Divisible:	67,600 SF
Availability:	Q1-Q2 2025
Office:	1,800 SF (planned)
Warehouse Lighting:	Motion sensed LED lighting (on 20' whips) averaging a 30 FC
Dock-High Positions:	41 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic (1 per 10,000 SF)
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	3-phase, 2,000 amps, 277/480 volts (planned)
Load Type:	Rear-Load
Year Built:	U/C
Construction:	Tilt-wall
Building Dimensions:	780' (w) x 260' (d)
Column Spacing:	52' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	175 spaces (0.86/1,000 SF ratio)
Trailer Parking:	56 spaces (2.76/10,000 SF ratio)



Phase 1 | Building C

Under Construction | For Lease

10698 Tradeway Blvd, San Antonio, FL 33573



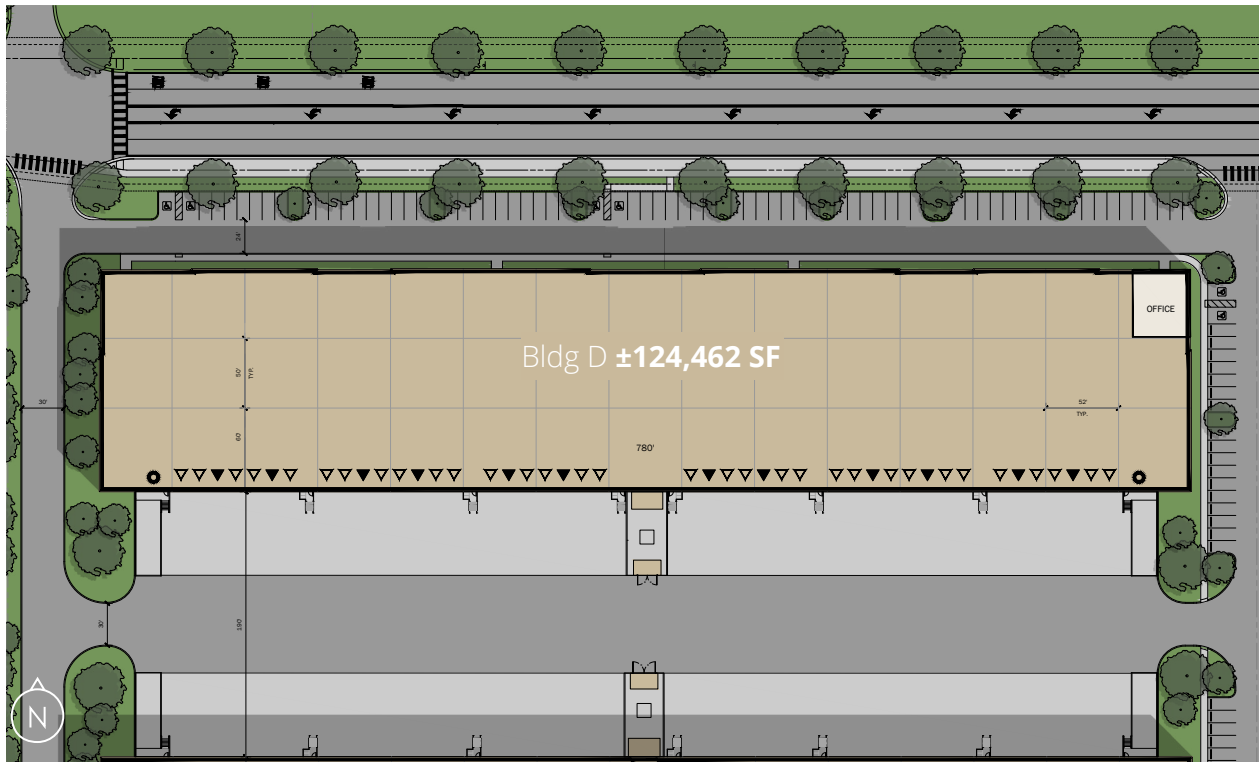
Available Size:	±155,661 SF
Minimum Divisible:	41,600 SF
Availability:	Q2 2025
Office:	1,800 SF (planned)
Warehouse Lighting:	Motion sensed LED lighting (on 20' whips) averaging a 30 FC
Dock-High Positions:	44 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic (1 per 10,000 SF)
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	3-phase, 2,000 amps, 277/480 volts (planned)
Load Type:	Rear-Load
Year Built:	U/C
Construction:	Tilt-wall
Building Dimensions:	780' (w) x 200' (d)
Column Spacing:	52' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	190' shared
Auto Parking:	165 spaces (1.06/1,000 SF ratio)



Phase 1 | Building D

Under Construction | For Lease

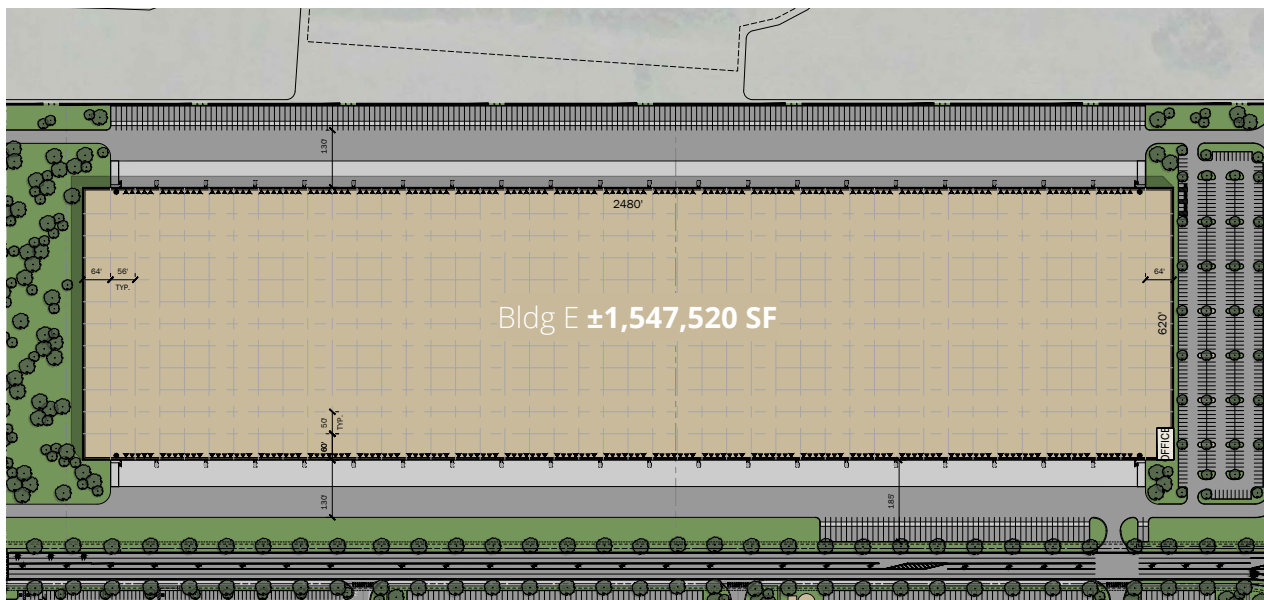
10696 Tradeway Blvd, San Antonio, FL 33573



Available Size:	±124,462 SF
Minimum Divisible:	33,280 SF
Availability:	Q2 2025
Office:	1,800 SF (planned)
Warehouse Lighting:	Motion sensed LED lighting (on 20' whips) averaging a 30 FC
Dock-High Positions:	44 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic (1 per 10,000 SF)
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	3-phase, 2,000 amps, 277/480 volts (planned)
Load Type:	Rear-Load
Year Built:	U/C
Construction:	Tilt-wall
Building Dimensions:	780' (w) x 160' (d)
Column Spacing:	52' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	190' shared
Auto Parking:	88 spaces (0.71/1,000 SF ratio)



Build-to-Suit Proposed Warehouse | For Lease or User-Sale



Available Size:	±1,547,520 SF
Dock-High Positions:	288 doors (9' x 10')
Drive-In Ramps:	4 ramps (12' x 14' door)
Load Type:	Cross-Dock
Building Dimensions:	2480' (w) x 620' (d)
Column Spacing:	56' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	40'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	429 spaces (0.28/1,000 SF ratio)
Trailer Parking:	249 spaces (1.61/10,000 SF ratio)

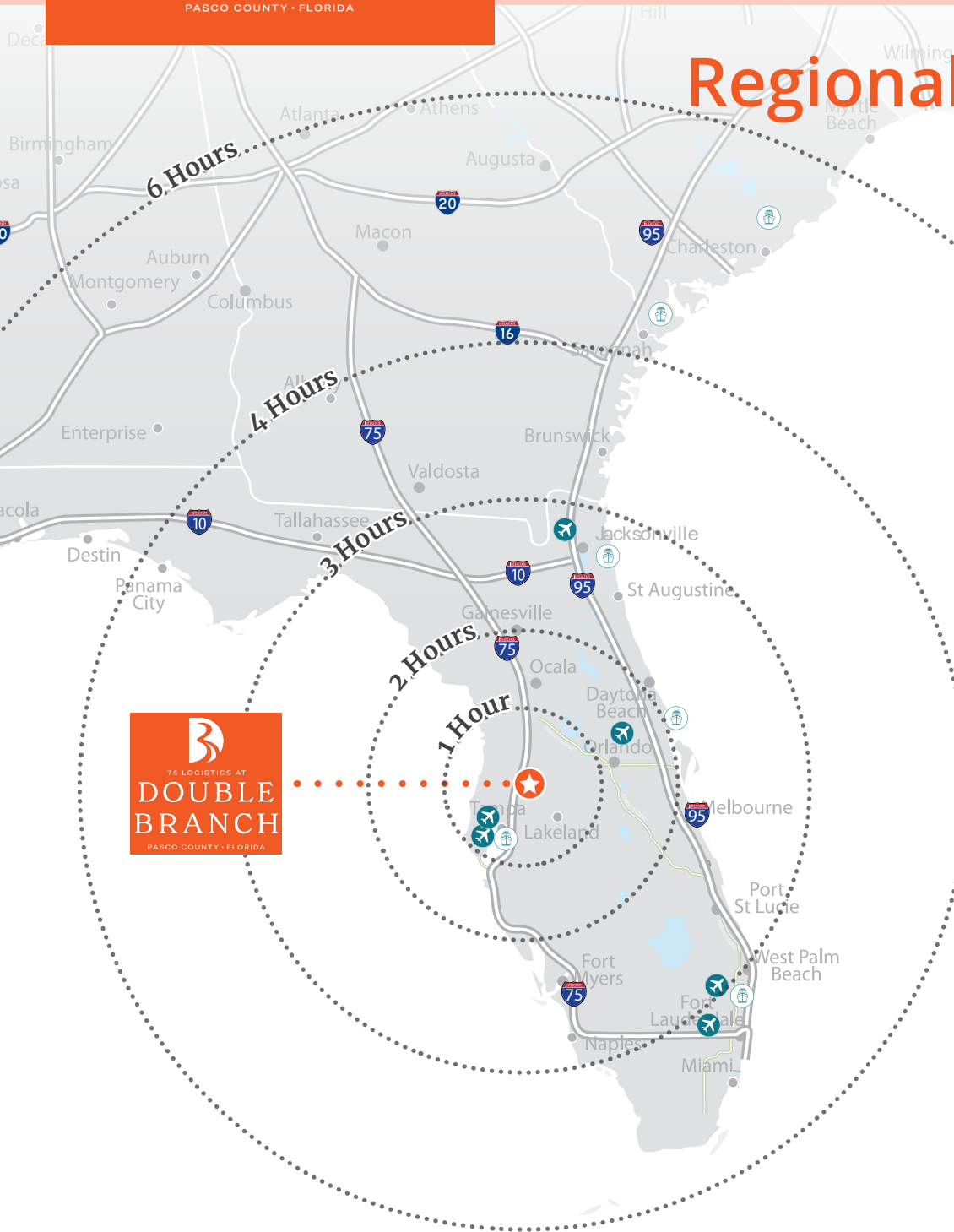


Aerial Photo June 2024





Regional Distribution Capabilities



Ports

Port of Tampa	31 Min
Port Canaveral	2.3 Hrs
Port of Jacksonville	2.9 Hrs
Port Everglades	4 Hrs
Port of Savannah	4.7 Hrs
Port of Charleston	6.5 Hrs



Cities

Tampa	30 Min
Orlando	1.5 Hrs
Jacksonville	2.7 Hrs
Miami	4.5 Hrs
Atlanta	6.2 Hrs
Charleston	6.4 Hrs



Highways

I-75	Immediate Access
Hwy 98	15 Min
Hwy 301	15 Min
I-4	21 Min
I-95	2 Hrs
I-10	2.4 Hrs



Airports

Tampa Intl	32 Min
St. Pete-Clearwater Intl	43 Min
Orlando Intl	1.5 Hrs
Jacksonville Intl	3 Hrs
Atlanta Intl	6 Hrs

Population

Households

Median Household Income

	Population	Households	Median Household Income
2 Hours	11,039,000	4,471,347	\$63,584
3 Hours	15,461,222	6,241,658	\$65,180
4 Hours	22,057,784	8,769,309	\$64,444



Exceptional Local Connectivity

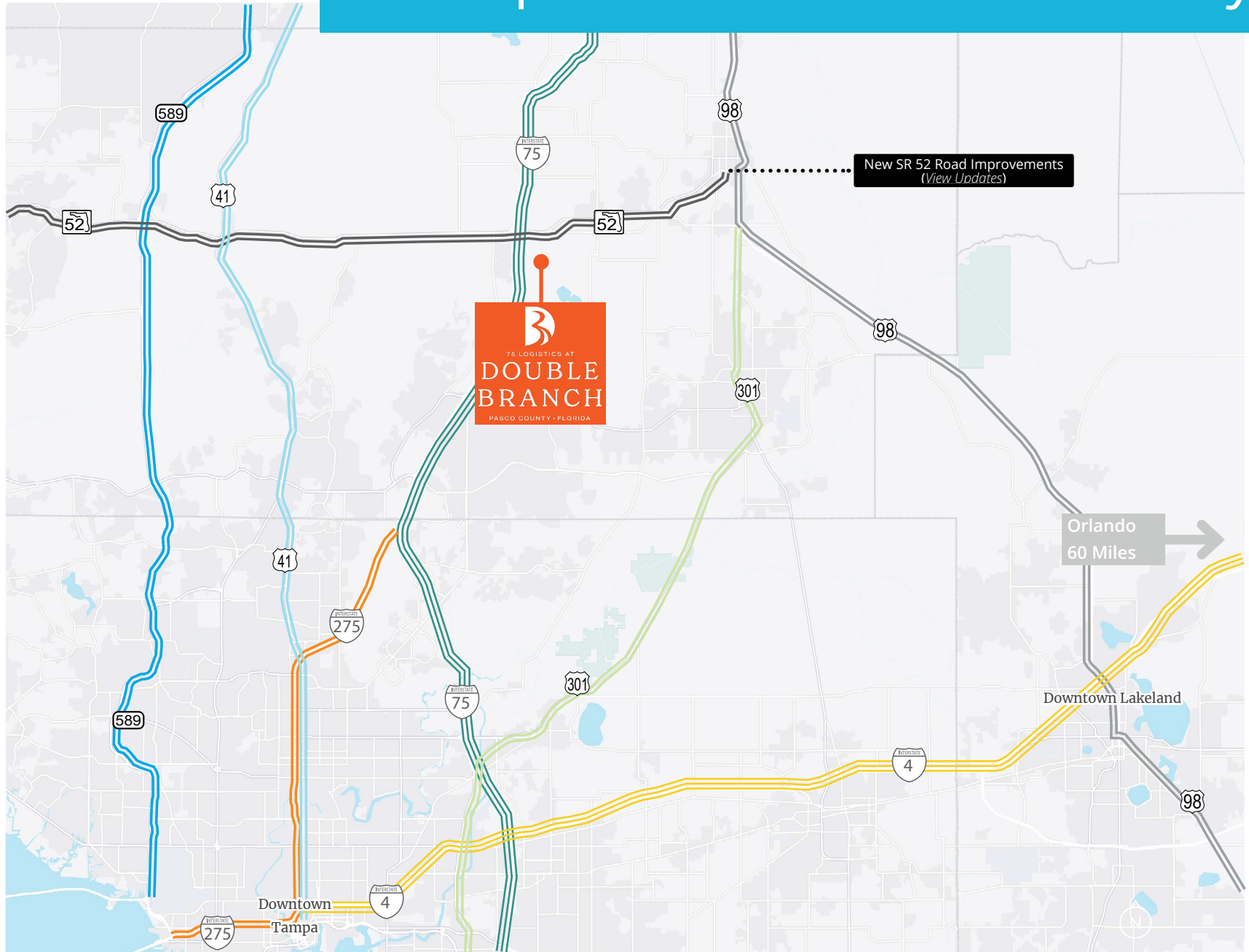
0.5 Miles



8.6 Miles



25 Miles





Proven Industrial Market

Located on the west central coast of Florida and in one of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities which make it a great location to live, visit, and do business. With over \$45M available to assist with corporate relocations, Pasco County is determined to maintain a business-friendly climate. Pasco County EDC is also committed to working with the end user and will evaluate which incentives will provide the most impact for the business. A few notable incentives include:

☑ **Penny for Pasco**

☑ **Job Creation Incentive (JCI) Grant**

☑ **Transportation Mobility Impact Fee Waivers**

☑ **Expedited Permitting and Processing**

☑ **Clean Energy Initiatives**

amazon

LOWE'S



target

PALL



METTLER TOLEDO

NVG TN

Zephyrhills
SINCE 1964

Preferred
MATERIALS, INC.
A CRH COMPANY

Encompass
Health.

Leggett & Platt
ADJUSTABLE BEDS
Value without compromise™

POLARIS



EDMONSON
Electric • AC • Security

TouchPoint
MEDICAL

GP GARY PLASTIC PACKAGING CORP.



Pasco County Demographics

as of Q2 2024

141%

Population growth from 2000 to
2023 within a 15-mile radius



626,875

Total Population



250,707

Total Households



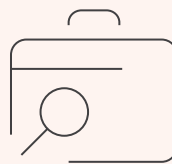
78.3%

Prime-Age (25-54) Labor Force
Participation Rate



\$70,221

Median Household Income



HCA Healthcare

Top Largest Employer in Pasco County
Excluding County School & Government



±91%

High School Graduates



Executive Summary

KEY FACTS



626,875

Total Population



\$351,094

Median Home
Value



18,156

Businesses



554,568

Daytime
Population



44.8

Median Age



34.9%

Population Change
Since 2010



\$70,221

Median Household
Income



\$39,963

Per Capita Income



2.5

Avg Household
Size



Population, Income & Housing

POPULATION TREND



344,765

2000 Total
Population



464,697

2010 Total
Population



626,875

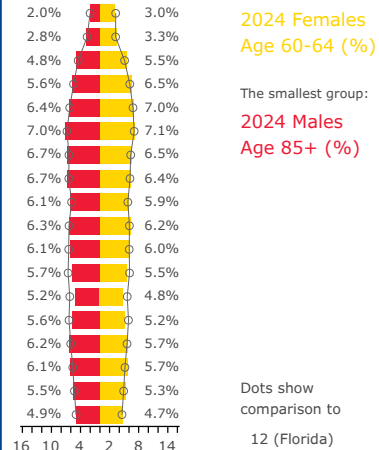
Current Total
Population



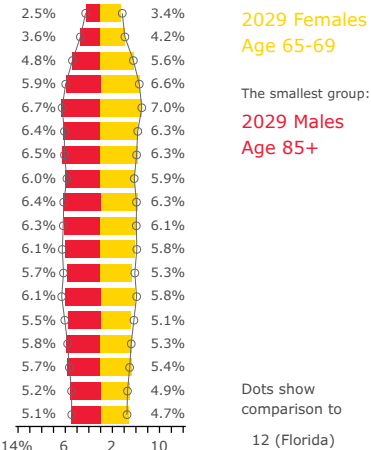
687,758

5 Yr Projected
Total Population

Current Age Pyramid



5 Yr Projected Age Pyramid



MEDIAN HOUSEHOLD INCOME



\$70,221

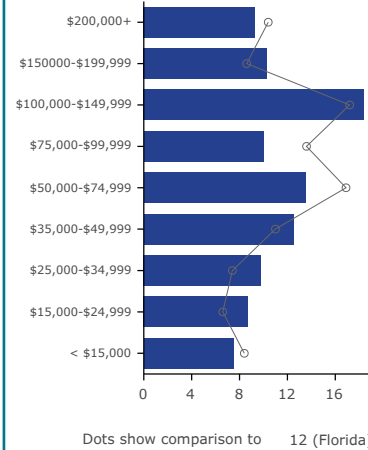
Current Median HH
Income



\$91,097

5 Yr Projected
Median HH Income

Current HH By Income



AVERAGE HOUSEHOLD INCOME



99,853

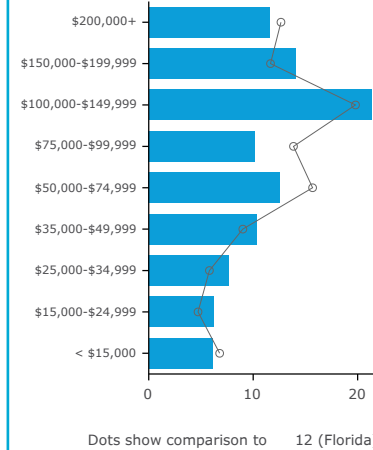
Current Average
HH Income



118,884

5 Yr Projected Avg
HH Income

5 Yr Projected HH By Income



PER CAPITA INCOME



\$39,963

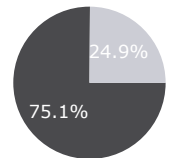
Current Per Capita
Income



\$47,378

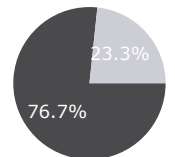
5 Year Projected Per
Capita Income

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

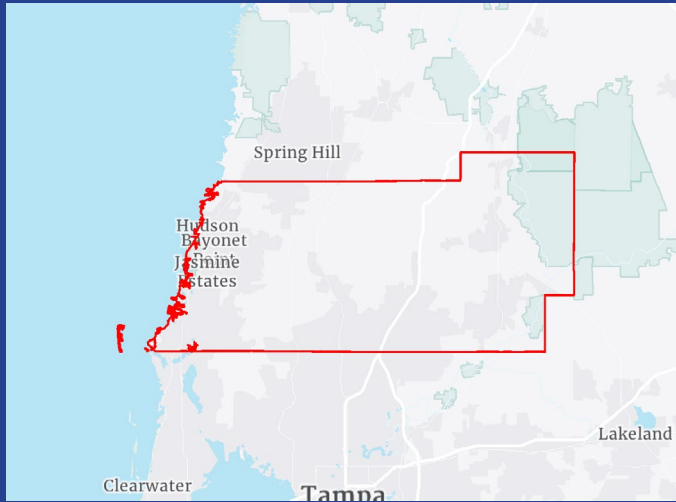
5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs



Trends & Key Indicators



626,875

Population

250,707

Households

2.47

Avg size
household

44.8

Median
age

\$70,221

Median
household income

\$351,094

Median
home value

92

Wealth
index

79

Housing
affordability

63

Diversity
index

Mortgage indicators



\$12,264

Avg spent on mortgage &
basics



31.3%

Percent of income for
mortgage

Population by generation



G

6.5%

Greatest gen:
born 1945/earlier



B

24.1%

Baby boomer:
born 1946 to
1964



X

20.4%

Generation x:
born 1965 to
1980



M

20.6%

Millennial:
born 1981 to
1998



Z

20.4%

Generation z:
born 1999 to
2016

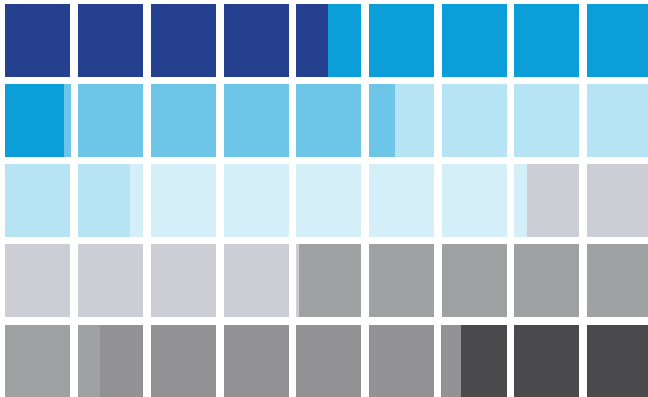


A

8.0%

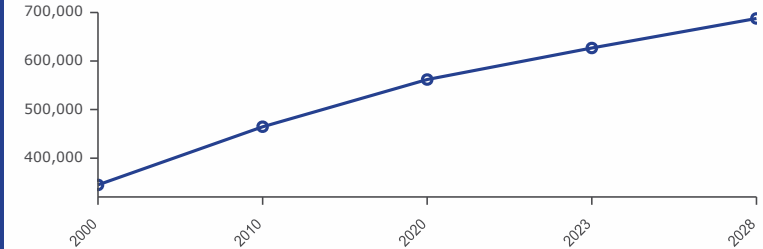
Alpha: born
2017 to present

Population by age

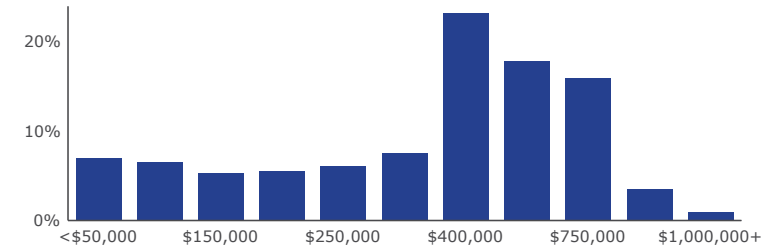


Age 0-9 (%) (10%) Age 10-19 (%) (12%) Age 20-29 (%) (10%)
Age 30-39 (%) (12%) Age 40-49 (%) (12%) Age 50-59 (%) (13%)
Age 60-69 (%) (14%) Age 70-79 (%) (11%) Age 80+ (%) (6%)

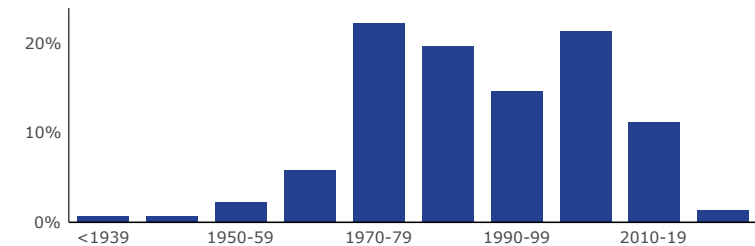
Historical trends: population



Home value



Housing: year built





Aerial Photo June 2024



Property Inquiries

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Property Website

[DB52.com](https://db52.com)

County Resources

[Official County Website](#)

[The Greater Pasco
Chamber of Commerce](#)



[Pasco Economic
Development Council](#)

[Pasco Public
Transportation](#)

[State Road 52
Improvements](#)



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