

# Terra Bella

SR 54 @ Livingston, Pasco County, Florida

## TERRA BELLA Outparcels Available

The Developer has 18+ acres remaining for Sale or Ground Lease. The remaining outparcels are zoned for commercial or office uses. A multi-family tract is also available for purchase and is fully entitled and permitted for 311 apartment units. The 253-unit Single Family residential parcel was recently sold with vertical construction anticipated Summer 2010.

Terra Bella is located along the north side of SR 54 at the intersection of Livingston Road in Pasco County and approximately two miles west of I-75. A traffic signal has been installed at the intersection and a right-in access point along SR 54 has been approved by FDOT midway between Via Bella Blvd. and Livingston Road.

Current development includes a 30,000 sq.ft. Florida Medical Clinic facility and a 10,000 sq.ft. Discovery Point Child Development Center. Another parcel is under contract with closing scheduled for June 2010. There are also two Pending LOI's on frontage parcels with one being a national fast food and the other a local retailer. In addition, we are negotiating with several other retailers.

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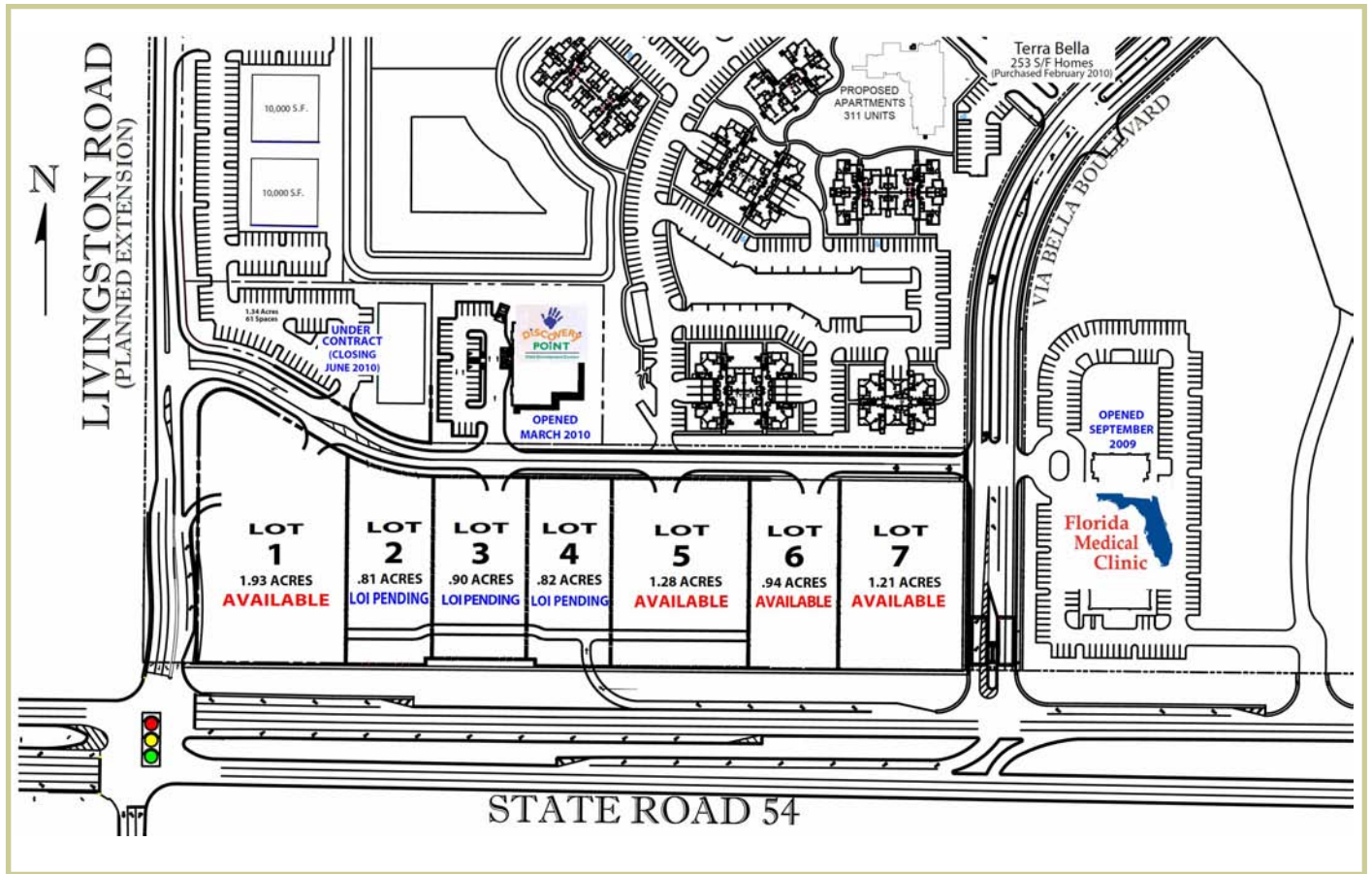
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**Commercial / Office  
Outparcels Available  
Sale / Ground Lease**





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## HIGHLIGHTS

- A traffic signal is fully operational at the Livingston intersection along SR 54.
- SR 54 has been widened from four to six lanes.
- Developer has obtained master entitlements, including overall Preliminary Plan approval and traffic impacts.
- Parcels delivered rough-graded, with utilities stubbed to the lot lines. Offsite retention.

### Traffic Counts:

More than 67,000 cars per day through the intersection.

### Population Counts

1 Mile - 5,212  
 2 Miles - 22,088  
 3 Miles - 38,786