

SOUTHSHORE BAY



WATERFRONT MULTIFAMILY DEVELOPMENT LAND SITE

±26.9 Acres | 570 Units Allowed | PD Zoning
Wimauma, FL (Tampa MSA)



MACDILL AIR FORCE BASE
22,000 Employed Military and Civilian Personnel

amazon
AMAZON RUSKIN DISTRIBUTION CENTER
1M SF and +2,000 Employees
10 Minute Drive

HCA Florida Healthcare
138-bed hospital
5 Minute drive

SOUTHSHORE REGIONAL LIBRARY
10 Minute Drive

DOWNTOWN TAMPA
11.4M SF of Office Space
71,000 Employees
30 Minute Drive

INTERSTATE 75
114,500 AADT

Tampa International Airport
30 Minute Drive

CALOOSA GOLF & COUNTRY CLUB
7 Minute Drive

Centex®
SERENE BY CENTEX HOMES
Homes Recently Sold for \$589K

D-R HORTON®
America's Builder
Southshore Bay townhomes by DR Horton
Homes starting at \$300K

D-R HORTON®
America's Builder
Southshore Bay single-family homes by DR Horton
Homes Recently Sold for \$541K

LENNAR®
SOUTHSHORE BAY MEDLEY BY LENNAR (ACTIVE ADULT)
Homes Selling for \$670K

LAGOON AT SOUTHSHORE BAY BY METROLAGOONS

SOUTHSHORE BAY Metro Lagoons
5-acre crystal-water lagoon and resort-style amenity center within 87-acre Southshore Bay by MetroPlaces master-planned community

KINGS CROSSING
Publix. McDonald's. The UPS Store
6 Minute Drive

Walmart
4 Minute Drive

ALDI
4 Minute Drive

Wawa
4 Minute Drive

SOUTHSHORE BAY
Up to 570-unit multifamily development site within Southshore Bay by MetroPlaces master-planned community

D-R HORTON®
America's Builder
Southshore Bay single-family homes by DR Horton
Homes Recently Sold for \$550K

301
15,200 AADT

674
41,000 AADT



EXECUTIVE SUMMARY

Executive Summary

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present the opportunity to acquire **Southshore Bay** (the “Property” or “Site”), a rare ±26.9-acre residential development site located within the gated Southshore Bay by MetroPlaces master-planned community (Wimauma, FL – Tampa MSA) and adjacent to Hillsborough County’s first family-centric 5-acre crystal-water lagoon, the recreational and entertainment epicenter for the community and future multifamily residents. **The Site is fully graded and has zoning in-place allowing for 570 units.**

The Property benefits from immediate access to major highways including US-301 (15,200 VPD), SR-674 (41,000 VPD), and I-75 (114,500 VPD), providing immediate connectivity to Downtown Tampa (71,000 jobs), St. Petersburg (27,000 jobs), and Sarasota (22,000 jobs). Moreover, the Property is within minutes of the HCA Florida Southshore Hospital (138-beds) and Amazon’s Ruskin Distribution Center (4,000 Jobs).

Additionally, the Property is located within a 5-minute drive from Kings Crossing, a Publix anchored shopping center that contains a Walmart, Aldi, Wawa, and multiple local and national restaurant options, as well as Cypress Village Plaza, home to restaurants including Dunkin’, Tropical Smoothie Café, The Hungry Greek, amongst others. Additionally, the Property is in close proximity to a plethora of golf courses, including the renowned Club Renaissance. Wimauma has become one of the most sought-after Tampa submarkets, evidenced by the presence of national homebuilders including DR Horton, Lennar, GL Homes, M/I Homes, Mattamy Homes, Highland Homes, amongst others, with homes selling for over \$1 million.

Wimauma is one of Tampa Bay’s fastest growing submarkets with an explosive population growth of 100%+ since 2010 and an average household income of \$95,356 within a 1-mile radius that is expected to grow to \$111,746 (17% increase) by 2028.

With record-breaking population growth and superb residential fundamentals, Southshore Bay is positioned as a rare waterfront development opportunity within a master-planned community in one of Tampa’s fastest growing submarkets.



Southshore Bay MetroLagoon

Property Overview

Address	0 Lagoon Shore Blvd, Wimauma, FL 33598
Municipality	Hillsborough County
Parcel ID	U-08-32-20-A96-000000-A0000.0 U-08-32-30-ZZZ-000003-21370.0 U-17-32-20-2XN-000000-00002.0
Zoning Designation	PD
Land Area	±26.9 Acres ±1,171,764 SF
Units	570 Units
Density	±21 Units per Acre
Utilities	Stubbed to site
School Concurrency	Secured

Investment Highlights



Rare waterfront multifamily development site within the gated Southshore Bay by MetroPlaces master-planned community with zoning in-place allowing for 570 units.



Southshore Bay is located within an 87-acre, gated master-planned community and directly adjacent to Hillsborough County's first 5-acre crystal-water lagoon, the recreational and entertainment epicenter for the community and future multifamily residents.



Burgeoning Wimauma submarket with significant job growth and explosive population growth of over 110% since 2010 within a 5-mile radius from the Property driven by in-migration, driving increased demand for rental housing.



Average household income within a 1-mile radius of Southshore Bay is \$95,356 and is projected to grow by over 17% to \$111,746 by 2028.



Diverse employment drivers in the immediate area, including the 138-bed HCA Florida Southshore Hospital and Amazon's Ruskin distribution center (4,000 jobs). The Property is also within 30 minutes from Downtown Tampa (71,000 jobs), 35 minutes from Downtown St. Petersburg (27,000 jobs), and 40 minutes from Downtown Sarasota (22,000 jobs).



The Property benefits from immediate access to major highways including US-301 (15,200 VPD), SR-674 (41,000 VPD), and I-75 (114,500 VPD), connecting the site to major employment and entertainment hubs including Tampa (30-minute drive), St. Petersburg (35-minute drive), Sarasota (40-minute drive), and the surrounding Greater Tampa Bay MSA.



The Property is located within a 5-minute drive from Kings Crossing, a Publix anchored shopping center home to Walmart, Aldi, Wawa, and multiple local and national restaurants, and Cypress Village Plaza anchored by Home Depot and home to restaurants including Dunkin', Tropical Smoothie Café, The Hungry Greek, amongst others. Additionally, the Property is in close proximity to a plethora of golf courses, including the renowned Club Renaissance.



Outstanding Retail and Demand Drivers



High School UUU

\$176 Million High School within Southshore Bay by MetroPlaces master planned community scheduled to open in Q3 of 2025



LAGOON AT SOUTHSORE BAY BY METROLAGOONS

SOUTHSORE BAY Metro Lagoons

5-acre crystal-water lagoon and resort-style amenity center within 87-acre Southshore Bay by MetroPlaces master-planned community



LAKE WIMAUMA



SOUTHSORE BAY

Up to 570-unit multifamily development site within Southshore Bay by MetroPlaces master-planned community

Walmart

4 Minute Drive



4 Minute Drive

D-R HORTON

America's Builder

Southshore Bay single-family homes by DR Horton
Homes Recently Sold for \$550K



5 Minute Drive



5 Minute Drive

KINGS CROSSING

5 Minute Drive



SARASOTA

40 Minute Drive
+22,000 Employees



7 Minute Drive

DOWNTOWN ST. PETE

35 Minute Drive
+27,000 Employees



DOWNTOWN TAMPA

30 Minute Drive
+71,000 Employees



CYPRESS VILLAGE PLAZA

6 Minute Drive



Multi-Housing & BTR Rental Comparables



The Parian

RISE Sereno

Tapestry East Bay

Citizen at Waterset

Shadetree Apartments

The Easton Riverview

Balcara 301 at Sun City (BTR)

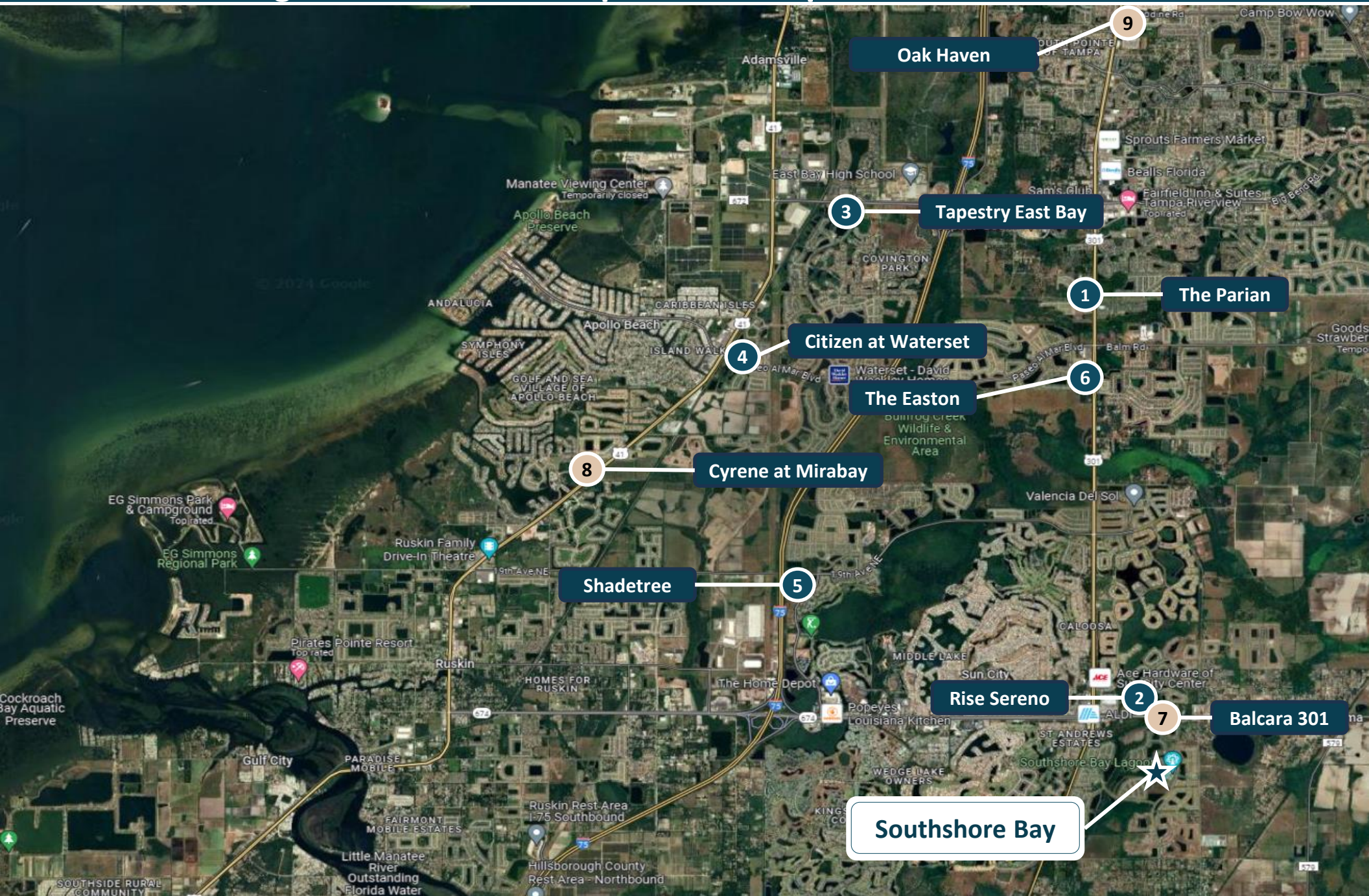
Cyrene at MiraBay (BTR)

Oak Haven (BTR)

Property Summary	Owner	Privately Owned	RISE A Real Estate Company	Arlington Properties	Harbor Real Estate Partners	Bonaventure	GreenPointe Holdings	The Carlyle Group	JEN Partners	DHI Residential
	Manager	Davis Development	RISE A Real Estate Company	Arlington Properties	RAM Partners LLC	Gables Residential	RAM Partners LLC	Greystar	Bainbridge Companies	RangeWater Real Estate LLC
	Year Built	2023	2024	2024	2024	2020	2023	2024	2024	2023
	Address	10405 Apollo Manor Cir	4902 Cosmos Cir	6861 Tapestry Heights Ave	6144 Paseo al Mar Dr	3511 Great Cypress Cir	14471 Stagedoor Johnny Pl	5095 Capri Harbor Dr	5538 Lavender Cotton Pl	11890 Mountain Retreat Ln
	City, State, Zip	Riverview, FL 33578	Wimauma, FL 33598	Apollo Beach, FL 33572	Apollo Beach, FL 33572	Ruskin, FL 33573	Ruskin, FL 33573	Wimauma, FL 33598	Apollo Beach, FL 33572	Riverview, FL 33569
	Occupancy	58% (Lease-Up)	16% (Lease-Up)	22% (Lease-Up)	20% (Lease-Up)	90%	92%	50% (Lease-Up)	72% (Lease-Up)	55% (Lease-Up)
	Number of Units	363 Units	320 Units	343 Units	236 Units	260 Units	300 Units	120 Units	82 Units	120 Units
	Avg Unit Size	1,070 SF	989 SF	1,006 SF	1,046 SF	1,121 SF	1,107 SF	1,554 SF	1,454 SF	1,701 SF
	Avg Asking Rent	\$2,229	\$1,979	\$1,933	\$1,898	\$2,008	\$2,101	\$2,349	\$2,595	\$2,462
Studio	Avg Asking Rent PSF	\$2.08	\$2.00	\$1.92	\$1.81	\$1.79	\$1.90	\$1.51	\$1.78	\$1.45
	Number of Units	-	35 Units	13 Units	-	-	-	-	-	-
	Avg Unit Size	-	608 SF	688 SF	-	-	-	-	-	-
	Avg Asking Rent	-	\$1,400	\$1,465	-	-	-	-	-	-
1 Bedroom	Avg Asking Rent PSF	-	\$2.30	\$2.13	-	-	-	-	-	-
	Number of Units	166 Units	141 Units	111 Units	105 Units	91 Units	108 Units	-	-	-
	Avg Unit Size	835 SF	797 SF	740 SF	818 SF	825 SF	813 SF	-	-	-
	Avg Asking Rent	\$1,976	\$1,763	\$1,716	\$1,659	\$1,750	\$1,741	-	-	-
2 Bedroom	Avg Asking Rent PSF	\$2.37	\$2.21	\$2.32	\$2.03	\$2.12	\$2.14	-	-	-
	Number of Units	164 Units	122 Units	187 Units	121 Units	143 Units	168 Units	85 Units	5 Units	-
	Avg Unit Size	1,211 SF	1,201 SF	1,117 SF	1,212 SF	1,235 SF	1,237 SF	1,521 SF	917 SF	-
	Avg Asking Rent	\$2,354	\$2,198	\$1,995	\$2,054	\$2,199	\$2,246	\$2,287	\$2,403	-
3 Bedroom	Avg Asking Rent PSF	\$1.94	\$1.83	\$1.79	\$1.69	\$1.78	\$1.82	\$1.50	\$2.62	-
	Number of Units	33 Units	22 Units	32 Units	10 Units	26 Units	24 Units	35 Units	29 Units	120 Units
	Avg Unit Size	1,548 SF	1,650 SF	1,412 SF	1,440 SF	1,527 SF	1,478 SF	1,634 SF	1,436 SF	1,701 SF
	Avg Asking Rent	\$2,876	\$3,072	\$2,520	\$2,517	\$2,624	\$2,695	\$2,499	\$2,547	\$2,462
	Avg Asking Rent PSF	\$1.86	\$1.86	\$1.78	\$1.75	\$1.72	\$1.82	\$1.53	\$1.77	\$1.45

Source: JLL Research and CoStar (June 2024)

Multi-Housing & BTR Rental Comparables Map



INVESTMENT SALE ADVISORY TEAM

Max La Cava

Managing Director

+1 917 825 7346

max.lacava@jll.com**Zach Nolan**

Managing Director

+1 813 387 9906

zach.nolan@jll.com**Pier Barinci**

Associate

+1 305 335 1853

pier.barinci@jll.com**Devyn Freeland**

Analyst

+1 813 387 9911

devyn.freeland@jll.com**Lucy McLaren**

Analyst

+1 727 431 5602

lucy.mclaren@jll.com

DEBT & STRUCTURED FINANCE

Max La Cava

Managing Director

+1 917 825 7346

max.lacava@jll.com**Lee Weaver**

Senior Managing Director

+1 813 261 6713

lee.weaver@jll.com

TAMPA LOCAL SUPPORT

Frank Carrieria

Senior Managing Director

+1 727 415 0804

frank.carrieria@jll.com**Joe Thavis**

Senior Director

+1 303 525 8133

joe.thavis@jll.com**Drew Jennwein**

Director

+1 813 387 9907

drew.jennwein@jll.com**Will Gyrboski**

Director

+1 404 368 8072

will.gyrboski@jll.com

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of June 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.