



VISTA WALK



166 Townhome Finished Lots Dade City (Tampa MSA), Florida

MIRADA

Ranked as the Nation's Largest Lagoon
(~15 Acres)
2,000 Acres
5,000+ Homes

National Homebuilders Present:



10-Minute Drive



EPPERSON

900 Acres & 3,000+ Homes
National Homebuilders Present:



20-Minute Drive



Top Cancer Hospital in Florida
(US News & World Report)
28,000 Outpatient Facility

25-Minute Drive



+500 Daily Flights
Undergoing \$1.52 Billion Expansion
(Opening 2028)
40-Minute Drive

Downtown Tampa
11.4M SF of Office Space

RAYMOND JAMES KPMG
Morgan Stanley
40-Minute Drive



149 Patient Beds
+400 Employees
15-Minute Drive

PASADENA RIDGE

+600 Acres | +1,700 Homes
Homebuilders Present:



15-Minute Drive

Summit View by



Single Family Homes
Selling For: ~\$330k
5-Minute Drive



Lake Jovita
GOLF & COURSE CLUB

Two 18-hole Golf Courses
800+ Single Family Homes
5-Minute Drive



SAINT LEO
UNIVERSITY

+7,600 Students
+1,000 Employees
5-Minute Drive

VISTA WALK

166 Finished Lot Offering

VISTA WALK

Master-Planned Community



Winn-Dixie
10-Minute Drive



Townhomes Selling For ~\$240k



+9,500 Students
+900 Employees
5-Minute Drive

21st St. (10,000 VPD)

JLL Capital Markets is pleased to exclusively present the opportunity to acquire **Vista Walk** (the “Property”), 166 townhome finished lots located within the Vista Walk subdivision in Dade City, Florida (Tampa MSA) – ranked a Top 10 Best City for STEM Jobs (Forbes). **The Vista Walk master-plan provides residents access to amenities located at the center of the finished lot offering, including a children’s playground, pool, and landscaped open spaces.** National homebuilders including Lennar and Starlight Homes have already begun establishing a presence within the Vista Walk, proving existing appetite for major homebuilders expanding into this area.

Situated within the Tampa MSA—Florida’s #2-ranked metro for economic growth—Pasco County has experienced 14% population growth since 2020, significantly outpacing the national average of 3.1%. This growth has attracted major homebuilders to the county anchored by signature master-planned communities: Epperson Lagoon and Mirada Lagoon – the Nation’s largest lagoon (~15 Acres). Attracting national homebuilders including Lennar and D.R. Horton, the average home value within a 5-mile radius is \$413,000, with the average household income exceeding \$95,000 (13.5% above the national average).

Tampa’s corporate center—home to financial leaders like Raymond James, JP Morgan, and KPMG— is accessible in under 40 minutes via the US-301 (21,500 VPD). Furthermore, the surrounding area offers Vista Walk residents access to national retail chains including Publix, Walgreens, Walmart, Starbucks, and many others all accessible in under 10-minutes.

Investment Highlights

Townhome Lot Subdivision within Master-Planned Community



This turnkey finished lot opportunity is situated within a well-established master-planned community, offering an immediate pathway to vertical development and access to premium amenities including a children’s playground, pool and cabana area.

Exceptional Growth Market



According to the U.S. Census Bureau, Pasco County has seen a more than 15% increase in population within the last five years, making it one of the fastest growing counties in the state of Florida.

Proven Market Demand with Strong Homebuilder Presence



National homebuilders Lennar and Starlight Homes have already established a presence within the Vista Walk community selling single-family homes for ~\$330k, proving existing homebuilder appetite for this unique opportunity.

National Retailers within 10-Minute Drive



Vista Walk is located within a 10-minute drive of top retailers including Publix, Walmart, CVS, Walgreens, Chick-fil-A, Starbucks and more.



PROPERTY OVERVIEW

Address	14794 Stresa Ave, Dade City, FL 33523
Municipality	Pasco County
Parcel ID	28 24 21 0220 00000 2940 - 28 24 21 0220 00000 4590
Zoning	PUD
Townhome Dimensions	20’ wide x 100’ deep
Approved Site Plan	166 Finished Townhome Lots

HOME BUILDER DEVELOPMENT ABUNDANCE IN DADE CITY



Tampa International Airport
 +500 Daily Flights
 Undergoing \$1.52 Billion Expansion
 (Opening 2028)
 40-Minute Drive

MOFFITT CANCER CENTER
 Top Cancer Hospital in Florida
 (US News & World Report)
 28,000 Outpatient Facility
 25-Minute Drive

EPPERSON
 900 Acres & 3,000+ Homes
 National Homesbuilders Present:

D-R-HORTON **LENNAR**
America's Builder

Pulte HOMES **AmeriCRAFT HOMES**
DRB HOMES **M/I HOMES** **BB LIVING**
 20-Minute Drive

PASADENA RIDGE
 +600 Acres | +1,700 Homes
 Homebuilders Present:

mattamy HOMES **West Bay**
 CREDITED FOR YOU

CASA Fresca HOMES
 15-Minute Drive

Advent Health
 Zephyrhills
 149 Patient Beds
 +400 Employees
 15-Minute Drive

MIRADA
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 2,000 Acres
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DREAM FINDERS HOMES
LENNAR
America's Builder **DRB HOMES**

West Bay **MARONDA Homes** **Ryan HOMES**
 10-Minute Drive

Downtown Tampa
 11.4M SF of Office Space
RAYMOND JAMES **KPMG**
Morgan Stanley
 40-Minute Drive

Publix
Walmart
 10-Minute Drive

Walgreens **CVS**
Winn-Dixie
 10-Minute Drive

VISTA WALK
 Master-Planned Community

VISTA WALK
 166 Finished Lot Offering

Summit View by
D-R-HORTON
America's Builder
 Single Family Homes
 Selling For: ~\$330k
 5-Minute Drive

STARLIGHT HOMES
 Townhomes Selling For ~\$240k

LENNAR
 Single-Family Homes Selling
 For ~\$330k

PHSC PASCO-HERNANDO STATE COLLEGE
 (East Campus)
 +9,500 Students
 +900 Employees
 5-Minute Drive

21,500 VPD
 98

APPROVED SITE PLAN

LUCCA WAY

TRIESTE RD

ORVIETTO DRIVE

PISA PARKWAY

CANELLI WAY

VIA VENICE RD

ORVIETTO DR

STRESA AVENUE

SICILY ROAD

MAGGIORE ROAD

SANTA MARGHERITA AVENUE

TURIN WAY

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Lot Sizes:
20'-40' width
100'-120' depth



RAPIDLY DEVELOPING MARKET

PHSC | PASCO-HERNANDO STATE COLLEGE
 (East Campus)
 +9,500 Students
 +900 Employees

Lake Jovita
 GOLF & COUNTRY CLUB
 Two 18-hole Golf Courses
 800+ Single Family Homes

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 5-Minute Drive

VISTA WALK

PIRATES
 PASCO HIGH SCHOOL
 +1,600 Students
 +80 Employees

SAINT LEO UNIVERSITY
 +7,600 Students
 +1,000 Employees
 5-Minute Drive

Walgreens
 10-Minute Drive

CVS
 10-Minute Drive

Winn-Dixie
 10-Minute Drive

Walmart
 10-Minute Drive

Metro Lagoons
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 DREAM FINDERS HOMES | **LENNAR**
 RYAN HOMES | **D-R-HORTON** | MARONDA HOMES | **DRB HOMES**
 America's Builder | West Bay
 10-Minute Drive

Publix
 at The Market at Mirada
7-ELEVEN
 10-Minute Drive

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 +600 Acres & +1,700 Homes
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 20-Minute Drive

ZEPHYR COMMONS
Publix | **LOWE'S** | **Starbucks**
Walmart | **Chick-fil-A**
 15-Minute Drive

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#4 Tampa ranked fourth out of the **TOP REAL ESTATE MARKETS**
- *URBAN LAND INSTITUTE 2025*

#3 Tampa Bay stands as the third **BEST TECH HUB** in the state
- *COMMERCIALCAFE 2024*

#4 Tampa ranked top 4 for **BEST PLACE TO RETIRE NATIONALLY**
- *WALLETHUB 2024*

#4 Tampa ranked top 4 for **BEST COLLEGE CITY NATIONALLY**
- *WALLETHUB 2024*

#4 Tampa General Hospital recognized as one of the **“WORLD’S BEST SPECIALIZED HOSPITAL”**
- *NEWSWEEK 2025*



Tampa International Airport

#11

U.S. AIRPORT
Conde Nast Traveler
2023

25M

PASSENGERS IN
2025

29th

BUSIEST AIRPORT IN
THE U.S.

\$1.5B

EXPANSION WITH NEW
TERMINAL (2028 DELIVERY)



#1

Tampa Bay MSA Ranked Hottest Housing Market in the Southeast

#1

Emerging Tech City in the US

MSA POPULATION

3.4M

Current Residences

3.5M

Projected 2029 Population

5.6%

Projected Growth 2025-20230

\$109,563

Average Household Income

\$472,364

Average Home Value

67%

Families Own vs Rent

1.61M

Workforce

1.3M

Households in MSA

39%

Bachelors Degree or Higher

5

Fortune 500 Headquarters in the MSA

20

Corporate Headquarters in the MSA

	EMPLOYEES	INDUSTRY
STATE OF FLORIDA	34,100	GOVERNMENT
MACDILL AIRFORCE BASE	30,844	MILITARY
BAYCAR HEALTH SYSTEM	27,739	HEALTHCARE
PUBLIX SUPERMARKETS	27,000	GROCERY
HILLSBOROUGH COUNTY SCHOOLS	24,866	EDUCATION
HCA WST FLORIDA DIVISION	16,865	HEALTHCARE
WALMART	16,000	RETAIL
UNIVERSITY OF SOUTH FLORIDA	15,678	EDUCATION
VERIZON COMMUNICATIONS	14,000	INTERNET/CABLE
PINELLAS COUNTY PUBLIC SCHOOLS	13,384	EDUCATION
PASCO COUNTY PUBLIC SCHOOLS	12,725	EDUCATION

COUNTY-BY-COUNTY POPULATION



Hillsborough | 1.5M+

Pinellas | 970K+

Pasco | 590K+

Hernando | 200K+

- **Financial Service** companies have been migrating to the Tampa MSA since the 1980s. Companies like JPMorgan Chase and Citigroup chose Tampa for its low cost of living, high quality of life, and favorable tax treatment. These firms established Tampa as a long-term alternative to global financial centers. The metro is home to **three Fortune 500 and five Fortune 1000 companies**, with the financial services and insurance industries accounting for one in four jobs, shaping the local economy.
- **Healthcare** is a significant contributor to Tampa's employment base, as is typical for Florida. The largest of these employers is the Baycare Health System, employing over 29,000 people in the region. Their primary campus is St. Joseph's Hospital, located just east of Tampa International Airport. Additionally, Tampa General Hospital, **soon to break ground on a 13-story expansion**, is a significant driver, operating as one of the largest hospitals in Florida. Additionally, ranked as Florida's best cancer treatment hospital, Moffitt Cancer Center's \$9.3 billion campus has added +9,000 jobs to the market.
- **Port Tampa Bay** is the largest deep-water port in Florida, handling over 35 million tons of cargo each year – the most of any port in the state. With an **economic impact exceeding \$35B, it indirectly supports 192,000 jobs** and serves as the primary economic engine on the west coast of Florida. The port is highly diversified, handling various cargo types and serving 1.1 million cruise ship passengers in 2023 – making it the fourth most popular cruise port in the state. Recent improvements include the installation of two post-Panamax gantry cranes and a proposed \$1.1B dredging project for larger ships and increased cargo capacity.
- **MacDill Air Force Base**, established in 1939, is a major employment driver for Tampa. With 19,000 military and civilian personnel and a payroll exceeding \$1B, it is one of the metro's largest employers. The base serves as the headquarters for the US Special Operations Command and US Central Command (Middle-East). Tampa is also a popular choice for retired military personnel, ranking **4th on Wallethub's list of best places for veterans to live**.



HCA BAYONET POINT



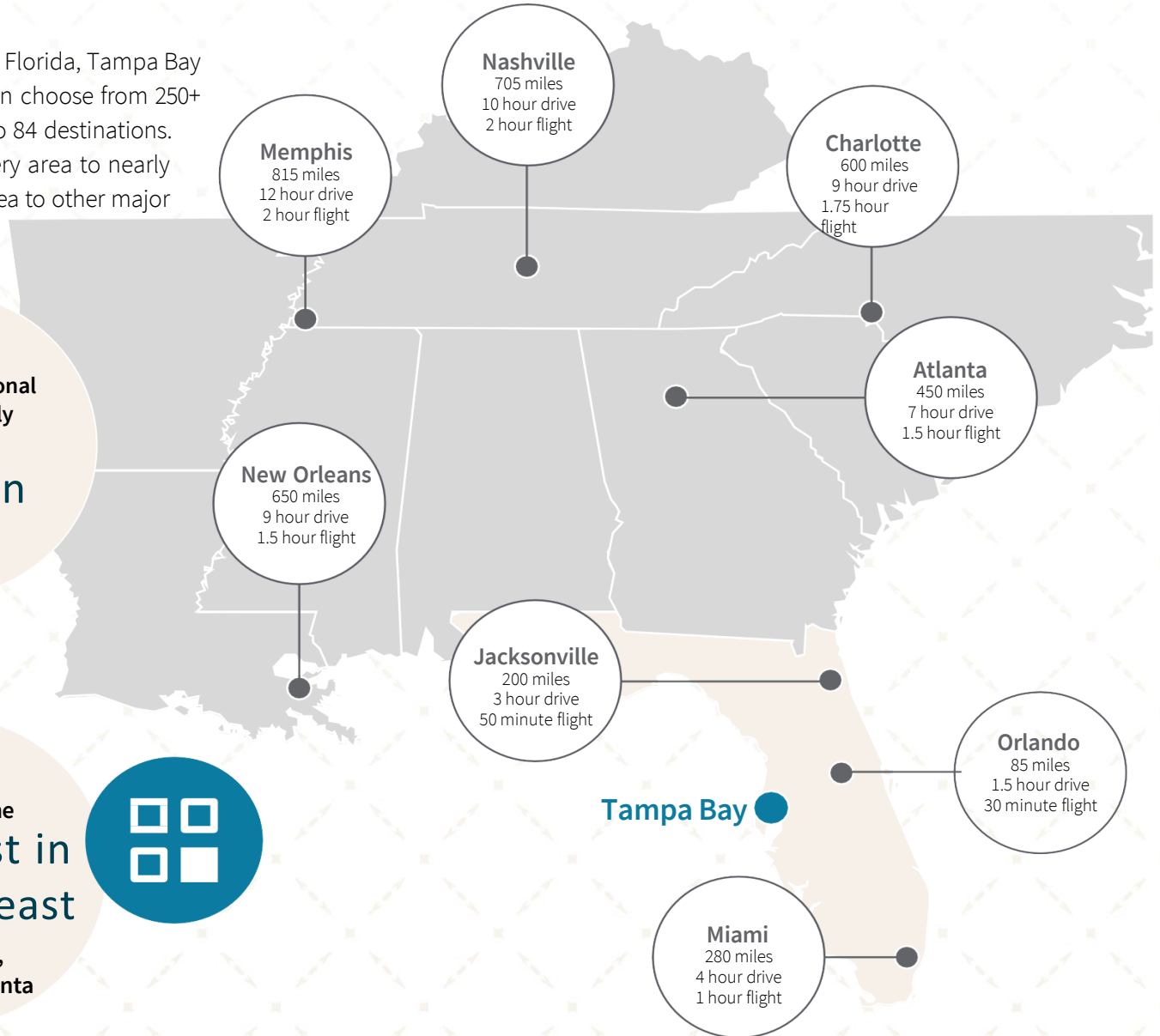
MOFFITT CANCER CENTER

Optimally located on the West coast of Florida, Tampa Bay is an anchor of the Southeast. You can choose from 250+ daily flights offering nonstop service to 84 destinations. The area also boasts a one-day delivery area to nearly all of Florida and a two-day delivery area to other major Southeastern cities.



Tampa International Airport recently completed a **\$2 Billion** expansion

The Tampa Bay MSA is the **4th largest in the southeast** behind D.C., Miami and Atlanta



Shores at Mirada by Dream Finders

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
31784 Kestrel Calling Dr, San Antonio, FL 33576	Townhome	2026	3	3	1	Marketing	1,602	\$259,990	\$162
31829 Kestrel Calling Dr, San Antonio, FL 33576	Townhome	2026	3	3	1	Marketing	1,602	\$279,990	\$175
31788 Kestrel Calling Dr, San Antonio, FL 33576	Townhome	2026	3	3	1	Marketing	1,602	\$289,990	\$181
Average							1,602	\$276,657	\$173

Mirada by Ryan Homes

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
31509 Azure Beach Dr, San Antonio, FL 33576	Townhome	2026	3	3	1	Marketing	1,674	\$257,990	\$154
31513 Azure Beach Dr, San Antonio, FL 33576	Townhome	2026	3	3	1	Marketing	1,674	\$258,990	\$155
31519 Azure Beach Dr, San Antonio, FL 33576	Townhome	2026	3	3	1	Marketing	1,674	\$296,980	\$177
Average							1,674	\$271,320	\$162

The Town Estates by Lennar

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
9840 Allendale St, Wesley Chapel, FL 33545	Townhome	2026	3	3	1	Marketing	1,666	\$281,240	\$169
9838 Allendale St, Wesley Chapel, FL 33545	Townhome	2026	3	3	1	Marketing	1,666	\$281,140	\$169
9852 Allendale St, Wesley Chapel, FL 33545	Townhome	2026	3	3	1	Marketing	1,787	\$293,240	\$164
9832 Allendale St, Wesley Chapel, FL 33545	Townhome	2026	3	3	1	Marketing	1,787	\$293,240	\$164
Average							1,727	\$287,215	\$166

Vista Walk : The Estates Key by Lennar

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
14474 Stresa Ave, Dade City, FL 33523	Single-Family	2026	4	2	2	Marketing	1,824	\$321,240	\$176
14422 Stresa Ave, Dade City, FL 33523	Single-Family	2026	4	2	2	Marketing	1,824	\$322,240	\$177
14430 Stresa Ave, Dade City, FL 33523	Single-Family	2026	4	3	2	Marketing	2,174	\$342,740	\$158
14475 Stresa Ave, Dade City, FL 33523	Single-Family	2026	4	3	2	Marketing	2,174	\$344,240	\$158
Average							1,999	\$332,615	\$167

Summit View By D.R. Horton

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
35529 Brick Church Loop, Dade City, FL 33525	Single-Family	2026	4	3	2	Marketing	2,305	\$349,990	\$152
35341 Valley Ridge Rd, Dade City, FL 33525	Single-Family	2026	4	3	2	Marketing	2,305	\$319,990	\$139
35477 Brick Church Loop, Dade City, FL 33525	Single-Family	2026	4	3	2	Marketing	2,305	\$354,990	\$154
Average							2,305	\$341,657	\$148

Tuscan Hills by Dream Finders Homes

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
35424 Tuscan Hill Rd, Dade City, FL 33525	Single-Family	2026	4	3	2	Marketing	2,111	\$374,990	\$178
35151 Tuscan Hill Rd, Dade City, FL 33525	Single-family	2026	4	3	2	Marketing	2,111	\$399,990	\$189
35200 Tuscan Hill Rd, Dade City, FL 33525	Single-Family	2026	4	3	2	Marketing	2,235	\$399,990	\$179
Average							2,152	\$391,657	\$182

MARKET COMPARABLES MAP



VISTA WALK

Lennar at Vista Walk



Summit View by D.R. Horton



Tuscan Hills by Dream Finders Homes



Shores at Mirada by Dream Finders Homes



Ryan Homes at Mirada



The Town Estates by Lennar



- Townhome Communities
- Single Family Communities

VISTA WALK

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