



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

**Brookfield
Residential**



±2.5 ACRE DEVELOPMENT READY TRACT IN WATERSET

30th Street & 19th Ave NE, Apollo Beach, FL 33572

CALL FOR OFFERS

DEADLINE TO SUBMIT - AUGUST 3 AT 5:00 PM EST

PROPERTY DETAILS

- Size: ± 2.5 acres
- Zoning: Commercial General (CG) & Business Professional Office (BPO)
- FLU: Suburban Mixed Use
- Utilities: Stubbed to site
- Submit offers by August 3 at 5:00 PM EST



PROPERTY HIGHLIGHTS

This 2.5 acre commercial tract in Apollo Beach presents a rare opportunity to develop within one of the fastest-growing master-planned communities in the Tampa Bay region. The site is situated at the southern boundary of the Waterset DRI, a thoughtfully designed master development that continues to experience strong residential and commercial growth. Waterset is known for its extensive amenities, walkable neighborhoods, community parks, resort-style pools, fitness centers, and miles of trails that connect thousands of existing and future homes. Surrounding Phase I commercial and residential development is currently underway. The Phase I Commercial property, (Tract 24B) will be delivered fine graded, fully entitled, with all utilities stubbed and available for the purchaser. Access to the property includes a right-in/right-out on 30th Street NE, with the potential for additional right-in/right-out access from 19th Avenue NE, subject to approval from Hillsborough County. Current traffic counts along 19th Avenue NE are approximately 17,800 vehicles per day (FDOT), with volumes expected to increase as development continues in the area.

Opportunities like this are limited. Secure one of the last commercial sites within Waterset today!

GEOGRAPHICAL DETAILS

DEMOGRAPHICS

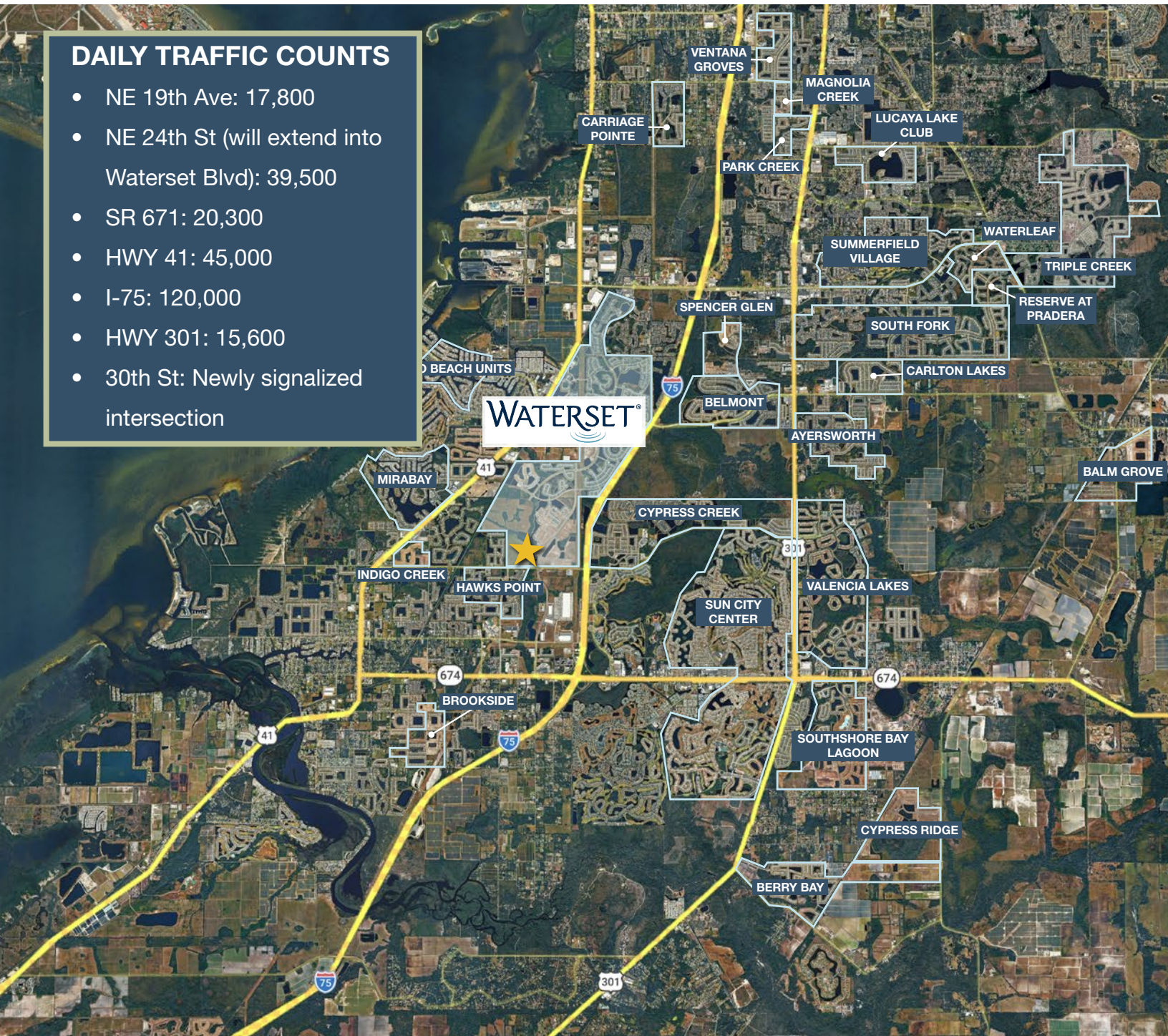
Total Population	33,355	1.52M
Median HH Income	\$127,617	\$79,540
Median Home Value	\$472,700	\$371,500

Apollo Beach, US Census

Hillsborough County, US Census

DAILY TRAFFIC COUNTS

- NE 19th Ave: 17,800
- NE 24th St (will extend into Waterset Blvd): 39,500
- SR 671: 20,300
- HWY 41: 45,000
- I-75: 120,000
- HWY 301: 15,600
- 30th St: Newly signalized intersection



WATERSET COMMUNITY

In partnership with a variety of homebuilders, Waterset offers a wide range of new construction homes and dozens of floorplans, so you can explore the homes and find your perfect fit in Apollo Beach. With unrivaled amenities and community activity centers, Waterset has something for everyone to enjoy. Adults, children, and furry friends of all ages can live the good life at Waterset with our many amenities, nearby schools, and shopping and dining hub, The Yard.



Amenities include:

- **The Landing Club:** Fitness center, resort-style pool, playground, and Waterset Trailhead access
- **The Founders Club:** Clubhouse with fitness room, pickleball courts, and playground
- **The Waterset Club:** Resort-style clubhouse featuring a pool with slides, fitness room, game room, gathering space, playground, and outdoor courts for pickleball, tennis, basketball, and volleyball
- **Waterline Station:** Zero-entry pool and playground
- **The Yard:** Neighborhood hub featuring shops, dining, a preschool/daycare, pet care, beauty and wellness services, and more coming soon
- **The Lakeside:** Outdoor community center with a splash pad, picnic park, dog park, and great lawn
- **Parks & Trails:** 14+ miles of connected trails, seven parks, and seven playgrounds throughout the community
- **SouthShore Sportsplex:** Four turf fields for soccer, football, and lacrosse, plus a playground and concession stand

Please note Waterset amenities are not included in the offering.

LOCAL DEVELOPMENT NEWS

Encompass Health plans 50-bed rehab hospital in Apollo Beach

By: Devonta Davis | May 13, 2025 | Orlando Business Journal

Encompass Health Corp. is expanding its footprint in Florida with the development of a new 50-bed inpatient rehabilitation hospital in Waterset, Apollo Beach. The facility will offer private patient rooms, a large therapy gym equipped with advanced rehab technology, a suite for practicing daily living activities, an on-site dialysis unit, dining area, pharmacy and an outdoor therapy courtyard. The hospital is expected to open in 2027.

Read More: <https://www.bizjournals.com/tampabay/news/2025/05/13/encompass-health-apollo-beach-hospital-expansion.html>

Rapid growth spurs AdventHealth Riverview's \$50M expansion project adding 68 beds, 400 jobs

By: Anjelica Rubin | October 29, 2025 | Orlando Business Journal

AdventHealth Riverview will begin a \$50 million expansion project that will nearly double the hospital's bed capacity and add to its South Hillsborough County workforce. Riverview and South Hillsborough County have experienced a population boom over the last decade, and it's not the only health system expanding in a diversifying payer area.

Read More: <https://www.bizjournals.com/tampabay/news/2025/10/29/adventhealth-riverview-expansion-project.html>

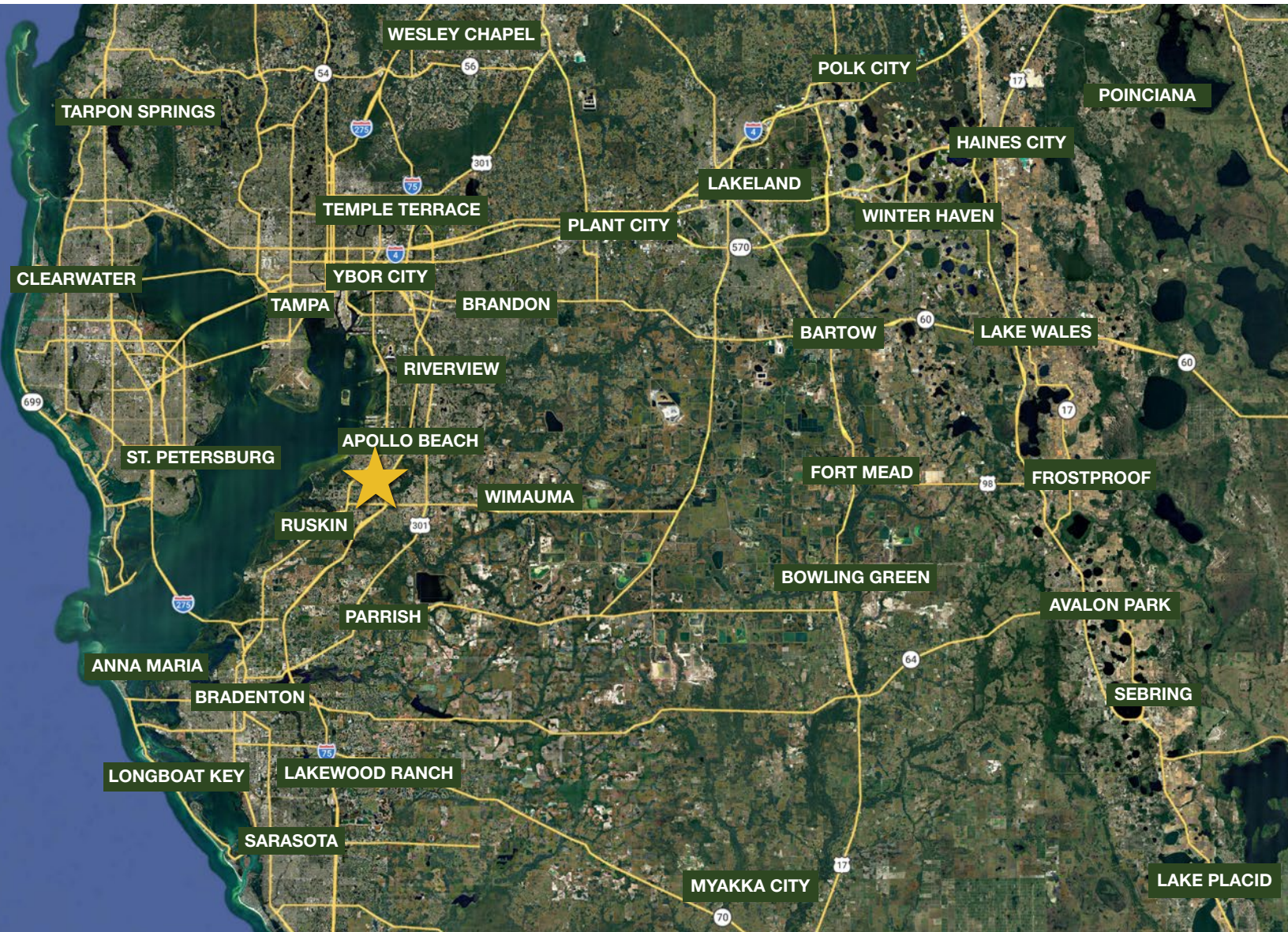
400 apartments to break ground in Hillsborough expansion plan

By: Madalyn Blair | October 10, 2025 | Orlando Business Journal

A 400-unit apartment complex is coming to South Hillsborough County as part of the 2,734-acre master-planned community of Waterset. The development will feature one-, two- and three-bedroom residences as well as amenities such as a resort-style pool with cabanas, clubhouse, fitness center, coworking spaces, dog park and EV charging stations. The apartments will be 4-story with a farmhouse look.

Read More: <https://www.bizjournals.com/tampabay/news/2025/10/09/hillsborough-county-apartments-groundbreaking.html>

REGIONAL MAP



TRAVEL DISTANCE

- Riverview: 15 miles
- Brandon: 24 miles
- Tampa: 25 miles
- Temple Terrace: 30 miles
- Tampa International Airport: 34 miles
- St. Petersburg: 37 miles
- Anna Maria: 35 miles
- Plant City: 37 miles
- Sarasota: 39 miles
- Bartow: 46 miles
- Lakeland: 48 miles
- Frostproof: 60 miles