NEC OF MILLER RD (CR-466A) & TIMBERTOP LN

PROPERTY HIGHLIGHTS

- **68 Acre** mixed use "phased" project
- 19 Acres dedicated to commercial use. Multiple restaurant parcels available at entry and waterfront
- 42 Acres Multi-Family. Phase 1 includes multifamily planned for 453 garden style apartment & townhomes
- Shared signal with Villages at Pine Ridge Park (±2,100 homes) and 2 additional access points

AREA RETAILERS















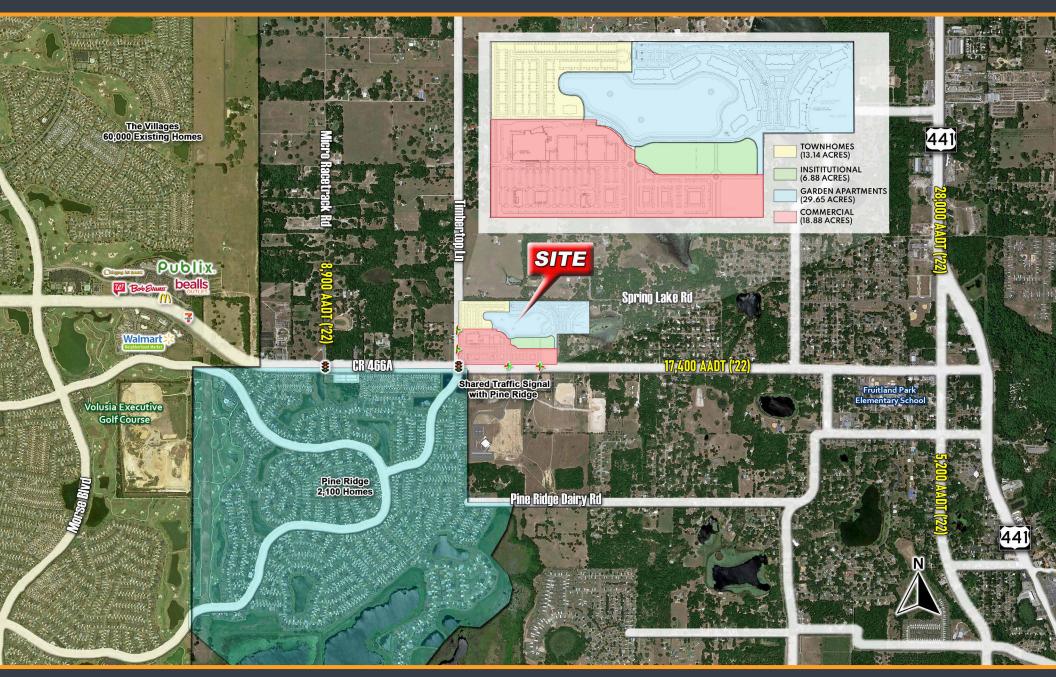


Publix.





MARKET AERIAL



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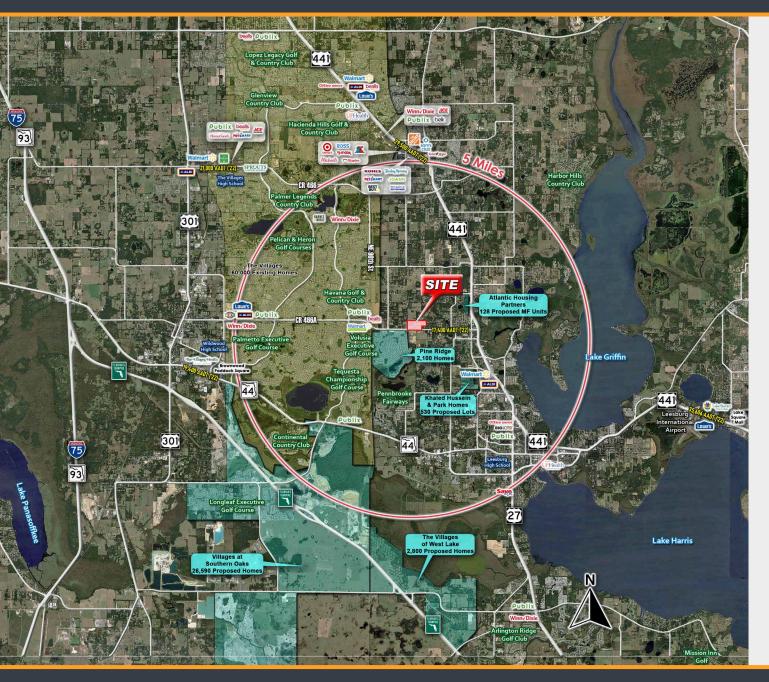


MILLER PARK SITE PLAN





HIGH ALTITUDE MARKET AERIAL



2022 DEMOGRAPHICS

TOTAL POPULATION

1 Mile 6,531 35,759 3 Miles 5 Miles 96,781

2027 PROJ. POPULATION

7,750 1 Mile 43,074 3 Miles 5 Miles 113,871

AVERAGE HH INCOME

1 Mile

\$85,324 3 Miles \$84,694

5 Miles \$81,400

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