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“New Town” Setting New Standard for Florida Living

Connerton is first of it's kind in Pasco County

TAMPA, FL (September 20, 2004) – Citizens of Pasco County and many throughout the Tampa Bay region are eagerly anticipating the arrival of Florida’s newest town, Connerton, which recently broke ground.

A 4,800 acre mixed-use master planned community in Central Pasco County, Connerton will become an environmentally-oriented “Florida New Town.” As the only “New Town” currently under construction in the greater Tampa Bay area, there are approximately 8,500 residential units planned with over 3 million square feet of commercial space for office, retail and industrial uses.

“Connerton will be a unique community not only to Pasco County but for the entire region,” states Stew Gibbons, vice president of Terrabrook, the developer of Connerton. “Because this is a “New Town” it will include employment centers, retail outlets, neighborhood centers and schools, so that the residents can live within this community without having to travel or commute long distances.”

Located along the preeminent Tampa growth corridor, Connerton will have convenient access to the Suncoast Parkway and Interstate 75. The project's 4,800 acres generally lie in a triangle formed by SR 52, U.S. 41 and Ehren Cutoff. Adjacent to the community is the Conner Preserve which provides almost 3,000 additional acres. Connerton will have trails, greenways and paths that will flow through the entire community eventually connecting to the Connerton Preserve.

Approximately 25-30 minutes to downtown Tampa, the diversified residential, commercial and institutional uses create a true “live, work, play” environment. For example, town center plans provide the potential for residences, retail centers, offices, a Pasco County Government Center, an employment center and medical facilities.

“Our amenities will include extensive trail systems containing boardwalks through nature preserves, swimming and fitness center, ball fields, tennis facilities, neighborhood parks, restaurants, recreational facilities and an 80-acre regional park for public use,” added Gibbons. “What separates us from everyone else however, are our plans to build in a fully-functional, designated employment center— we recognized early on that employment opportunities are key component to the success of any community.”

The employment center, Connerton Commerce Park is sited on 115 developable acres, and will serve as one of the job creators for the “New Town.” Approved for various uses ranging from high-tech, governmental, retail, civic and hospital industries, Connerton Commerce Park is situated with frontage on U.S. 41.

Terrabrook is the developer responsible for overseeing the growth of the region’s first “New Town.” To be developed in stages, Connerton has a total of five planned villages. Each village will combine residences with retail space, offices and amenities through a village center.

The variety of housing ranges from apartments to custom style homes from the \$100s to over \$500,000. The first grouping of homes will make-up ‘Village I’ which consists of 265 residences that the public can begin reserving in early 2005.

“The beauty of Connerton is that we will become an integrated neighbor of existing Pasco County communities. Our plans for residences, landscaping, commercial spaces and other amenities will incorporate some of the specific architecture and elements of historical designs,” states Gibbons. “Thus, some of the history of the region will be showcased through the development of this community.”

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