



Developer proposes 300-unit Pasco apartment

BY: BUSINESS OBSERVER

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ODESSA — Pasco County's southern tier is continuing its rapid growth with plans to build a new 320-unit apartment complex near the Suncoast Parkway.

Integra Junction LLC has proposed six four-story buildings as well as nearly 4,500 square feet of leasing and clubhouse space on more than 15 acres of vacant land on Promenade Parkway in Odessa. Integra Junction is affiliated with Lake Mary land developer David McDaniel, a principal of Integra Land Co.

The land, according to Pasco County property records, is part of a larger piece of property SR 54 Land Associates LLC purchased in November 2013 for \$21 million. SR 54 Land Associates is affiliated with Hines Interest Limited Partnership, a Houston-based real estate firm with a presence in more than 100 cities nationwide.

McDaniel's development company is scheduled to have an initial planning meeting with county officials behind closed doors Feb. 3. Proposed construction costs were not available.

Average rental rates for a two-bedroom unit in Pasco is \$941, according to the National Association of Realtors.

The proposed Promenade Parkway is located in a rural portion of Pasco, about six miles east of Little Road in New Port Richey.