STATE ROAD 52

SAN ANTONIO, FL 33576

8.2 ACRES AVAILABLE FOR SALE

75

52)

8.2 ACRES



EXECUTIVE SUMMARY

THE INVESTMENT OPPORTUNITY

On behalf of Foundry Commercial, we are pleased to present the opportunity to purchase approximately 8.2 acres of land located on SR 52 in San Antonio, FL. The offering represents 8.2 acres of undeveloped, raw land that has excellent access to I-75 and all the growth occurring in Pasco County, Florida. The property was recently rezoned to C-2 within the governing municipality of the City of San Antonio Florida. This allows for a wide range of commercial uses and entitlements are in place for future development.

There is rapid growth occurring near the SR 52 and I-75 intersection consisting of Pasco One Town Center, Mirada and Abbey Crossings combining for more than 11,000 homes planned or under construction. Additionally there's a new Advent Health hospital and Publix just down road, as well as Amazon and Target 1M+ Sf distribution centers.

PROPERTY HIGHLIGHTS

- 8.2 Acres of Land
- Asking \$3,500,000
- Undeveloped Land
- C2 General Commercial Zoning
- 270' of frontage
- Ideally located across from the brand new Mirada community



JOEY WOODMAN | **407.748.5888** Vice President Joey.Woodman@foundrycommercial.com

LAWSON DANN | **407.342.4698** Senior Vice President Lawson.Dann@foundrycommercial.com



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

PROPERTY OVERVIEW

DRESS Stote Road 52, San Antonio, FL ND SIZE 8.2 Acres KING PRICE \$3,500,000 RCELI D 02:25:20:0000:05100:0000 PUNTY Pasco County RRENT USE Vacant Land NING C2- General Commercial OWABLE USES Self storage, RV Storage, Retail, Service Centers, Hotels, Office, etc. MOGRAPHICS - 10 MI RADIUS 23 EST. POPULATION 148,179 28 PROJECTED POPULATION 158,090 THOUSEHOLDS 57,843 G. HOUSEHOLD INCOME \$93,351 TAL BUSINESSES 6,180 TAL EMPLOYEES 34,610 SOR POPULATION 121,285			
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G. HOUSEHOLD INCOME \$93,351 TAL BUSINESSES 6,180 TAL EMPLOYEES 34,610 BOR POPULATION 121,285	2028 PROJECTED POPULATION	158,090	
G. HOUSEHOLD INCOME \$93,351 TAL BUSINESSES 6,180 TAL EMPLOYEES 34,610 BOR POPULATION 121,285	est. Households	57,843	45 MIN 31 MI
TAL EMPLOYEES 34,610 BOR POPULATION 121,285	avg. household income	\$93,351	THONOTOSASSA
TAL EMPLOYEES 34,610 PLANT CITY BOR POPULATION 121,285 INTERNATIONAL AIRPORT TAMPA	TOTAL BUSINESSES	6,180	
BOR POPULATION 121,285	TOTAL EMPLOYEES	34,610	
TAL HOUSING UNITS 68,299	LABOR POPULATION	121,285	INTERNATIONAL TAMPA BRANDON
	total housing units	68,299	

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