

STATE ROAD 52

SAN ANTONIO, FL 33576

8.2 ACRES AVAILABLE FOR SALE



8.2 ACRES



FOUNDRY
COMMERCIAL

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



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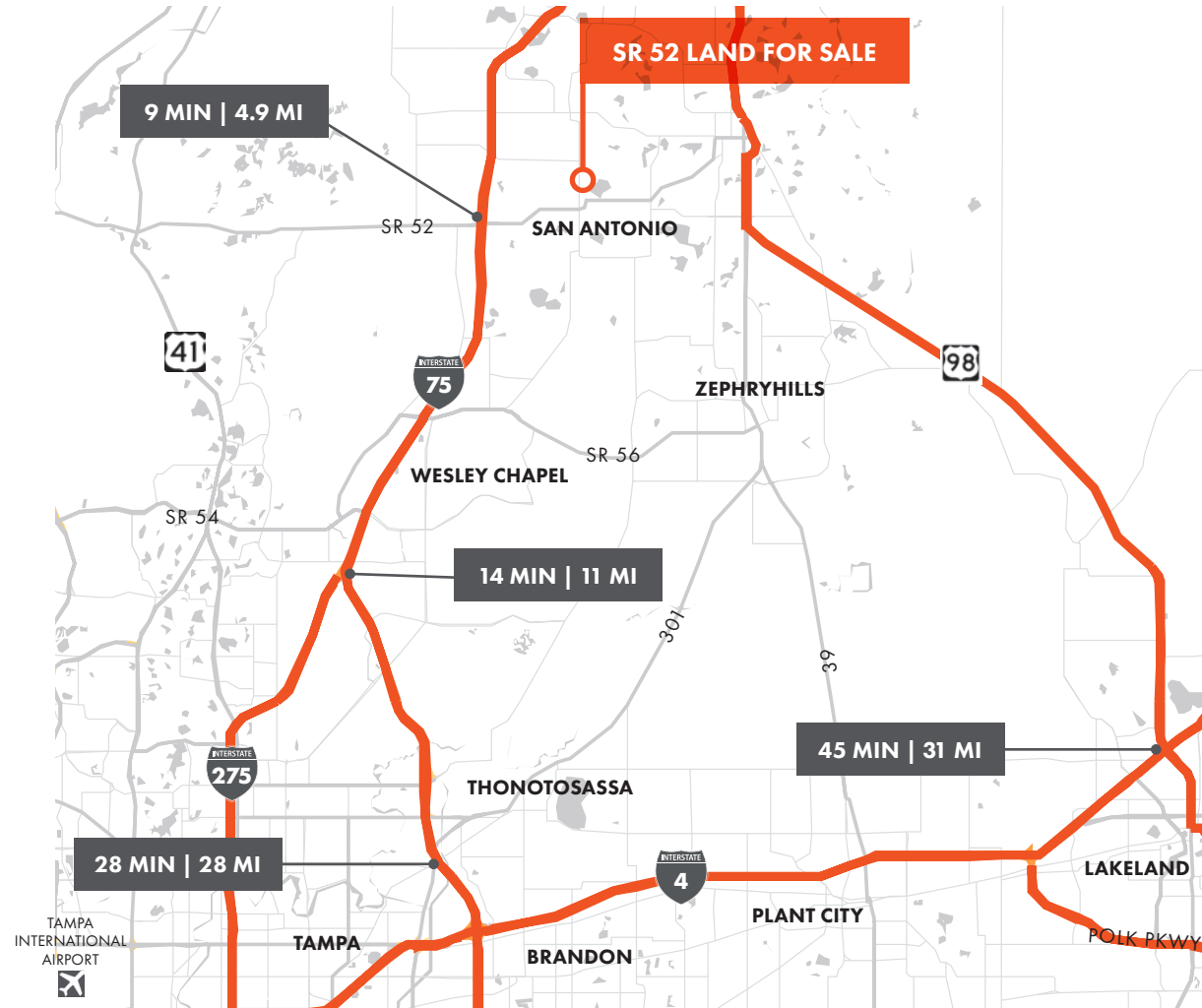
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PROPERTY OVERVIEW

FEATURES	
ADDRESS	State Road 52, San Antonio, FL
LAND SIZE	8.2 Acres
ASKING PRICE	\$3,500,000
PARCEL ID	02-25-20-0000-05100-0000
COUNTY	Pasco County
CURRENT USE	Vacant Land
ZONING	C2 - General Commercial
ALLOWABLE USES	Self storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.
DEMOGRAPHICS - 10 MI RADIUS	
2023 EST. POPULATION	148,179
2028 PROJECTED POPULATION	158,090
EST. HOUSEHOLDS	57,843
AVG. HOUSEHOLD INCOME	\$93,351
TOTAL BUSINESSES	6,180
TOTAL EMPLOYEES	34,610
LABOR POPULATION	121,285
TOTAL HOUSING UNITS	68,299



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