# **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



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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			
ND SIZE   8.2 Acres     KING PRICE   \$3,500,000     KING PRICE   \$3,500,000     VCELID   02:25:20:0000:05100:0000     JUNTY   Pasco County     RRENT USE   Vacont Land     NING   C2 - General Commercial     OWABLE USES   Self storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.     MOGRAPHICS - 10 MI RADIUS   148,179     28 EST. POPULATION   148,179     28 PROJECTED POPULATION   158,090     1. HOUSEHOLD INCOME   \$93,351     TAL BUSINESSES   6,180     TAL BUSINESSES   6,180     TAL EMPLOYEES   34,610     SOR POPULATION   121,285	FEATURES		SR 52 LAND FOR SALE
KING PRICE   \$3,500,000     RCELID   02.25-20.0000.05100.0000     JUNTY   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   148,179     23 EST. POPULATION   148,000     t. HOUSEHOLD INCOME   \$93,351     TAL BUSINESSES   6,180     TAL EMPLOYEES   34,610     SOR POPULATION   121,285	ADDRESS	State Road 52, San Antonio, FL	9 MIN   4.9 MI
NING FRICE   \$3,500,000     VCEL ID   02:25:20:0000.051 00:0000     VUNTY   Pasco County     RRENT USE   Vaccent Land     NING   C2 - General Commercial     OWABLE USES   Self storage, RV Storage, Retail, SCH storage, Retail, SCH storage, RV	land size	8.2 Acres	
RCEL ID02:25:20:0000:05100:0000JUNTYPasco CountyRRENT USEVacant LandNINGC2 - General CommercialOWABLE USESSelf storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.MOGRAPHICS - 10 MI RADIUS23 EST. POPULATION23 EST. POPULATION148,17928 PROJECTED POPULATION158,090T. HOUSEHOLDS57,843G. HOUSEHOLDS57,843G. HOUSEHOLD INCOME\$93,351TAL EMPLOYEES34,610SOR POPULATION121,285	ASKING PRICE	\$3,500,000	
RRENT USE   Vacant Land     NING   C2 - General Commercial     OWABLE USES   Self storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.     MOGRAPHICS - 10 MI RADIUS   148,179     23 EST. POPULATION   148,179     28 PROJECTED POPULATION   158,090     1. HOUSEHOLDS   57,843     G. HOUSEHOLD INCOME   \$93,351     TAL EMPLOYEES   34,610     30R POPULATION   121,285	PARCEL ID	02-25-20-0000-05100-0000	
Mining 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   T. HOUSEHOLD INCOME   \$93,351   TAL BUSINESSES   6,180   TAL EMPLOYEES   34,610   BOR POPULATION   121,285	COUNTY	Pasco County	
NINGC2 - General CommercialOWABLE USESSelf storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.MOGRAPHICS - 10 MI RADIUS23 EST. POPULATION148,17928 PROJECTED POPULATION158,0901. HOUSEHOLDS57,843G. HOUSEHOLD INCOME\$93,351TAL BUSINESSES6,180TAL EMPLOYEES34,61030R POPULATION121,285	CURRENT USE	Vacant Land	41 ZEPHRYHILLS 28
OWABLE USESSelf storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.MOGRAPHICS - 10 MI RADIUS23 EST. POPULATION148,17928 PROJECTED POPULATION158,0901. HOUSEHOLDS57,843G. HOUSEHOLD INCOME\$93,351TAL BUSINESSES6,180TAL EMPLOYEES34,610300 POPULATION121,285	ZONING	C2 - General Commercial	
23 EST. POPULATION 148,179 28 PROJECTED POPULATION 158,090 T. HOUSEHOLDS 57,843 G. HOUSEHOLD INCOME \$93,351 TAL BUSINESSES 6,180 TAL EMPLOYEES 34,610 BOR POPULATION 121,285 TALE MPIONE 121,285	ALLOWABLE USES	Self storage, RV Storage, Retail, Service Centers, Hotels, Office, etc.	WESLEY CHAPEL
28 PROJECTED POPULATION   158,090     1. HOUSEHOLDS   57,843     G. HOUSEHOLD INCOME   \$93,351     TAL BUSINESSES   6,180     TAL EMPLOYEES   34,610     BOR POPULATION   121,285	DEMOGRAPHICS - 10 MI RA	DIUS	
28 PROJECTED POPULATION   158,090     T. HOUSEHOLDS   57,843     G. HOUSEHOLD INCOME   \$93,351     TAL BUSINESSES   6,180     TAL EMPLOYEES   34,610     30R POPULATION   121,285	2023 EST. POPULATION	148,179	
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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