



Advent Health Coming Soon!

# 2.75 ACRES ON SR 52 E OF I-75 FOR COMMERCIAL DEVELOPMENT

31157 STATE ROAD 52 SAN ANTONIO, FL 33576

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## Advisor Bio





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# Property Summary







#### OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.75 Acres
Price / Acre:	\$318,182
Year Built:	1960
Renovated:	2018
Zoning:	Zoning: PO2 / FLU: RETAIL/OFFICE/RESIDENTIAL (ROR)
Market:	East Pasco County
APN:	10-25-20-0000-00600- 0000, 10-25-20-0000- 01500-0040
Video:	View Here

### PROPERTY HIGHLIGHTS

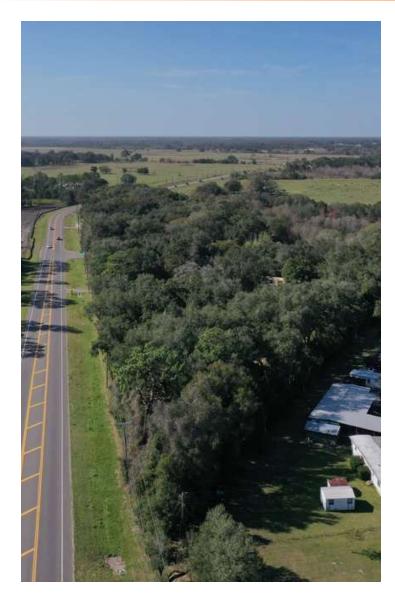
- Utilities are available on SR 52 at the entrance to Mirada
- Across the street from upcoming development: Advent Health West Florida Ambulatory Services.
- Uplands 100%
- Zoned PO2, Professional Office, and Future Land Use designation is ROR: Retail/Office/Residential
- Frontage on SR 52 Highway: Approximately 670 feet
- Visibility: Excellent; Access to an incredibly growing marketplace
- Structure on property in working order (The home on the property can provide a rehab opportunity to convert, or use for temporary use).

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## Property Description





### **PROPERTY OVERVIEW**

We are proud to present this uniquely positioned property as an excellent development opportunity in the gateway, just 1.3 miles from I-75 and 180 feet to the grand entry of the new Mirada residential mega development, the city of San Antonio, St Leo University and Dade City. These are 2 parcels to be sold as one, benefiting through access to both SR 52 and a corner road, Emmaus Cemetery Road. These 2 parcels total 2.75 acres of upland land, zoned for professional office or commercial development. The additional corner of .45 acre can be sold separately or combined with the 2.75 acres for a 3.20 acre site.

This immediate market is booming with residential, business growth and economic expansion. A stable workforce, business friendly government, great transportation options and a solid quality of life environment are factors that contribute to the many benefits here. For example, three of the most important upcoming developments for the city are Mirada - the new high-tech residential development -, Advent Health West Florida Ambulatory Services, and Publix Supermarket, are all direct neighbors of our subject property. In this location, all traffic heading towards the entrance ramp of I-75 from Mirada, San Antonio and St Leo University will all have to pass this site.

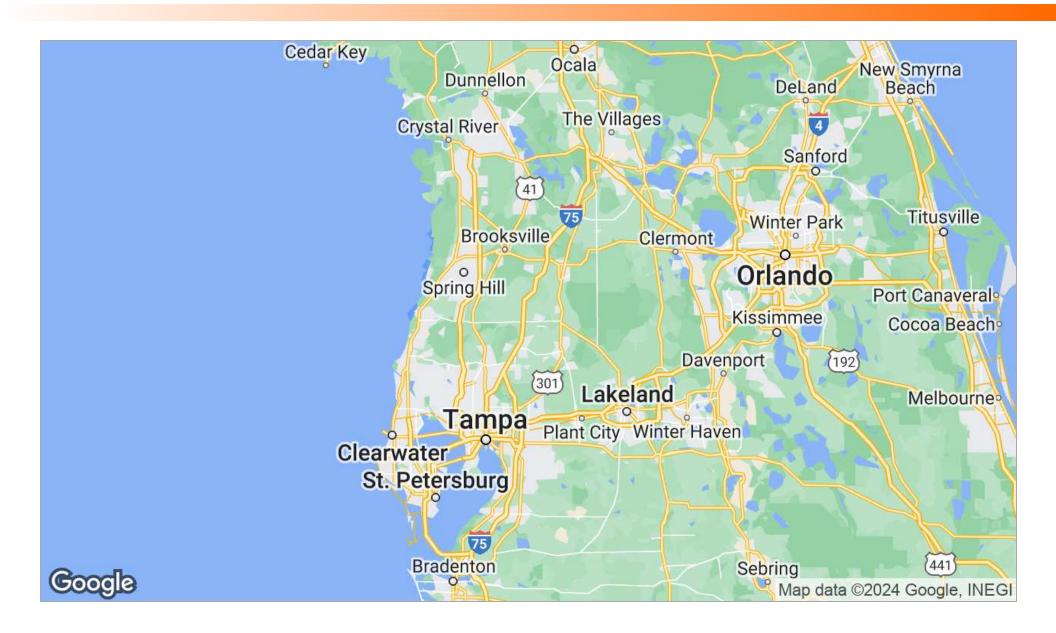
All of these factors add to set this property as a perfect place for a professional office and or retail building(s).

### LOCATION OVERVIEW

Located in the path of growth just 1.3 Miles east of I-75 on the north side of SR 52 in San Antonio, Florida. It is directly across from Advent Health West Florida Ambulatory Services large facility, and near the main entrance to the new vast residential development of Mirada (part of Connected City); located between its main entry off SR 52 and the entrance ramp to I-75.

Regional Map



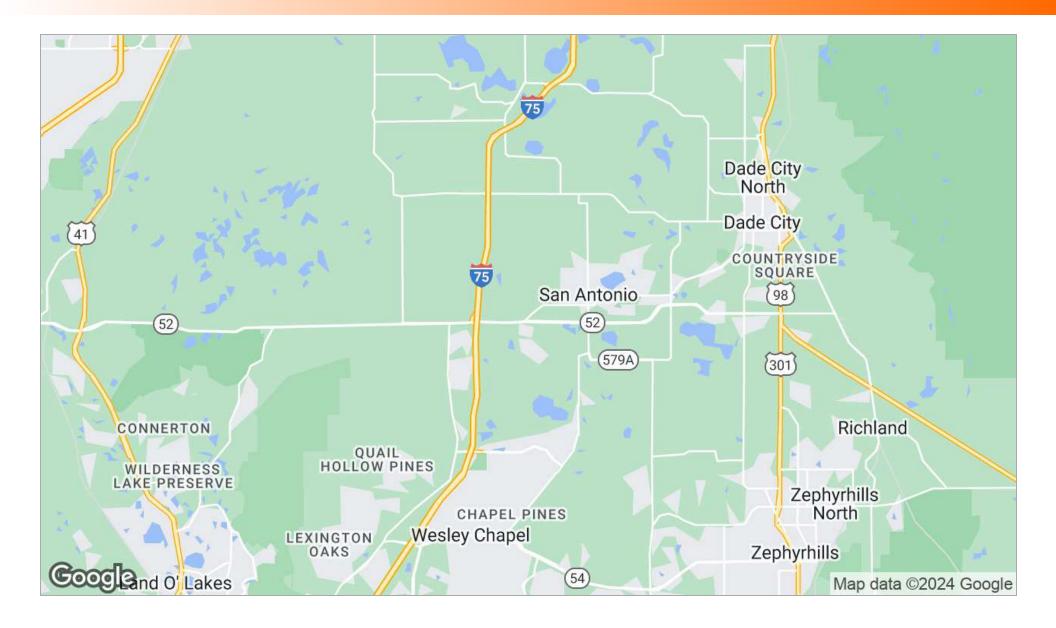


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### Location Maps





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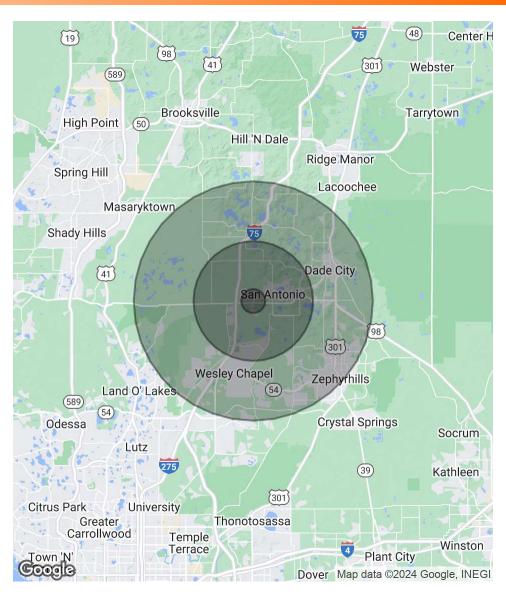
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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	906	17,023	112,734
Average age	37.3	40.1	42.1
Average age (Male)	36.5	39.5	41.4
Average age (Female)	38.3	40.9	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 298	<b>5 MILES</b> 6,015	<b>10 MILES</b> 42,341
Total households	298	6,015	42,341

\* Demographic data derived from 2020 ACS - US Census



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### Market Area





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### Trade Area





Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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# Neighborhood





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# Aerial Facing Southeast



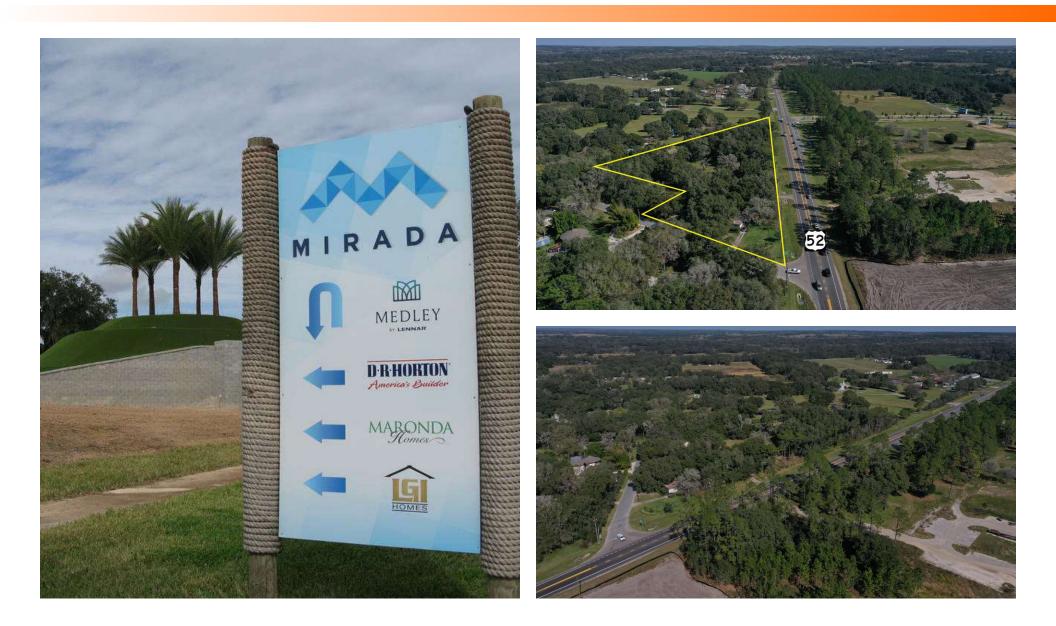


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# Additional Photos





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# New Developments







#### ADVENTHEALTH WEST FLORIDA

Advent Health recently purchased an eighteen acre site across SR 52 from this 2.75 acre site, at the corner of State Road 52 and Mirada Boulevard. AdventHealth's sites will bookend the connected city. Metro Development Group and the nonprofit healthcare company announced that AdventHealth would be the exclusive healthcare partner in the development. It includes a three-phase plan to promote healthy living with tele-health services in individual homes, a health park facility and plans for an offsite emergency room.

AdventHealth is a medical market driver, with "nearly 50 hospitals across the U.S., including in Wesley Chapel, Zephyrhills, Dade City and Land O' Lakes in Pasco County and on Fletcher Avenue in nearby Tampa" (TampaBay.com)

#### **MIRADA - THE CONNECTED CITY**

This upcoming residential community is expected to be a complete new standard for the housing industry. Formerly known as Cannon Ranch, it is one of the largest pieces of the 7,800-acre district known as the Connected City Corridor, planned as the nation's first smart gigabit community built from the ground up. The district is approximately bordered by SR 52 on the north, Interstate 75 on the west, Curley Road on the east, Overpass Road on the south. The Epperson neighborhood and its high-profile amenity, Crystal Lagoon, a 7.5-acre man made lagoon, is the first component of the connected city. Mirada is a 1,600-acre project that carries entitlements for more than 4,000 homes.

Some other features are:

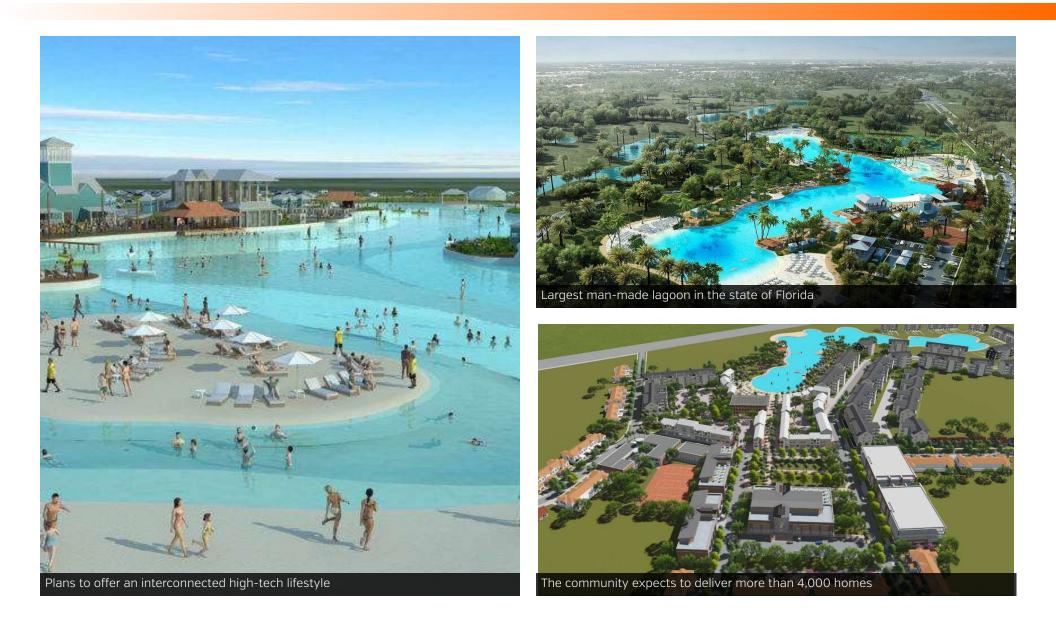
- Multi-million dollar grand community entrance
- Onsite welcome center and clubhouse
- Featured Home Builders: Medley Homes, D.R. Horton, Maronda Homes, and LGI Homes
- First community to have total speeds of 1 Gigabit throughout their neighborhoods

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### Upcoming Housing Community: Mirada - The Connected City





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