

FOR SALE

2.56 Acres SR 52 and Curley Street San Antonio, FL 33576



Sale Price **\$1,024,000**

OFFERING SUMMARY

Lot Size:	2.56 Acres
Price / Acre:	\$400,000
Parcel	02-25-20-0080-01800-0000

PROPERTY OVERVIEW

2.56 Acres of High, Dry & Cleared land ready for Development just 3 miles away from the 15 Acre MIRADA Crystal Lagoon which will bring more than 10,000 new homes. The site is ready for **COMERCIAL DEVELOPMENT** and with full utilities with the City of San Antonio Water Department, Pasco County Sewer, and TECO Power.

With its central location to Tampa, Orlando, Lakeland, Dade City and Zephyrhills excellent connections to US 98, US 301, I-4 and I-75 the options are endless. High traffic area is just waiting for your Office Building, Warehouse, Medical Facility, Town Homes, Multi-Family, Hotel, or a Restaurant.

PROPERTY HIGHLIGHTS

- MPUD in place ready for a 15,000 square-foot building
- Great location for Restaurant/Bar/Retail/Office/Medical
- Flat, High and Dry
- High Visibility Intersection

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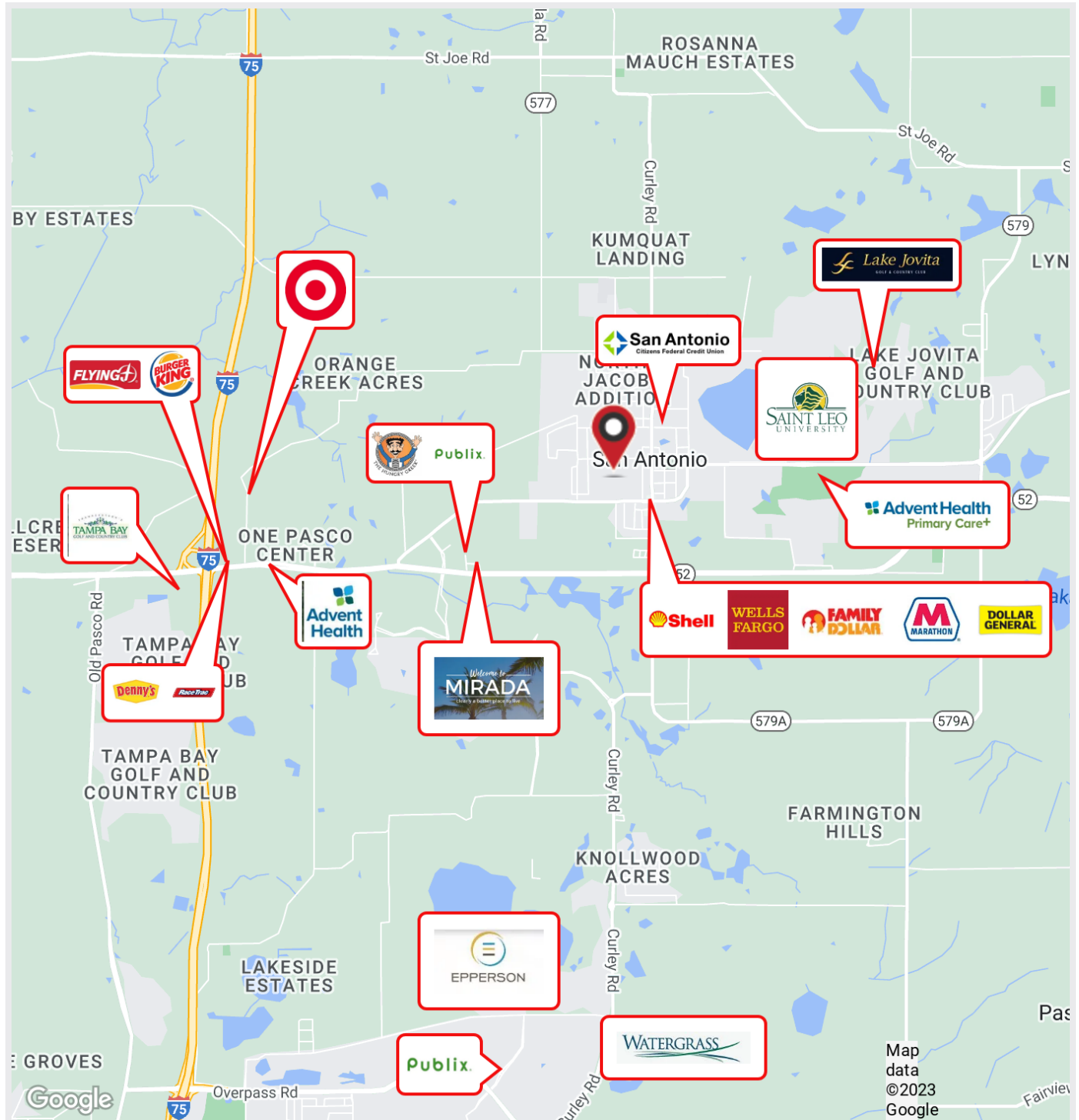
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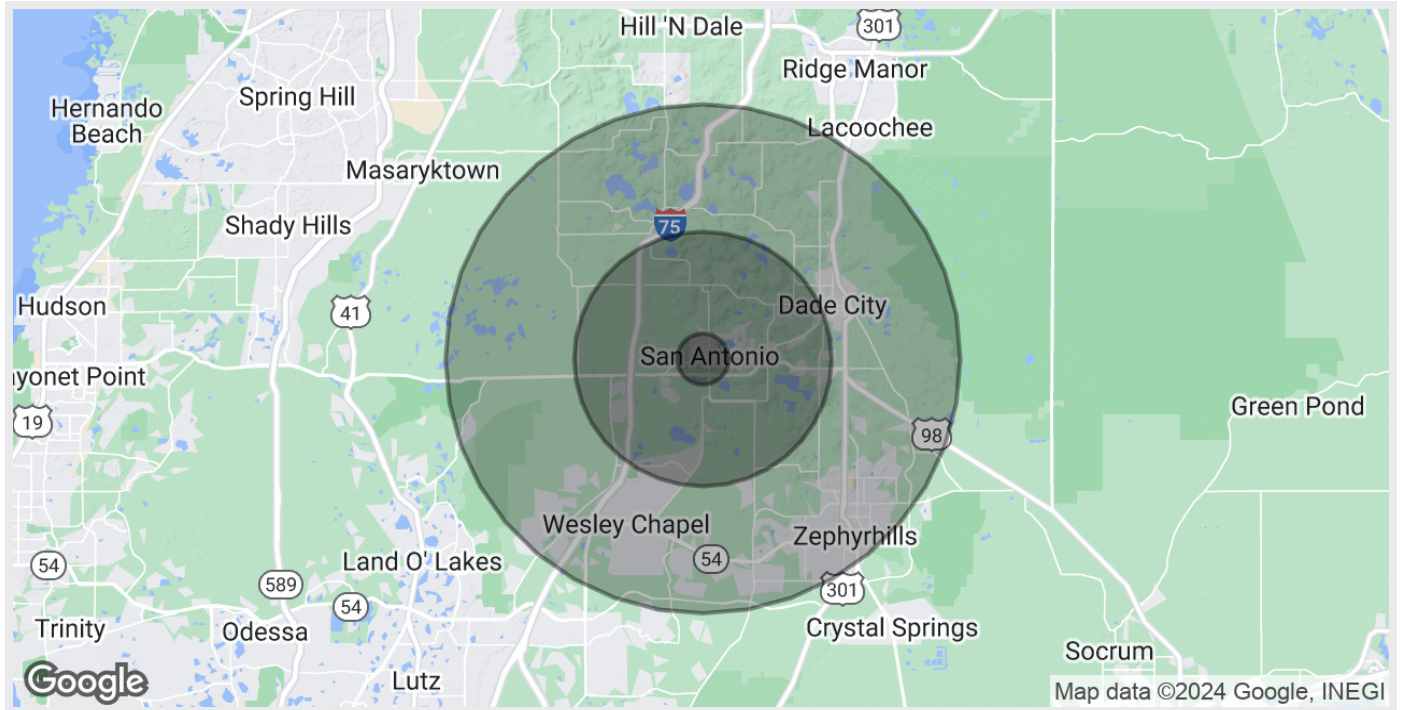
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	895	18,977	113,809
Average Age	41.8	36.1	44.1
Average Age (Male)	40.4	34.7	42.9
Average Age (Female)	43.6	37.9	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	304	6,132	44,283
# of Persons per HH	2.9	3.1	2.6
Average HH Income	\$92,438	\$76,766	\$59,074
Average House Value	\$316,663	\$276,595	\$187,498

* Demographic data derived from 2020 ACS - US Census

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LOCATION DESCRIPTION

San Antonio, affectionately known as "San Ann" by the locals, is a charming city located in Pasco County, Florida, United States. This suburban gem is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area.

The city was founded as a Catholic colony by Judge Edmund F. Dunne, and it bears the name of Saint Anthony of Padua. A prominent feature of this location is the proximity to Saint Leo University.

Located just off State Road 52 and a mere five minutes from Interstate 75, Mirada is one of the most exciting developments in San Antonio. This serene town is being transformed by the introduction of a stunning 15-acre crystal Metro Lagoon. The Market at Mirada provides residents with convenient access to Publix, with additional dining options to follow in the near future.

LOCATION DETAILS

County

Pasco

SAN ANTONIO

In spite of San Antonio's tranquil atmosphere, it is only 15 minutes away from Wesley Chapel, a bustling business center. Attractions in the area include The Grove, Wiregrass Mall, Tampa Premium Outlets, and a wide range of dining establishments such as Rock N Brews, Blaze Pizza, Cheddars, and many more.

As part of Metro Place's ULTRAFi internet infrastructure, Mirada is able to provide lightning-fast download speeds of up to 400/400 Mbps. San Antonio and Mirada offer the best of both worlds, where tranquility meets connectivity.

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Double Branch Pasco



Artists rendering of the DoubleBranch, a development which will break ground on its first phase next week. It is planned as nearly 1,000 acres of mixed use projects at Interstate 75 and State Road 52 in Pasco County.

THE MASSIVE MIXED-USE DEVELOPMENT IS UNDERWAY AT INTERSTATE 75 AND STATE ROAD 52.

Double Branch Development Inc. has begun its first phase, including 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development. When the overall project, previously known as Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 4M SF of industrial space, 725,000 SF of offices, 400,000 SF of retail, 3,500 housing units and 300 hotel beds.



Artist rendering of the future DoubleBranch development at Interstate 75 and State Road 52

SR 52 CORRIDOR

It is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there. The site is also close to the new SR 52, a four-lane, 7-mile Hwy costing \$82M. Earlier this year, the FDT opened the first two lanes of the new stretch, which provides a direct route from just east of I-75 to U.S. 301 at the southern tip of Dade City.

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