

FOR SALE

32047 State Road 52 San Antonio, FL 33576



Sale Price

\$2,500,000

OFFERING SUMMARY

Lot Size:	9.11 Acres
Frontage:	350'
Zoning:	R1
Traffic Count:	16,900

PROPERTY OVERVIEW

This property is located in the highly sought after Eastern Pasco County area, San Antonio, Florida. Currently, the area is experiencing unprecedented growth, and we anticipate this intersection to be an important one. Amazon and Target, totaling one million square feet of distribution centers, are among the major retailers building distribution centers near this property.

There is rapid growth occurring near the SR 52 and I-75 intersection consisting of Pasco One Town Center projected for 965 acres of industrial, office, retail, hotel and residential space, Mirada a 15-acre Crystal Lagoon Community, and Abbey Crossings to include 400,000 SF of Retail and Multifamily homes for a combined total of more than 11,000 homes planned or that are currently under construction. Additionally there's the Advent Health Hospital and Publix Shopping Center just down the road.

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

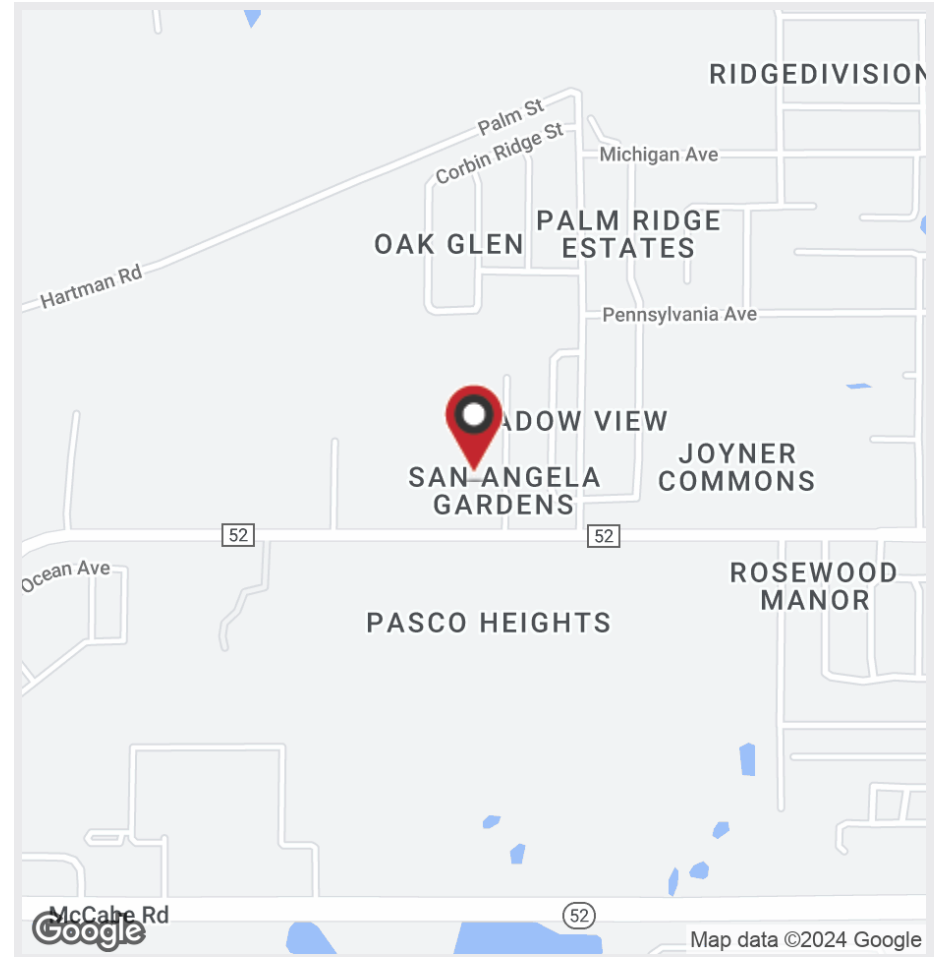
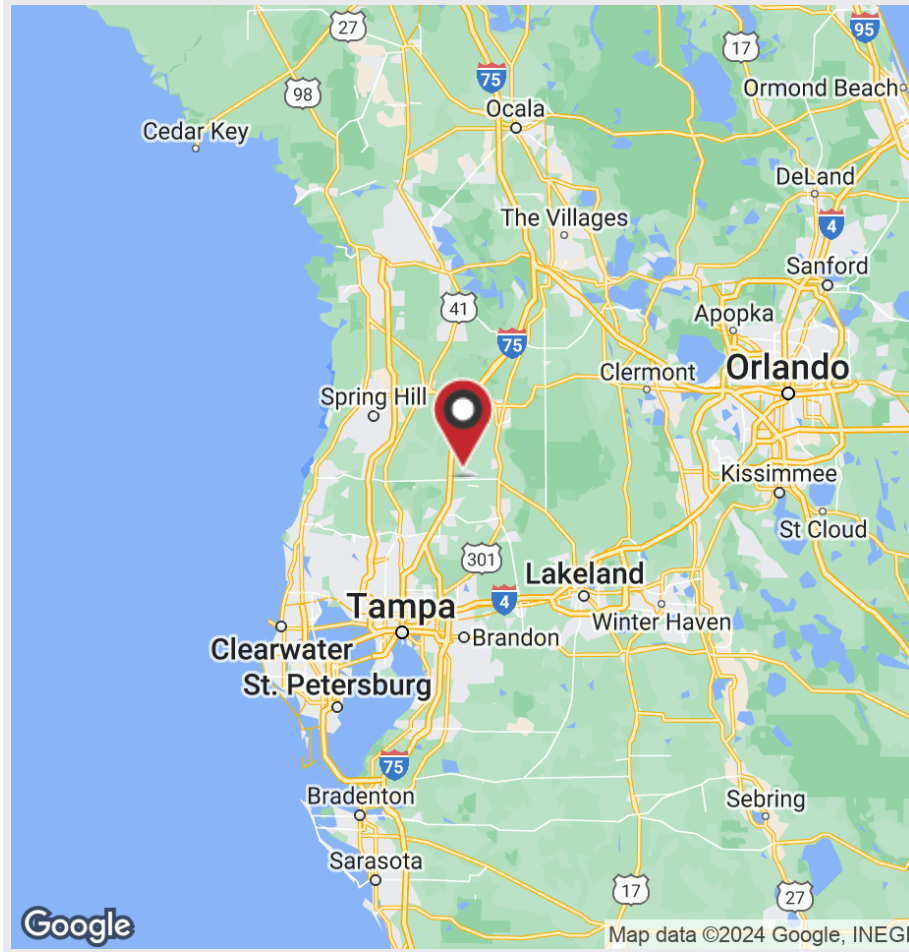
Cody Brightwell
O | 813.973.0214
cody@nyecommercial.com



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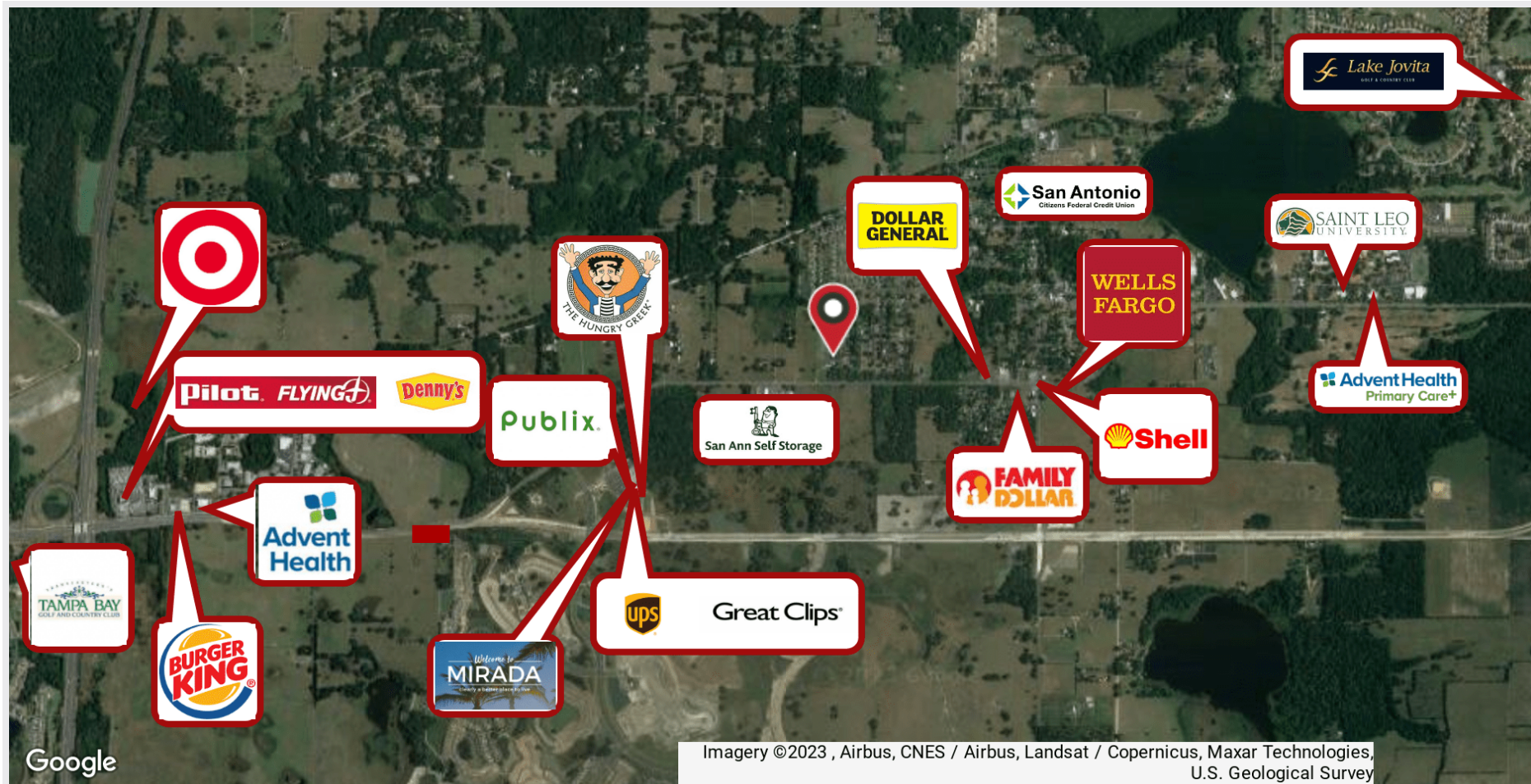
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	956	8,926	28,953
Average Age	39	42	43
Average Age (Male)	39	42	42
Average Age (Female)	39	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	294	2,759	10,302
# of Persons per HH	3.3	3.2	2.8
Average HH Income	\$127,193	\$136,954	\$126,911
Average House Value	\$534,958	\$547,342	\$444,236

** Demographic data derived from 2020 ACS - US Census*



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A Forward-Thinking Community

In an area that was pre-designated for economic growth and development, the CONNECTED CITY is focused on the next-generation experience. In an area pre-designated for economic growth and development, the CONNECTED CITY is focused on the next-generation experience. This CONNECTED CITY is designed to attract and support the finest and brightest. Built from the ground up on a framework of the fastest internet and Wi-Fi speeds available, the CONNECTED CITY is positioned to be the absolute best place imaginable for a true 21st-century live-play-work model. There are two METRO PLACE master-planned communities inside the CONNECTED CITY. EPPERSON has 4000 planned homes and MIRADA has 5000 planned homes. Each community features a METRO LAGOON by CRYSTAL LAGOONS and showcases multiple builders with starting prices from the \$200s to the over \$700s. This entire area is poised for 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.



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Cody Brightwell
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cody@nyecommercial.com



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FOR SALE

Double Branch starts work in Pasco - nearly 1,000 acres of mixed use projects at I-75 and SR 52 in Pasco County.



Artists rendering of the Double Branch

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

Double Branch Development Inc. has begun its first phase, which includes 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 the 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.

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.



Double Branch development at Interstate 75 and State Road 52

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32047 State Road 52 San Antonio, FL 33576



BRENT NYE

Executive Director

C: 813.997.3333

brent@nyecommercial.com



CODY BRIGHTWELL

Senior Director

C: 440.376.1006

cody@nyecommercial.com

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
O | 813.973.0214
cody@nyecommercial.com



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