



# PROPERTY FOR SALE

## 1.14 ACRES OF LIGHT INDUSTRIAL LAND ON COMMERCIAL CORNER CR/SR 39 & FIG AVE

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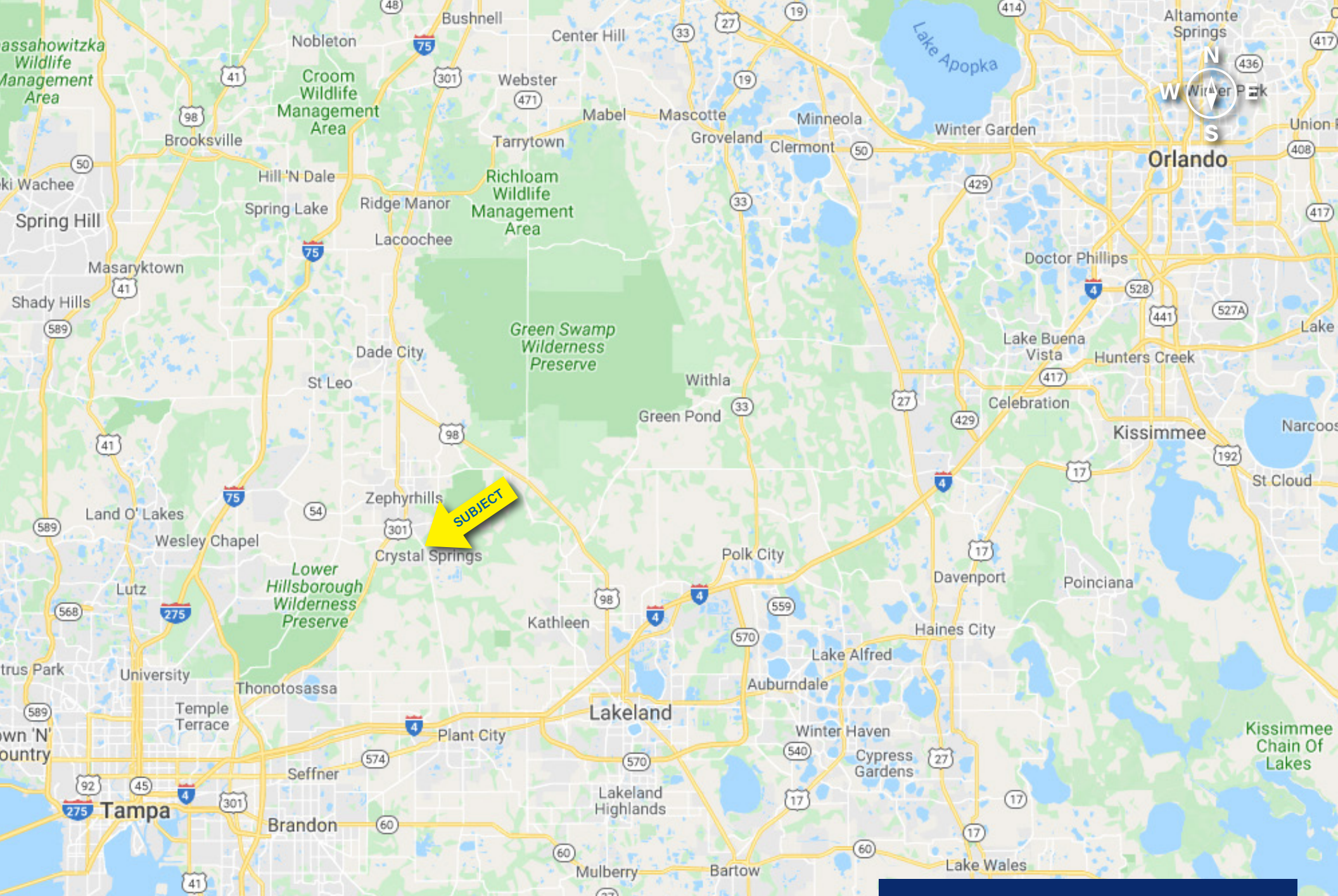
## EXECUTIVE SUMMARY

# 1.14 ACRES OF LIGHT INDUSTRIAL LAND ON COMMERCIAL CORNER CR/SR 39 & FIG AVE

This property has approximately 1.14 acres of vacant commercial land within a Light Industrial Park district (I-2). Located just off County Road 39, this property is a corner lot with approximately 145 ft of frontage at a corner lot which provides a potential user with great visibility.

There are several industrial users that service the phosphate mining industry within the market area, providing potential synergy for another user within the industry.

<b>Site Address:</b>	NW Corner of CR 39 and Fig Ave Crystal Springs, FL 33540
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	25-26-21-0010-06200-0020
<b>Land Size:</b>	1.14 ± Acres
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	Along CR 39
<b>Zoning:</b>	I-1 Light Industrial Park (Pasco)
<b>Taxes:</b>	\$793.41 (2022)
<b>Traffic Count:</b>	14,900 Cars/Day Via CR 39
<b>Asking Price:</b>	\$250,000



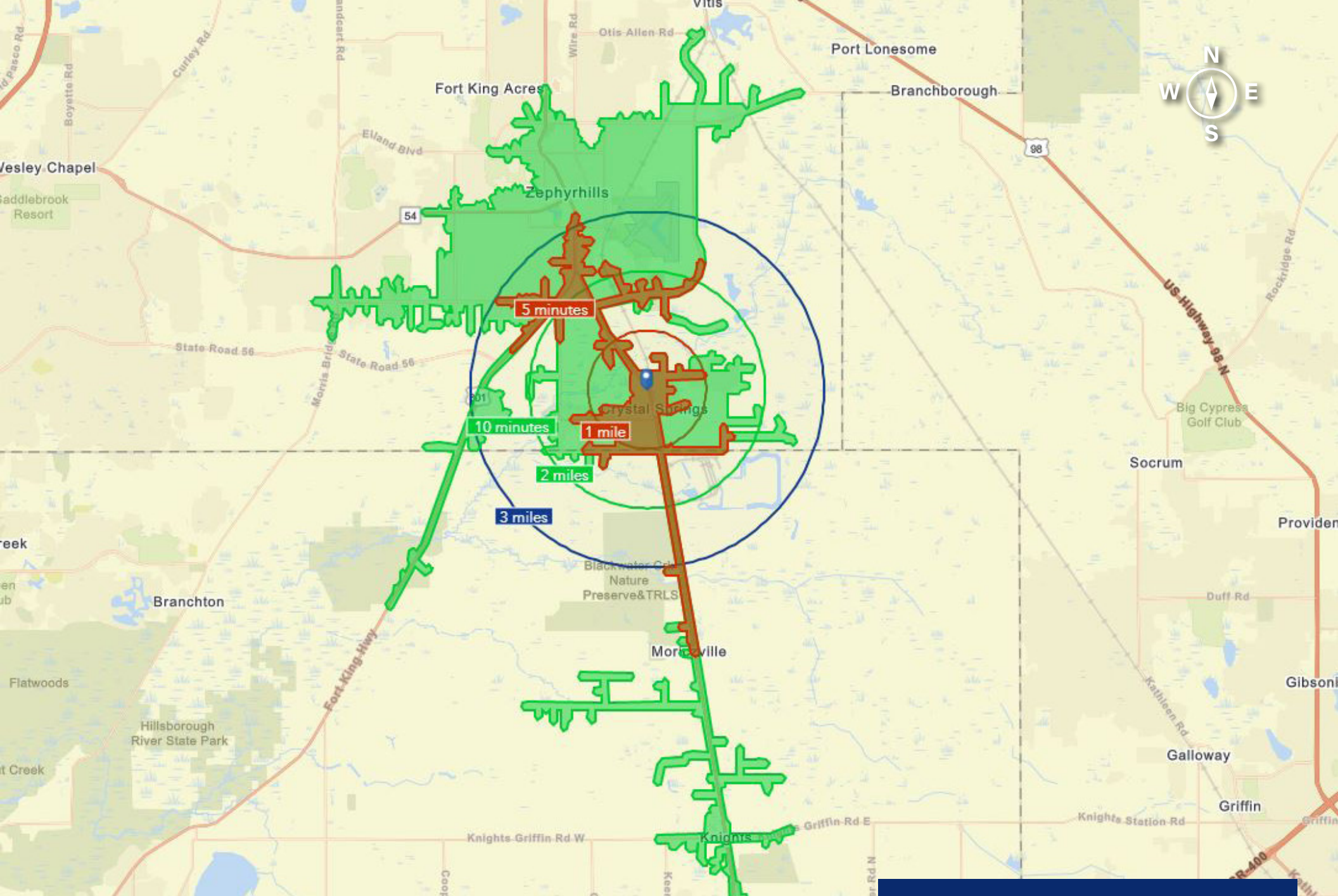
Located in the Tampa-St. Petersburg-Clearwater MSA,  
Just east of US Highway 301

**REGIONAL LOCATION**



The subject property is located on the corner lot of CR 39 and Fig St., between two industrial corporations.

**LOCATION MAP**



1, 2, 3 mile radius  
5, 10 minute drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	859	2,433	8,462	2,411	23,460	536,023	3,160,627	21,239,528	332,417,793
Households	302	1,025	3,795	1,146	10,730	213,800	1,283,312	8,299,404	125,168,557
Families	202	693	2,450	729	6,481	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.84	2.37	2.17	2.06	2.14	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	213	766	2,907	865	7,709	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	89	259	888	281	3,021	58,059	452,780	2,924,369	45,709,279
Median Age	48.6	52.0	57.5	56.5	57.3	46.0	43.0	42.5	38.5
<b><i>Income</i></b>									
Median Household Income	\$51,641	\$48,625	\$38,761	\$37,872	\$36,719	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$61,452	\$59,701	\$51,973	\$50,481	\$48,000	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$24,289	\$24,413	\$22,555	\$21,764	\$21,713	\$28,320	\$31,415	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	1.32%	1.15%	0.86%	1.03%	0.70%	1.52%	1.33%	1.37%	0.77%
Households	1.23%	1.01%	0.72%	0.86%	0.57%	1.34%	1.21%	1.31%	0.75%
Families	1.07%	0.88%	0.56%	0.68%	0.40%	1.28%	1.16%	1.26%	0.68%
Owner HHs	1.81%	1.40%	1.05%	1.24%	0.85%	1.61%	1.46%	1.60%	0.92%
Median Household Income	1.16%	1.82%	2.55%	2.61%	2.30%	2.06%	2.40%	2.37%	2.70%

The 2015-2020 trend for Median Household income within a 5 minute drive time is 26.7% higher when compared to Pasco County.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Pasco MSA FL US

## Households by Income

<\$15,000	11.60%	12.50%	13.30%	12.90%	15.90%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	15.20%	12.80%	16.50%	16.90%	16.40%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	6.30%	12.40%	15.40%	16.60%	15.20%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	13.20%	13.30%	15.00%	14.20%	16.10%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	31.50%	24.80%	20.40%	21.30%	20.70%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	14.60%	14.80%	10.60%	10.40%	8.10%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	2.30%	4.70%	5.60%	5.20%	5.40%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	2.00%	2.20%	1.90%	1.30%	1.40%	4.60%	5.10%	5.00%	6.50%
\$200,000+	3.30%	2.50%	1.20%	1.00%	0.80%	3.60%	5.40%	5.70%	7.30%

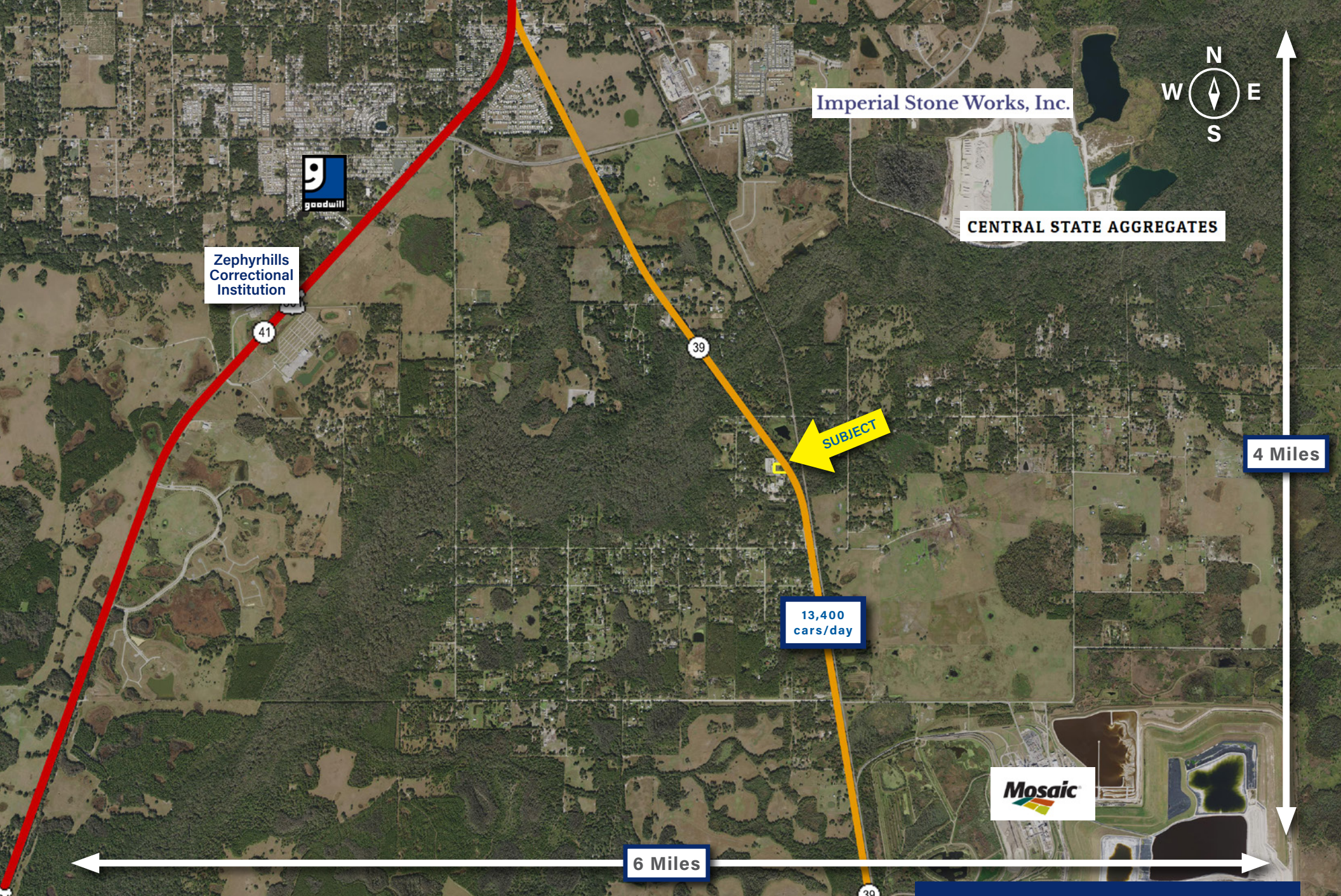
## Population by Age

0 - 4	5.00%	4.50%	3.80%	4.00%	3.90%	5.10%	5.20%	5.20%	6.00%
5 - 9	5.20%	4.70%	3.70%	4.00%	3.90%	5.30%	5.30%	5.40%	6.10%
10 - 14	5.50%	4.80%	3.90%	4.10%	4.10%	5.50%	5.50%	5.60%	6.30%
15 - 19	5.10%	4.60%	3.70%	3.90%	3.60%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.30%	4.30%	3.90%	3.90%	3.80%	4.90%	6.00%	6.10%	6.70%
25 - 34	10.60%	9.90%	8.60%	8.80%	9.00%	11.30%	13.00%	13.30%	14.00%
35 - 44	9.70%	8.80%	8.40%	8.70%	8.70%	11.40%	11.90%	11.70%	12.60%
45 - 54	13.40%	12.10%	10.30%	10.50%	9.80%	12.70%	12.80%	12.50%	12.50%
55 - 64	16.20%	16.30%	15.80%	15.70%	14.70%	14.30%	14.00%	13.70%	13.10%
65 - 74	15.40%	17.50%	19.70%	19.20%	19.10%	13.40%	11.60%	11.70%	9.70%
75 - 84	7.80%	9.90%	13.80%	13.00%	14.20%	7.70%	6.40%	6.50%	4.70%
85+	1.90%	2.50%	4.30%	4.20%	5.20%	3.20%	2.90%	2.80%	2.00%

## Race and Ethnicity

White Alone	90.60%	90.10%	89.80%	90.90%	88.50%	84.10%	75.70%	72.70%	69.60%
Black Alone	1.20%	1.70%	3.60%	3.00%	4.60%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.60%	0.60%	0.50%	0.60%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	0.90%	1.00%	0.80%	0.70%	0.90%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.70%	4.20%	3.10%	2.80%	3.10%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.10%	2.40%	2.20%	2.00%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	11.30%	11.20%	10.70%	10.20%	11.60%	16.30%	20.60%	26.60%	18.60%





Located in a phosphate mining market area with Mosaic located just Southeast of the subject property.

## MARKET AREA MAP



A dairy farm along with Crystal Springs Community Center are located within the neighborhood area.

# NEIGHBORHOOD AERIAL



Crystal Springs  
Worship Center

CR 39



Fig Avenue



Access  
Point

13,400  
cars/day

**SITE AERIAL**

The subject property is a corner lot with 145 +/- ft of frontage going along CR 39. The site has one access point via Fig avenue from CR 39

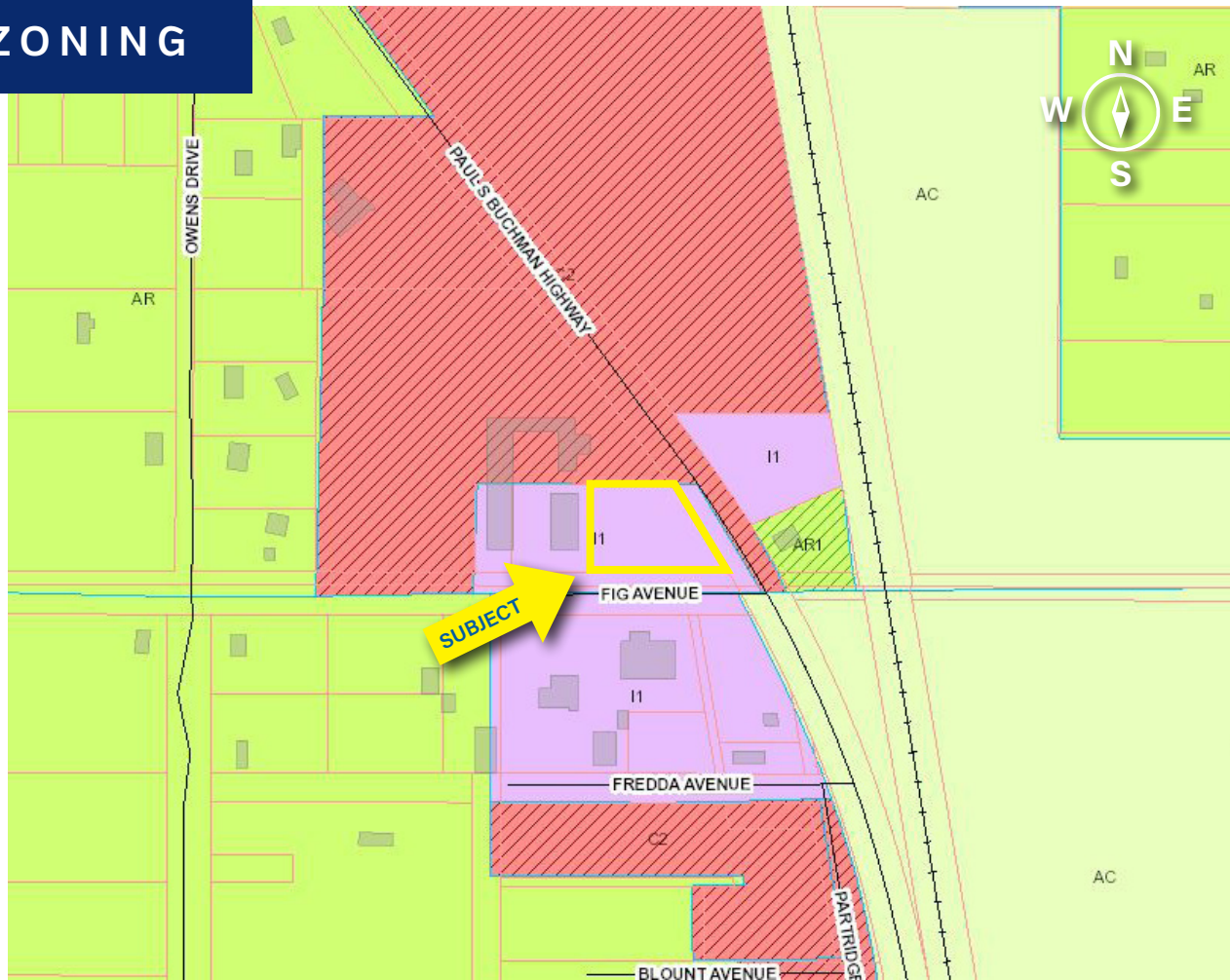
G round view facing South



G round view facing North



# ZONING



## Light Industrial Park District (I-1)

### Pasco County, FL

The purpose of the I-1 district is to provide areas for light industrial use. The I-1 district permits a range of specific industrial, manufacturing, compounding, processing, packaging, or treatment uses and processes.



I-1



AR-1



AR



C-2



AC



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