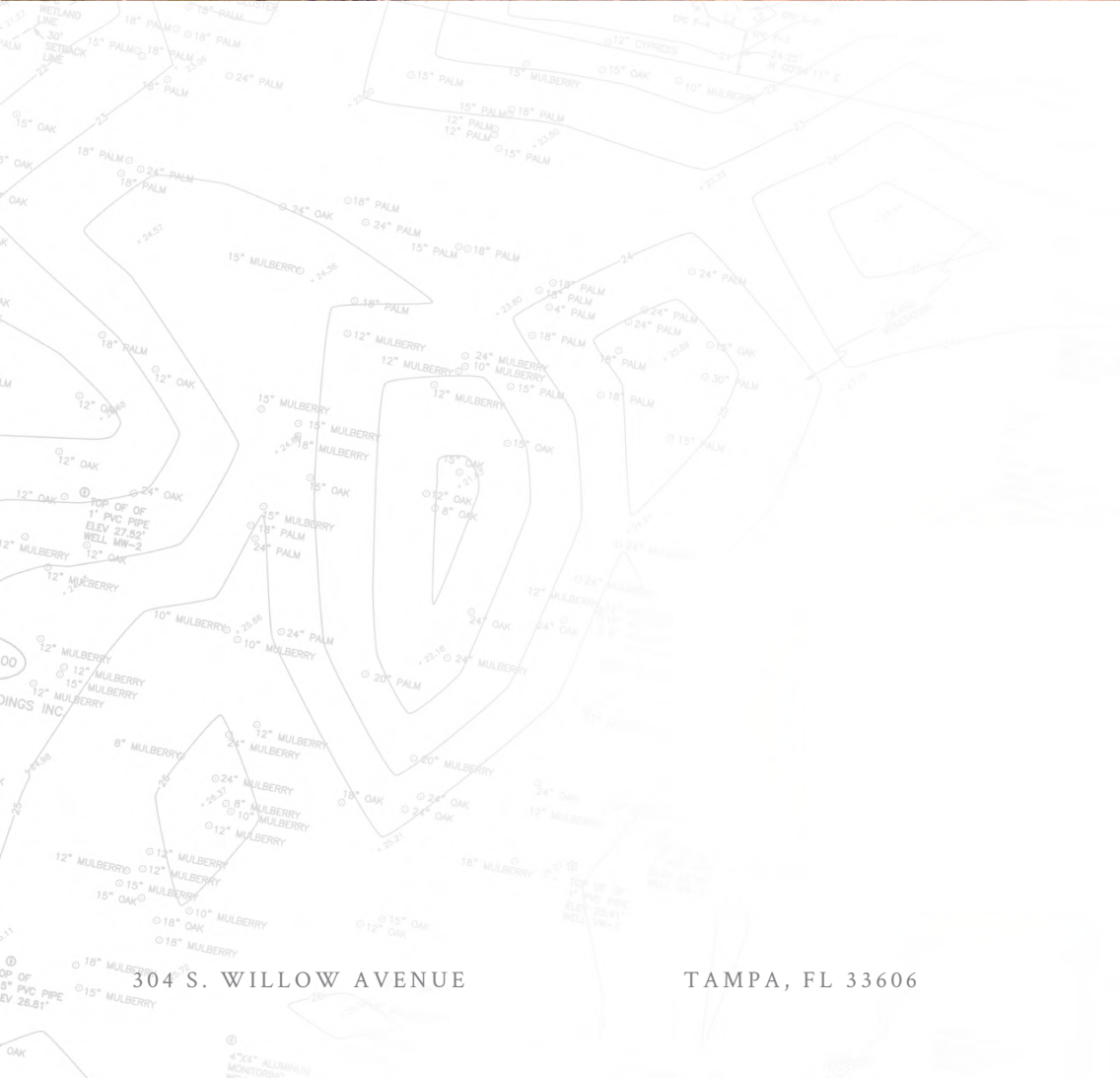
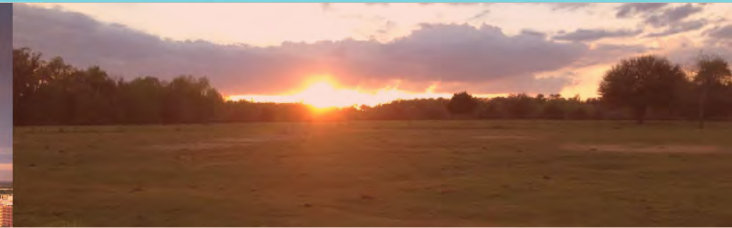
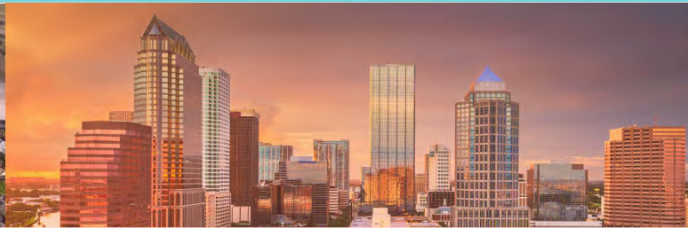


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The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This is an excellent opportunity to develop 7± acres at 12199 Fort King Road in Dade City, FL. The site is located at the corner of Fort King Road and Roberts Road with access to Clinton Avenue. It is currently zoned residential (R1, R2, and AR), but it's in the process of being rezoned to MF-1 (Multiple-Family Medium Density District). It offers a great opportunity for a small townhome development due to its location. The site will be fully entitled for a maximum density of 42 units and buildings are limited to 3-8 units per building with a height limit of two (2) stories. Additionally, driveways must be at least 23 feet in length. Architectural features are required to provide at least three (3) different features from a list provided by Pasco County.

Water and sewer would be supplied to the property from Dade City. Sewer will likely need to be extended to the site as development occurs. According to Johnnell Kemp, Utilities Director with the City of Dade City, the current waste water treatment plant does not have sewer capacity for development at this time. However, the City is in the design phase to build a new waste water treatment plant, which would allow for more developers to develop new homes within the city.

LOCATION DESCRIPTION

This property is located at the NW corner of Roberts Road and Fort King Road in southwest Dade City in Pasco County, Florida. The site proximate to the recently improved and widened State Road 52 (Clinton Avenue) and is about 1 mile northwest of the intersection of State Road 52 (Clinton Avenue) and US Highway 301 where a new Publix was recently developed. AdventHealth Dade City is a 120-bed hospital located less than 1-mile north. Additionally, there are quite a few national retailers and local businesses that are proximate to the subject along US Highway 301.

PROPERTY SIZE

7.0 Acres

ZONING

MF-1 Multiple-Family Medium Density District (rezoning)

PARCEL ID

04-25-21-0000-02900-0000

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

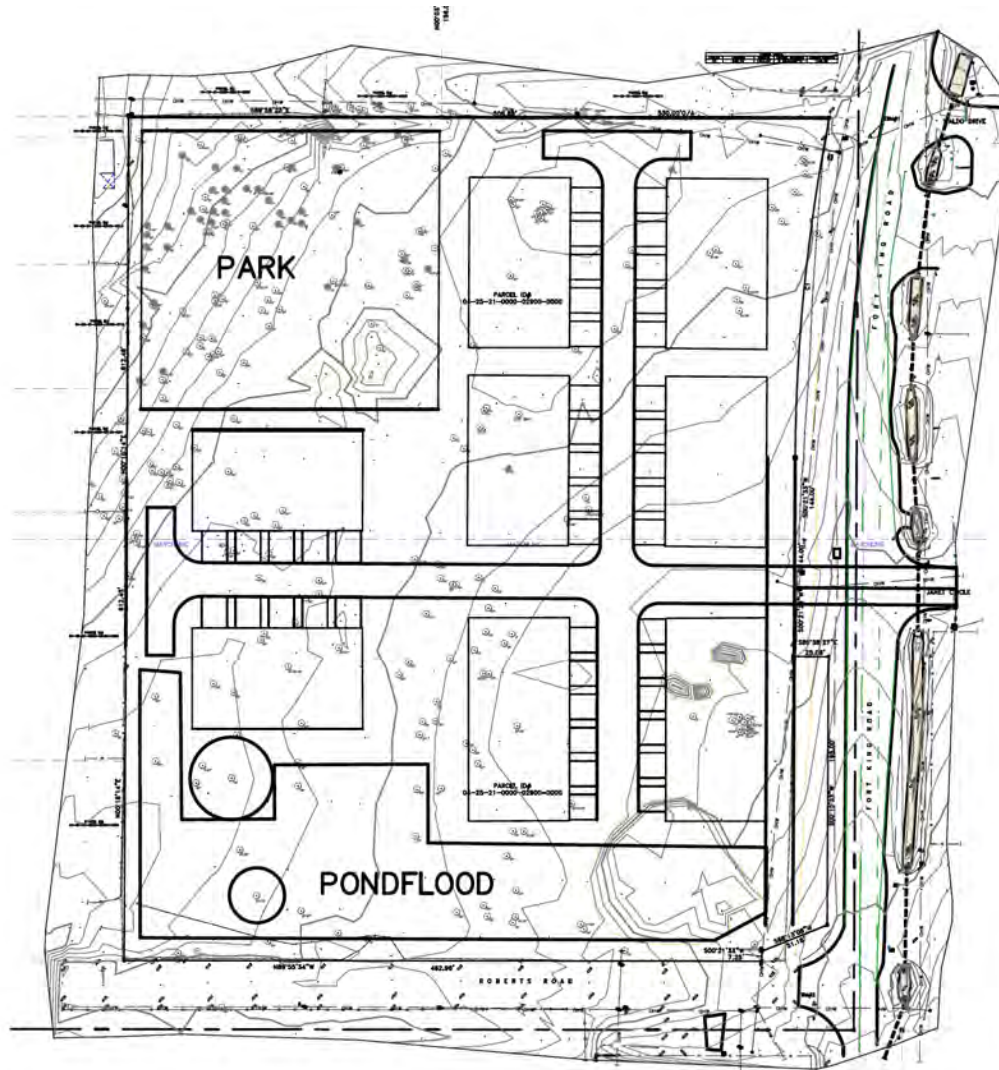
J. Michael Strahan, ALC, CCIM, MAB

Senior Broker

813.287.8787 x5

michael@thedirtdog.com

Conceptual Site Plan - 42 Townhomes



Additional Aerials



Additional Aerials



Additional Aerials



Additional Aerials



Additional Photos



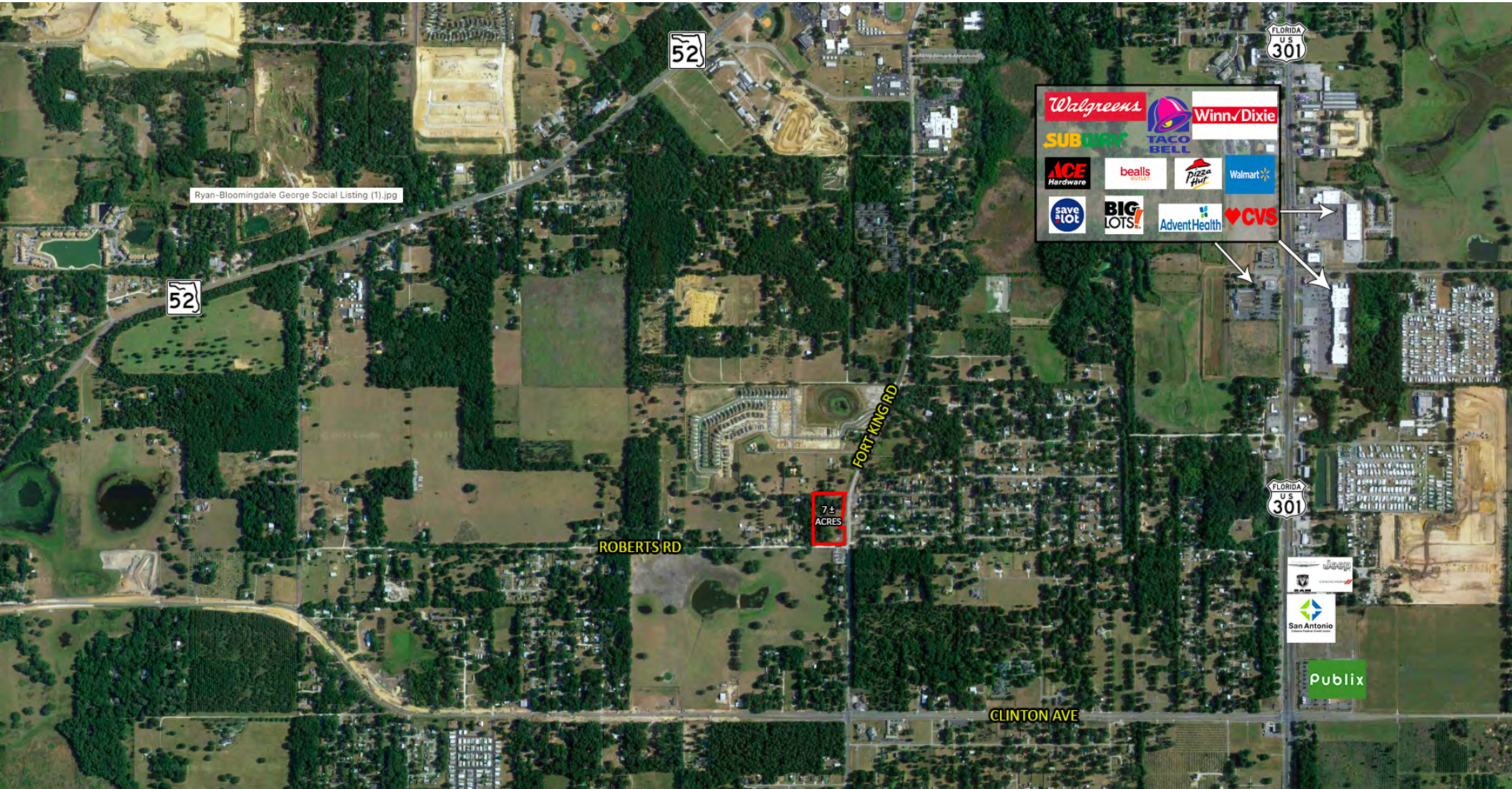
Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

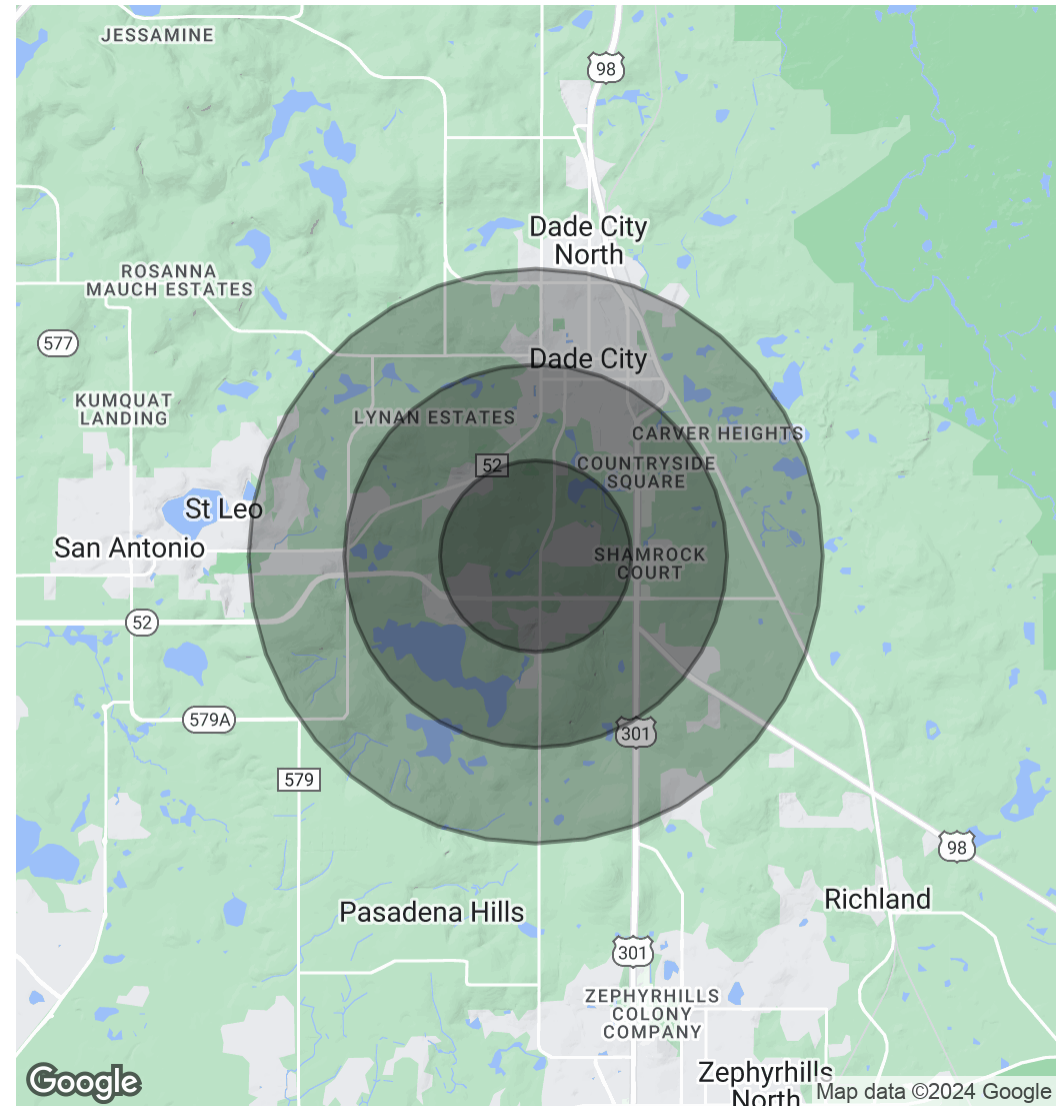
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,618	6,090	13,813
Average Age	37.3	38.7	38.2
Average Age (Male)	36.0	36.7	37.3
Average Age (Female)	42.4	43.9	41.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	657	2,541	5,717
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$52,539	\$50,936	\$51,984
Average House Value	\$171,833	\$153,158	\$153,517

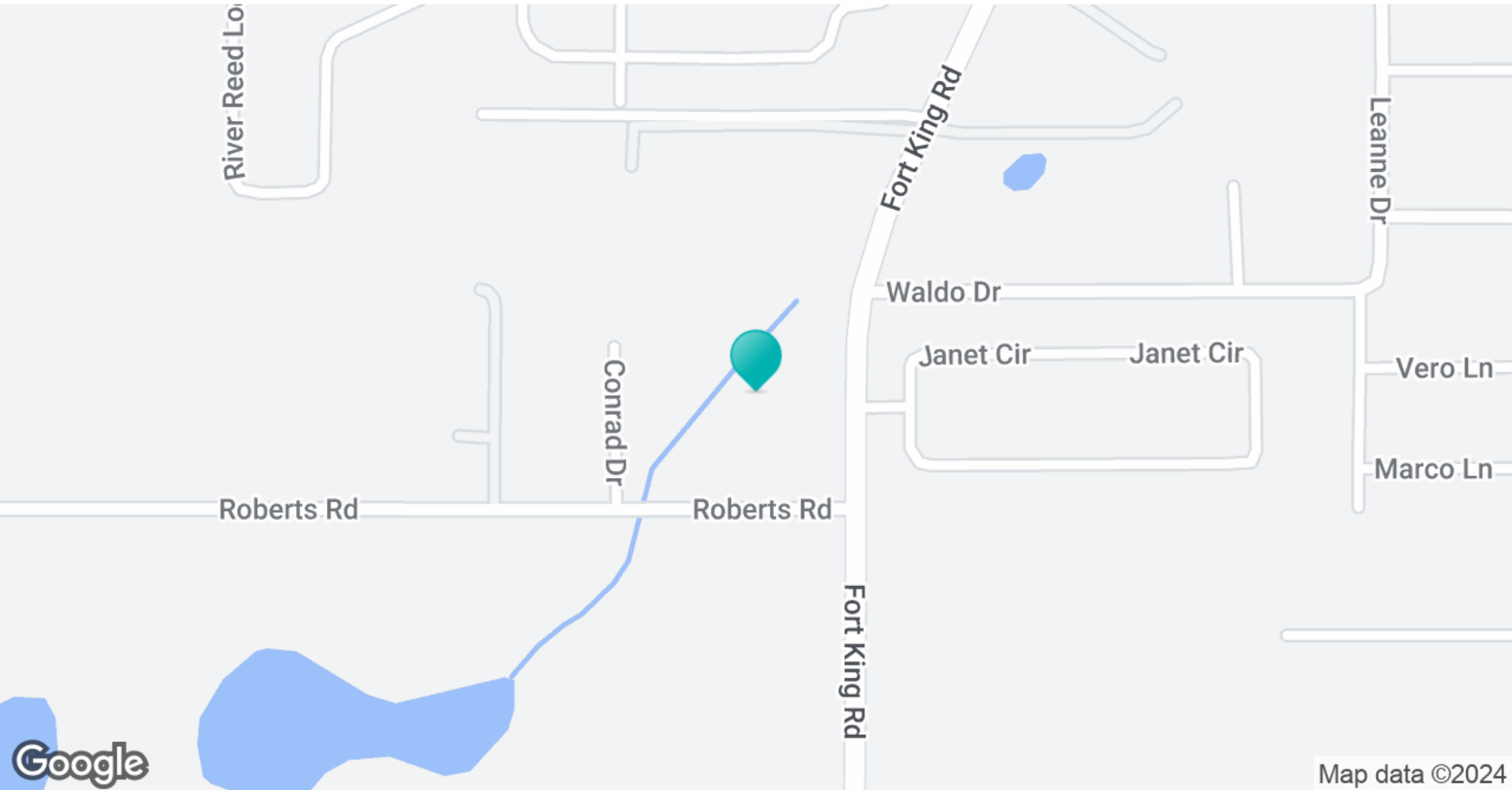
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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