

FOR SALE

- ◆ Two highly visible parcels for sale on SR 52 with traffic counts in excess of 35K Vehicles Per Day
- ◆ Parcels are in close proximity to the Suncoast Parkway, Moffit Cancer Center's 775 acre Global Innovation Center & Pasco Town Center's 965 acre mixed-use project that will add 6,000+ jobs & 3,500 housing units
- ◆ Area is experiencing rapid residential growth with Project Angeline's 6,200 acre wellness themed master planned community by Lennar that will be home to up to 35K people and will feature a 15 acre man-made lagoon by Metro
- ◆ Pasco County & FDOT have many traffic infrastructure upgrades under construction to the E of the site, including the 3.8 mile, six-lane, widening of SR 52 from the Parkway to US 41 & the 7 mile widening & new alignment of SR 52 between Uradco Place & Fort King Rd
- ◆ State Rd 52 is in high demand due to the opportunity for available land at reasonable pricing. Call today for more details!



FL State Rd 52 Development Sites

State Rd 52 & Faithful Way · New Port Richey, FL 34654

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Broker/Owner

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PARCEL B - \$225,000

PROPERTY FEATURES

- ◆ Acres 0.7 - Parcel ID 10-25-17-0000-00200-009A
- ◆ Both parcels are 100% Uplands
- ◆ Zoned C2 Commercial
- ◆ Located at the entrance of Ashton Oaks Apartments - 168 units
- ◆ Electric provided by Withlacoochee River Electric Cooperative
- ◆ Water & Sewer provided by Pasco County
- ◆ 144.72 ft of SR 52 frontage
- ◆ Site suitable for QSR, Retail & Office



DEMOGRAPHICS - 5 MILES



Avg HH Income: \$68,624



Median Age: 44.2



Population Est: 53,682

LOCATION MAP

PASCO TOWN CENTER PROJECT

Land Covered - 965 Acres

Future Jobs - 6,000

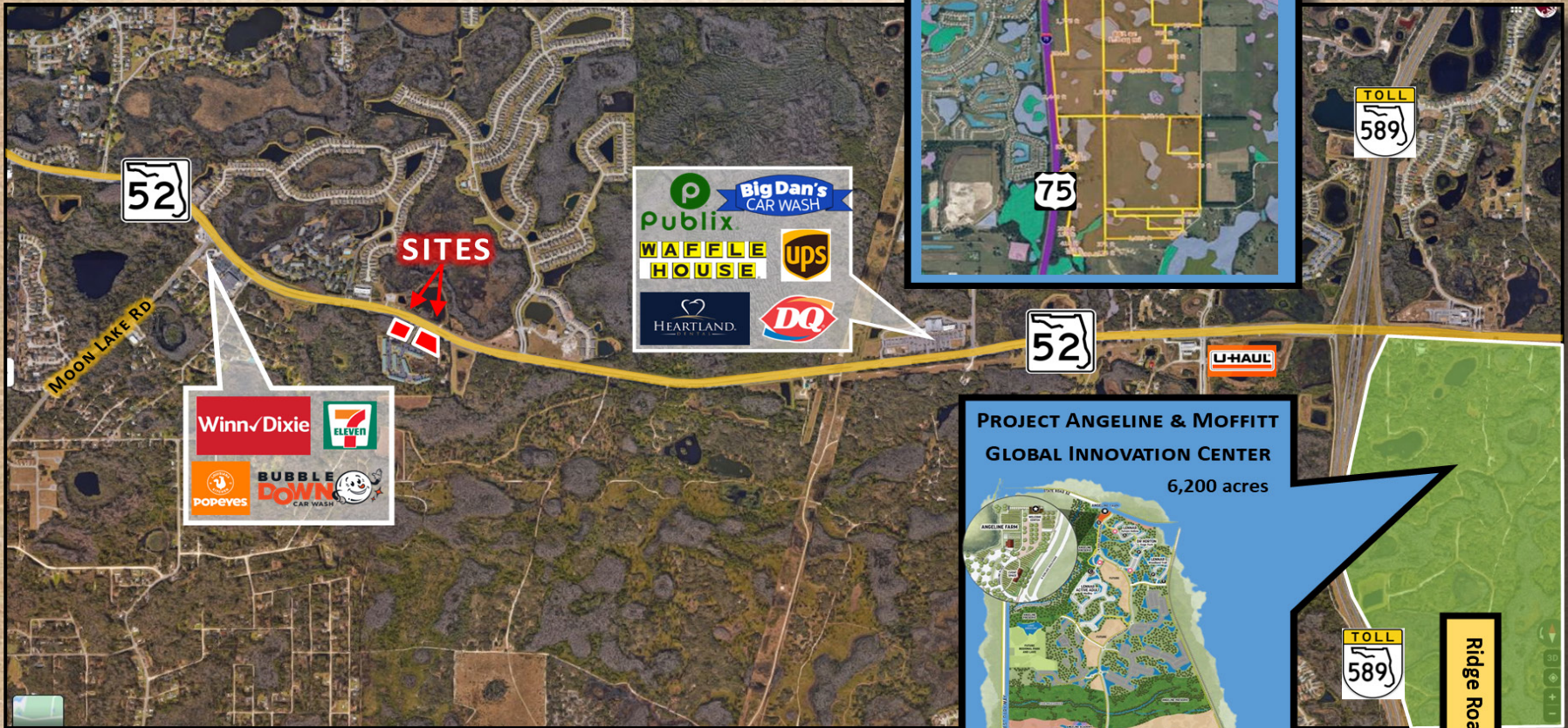
Housing Units - 3,500

Future Commercial Space Available:

Industrial - 4,000,000 sf

Office: 725,000 sf

Retail: 400,000 sf



PROJECT ANGELINE-METRO LAGOON & MOFFIT CANCER RESEARCH CENTER

Land Covered-6,200 Acres (775 Moffit) · Moffit Future Jobs-14,500

Angeline Office/Retail/Entertainment Space - 4,000,000 sf · Future Residents-35K

Moffit Cancer Center Life Sciences & Research Park-24,000,000 sf

