

LAND FOR SALE / LEASE



Commercial Land on SR 52



31157 STATE ROAD 52
SAN ANTONIO, FL 33576



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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Discover an exceptional opportunity for a versatile mixed-use development on a prime 2.7-acre parcel of land situated along State Road 52 in San Antonio, FL. Boasting an enviable location across from the prestigious Mirada subdivision, this property offers immense potential for a highly desirable residential, office, and retail development. With its strategic positioning and favorable zoning, this site presents an ideal canvas for visionary investors and developers to shape a vibrant and thriving community hub.

PROPERTY HIGHLIGHTS

- Great location for restaurant/bar retail/Office/Medical
- Flat, High and Dry
- High Visibility Intersection
- A Short Distance to New \$2.4B Double Branch Mixed-Use Development Under Construction – 1,000 Acres
- Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Sortation Center

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OFFERING SUMMARY

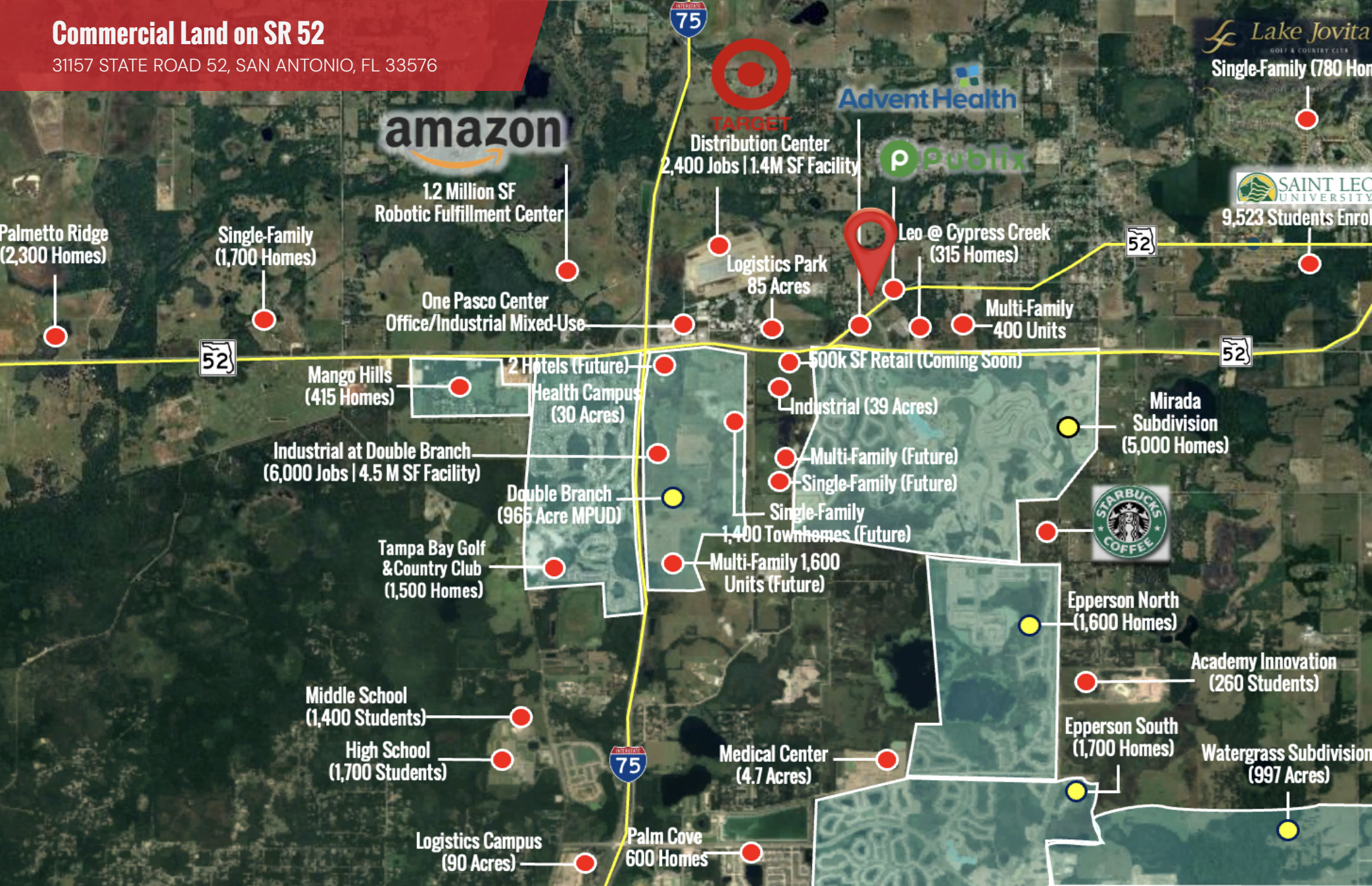
Sale Price:	\$1,799,000
Lease Rate:	Negotiable
Lot Size:	2.75 Acres
FLU Zoning:	ROR
Frontage:	667'

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	272	3,182	10,471
Total Population	709	8,570	30,010
Average HH Income	\$106,641	\$123,949	\$130,626



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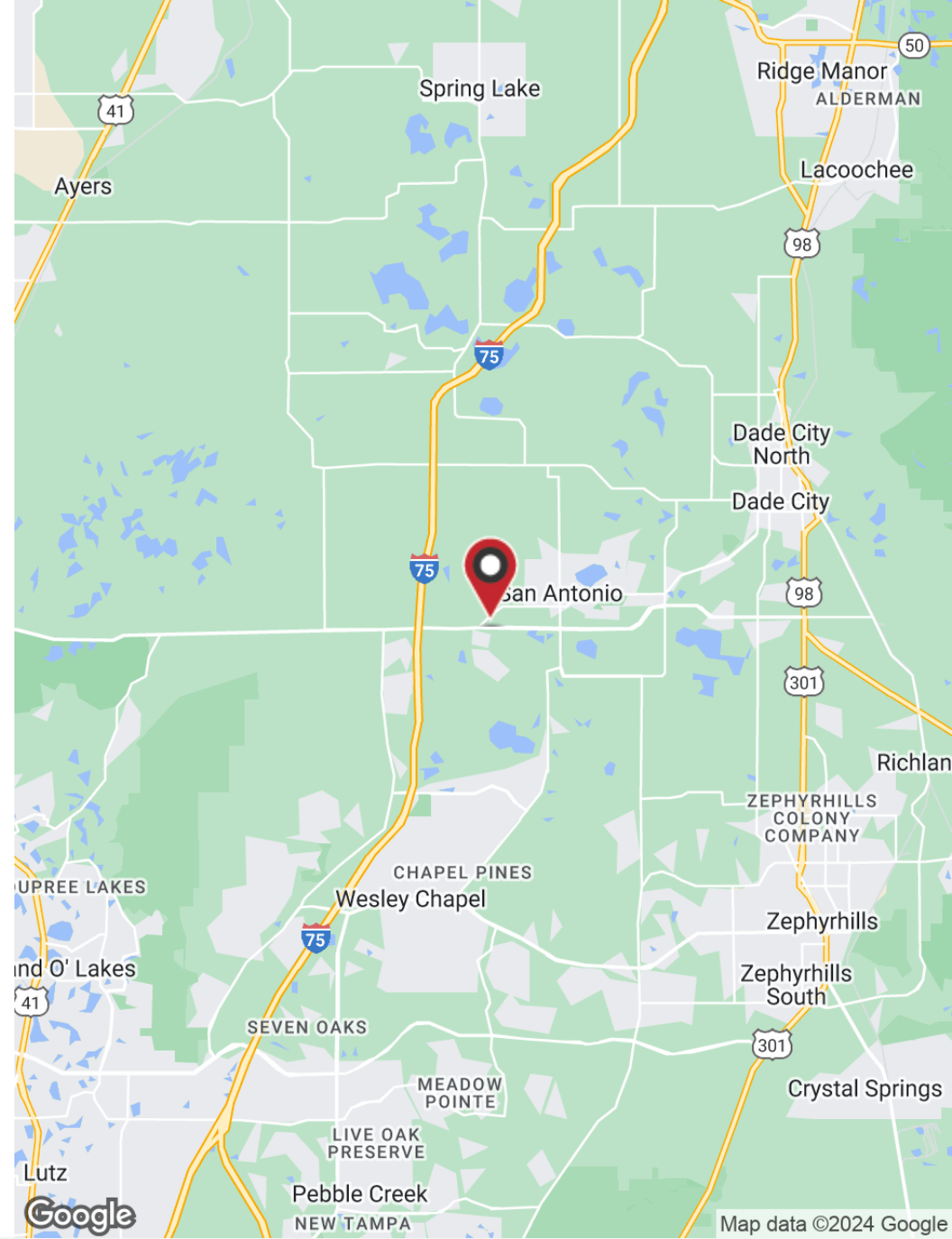
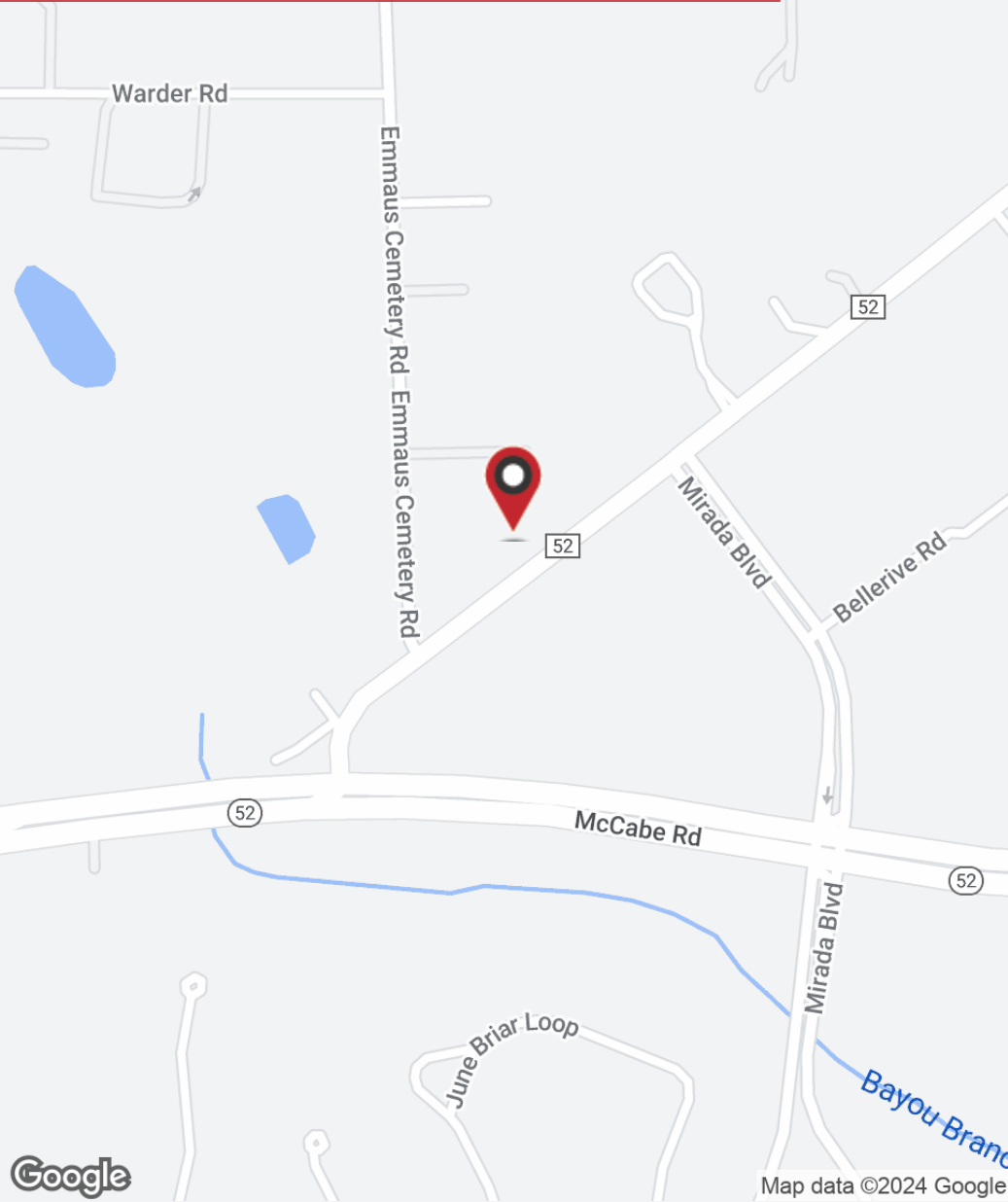


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1.3 Million SF

One Pasco Center

Abbey Crossings

Logistics/Distribution
630,000 SF/85 AC

2.75 Acres



DoubleBranch

2.5 Million SF Industrial/Life Science
400,000 SF Retail
3,500 Housing Units
725,000 SF Office Space
300 Hotel Beds

Abbey Crossings

245 AC Mixed Use
900 Housing Units



6,700 Homes

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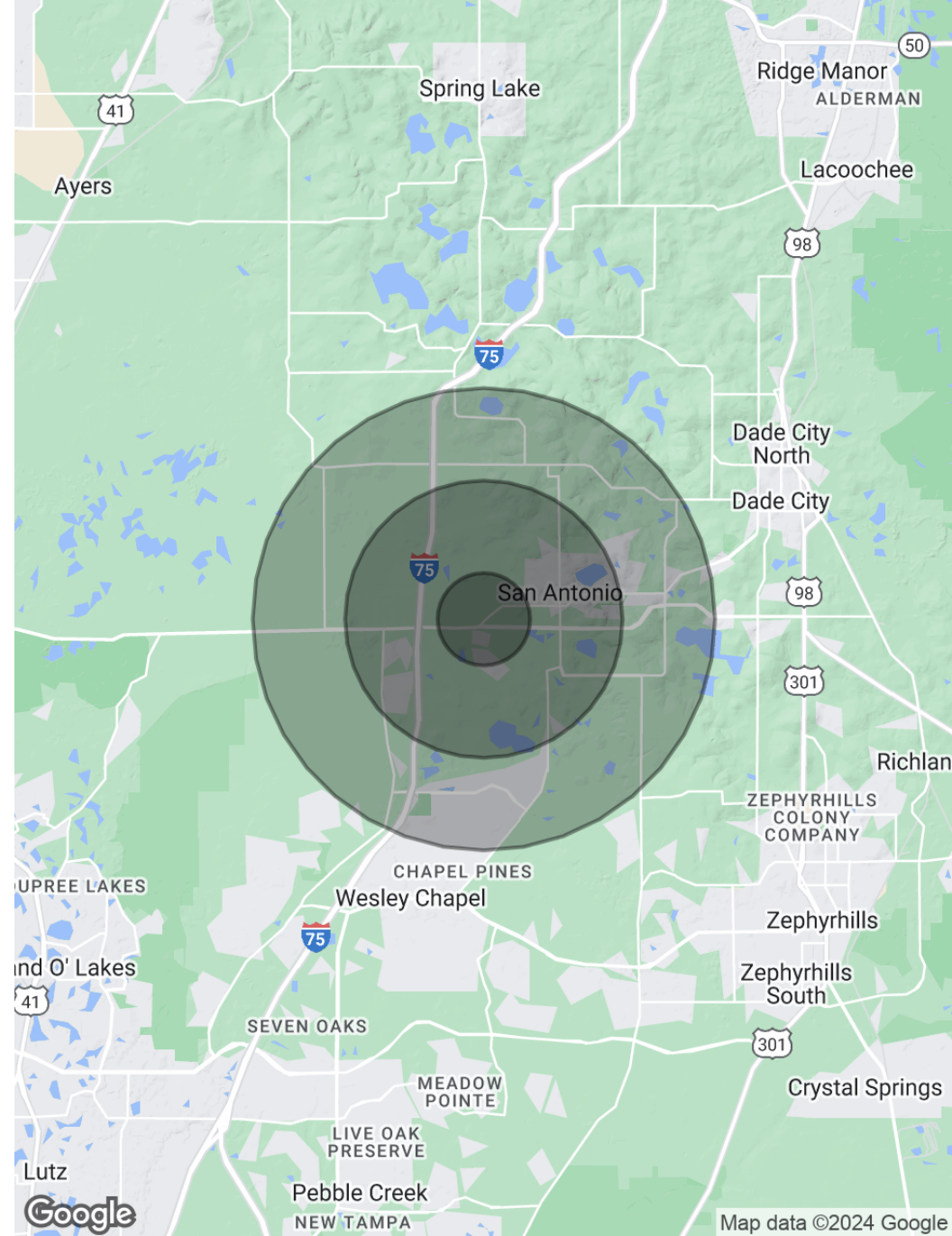
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	709	8,570	30,010
Average Age	43	48	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	272	3,182	10,471
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$106,641	\$123,949	\$130,626
Average House Value	\$526,429	\$498,351	\$445,094

TRAFFIC COUNTS

16,700/day

Demographics data derived from AlphaMap



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Artists rendering of the Double Branch

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.

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.



Double Branch development at Interstate 75 and State Road 52

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