

# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

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# Property Description



## PROPERTY DESCRIPTION

The opportunity is to purchase 8.2 acres of commercial land on County Road 52 in Pasco County. It has 210 feet of frontage on the highway and is located within the city of San Antonio.

The property was rezoned to PUD within the City of San Antonio. This allows for a wide range of commercial uses and entitlements are in place for future development. The PUD allows for all C-2 (General Commercial) zoning uses, and includes a 200 foot setback at the rear of the property. Examples of permitted uses include but are not limited to: self-storage, retail, medical, contractor's office and storage, restaurants, hotel, building supply, and machinery repair.

## LOCATION DESCRIPTION

The property is located on the north side of County Road 52 in San Antonio in Pasco County. The parcel sits between Mirada Boulevard and Curley Street. Mirada is a 0.5 miles away, Saint Leo University is 1.6 miles away, and Lake Jovita is 1.5 miles away. Local shops, restaurants, and medical are located within half of a mile.

There is rapid growth occurring near the property, with projects including Double Branch, Mirada, Abbey Crossings, Leo at Cypress Creek, Q Terra, Villas at Connected City, and DHIC Mirada combining for more than 11,000 homes planned or under construction. Additionally, there's a new Advent Health Hospital and Publix just down the road, as well as (planned) Amazon and Target 1M+ SF distribution centers.

## SIZE

8.2 acres

## ZONING

PUD that allows for C-2 (General Commercial) uses

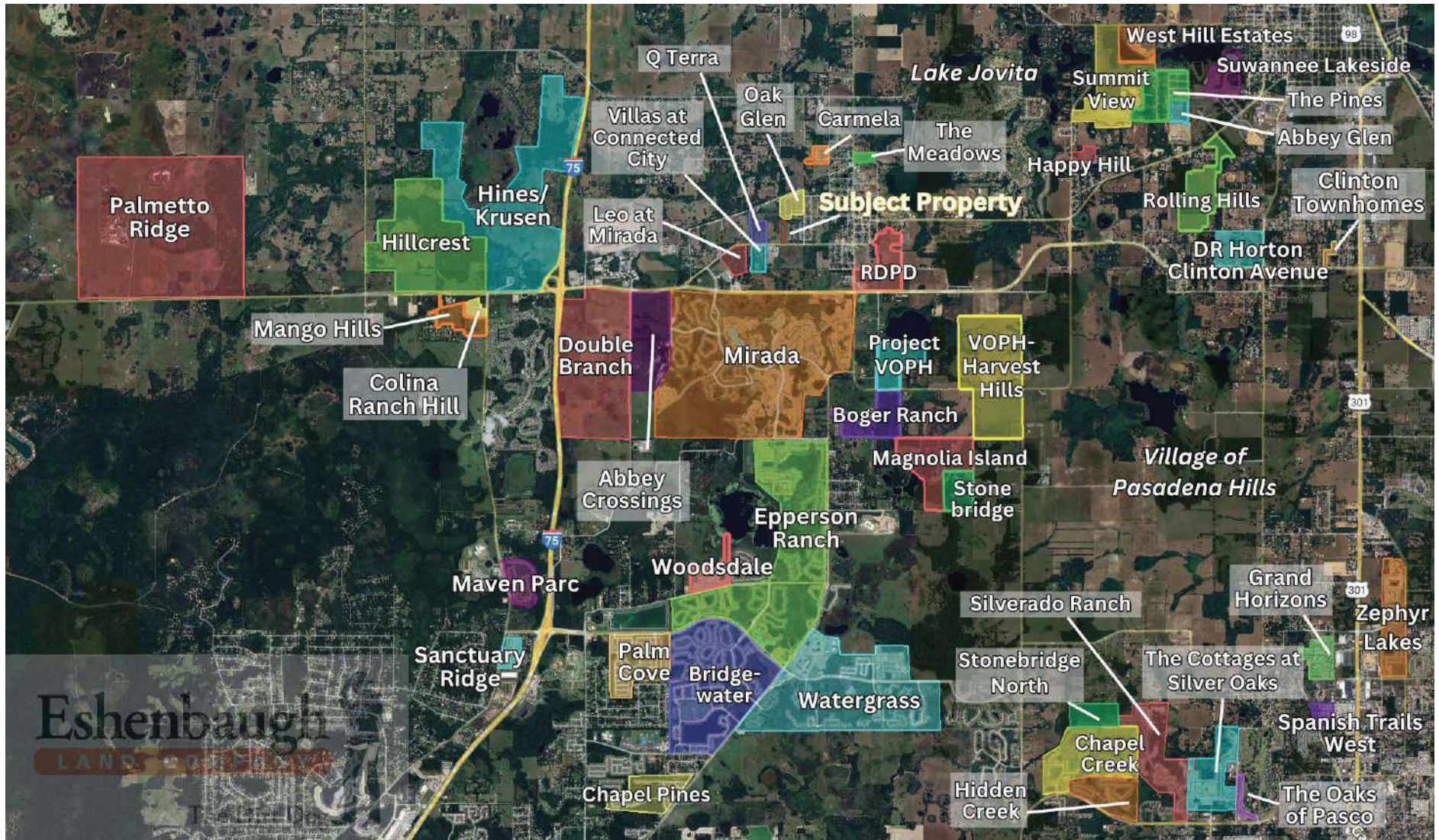
## PRICE

\$3,200,000



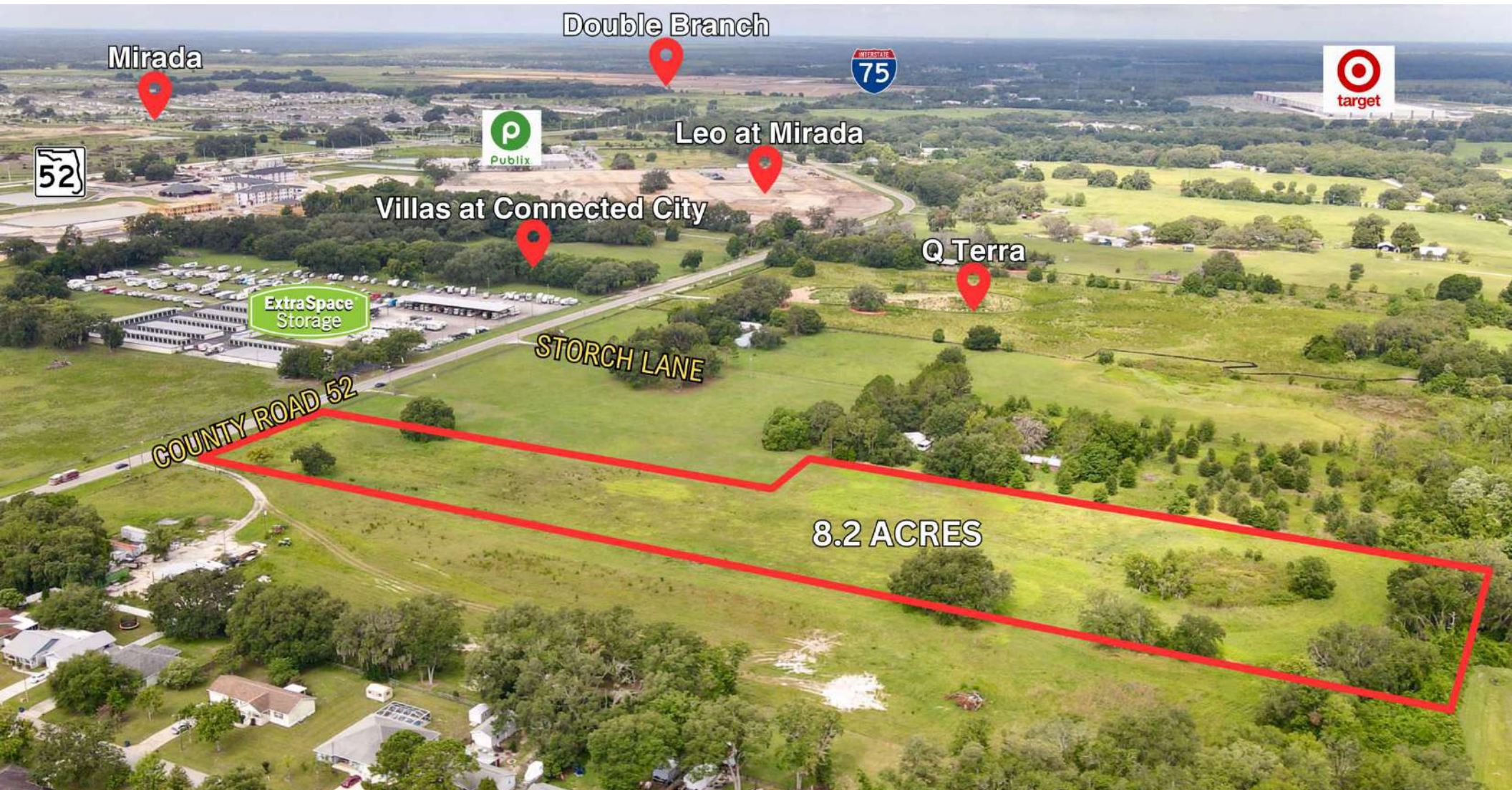


# Development Map





# Developmental Aerial





# Developmental Aerial





# Drone Aerials





# Demographics Map & Report

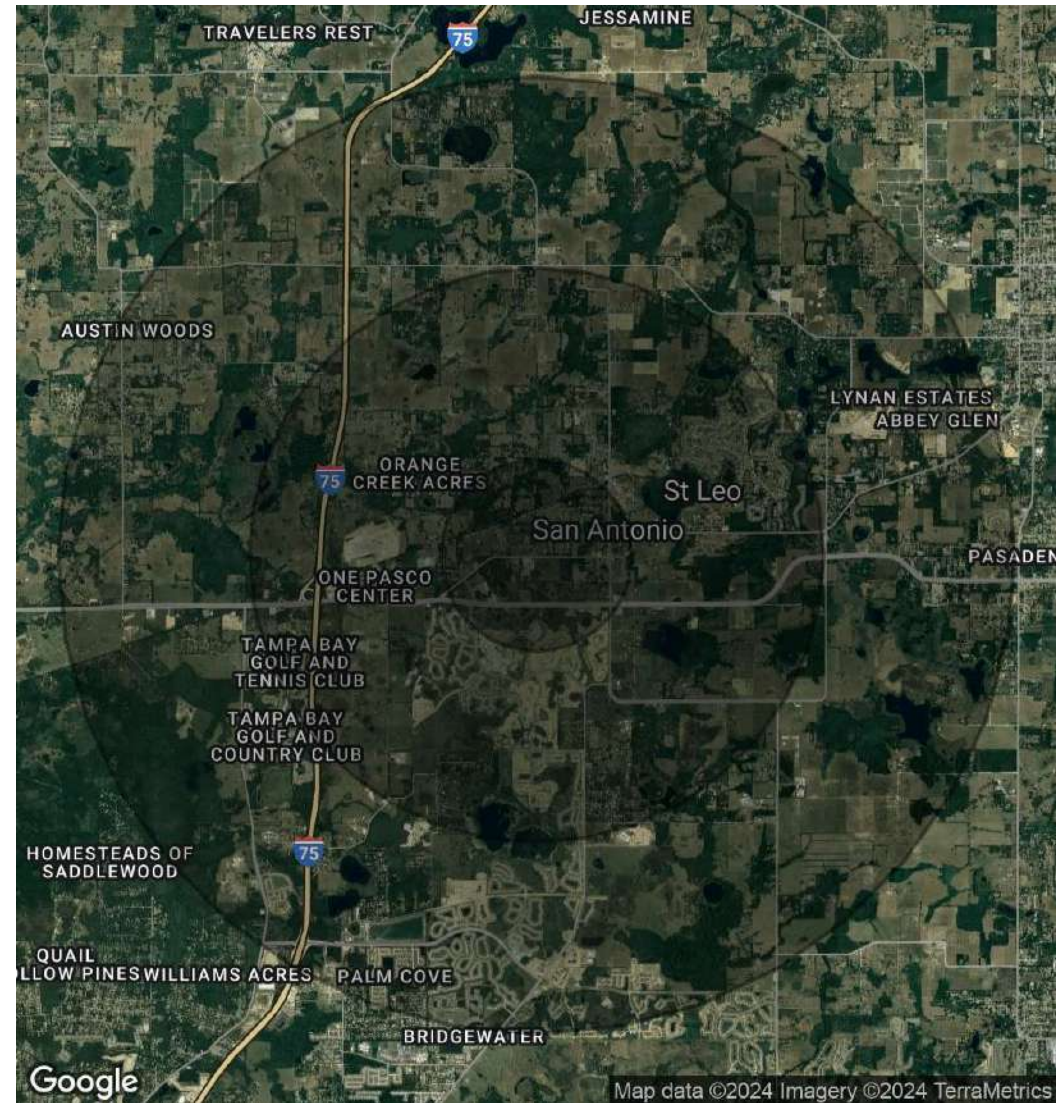
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,561	9,366	29,919
Average Age	39	43	42
Average Age (Male)	39	44	41
Average Age (Female)	39	43	43

## HOUSEHOLDS & INCOME

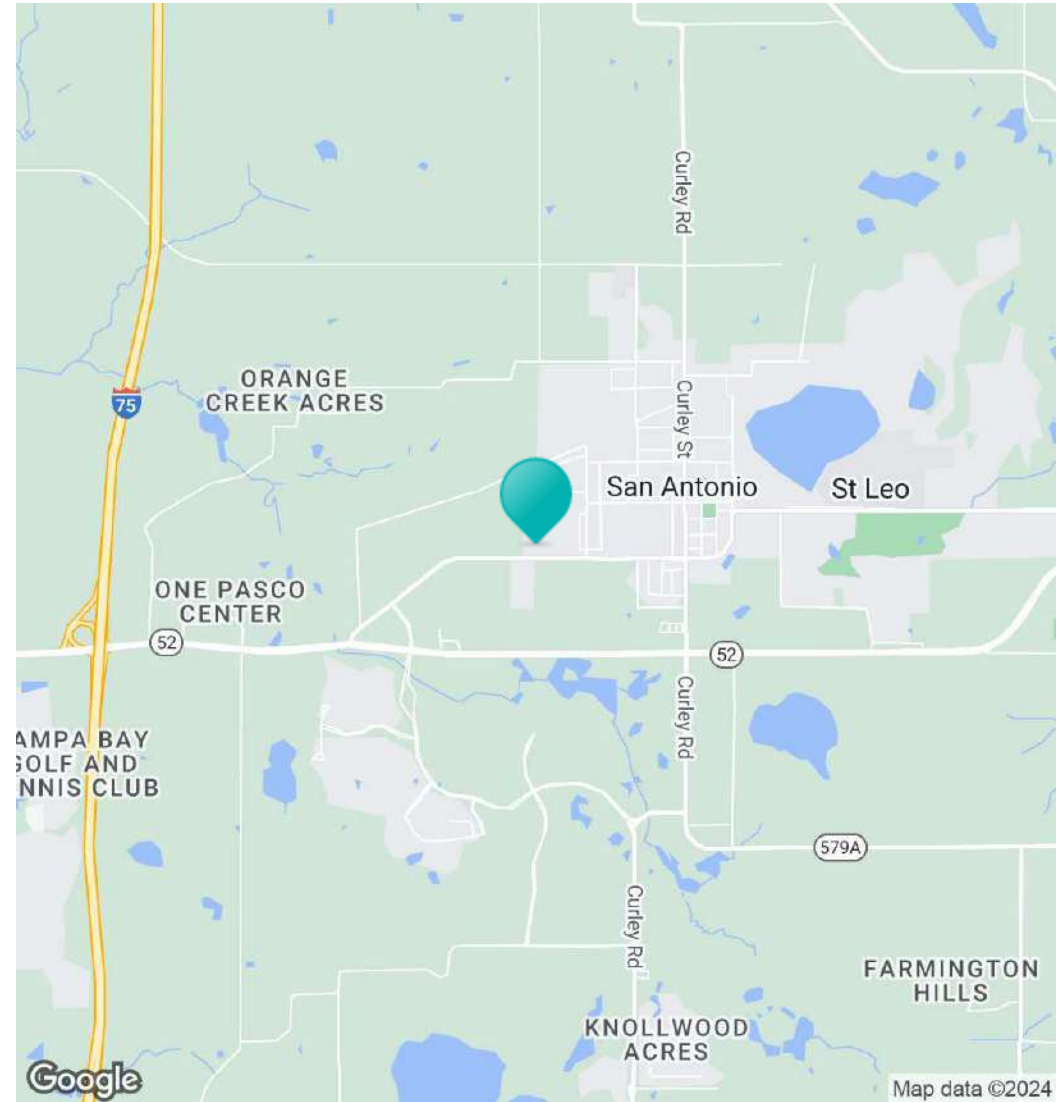
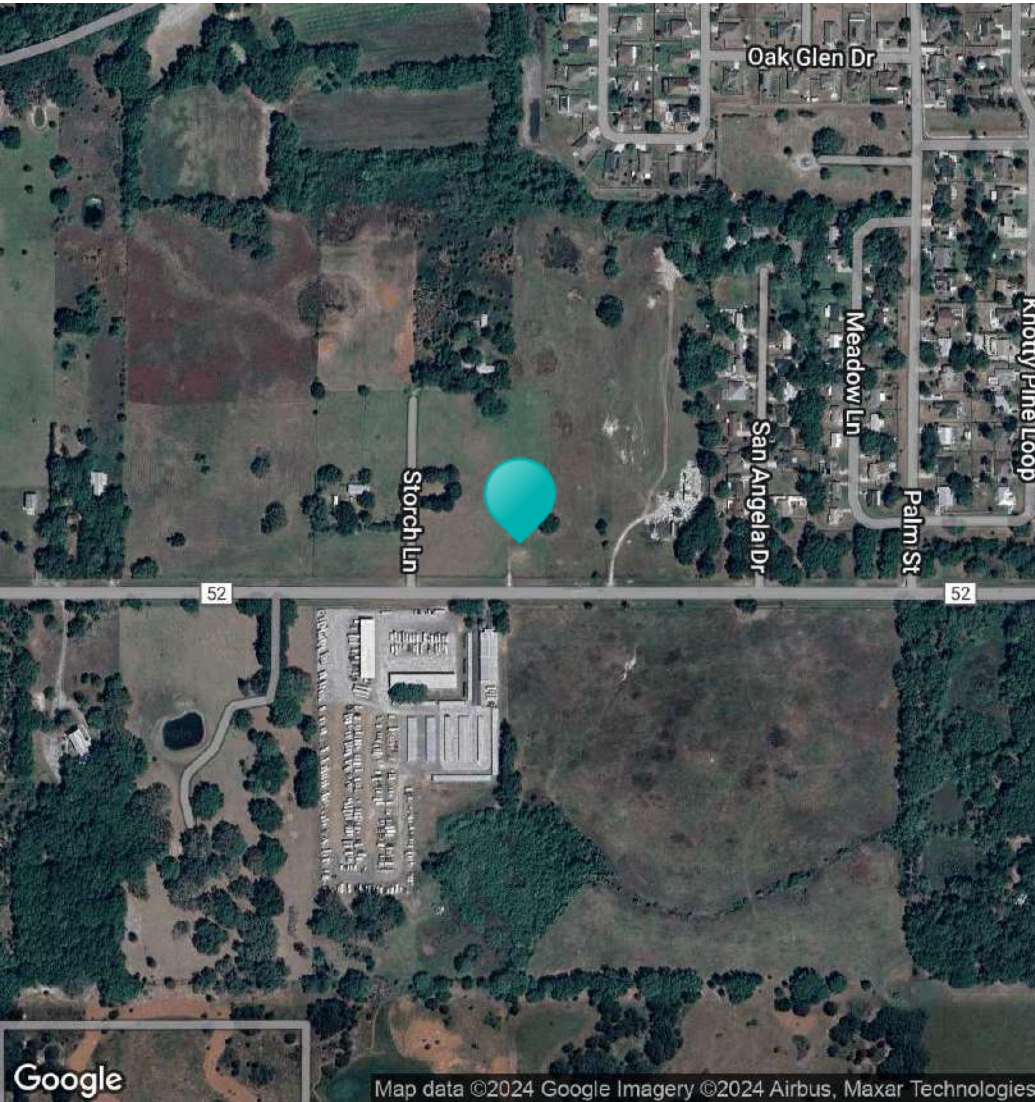
	1 MILE	3 MILES	5 MILES
Total Households	512	3,018	10,512
# of Persons per HH	3	3.1	2.8
Average HH Income	\$126,425	\$135,571	\$128,693
Average House Value	\$498,180	\$530,218	\$442,570

Demographics data derived from AlphaMap





# Location Maps





# Confidentiality & Disclaimer

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.