

Dade City Church Facility

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SECTION 1

Property Information

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$1,950,000
Building Size:	43,414 ± SF
Lot Size:	2.72 ± Acres
Price / SF:	\$44.92
Year Built:	1975
Zoning:	Residential Single Family 2 (RS-2)
Parking Count:	77 spaces
Utilities:	Water, Sewer, and Gas
PIN:	27-24-21-0110-00000-0030

Property Overview

Situated in the heart of Dade City, this property has been a pillar of the historic Church Street neighborhood, serving as a lasting testament to faith. The existing 43,414 SF facility is set on a prominent 2.72 acre lot with visibility from two well-traveled city streets, just minutes from Downtown Dade City. Ideally suited for growing or relocating religious organizations, the property features generous sanctuary space, classrooms, offices, and fellowship areas ready for immediate use. While the building could be adapted for alternative uses such as office or residential, any exterior modifications should take into account the potential regulations of the surrounding historic district.

For churches and other specialized uses, this facility offers a nearly turn-key solution. For developers and investors, the combination of high visibility, substantial acreage, and a low cost basis presents a unique and attractive opportunity. This is a rare chance to acquire a prominent piece of Dade City real estate with versatile potential.



PROPERTY DESCRIPTION

Main Building Information

- ± 40,700 SF
- Large sanctuary - capacity of 450; ± 22' ceiling height
- A/V equipment included in sale
- Stained glass windows
- Fellowship Hall
- Fenced playground
- 3-Phase Power with 3 services
- 11 restrooms
- Commercial kitchen
- 2 water heaters
- 13 total A/C units
- Roof is approximately 15 years old and needs replaced

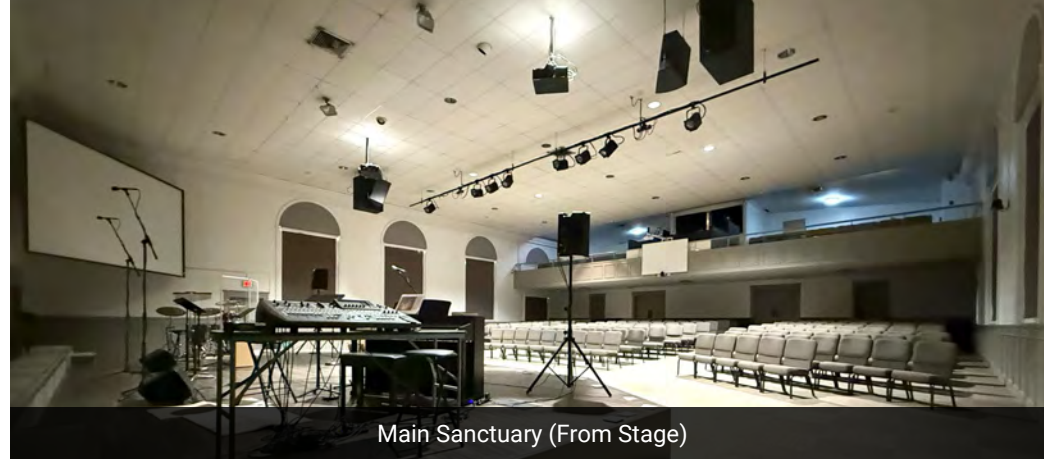
Parsonage Building Information

- ± 2,700 SF
- 2 Restrooms
- Kitchen and Laundry Areas
- Roof: ± 3 Years Old
- A/C: ± 2 Years Old
- Insulated Attic in the Last Three Years
- Power Service Upgrade 2 Years Ago

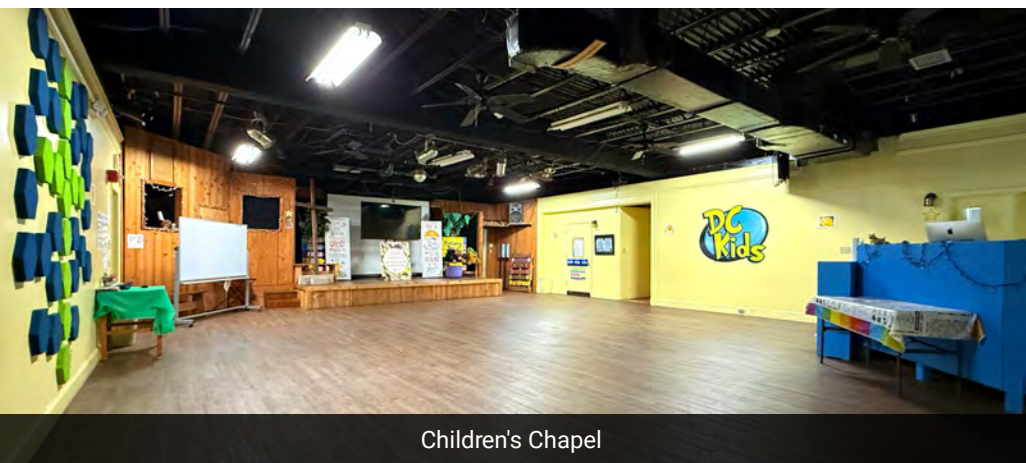
INTERIOR PHOTOS



Main Sanctuary (From Balcony)



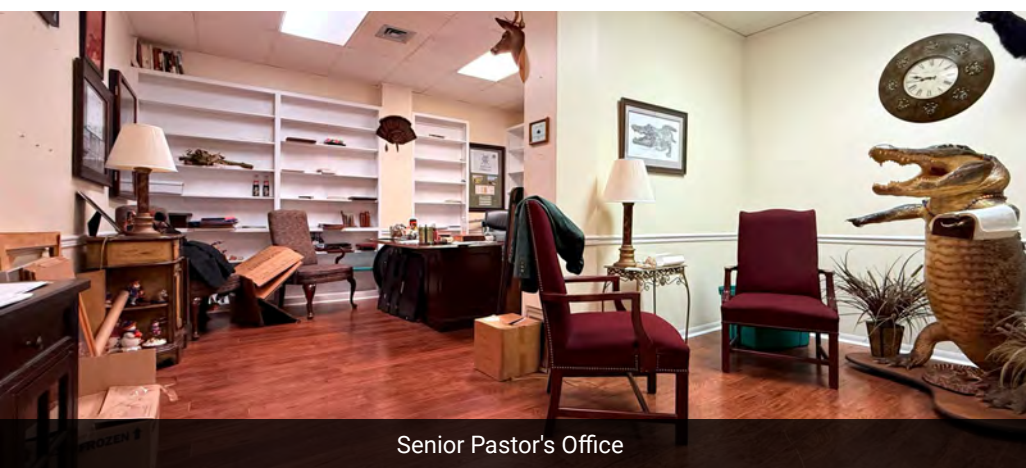
Main Sanctuary (From Stage)



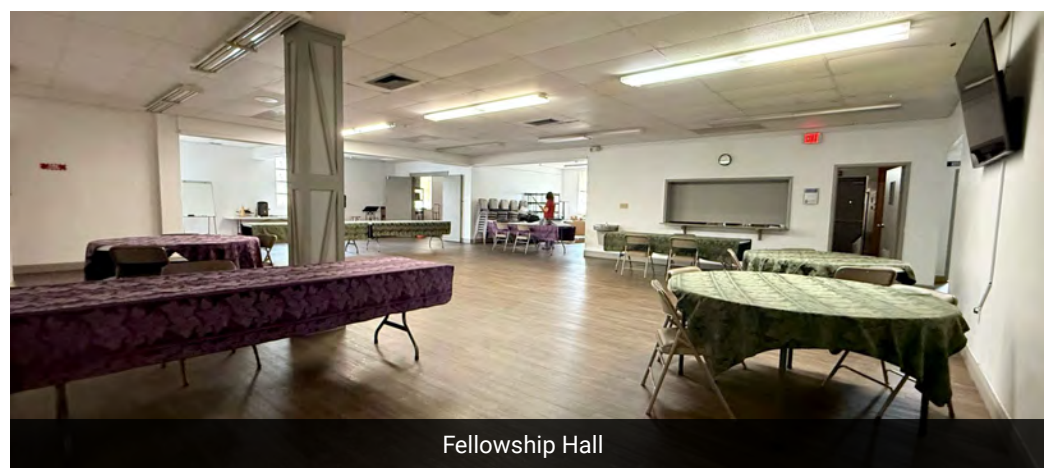
Children's Chapel



Nursery Room



Senior Pastor's Office



Fellowship Hall

EXTERIOR PHOTOS



Children's Outdoor Playground

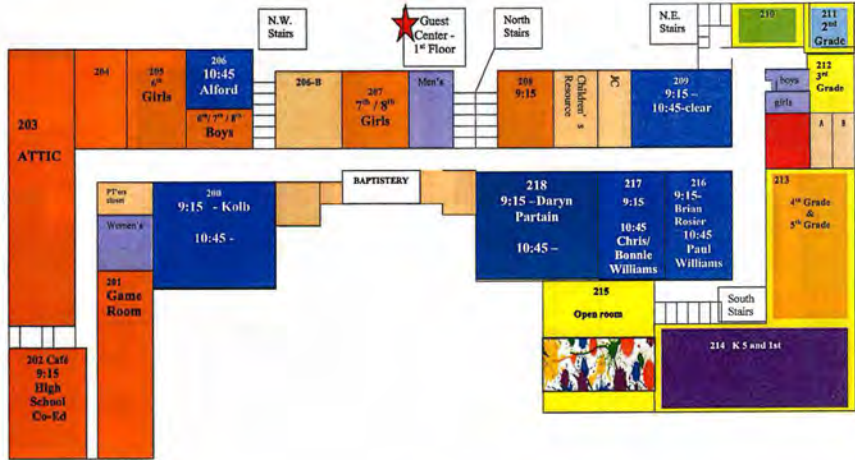
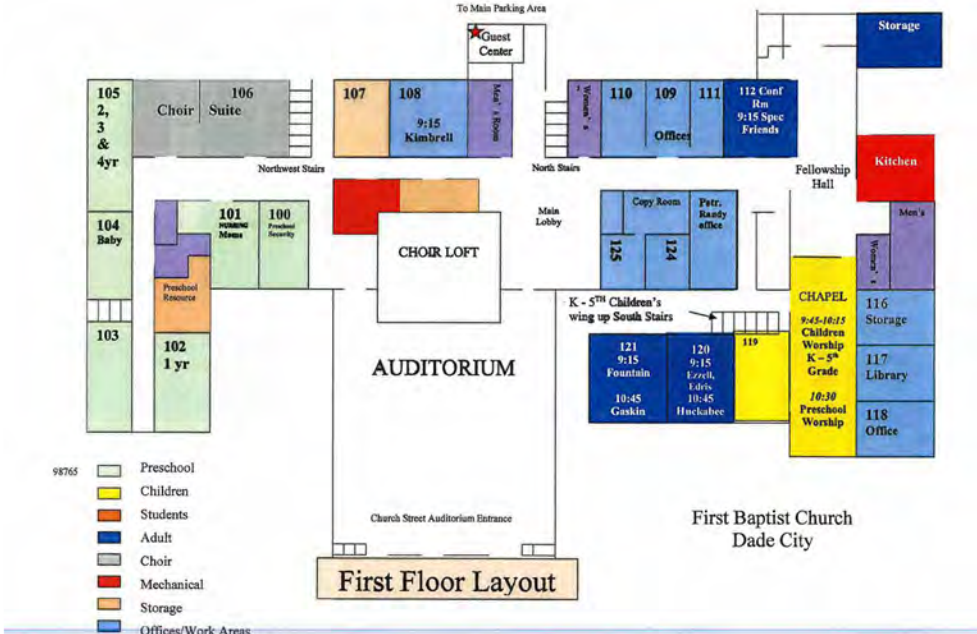


Main Building Parking Lot

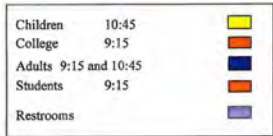


Parsonage

FLOOR PLANS



First Baptist Church Dade City



Second Floor Layout

*NOT TO SCALE

AERIAL PHOTOS

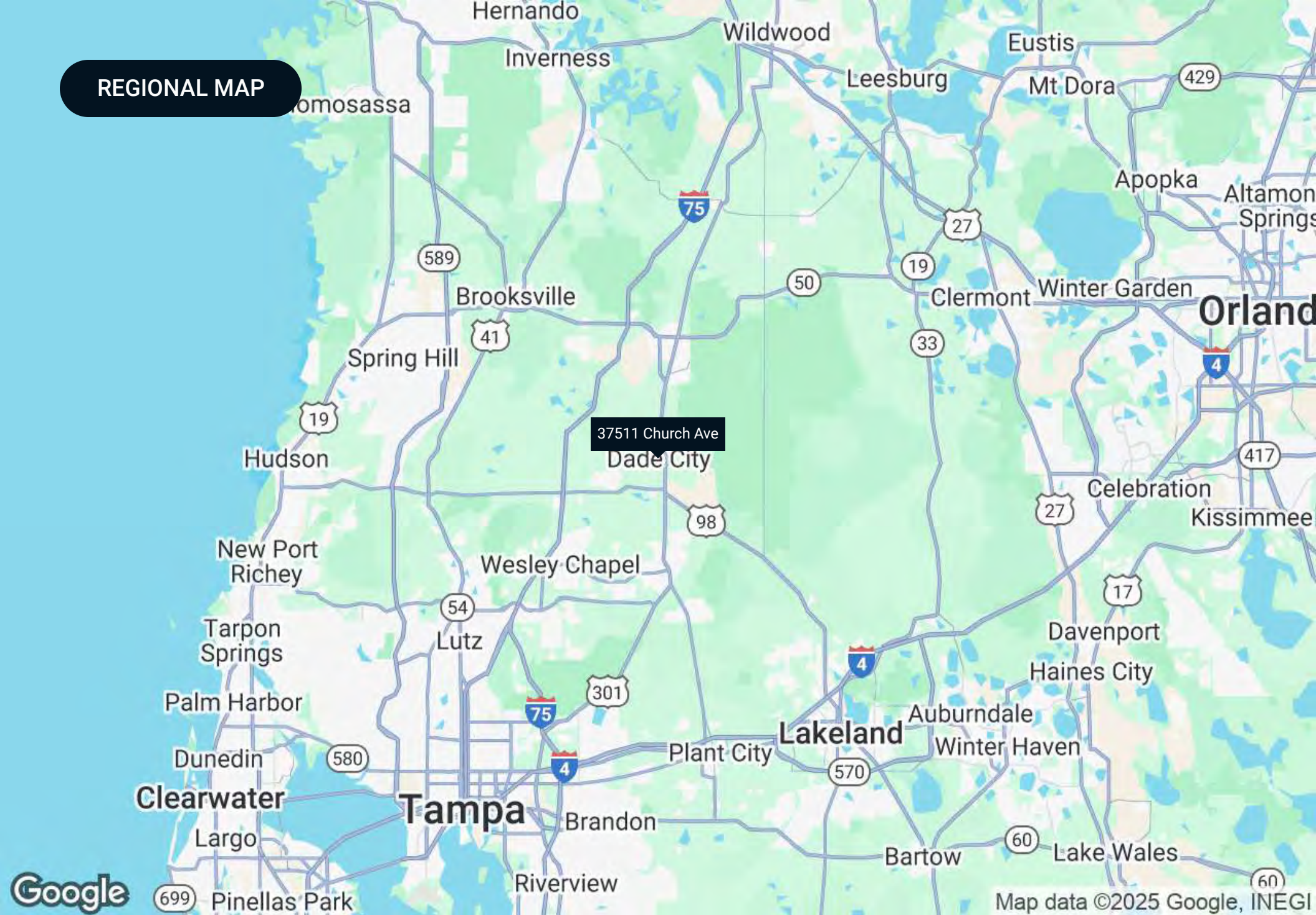




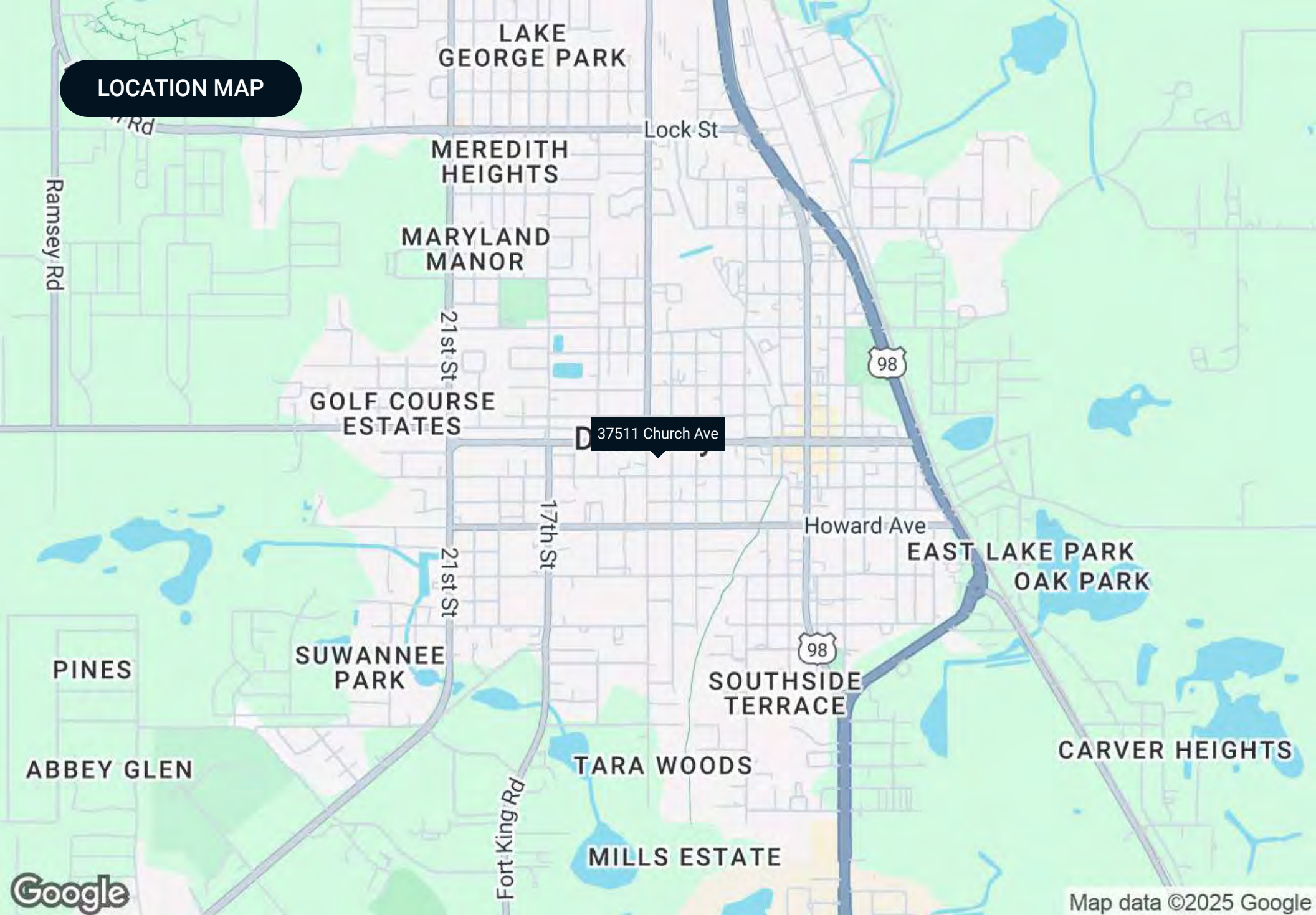
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

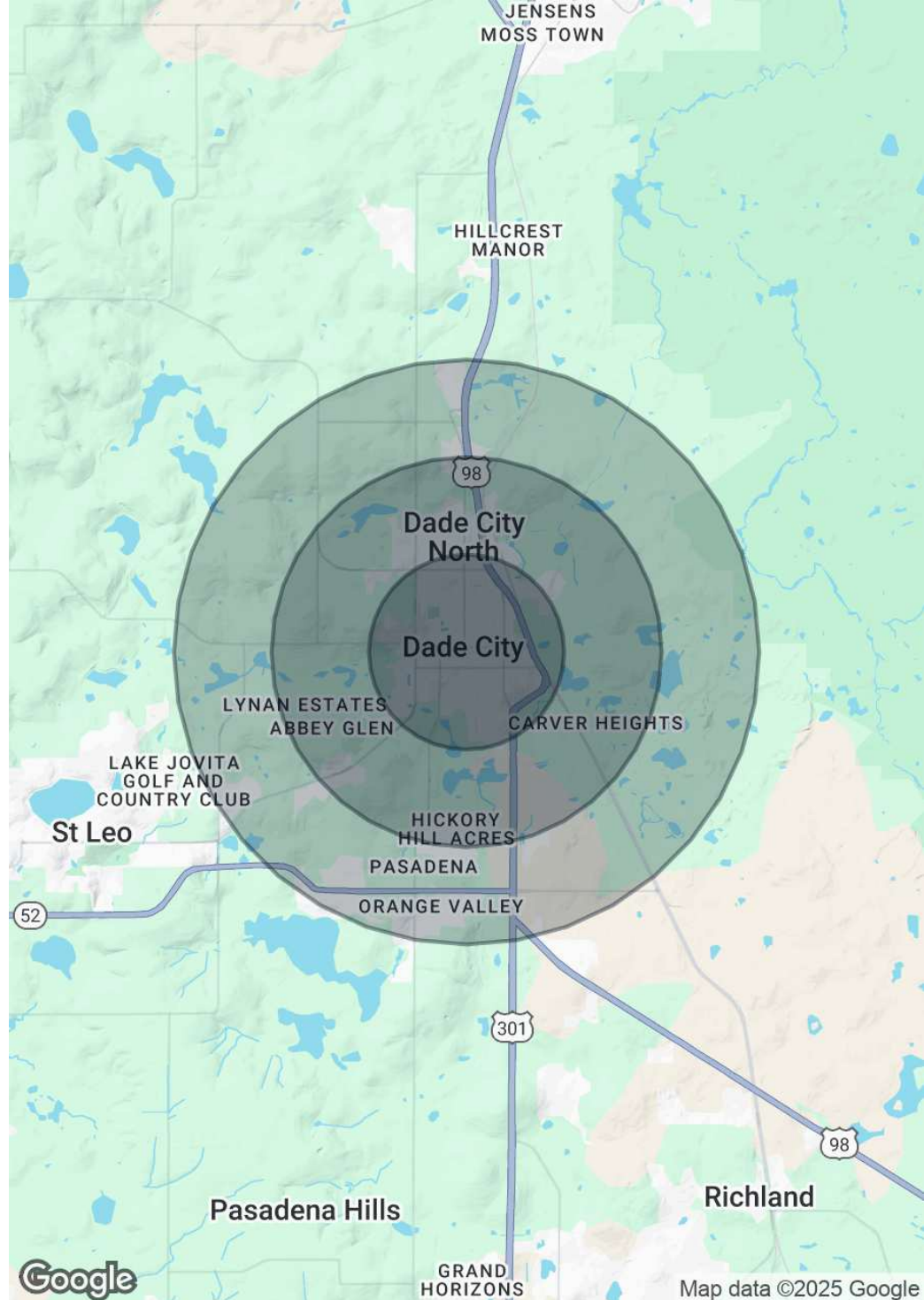
Population

	1 Mile	2 Miles	3 Miles
Total Population	7,656	13,468	18,648
Average Age	40	39	41
Average Age (Male)	37	37	39
Average Age (Female)	42	41	42

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,777	4,808	6,854
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$72,943	\$74,362	\$77,656
Average House Value	\$233,045	\$247,720	\$270,171

Demographics data derived from AlphaMap



AREA ANALYTICS

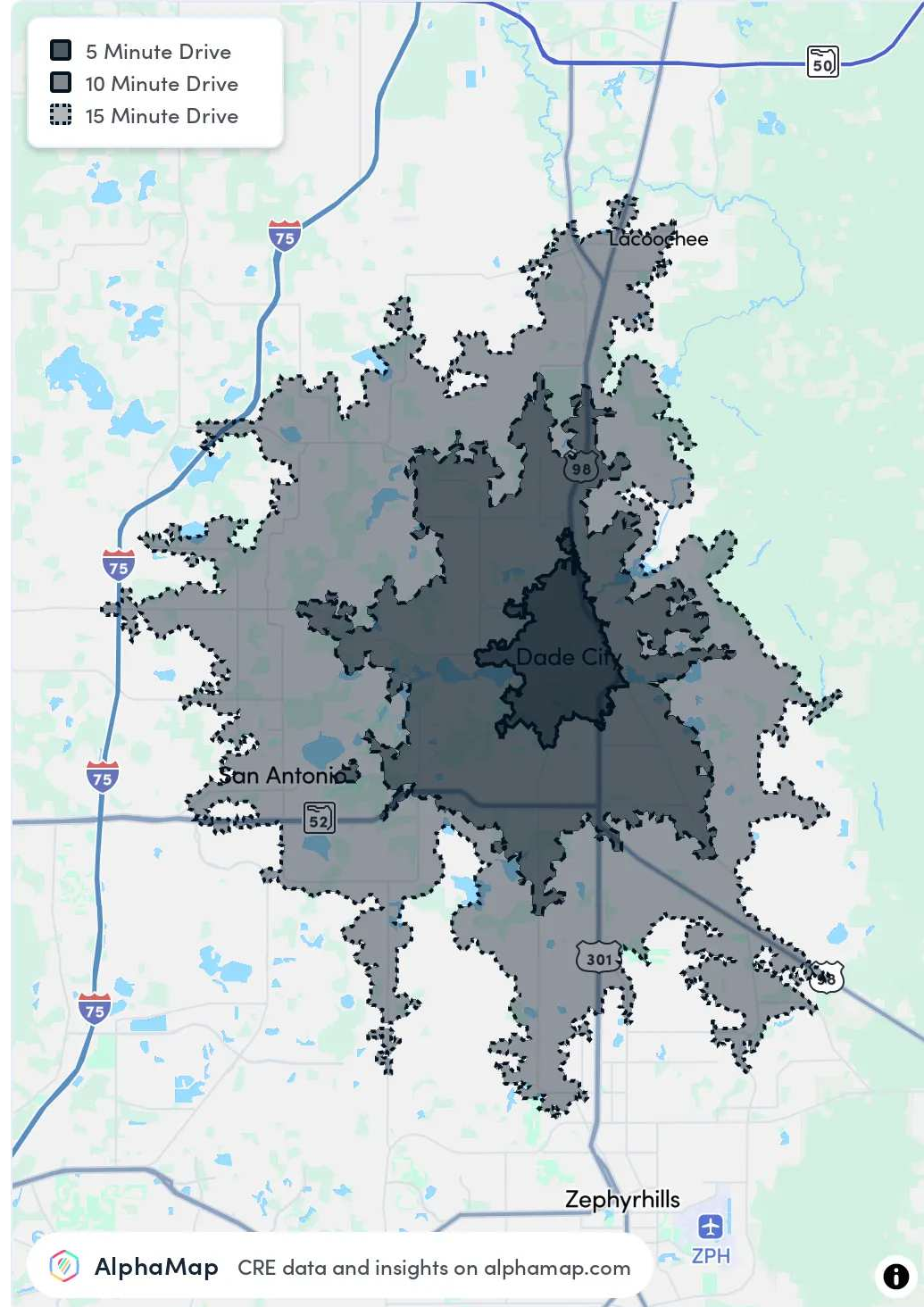
Population

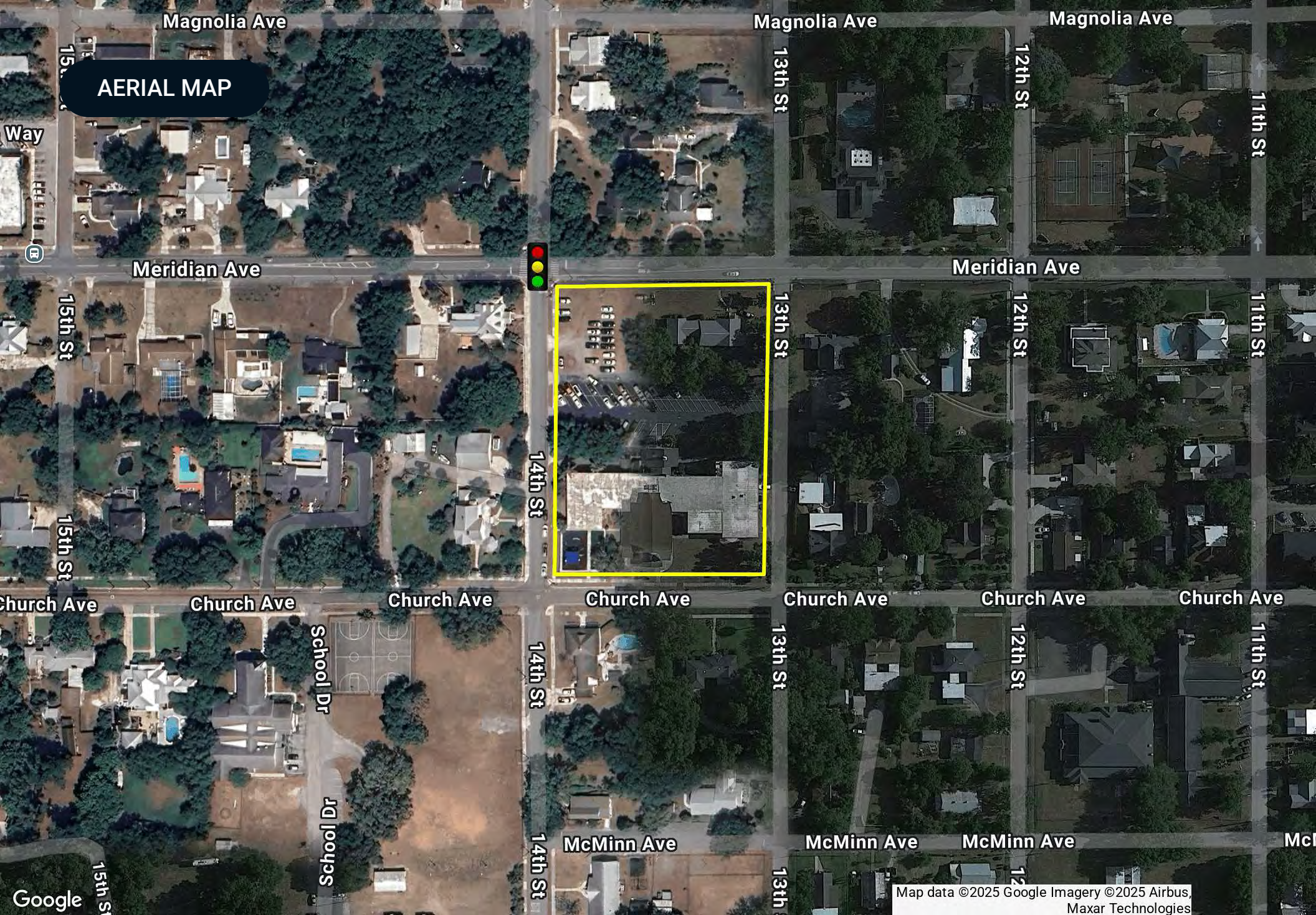
	5 Minutes	10 Minutes	15 Minutes
Total Population	9,039	21,770	34,219
Average Age	39	42	42
Average Age (Male)	37	41	41
Average Age (Female)	41	44	43

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	3,185	8,101	12,356
Persons per HH	2.8	2.7	2.8
Average HH Income	\$73,471	\$82,633	\$93,003
Average House Value	\$234,254	\$286,185	\$339,302
Per Capita Income	\$26,239	\$30,604	\$33,215

Map and demographics data derived from AlphaMap

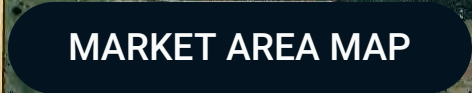




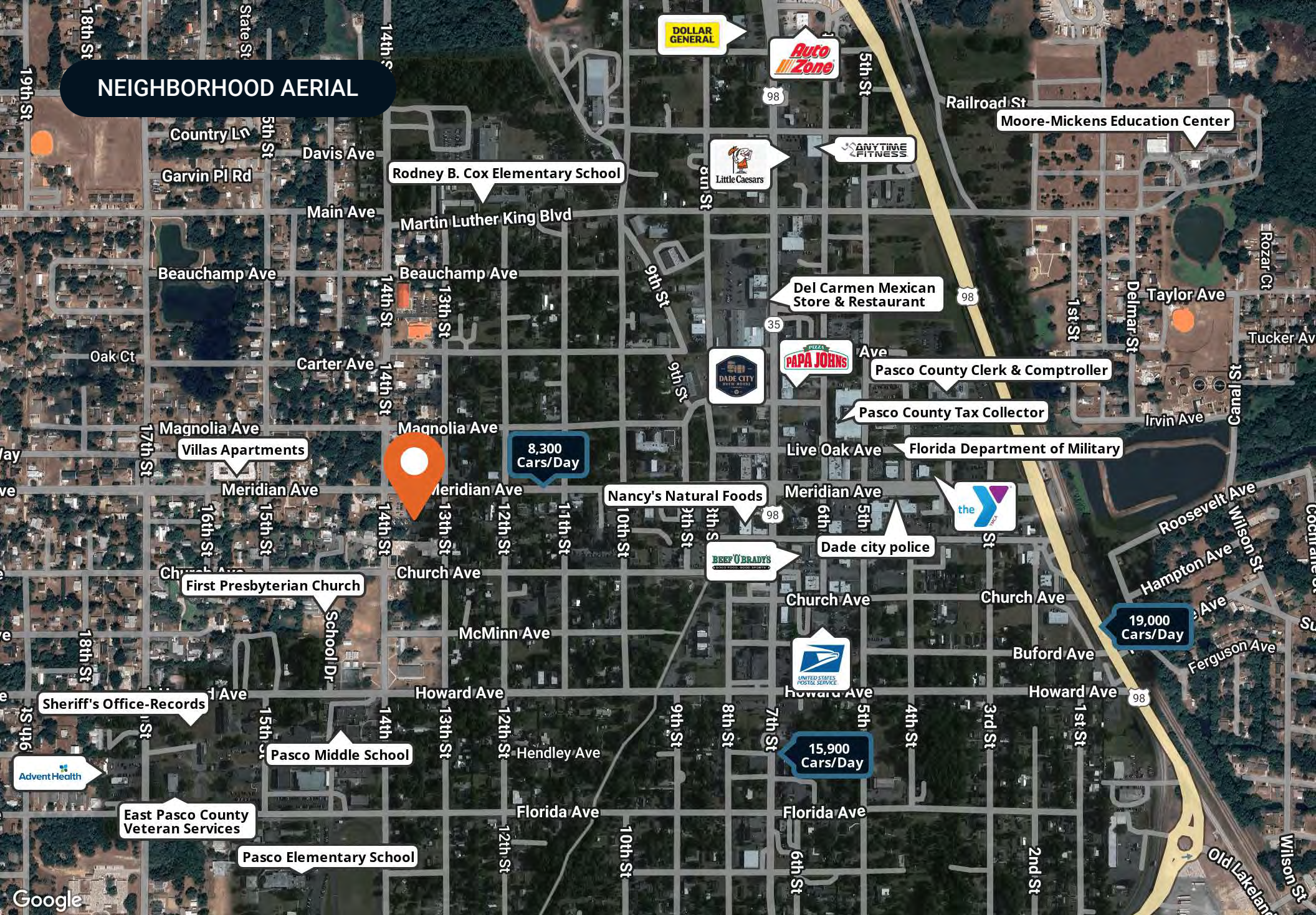
AERIAL MAP

Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

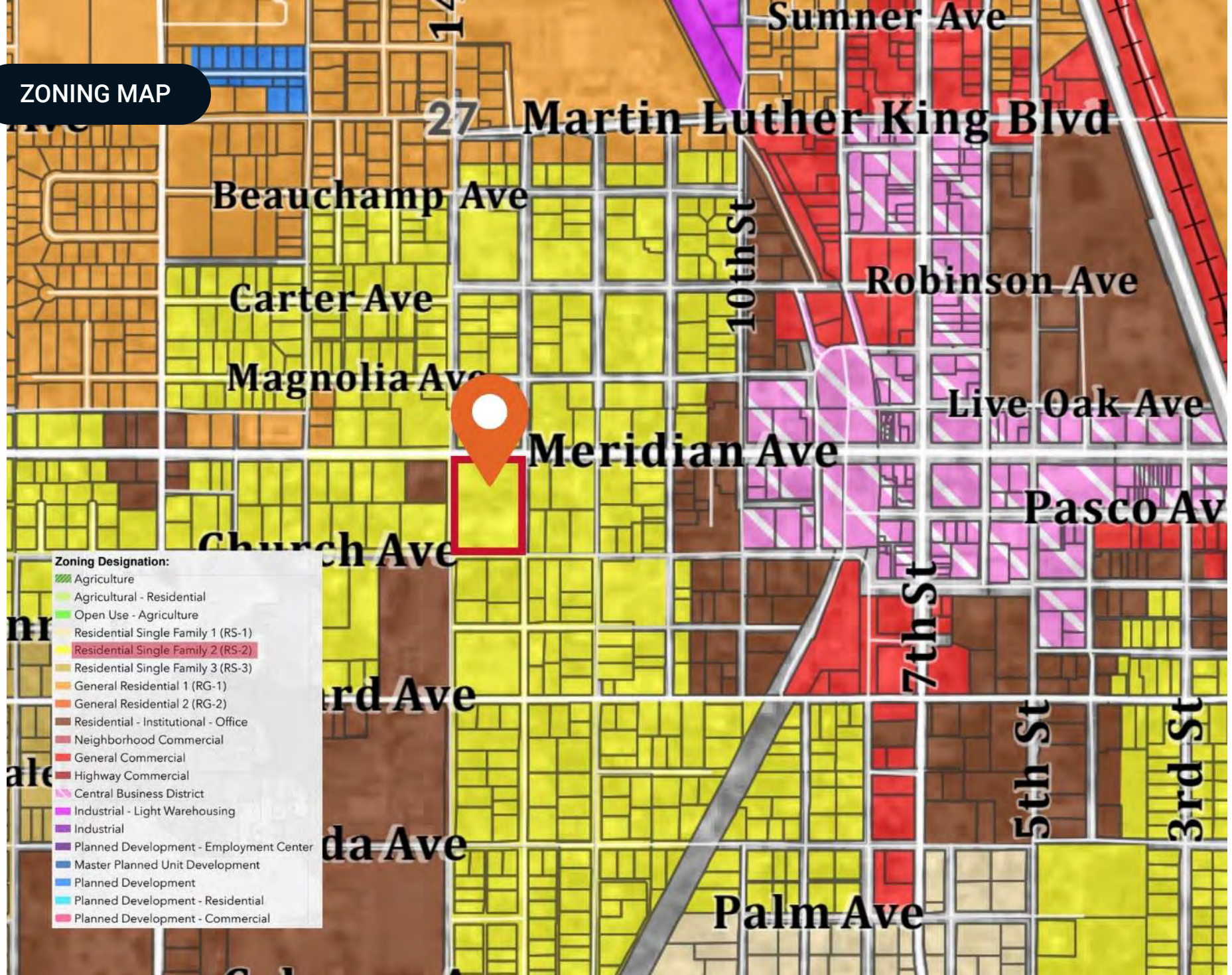
MARKET AREA MAP



NEIGHBORHOOD AERIAL



ZONING MAP



UTILITIES MAP

Legend

TempPoint



Hydrants



Valves



Manholes



Gravity Pipe



Forcemain



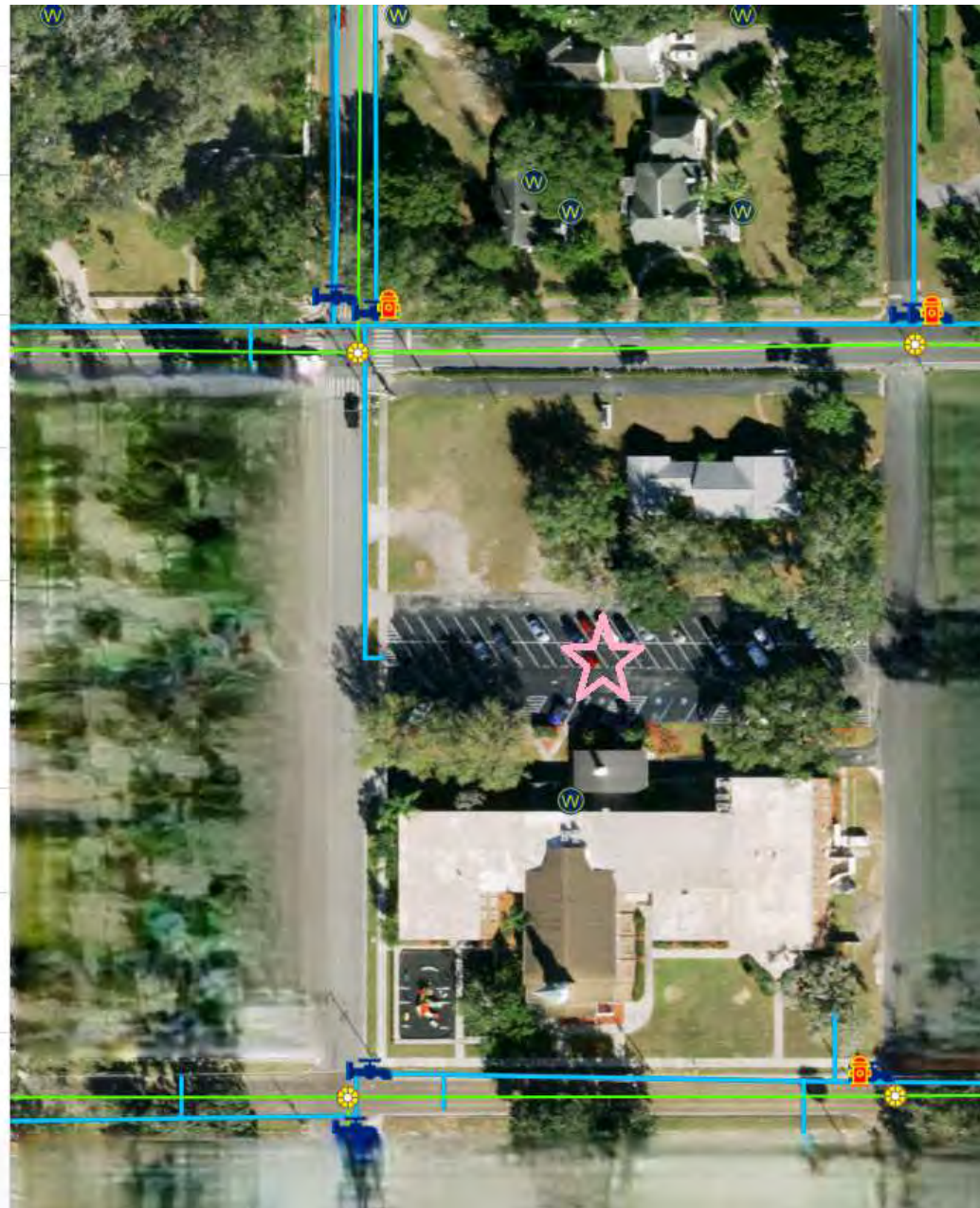
WaterMains



WaterMeters



Water Mains Reference





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



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Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



Joey Hungerford

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Professional Background

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of the Lakeland Association of REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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