



FOR SALE

**40263 Townsend Road, Dade City
FL 33525**

5 Acres Industrial Land- Site Plan Ready

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Brokerage Done Differently

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**live
work &
play**
IN THE HEART OF TAMPA BAY!

EXECUTIVE SUMMARY

40263 Townsend Rd. Dade City, FL

ASKING PRICE: \$995,000

AVAILABLE SF 217,800 SF

AVAILABLE ON Available Immediately

PARKING Onsite Parking

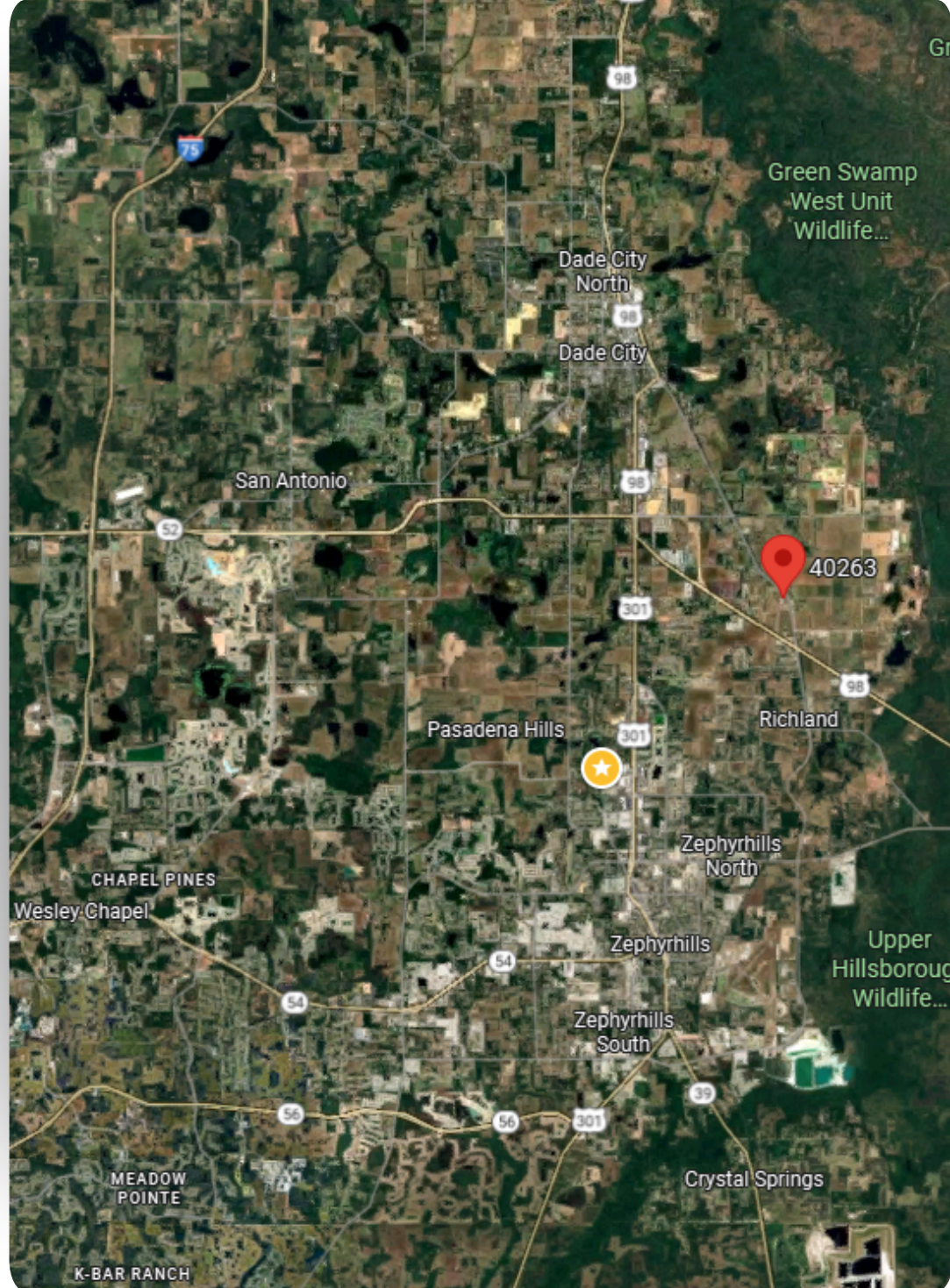
ZONING: 04000 - Vacant Industrial

USES: Light Industrial, Self-Storage, Residential

APN 18-25-22-0000-00500-0040

Prime Commercial Location in Dade City
High-visibility 5-acre corner parcel in Pasco
County's fastest-growing corridor—zoned for
light industrial.

Fully Entitled, site-planned, and cleared
development ready to break ground.
Preliminary engineering and site plans are
ready, This is a plug-and-play opportunity!



LISTING DETAILS

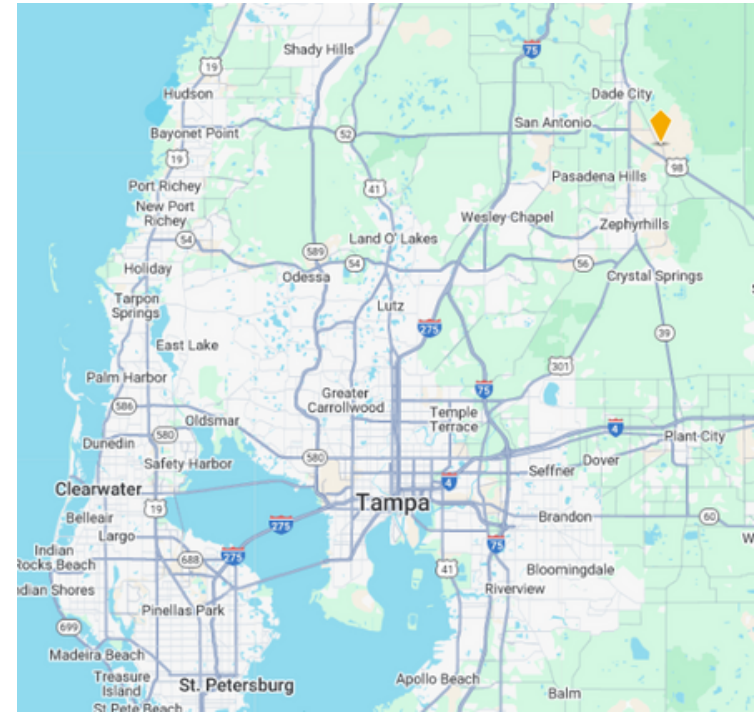
MAPS AND DIRECTIONS

FROM TAMPA:

FROM TAMPA: Take I-275 N and merge onto I-75 N. Take Exit 285 to SR-52 E. Head east on SR-52, then north on Prospect Road. Continue to Clinton Avenue, then east to Old Lakeland Highway. Turn left onto Townsend Road. Property will be on your left.

AREA SUMMARY:

Eastern Pasco County is undergoing rapid transformation with expanding infrastructure, accelerating residential development, and strong demand from institutional investors. The corridor between Dade City and Lake County is increasingly seen as a prime submarket for industrial and recreational storage development, offering strategic access to SR-52, U.S. 98, and I-75. Major retail anchors and residential builders have committed to the region, underscoring its investment potential. This site offers a rare opportunity to build ahead of the growth curve in a tightening market.



HIGHLIGHTS

Key Highlights:

- **Light Industrial Development**

Zoned to support a variety of industrial uses, this parcel is ideal for light manufacturing, logistics, and warehouse distribution. Its proximity to expanding residential zones provides a ready labor pool for industrial operators seeking scalability and access.

- **Self-Storage Facility (Permitted Primary Use)**

One of the last sites in Pasco County zoned specifically for self-storage as a primary use, this opportunity is designed for high-capacity storage tailored to Florida's recreational lifestyle. Think "big boy toys"—boats, RVs, lifted trucks, ATVs, and custom rigs. This facility answers the market's demand for secure, oversized, and premium storage options.

- **Residential Development**

Surrounded by fast-growing neighborhoods and less than 10 miles from SR-52, this parcel offers compelling potential for both multifamily and single-family residential projects. Infrastructure investment in the region makes this site a strong candidate for near-term absorption.

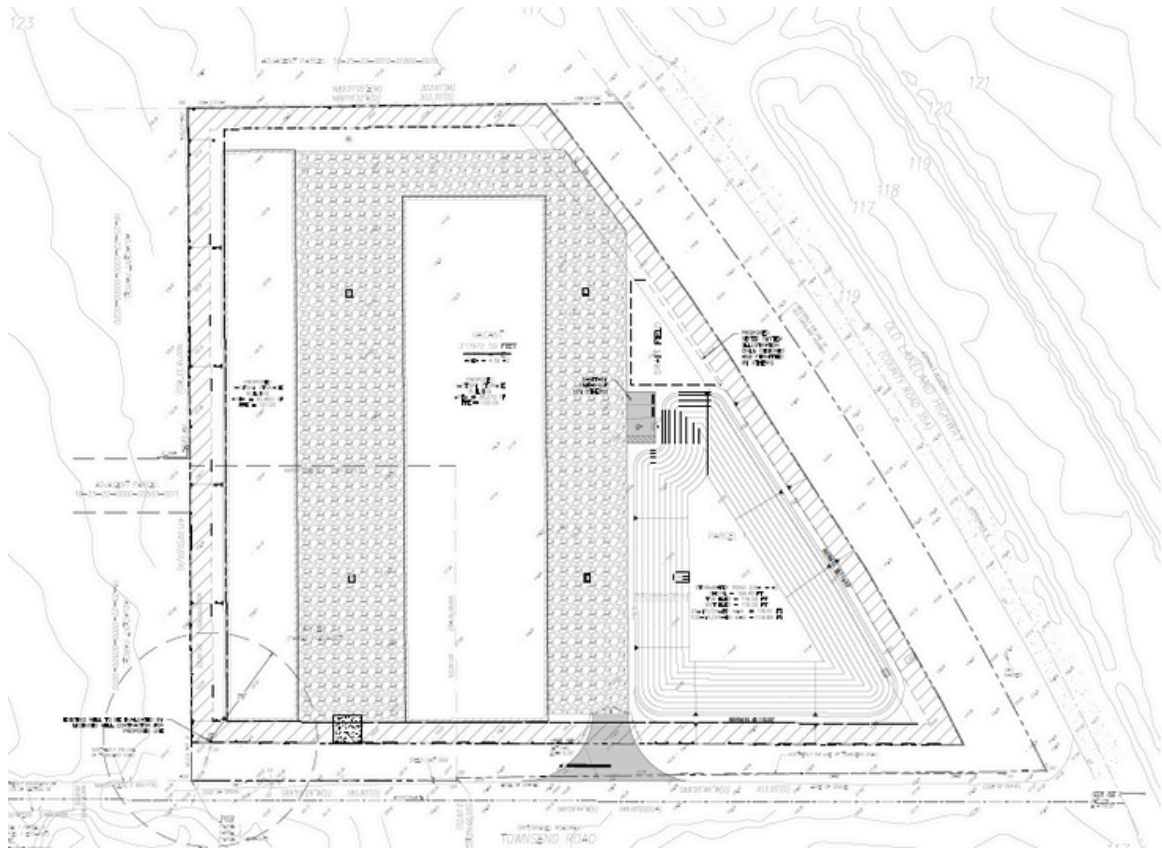
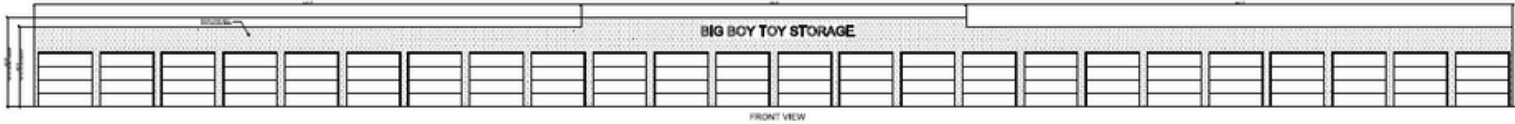
- **Strategic Location for Regional Operators**

Publix, Walmart, and other major corporate players are already expanding into the surrounding area. This parcel provides easy access to Old Lakeland Highway and close proximity to U.S. 98 and SR-52—making it a desirable destination for retailers, developers, or distribution centers looking to grow in sync with regional demand.

- **Price Positioning**

With pricing in the area poised to spike as regional development pushes eastward, this parcel offers a rare opportunity to lock in value before the next wave of growth crests. Develop now or pay significantly more later.

SITE PLAN



LOCATION MAP



Complete site plan engineering available upon request

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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