

live
work
& play

IN THE HEART OF TAMPA BAY!

14638 TREELEAF LN
DADE CITY, FL 33525

A VERSATILE AND ATTRACTIVE OPPORTUNITY

FOR SALE

A RARE OPPORTUNITY FULL 10 ACRES OF AGRICULTURAL RESIDENTIAL LAND IN THE HEART OF PASCO COUNTY.

Brokerage Done Differently

TINA MARIE ELOIAN, CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



DEANA CANNELLA
REALTOR®

MOBILE: 813.922.2091
DEANACANNELLA.RE@GMAIL.COM



LOMBARDO

EXECUTIVE SUMMARY

14638 TREELEAF LN

DADE CITY, FL 33525

SALE PRICE **\$1,200,000**

PURCHASE OPTION CASH, HARD MONEY

PROPERTY FEATURES

10-ACRE AGRICULTURAL RESIDENTIAL OPPORTUNITY IN DADE CITY

14638 Treeleaf Lane presents a rare chance to own a full 10 acres of Agricultural Residential land in the heart of Pasco County. Nestled among the rolling hills and peaceful countryside of Dade City, this property offers both space and flexibility—ideal for those seeking a rural lifestyle, agricultural ventures, or a long-term investment.

What truly sets this property apart is its income-producing potential. The nine leased mobile homes generate approximately \$8,500 in monthly income, making this not only a serene countryside escape but also a smart investment opportunity with steady cash flow.

The property is zoned 00AR and ORMH, which allows for single-family residences and manufactured/mobile homes/RV parks. Utilities are readily available, including electricity through Withlacoochee River Electric Cooperative, water and waste via well and septic (both common in the area), and communications provided by Spectrum, Frontier, and AT&T.

Balancing privacy with convenience, the property is just minutes from Downtown Dade City, where residents can enjoy local shops, dining, and community events. Major highways—including US-301, US-98, and I-75—ensure easy access to Tampa, Wesley Chapel, and Orlando.



AERIAL VIEW

LOCATION HIGHLIGHTS:

- **Expansive Lot in Rural Setting:** A full 10-acre parcel, providing privacy, room for development or agricultural use.
- **Zoned 00AR & ORMH – Strategically Located:** The property is zoned Agricultural Residential (00AR) and Residential Mobile Home (ORMH), allowing for single-family and manufactured/mobile homes/rv park. It is conveniently situated in the 33525 area of Dade City, Pasco County.
- **Access & Community:** Within reach of Dade City's services, schools include San Antonio Elementary (~1.4 mi), Pasco Middle (~4.2 mi), Pasco High (~7.6 mi); tranquil countryside yet connected to local amenities and regional roads.
- **Scenic Pasco County Lifestyle:** Located among rolling hills, open landscapes, and agricultural surroundings that reflect the natural beauty and peaceful pace of Dade City living.

LISTING DETAILS

FINANCIAL TERMS

SALE PRICE **\$1,200,000**

PURCHASE OPTION CASH, HARD MONEY

LOCATION

STREET ADDRESS 14638 TREELEAF LN

CITY/MARKET DADE CITY

COUNTY PASCO COUNTY

SUB MARKET EAST PASCO COUNTY / DADE CITY

UTILITIES

ELECTRICITY WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE

WATER/WASTE WELL AND SEPTIC

COMMUNICATION SPECTRUM/ FRONTIER/ AT&T

THE COMMUNITY

**NEIGHBORHOOD/SUB
DIVISION NAME** RURAL DADE CITY

FLOOD ZONE AREA A

FLOOD ZONE PANEL 12101C0230F

THE PROPERTY

FOLIO NUMBER 25-24-20-0000-00700-0000

PROPERTY USE MOBILE HOME | RV PARK

TOTAL SQFT 435,600 SQ FT

TOTAL ACREAGE 10 ACRES

FRONT FOOTAGE 435,600 SQ FT

TAXES

TAX YEAR 2024

TAXES \$8,294.48



ADDITIONAL PROPERTY DETAILS & TERMS

- **Infrastructure & Upgrades** – Three oversized septic tanks installed ~approx. 7 years ago (\$40K investment); recent upgrades to mobile homes offer strong value-add potential for rental income.
- **Utilities** – Well water on property. Tenants cover their own electric and cable/internet; water and lawn maintenance are included in rent. Each mobile home features washer/dryer hook-ups.
- **Access & Showings** – Please do not access the property or disturb tenants. Showings are by appointment only and will be accompanied by the listing agent.
- **Title Assurance** – Mobile home titles will be cleared and placed in Seller's name before closing.

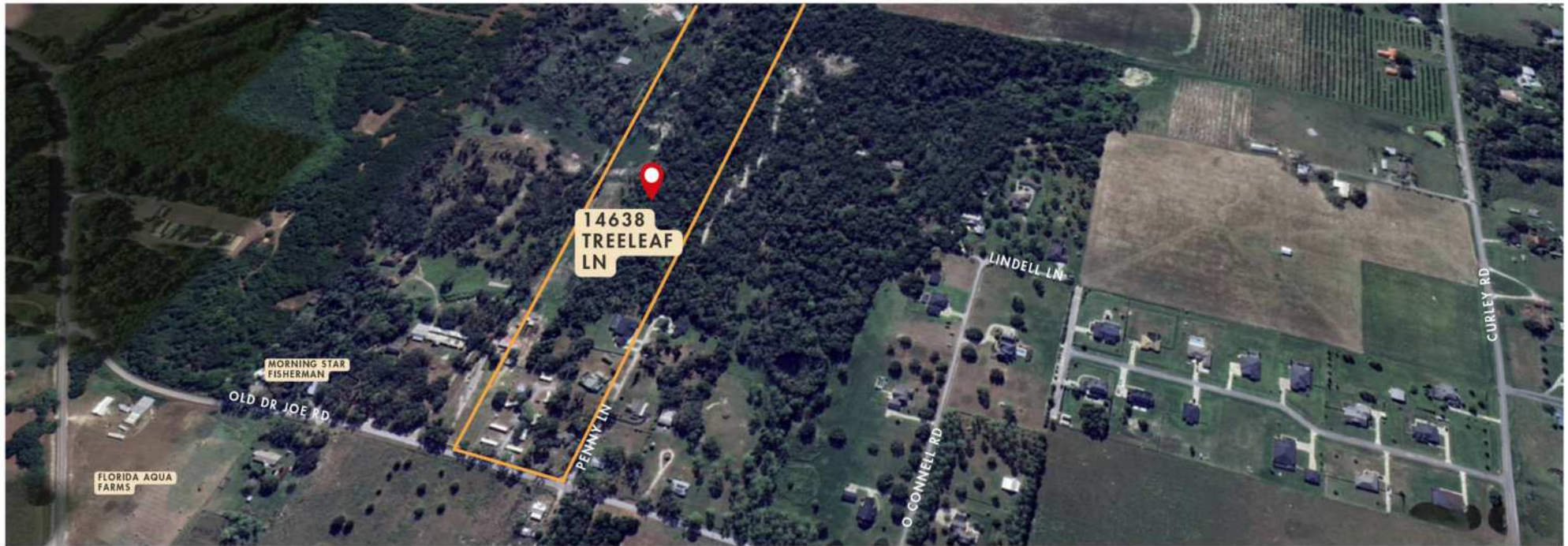
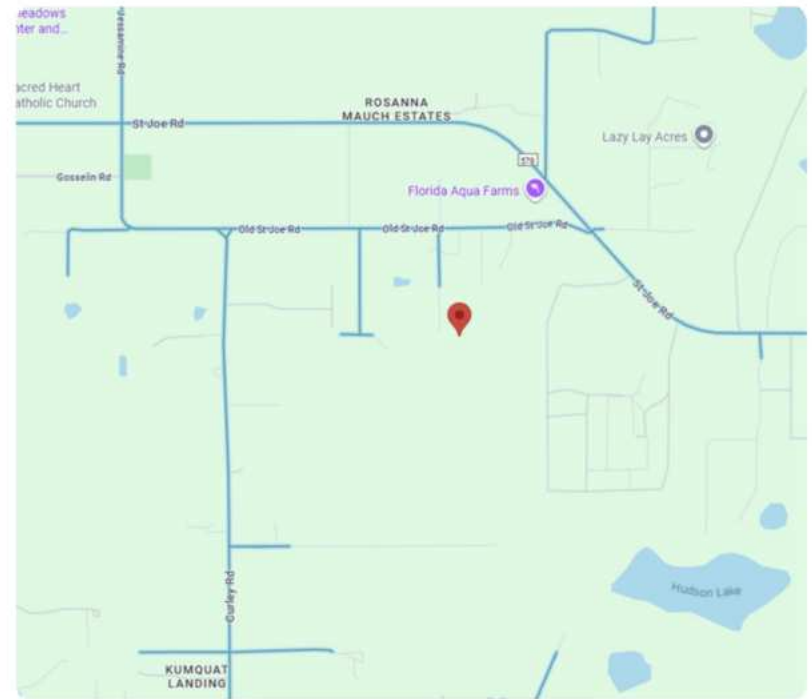


ZONING INFORMATION

The property is zoned **00AR (Agricultural Residential)** and **ORMH (Residential Mobile Home)**, allowing for single-family residences and manufactured/mobile homes/rv parks. With ample acreage and open surroundings, the zoning provides flexibility for residential development while maintaining the peaceful character of the area. Utilities are available through established providers, ensuring convenience for future use.

DRIVING DIRECTIONS

From Downtown Tampa, head north on I-275 and merge onto I-75 North toward Ocala. Continue for roughly 35 miles, then take Exit 285 for FL-52 East toward Dade City and San Antonio. Follow FL-52 East into the Dade City area and turn right onto Curley Road. From there, turn left onto Old St. Joe Road and continue east. Look for Treeleaf Lane, where you'll turn to find the property at 14638 Treeleaf Lane, located just off Old St. Joe Road, east of Curley Road.



PROPERTY PHOTOS



AGRICULTURAL RESIDENTIAL OPPORTUNITY IN DADE CITY: A VERSATILE 10-ACRE PARCEL WITH RURAL CHARM & GROWTH POTENTIAL

Florida Commercial Group and Lombardo Team Real Estate proudly present 14638 Treeleaf Lane, an exceptional opportunity to acquire a full 10 acres in the heart of Pasco County. Nestled within the rolling hills and peaceful countryside of Dade City, this property provides the rare combination of privacy and accessibility. Its generous size makes it ideal for a private homestead, expansion of the existing mobile home park, placement of manufactured/mobile homes or an RV park, or simply holding as a strategic long-term investment.

A key highlight of this property is its income-producing capability — the nine leased mobile homes currently generate approximately \$8,500 in monthly income, offering immediate cash flow and strong appeal for investors seeking a property that combines passive income with future development potential.

The OOAR and ORMH zoning designations allow for single-family residences and manufactured/mobile homes, offering flexibility for future use. Utilities are readily available through established providers, including Withlacoochee River Electric Cooperative, well and septic for water and waste, and communications services from Spectrum, Frontier, and AT&T. With both infrastructure and open acreage in place, the property is well-positioned to accommodate a variety of development visions.

Location further enhances the value. Just minutes from Downtown Dade City, residents can enjoy a welcoming small-town atmosphere complete with shops, dining, and community events. At the same time, the site offers direct access to major highways including US-301, US-98, and I-75, providing seamless connections to Tampa, Wesley Chapel, and Orlando. This rare blend of steady income, rural charm, and urban convenience makes 14638 Treeleaf Lane a truly unique find.

Don't miss your opportunity to secure this versatile property. Contact us today for full details or to schedule a private site visit.



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

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 27 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.



CALL OUR TEAM TODAY!
813.935.9600



NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

TINA MARIE ELOIAN, CCIM BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



DEANA CANNELLA REALTOR®

MOBILE: 813.922.2091
DEANACANNELLA.RE@GMAIL.COM



LOMBARDO



THE MOST ADVANCED COMMERCIAL REAL
ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600