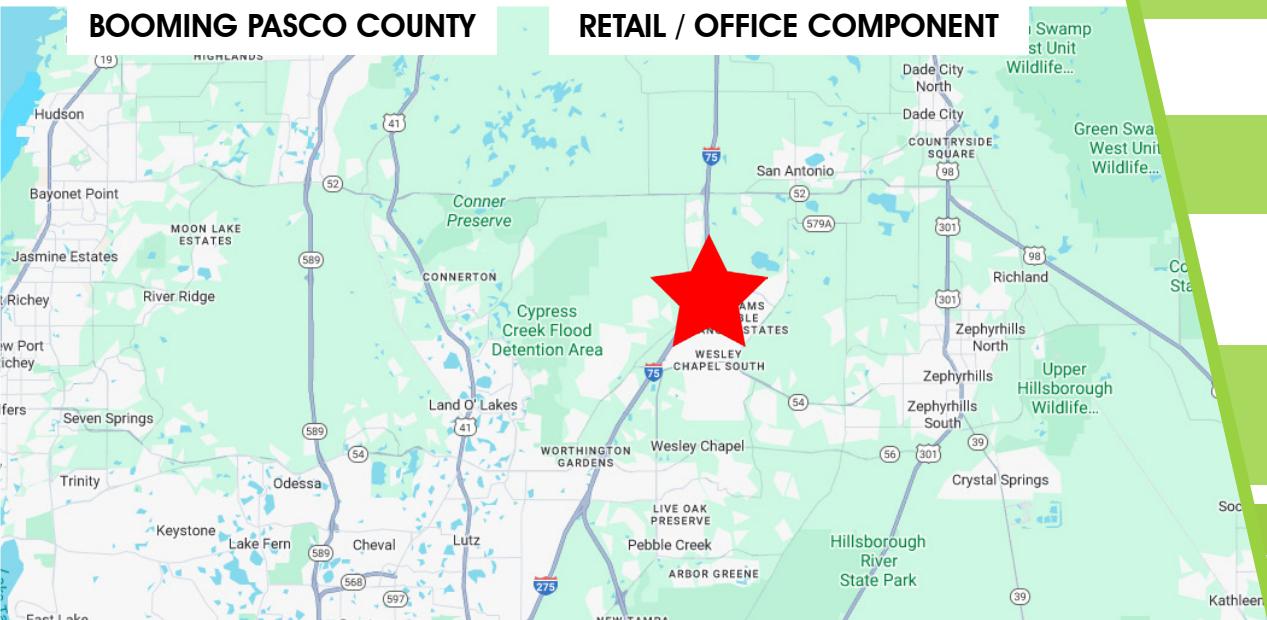


**SURROUNDED BY MAJOR
DEVELOPMENTS IN
BOOMING PASCO COUNTY**

**± 922 RESIDENTIAL UNITS
DEVELOPABLE WITH ± 12.8 AC
RETAIL / OFFICE COMPONENT**



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FUTURE RESIDENTIAL LAND FOR SALE

31619 COUNTY ROAD 52, SAN ANTONIO, FL 33576

Contact: Jesse King
Senior Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext.136

For Sale: Call for Pricing

Availability: ± 51.25 Acres

Parcel ID: 03-25-20-0000-02700-0000

03-25-20-0000-02700-0011

03-25-20-0000-02700-0020

03-25-20-0000-02300-0000

03-25-20-0000-02300-0010



**3 MINS FROM
I-75 ACCESS**

Future Land Use: Retail/Office/Residential (ROR) allows for up to 24 dwelling units per acre on 75% of development and requires retail/office component. Current Zoning: AR.

Offering features ± 51.25 acres with potential for assemblage of nearby parcels

Easy Access to I-75 provides a quick 35 minute commute to Downtown Tampa and surrounding areas

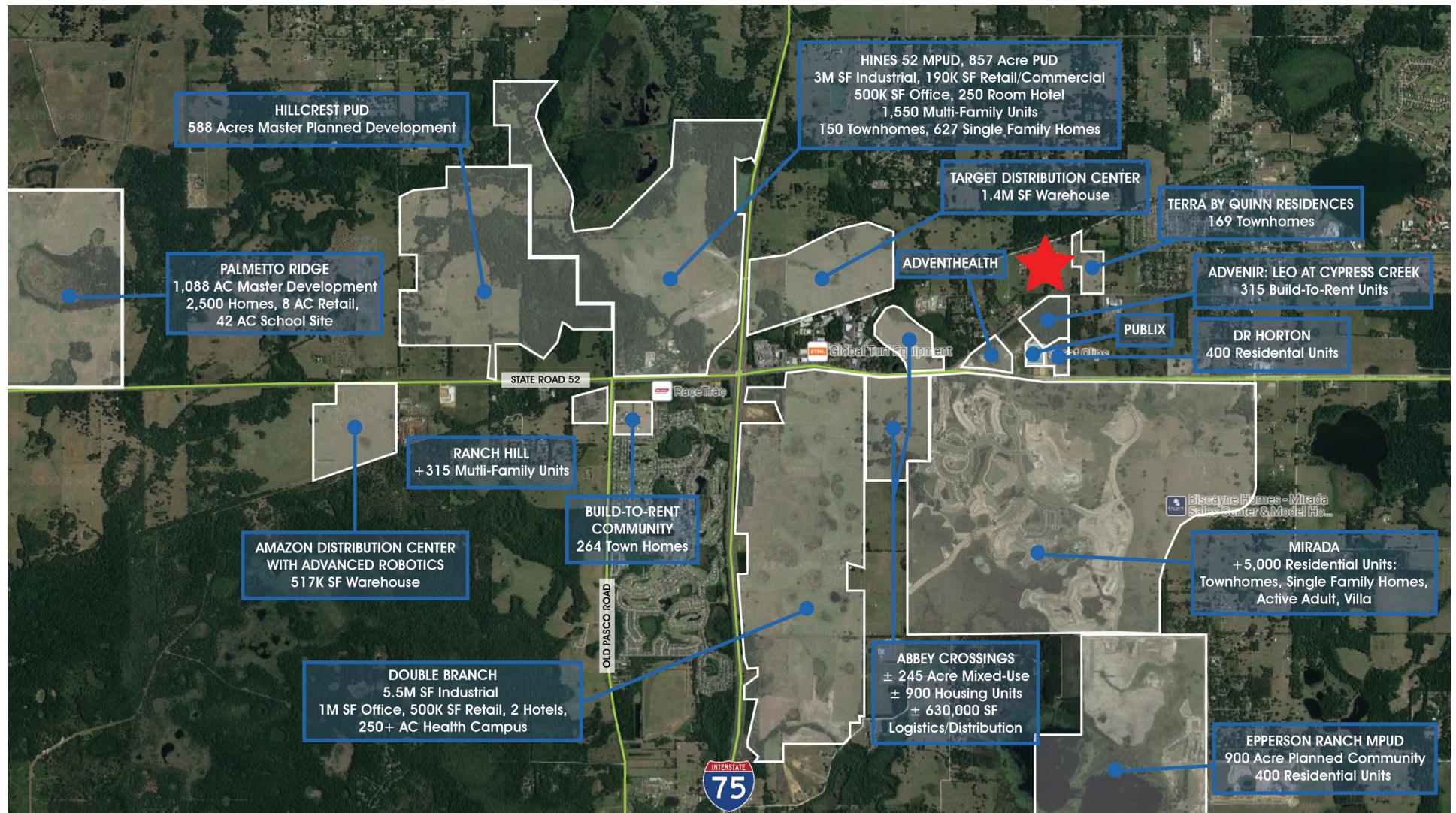
Strategically situated to nearby Publix, Advent Health, Target Distribution Center, Advanced Amazon Distribution Center and more

Old Pasco Town Center development located 1 mile to the west of site bringing: 5.5M SF of Industrial, 1M SF Office, 500K SF of Retail, and 250+ Acre Health Campus

DEMOGRAPHICS

2025	1 Mile	3 Miles	5 Miles
Total Population	823	17,147	41,396
Average HH Income	\$117,344	\$131,695	\$135,333
Total Households	333	5,849	14,808

SURROUNDING NEW DEVELOPMENTS



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**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

PARCEL



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**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

PASCO COUNTY MARKET HIGHLIGHTS

THE CONNECTED CITY

Situated adjacent to Pasco County's Connected City, this property is part of a groundbreaking mixed-use district in the North Innovation Zone. With advanced infrastructure, flexible zoning, and sustainable planning, Connected City offers a seamless live-work-play environment.

- **Cutting-Edge Technology:** Featuring ULTRAFi technology with 1 gigabit internet speeds, Connected City supports smart homes, autonomous vehicles, and gigabit-capable networks, making it one of the most tech-forward communities in the nation.
- **Balanced Mixed-Use Development:** Connected City's plan includes over 26,000 residential units, millions of square feet in commercial space, and unique amenities like Mirada's Crystal Lagoons and expansive parks. Its flexible zoning promotes sustainable, walkable neighborhoods with a blend of high-density housing, offices, retail, and healthcare facilities.
- **Environmental and Economic Incentives:** Businesses benefit from the CC-MPUD zoning, allowing diverse uses, mobility fee credits, and expedited approvals. Sustainable initiatives such as reclaimed water systems and reduced-impact development underscore the city's commitment to long-term environmental health, fostering an ecosystem that drives economic growth while enhancing community well-being.



PRIME DEVELOPMENT ZONE

The subject property is located within 4 miles of Pasco County's largest development projects, positioning it at the center of rapid industrial, commercial, and residential growth. This transformation is establishing the area as a major employment and residential hub:

- **Industrial Growth & Job Drivers:** Over 10 million sq. ft. of industrial space, with Amazon and Target bringing thousands of jobs and convenient access to I-75
- **Office, Medical, and Retail Expansion:** 1.9 million sq. ft. of new office, retail, and medical facilities enhance local amenities
- **Residential Surge:** 18,000 new homes and apartments provide housing for the incoming workforce



2.45%
2024 - 2029
POPULATION GROWTH



44.8
MEDIAN AGE



566,746
TOTAL DAYTIME POPULATION



152,666
TOTAL EMPLOYEES

