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IN THE HEART OF DADE CITY!

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*

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LOMBARDO

# EXECUTIVE SUMMARY

## 14638 TREELEAF LN

DADE CITY, FL 33525

**SALE PRICE** **\$975,000**

**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** **\$975,000**

**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.

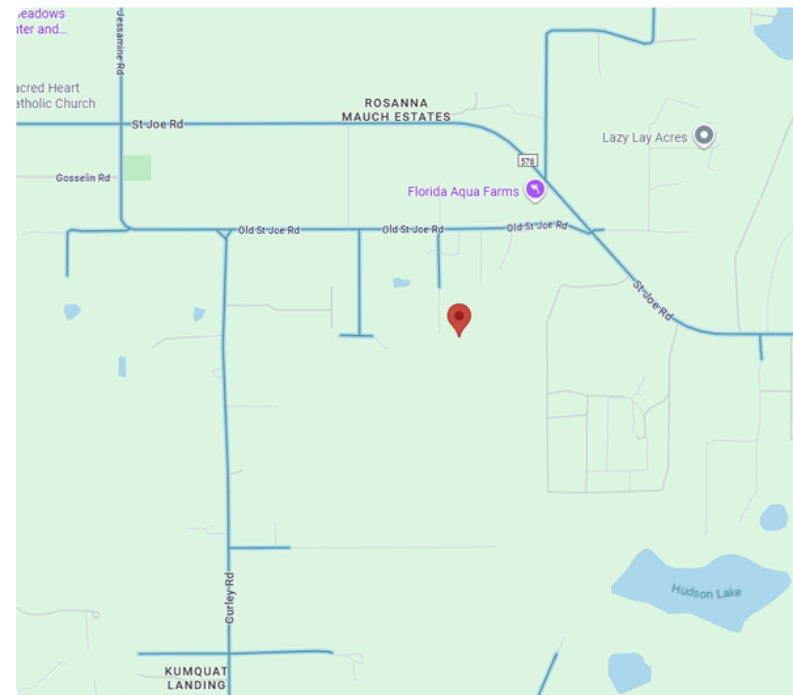


# ZONING INFORMATION

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.**



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