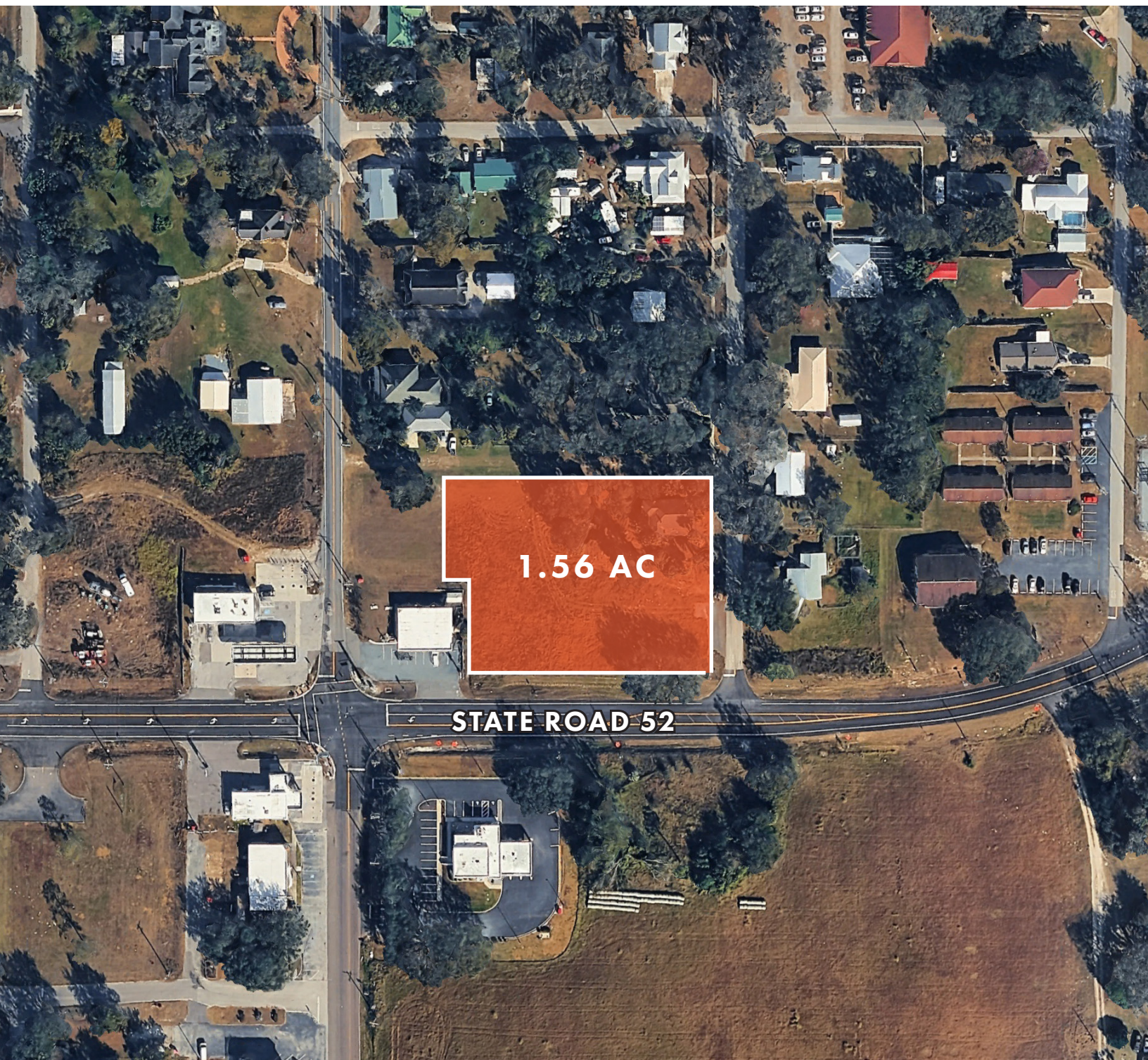
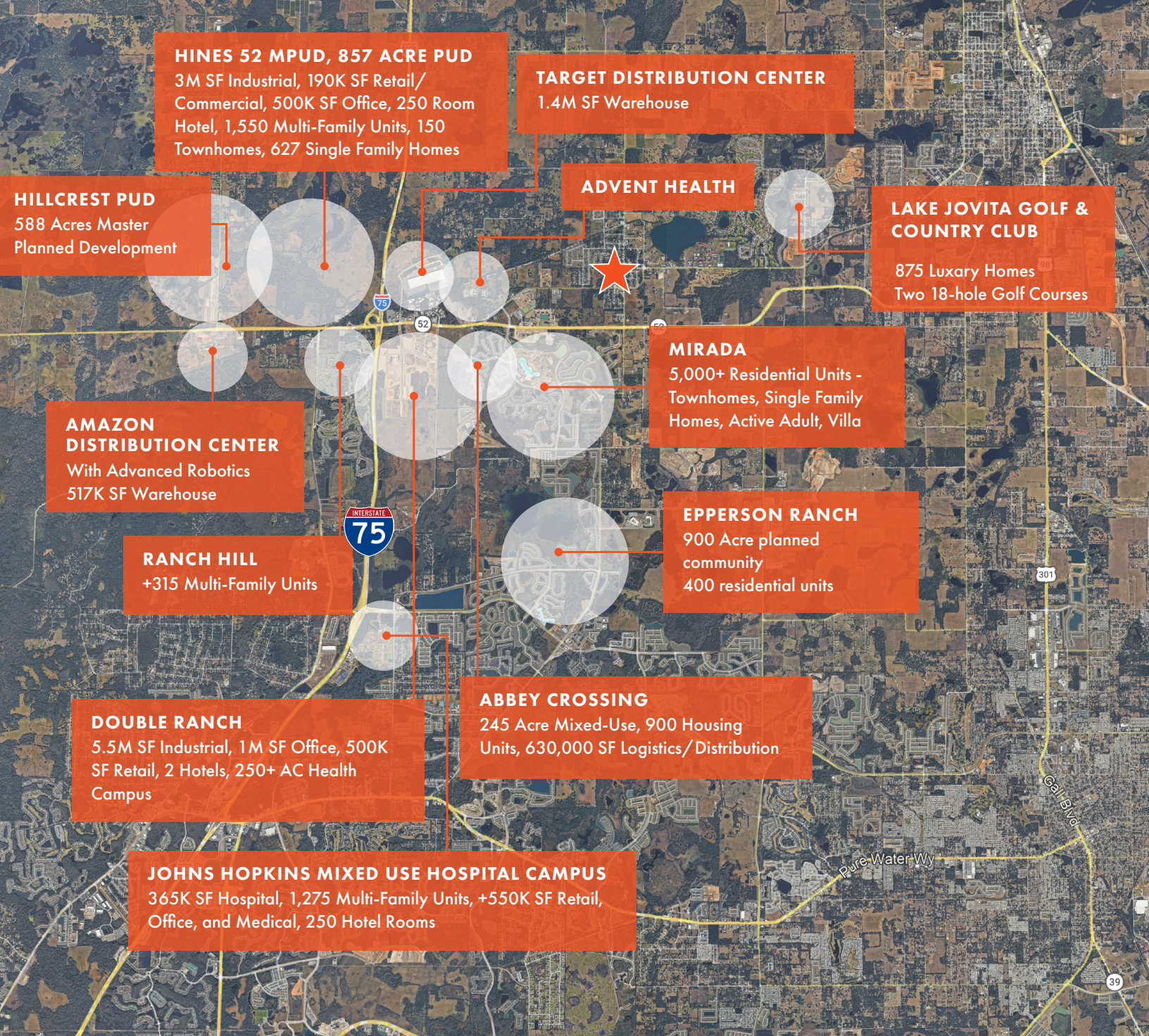


# LAND AVAILABLE

1.56 AC SITE IN SAN ANTONIO, FL



FOUNDRY  
COMMERCIAL



## LOCATION OVERVIEW

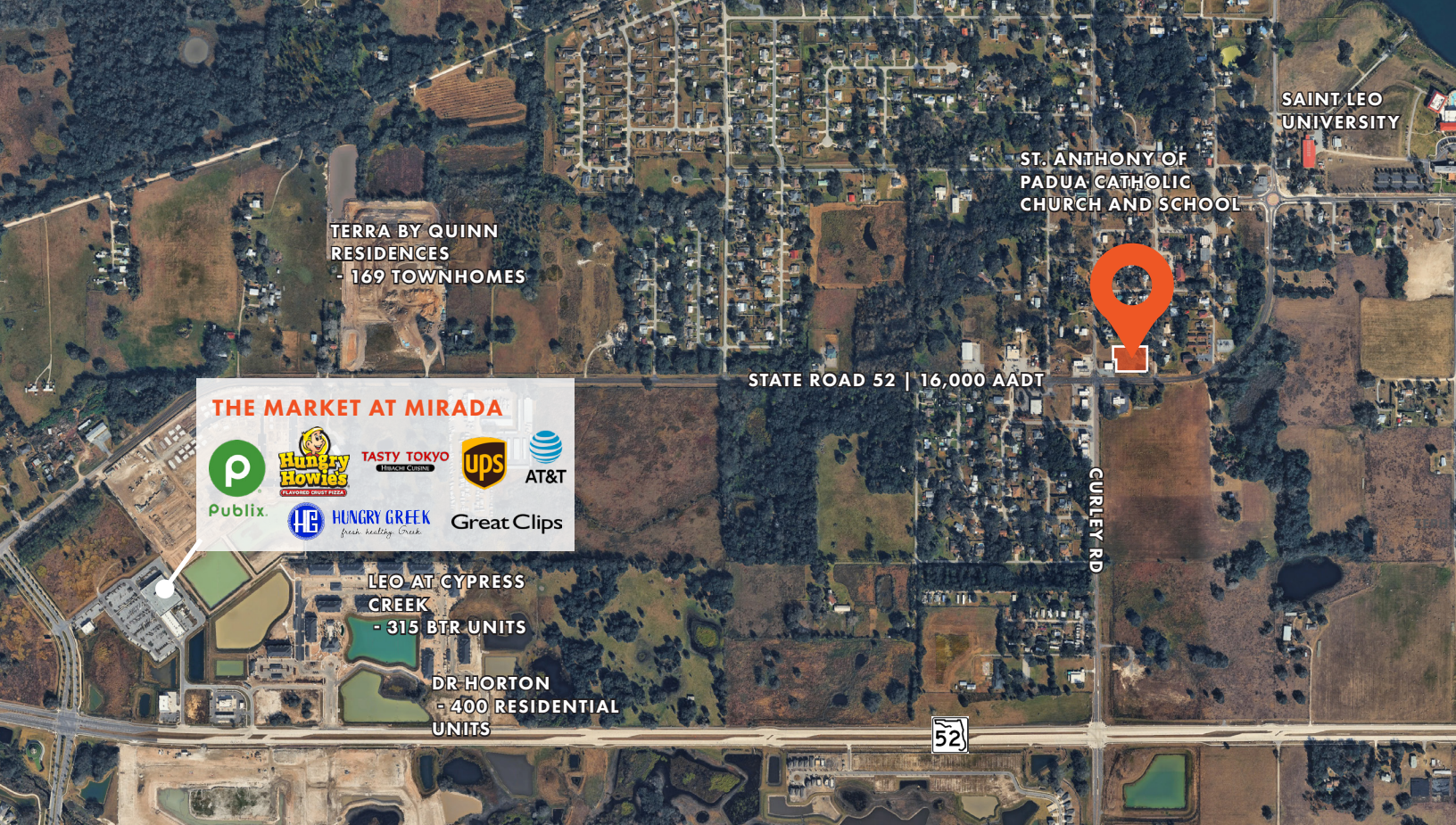
East of I-75/52 intersection, close to new industrial and lots of residential, high growth area

## PROPERTY HIGHLIGHTS

- Three-parcel contiguous assemblage with flexible development footprint.
- Located in Pasco County, one of Florida's fastest-growing markets.
- Potential uses include: Retail/general commercial, office/professional services (medical, legal, financial), and self-storage

## PROPERTY INFORMATION

<b>PARCEL IDS</b>	02-25-20-0040-00000-0300 02-25-20-0040-00000-001A 02-25-20-0040-00000-0060
<b>AVAILABLE</b>	1.56 AC
<b>ZONING</b>	C2
<b>SALE PRICE</b>	Call for pricing guidance



## PASCO COUNTY AT A GLANCE

<b>ESTIMATED POPULATION (2025)</b>	682,179
<b>GROWTH SINCE 2010</b>	+48.8%
<b>POPULATION GROWTH (2020 - 2025)</b>	15.4%
<b>LABOR PARTICIPATION (AGES 25-54)</b>	250,000 (81%)
<b>LIFE SCIENCE &amp; MEDICAL TECHNOLOGY SECTOR GROWTH (PAST 5 YEARS)</b>	44.5%
<b>MANUFACTURING COMPANIES</b>	350+
<b>FLORIDA COUNTY RANK BY POPULATION</b>	10th of 67



**A MARKET ON THE MOVE**  
 \$360M new investment committed (Pasco EDC, latest cycle)



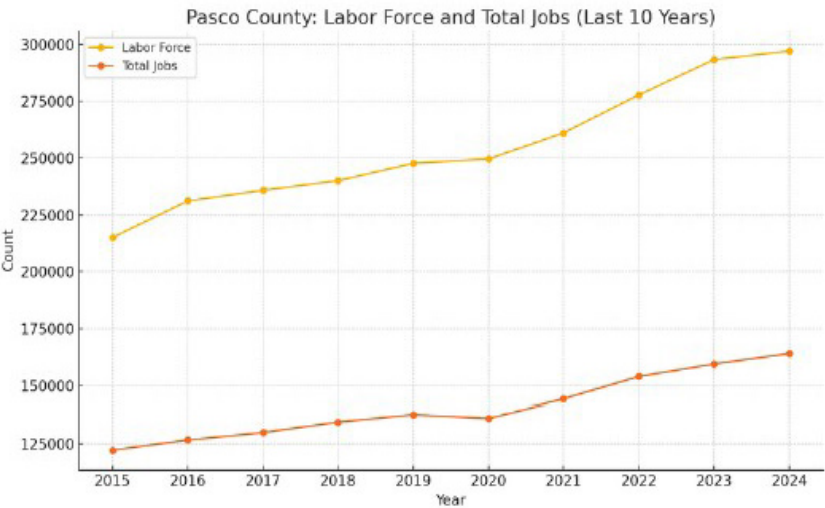
**OPEN FOR BUSINESS NOW**  
 1,100+ new jobs across 14 projects



Apex of the Tampa Bay metro



**SKILLED LABOR**  
 4,700+ degrees awarded annually (Saint Leo, PHSC, Marchman)



## CONCEPTUAL RENDERINGS

This unique redevelopment opportunity offers the potential to create a vibrant gathering place along the rapidly growing SR-52 corridor. Conceptual uses may include a wellness center (yoga, acupuncture, etc.), art gallery, a boutique farmers market, artisan retail village, café or restaurant space, outdoor event lawn, and community-focused retail experiences designed to serve the surrounding residential growth.

The existing architectural charm presents a rare adaptive reuse opportunity that could be transformed into a charming café, wine bar, mercantile, office, or boutique retail concept — creating a character-driven centerpiece for the property.

Surrounded by significant residential, industrial, and mixed-use development, the site is well positioned for a lifestyle-oriented destination that blends architectural charm with modern placemaking.





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