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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

\$970,000

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 property currently generates approximately \$8,500 per month in gross rental income with significant value-add potential. Many tenants have occupied the property for years, some for over a decade, and existing rents provide an opportunity for future increases as tenancies transition over time.

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	\$970,000
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.

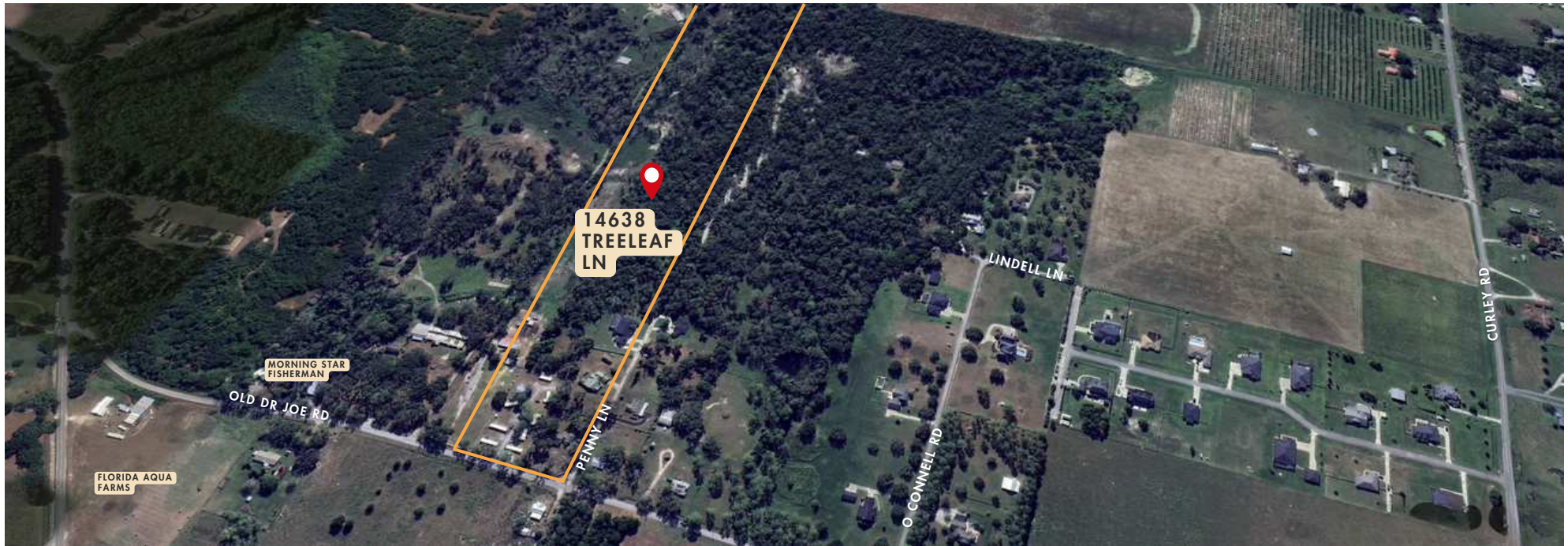
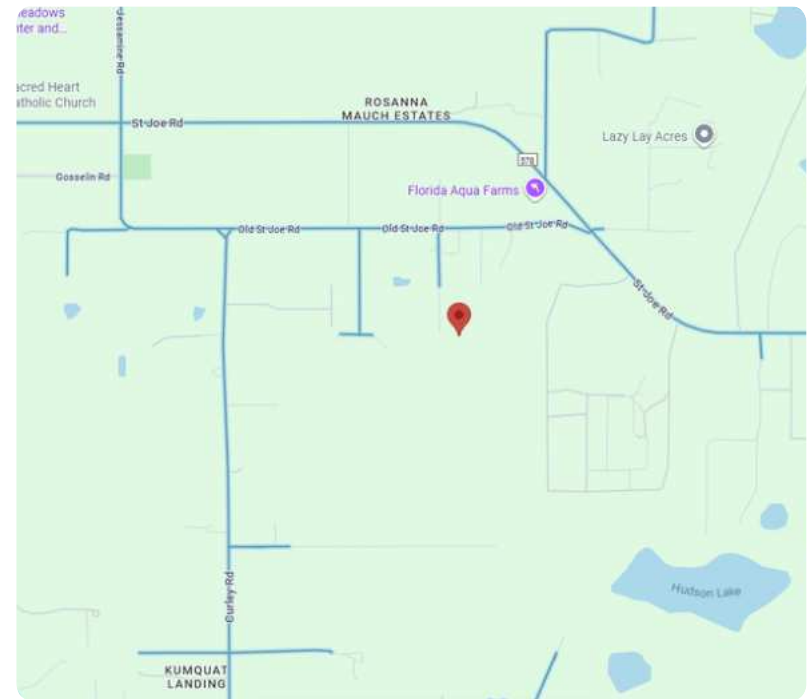


ZONING INFORMATION

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 — It currently generates approximately \$8,500 per month in gross rental income with significant value-add potential. Many tenants have occupied the property for years, some for over a decade, and existing rents provide an opportunity for future increases as tenancies transition over time.

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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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.

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