



US HWY 301 Commercial Office / Warehouse

10301 U.S. 301 Dade City, FL 33525

Sale Price:	\$399,000
Lease rate:	Negotiable
Total SF:	6,972 sf (3 structures)
Building sizes:	(1,412 sf + 4,284 sf + 1,176 sf)
Lot size:	3.65 Acres; 158,994 Total sf
Dimensions:	125' on Hwy 301 x 1.275'
Zoning:	C-2 (General Commercial)
Land Use:	COM

This 3.65 acre parcel boasts approximately 125' ft of frontage along US Hwy 301. Currently, this parcel is occupied by a motor sports company and features 3 total structures (a 4,284 sf front warehouse / showroom, a 1,412 sf 3/2 Home / Office and a 1,176 sf storage / office / rental to the right of the back of the warehouse / showroom. Ideal for commercial uses such as car lots, vehicle repair or retail /multi-family mixed use redevelopment. Being relatively equidistant to and between Zephyrhills and Dade City, the site is the only recently designated "commercial node" along this busy stretch of US 301, offering a prime location for business growth and workforce housing. This property is a prime candidate for development in the up-coming and in progress Hwy 301 Corridor Plan. The recent changes to the Pasco County 2025 Comp Plan included a change, 600 ft deep into the property, to a COM LAND USE which allows for high intensity mixed-use development (24 units / acre and a .6 FAR). After preliminary, yet informal discussions with county planners, there is a strong possibility and willingness to expand this level of density throughout the entire parcel with a master site plan including retail along Hwy 301, secondary retail / professional office and integrated residential throughout the remainder of the property, back to the lakefront. Additional 25 acres of this similar Commercial Node is available to the N. of this parcel and can be found on our site as well. Located in Central / NE Pasco County directly on Lake Gilbert making for an easy commute to Dade City, Zephyrhills, Brooksville or Land O Lakes or Lutz/ N. Tampa/ New Tampa.

Michael Braccia, P.A.
Commercial Property Specialist



Offered by:

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Exterior Photos

10301 U.S. 301 Dade City, FL 33525



**View
Up
Main
Drive
From
301**

**View from Commercial Bldg
Parking Lot Facing Towards 301**



**View from Commercial Bldg
Parking Lot Facing Towards
301**

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Aerial View



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Future Land Use Description



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COM (COMMERCIAL)

Intent: To identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the COM (Commercial) Land Use Classification.

General Range of Potential Uses:

Commercial uses, office uses, hotels, motels, compatible light manufacturing, processing and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in commercial.

Residential uses are only permitted when constructed in combination with commercial uses within a single building of two (2) or more stories, wherein the first-floor uses are commercial, office, and/or other nonresidential uses. Parking areas do not count as a nonresidential use in this context.

Density Restrictions: Dwelling Units/Developable Residential Acre

24.00 Maximum

Note: Small-Scale Comprehensive Amendments to the COM (Commercial) Future Land Use Classification shall be limited to a maximum residential density of ten (10) dwelling units/gross acre and shall be delineated on the Future Land Use Map with a specific symbol/pattern and a footnote.

Maximum Nonresidential Intensity: Floor Area Ratio

0.60

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Location



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