

# PROPERTY FOR SALE

22 ACRES ON US 301 FOR MIXED USE DEVELOPMENT

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## EXECUTIVE SUMMARY

# 22 ACRES ON US 301 FOR MIXED USE DEVELOPMENT

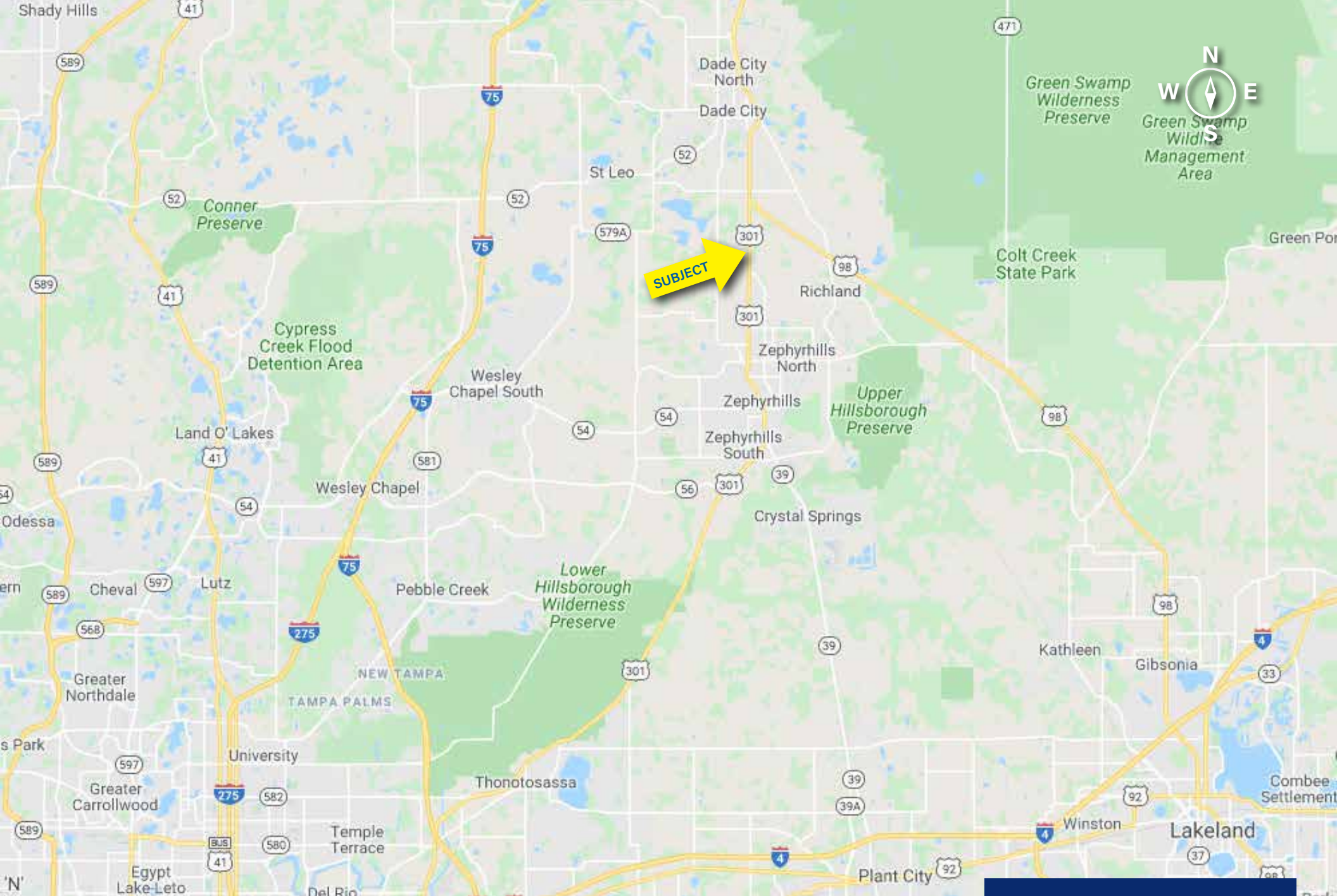
The subject property is 22 +/- acres of commercial zoned land located along US 301 in Pasco County, FL. Located approximately 1.3 miles from Publix, Walmart and several big box retailers along the US 301 commercial corridor between Zephyrhills and Dade City. The subject contains excellent frontage along US 301 with full access via Maltby Rd.

<b>Site Address:</b>	0 US Highway 301, Dade City, FL 33525
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	14-25-21-0010-07300-0000
<b>Land Size:</b>	22 +/- Acres
<b>Property Use:</b>	Vacant Land
<b>Utilities:</b>	Power, Water & Sewer - Pasco County
<b>Future Land Use:</b>	Commercial/Residential - Pasco County
<b>Taxes:</b>	\$129.82 [2019]
<b>Traffic Count:</b>	22,500 cars/day on US 301
<b>Asking Price:</b>	\$1,100,000





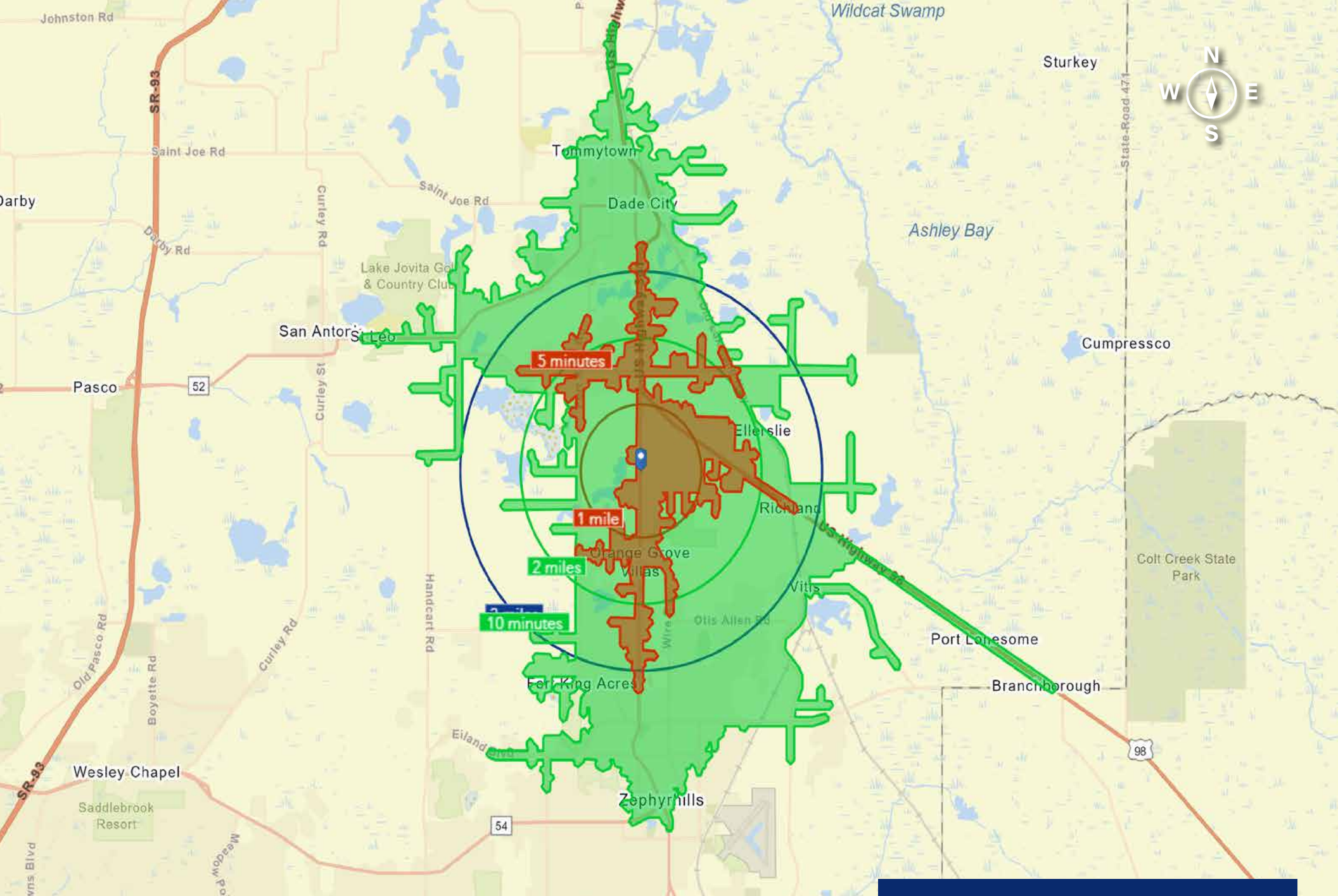




Located along US 301 in Pasco County, FL.

**LOCATION MAP**





1, 2, 3 mile radius  
5, 10 minute drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	1,488	5,624	13,233	3,310	33,948	536,023	3,160,627	21,239,528	332,417,793
Households	599	2,352	5,450	1,577	14,096	213,800	1,283,312	8,299,404	125,168,557
Families	429	1,624	3,738	1,051	8,898	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.48	2.38	2.41	2.08	2.36	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	500	1,897	4,183	1,245	9,490	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	99	455	1,266	332	4,606	58,059	452,780	2,924,369	45,709,279
Median Age	55.5	56.7	52.9	57.7	49.6	46.0	43.0	42.5	38.5
<b>Income</b>									
Median Household Income	\$62,318	\$53,609	\$53,341	\$49,196	\$42,888	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$77,999	\$68,399	\$67,110	\$62,280	\$58,640	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$31,920	\$28,651	\$27,505	\$26,913	\$24,273	\$28,320	\$31,415	\$30,703	\$33,028
<b>Trends: 2015 - 2020 Annual Growth Rate</b>									
Population	0.94%	0.79%	0.89%	0.74%	0.84%	1.52%	1.33%	1.37%	0.77%
Households	0.76%	0.64%	0.73%	0.59%	0.71%	1.34%	1.21%	1.31%	0.75%
Families	0.69%	0.52%	0.62%	0.45%	0.58%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.86%	0.71%	0.87%	0.65%	1.00%	1.61%	1.46%	1.60%	0.92%
Median Household Income	2.49%	1.94%	1.69%	1.80%	3.14%	2.06%	2.40%	2.37%	2.70%

The Median Household Income level within a 2 mile radius is slightly higher than Pasco County.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Pasco MSA FL US

## Households by Income

<\$15,000	6.80%	10.50%	9.50%	11.90%	13.80%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	7.20%	8.10%	8.80%	9.70%	15.00%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	10.50%	12.90%	12.20%	14.00%	12.90%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	12.50%	13.90%	14.70%	15.10%	14.00%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	21.90%	21.50%	23.50%	21.30%	20.30%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	14.40%	12.70%	13.00%	11.70%	10.00%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	16.40%	12.70%	11.60%	10.80%	8.90%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	8.00%	5.60%	4.50%	3.90%	2.90%	4.60%	5.10%	5.00%	6.50%
\$200,000+	2.50%	2.00%	2.10%	1.60%	2.30%	3.60%	5.40%	5.70%	7.30%

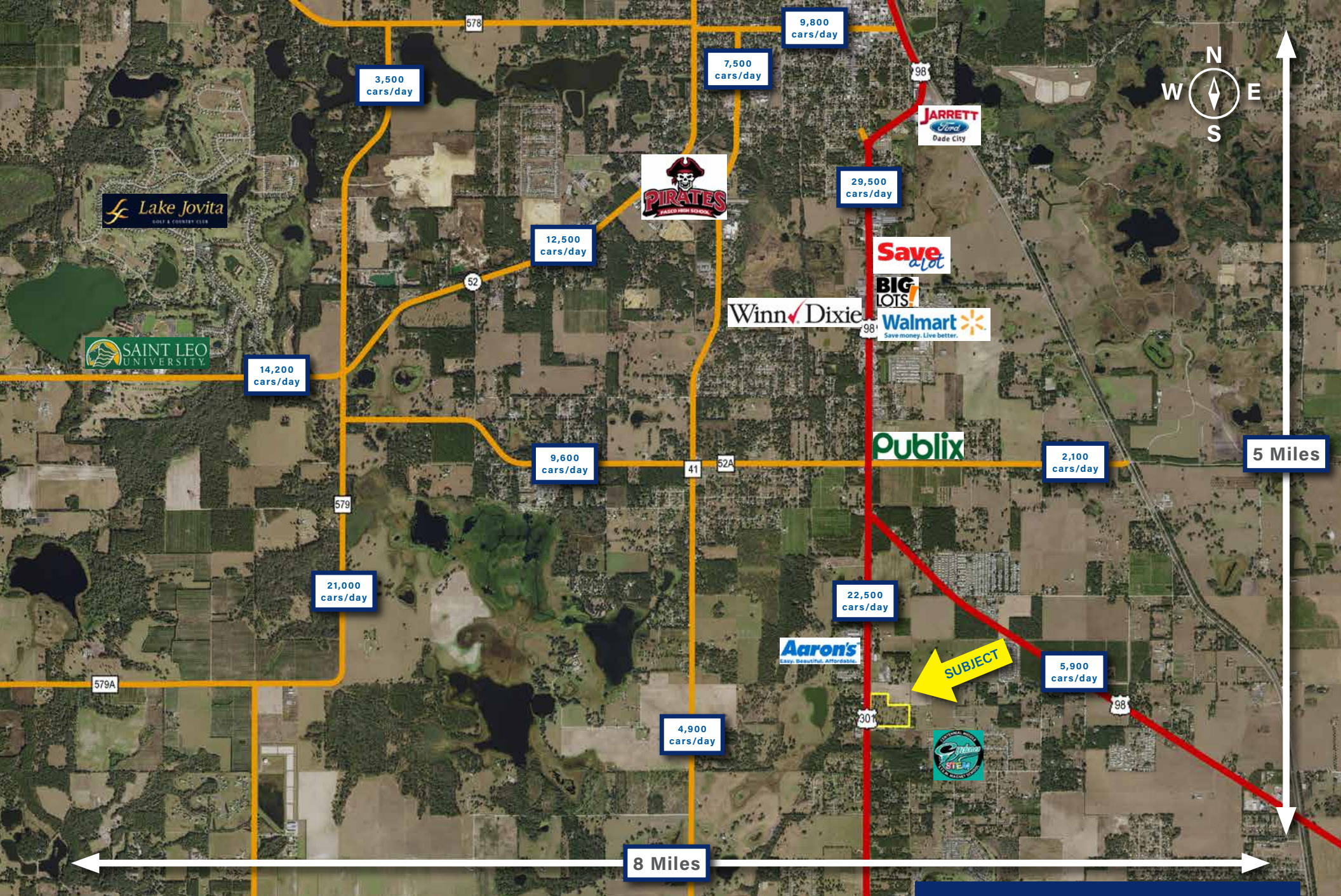
## Population by Age

0 - 4	3.40%	3.60%	3.90%	3.70%	4.80%	5.10%	5.20%	5.20%	6.00%
5 - 9	4.00%	3.90%	4.20%	3.80%	4.80%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.50%	4.30%	4.50%	4.00%	4.90%	5.50%	5.50%	5.60%	6.30%
15 - 19	4.70%	4.40%	4.80%	4.20%	4.90%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.10%	4.10%	4.60%	4.10%	5.10%	4.90%	6.00%	6.10%	6.70%
25 - 34	8.80%	9.10%	10.30%	9.20%	11.10%	11.30%	13.00%	13.30%	14.00%
35 - 44	8.40%	7.90%	8.80%	7.60%	9.40%	11.40%	11.90%	11.70%	12.60%
45 - 54	11.40%	10.30%	11.40%	9.70%	10.80%	12.70%	12.80%	12.50%	12.50%
55 - 64	17.70%	16.30%	15.70%	15.70%	14.40%	14.30%	14.00%	13.70%	13.10%
65 - 74	20.10%	19.90%	17.80%	19.80%	15.20%	13.40%	11.60%	11.70%	9.70%
75 - 84	10.30%	12.50%	10.70%	13.70%	10.00%	7.70%	6.40%	6.50%	4.70%
85+	2.60%	3.70%	3.30%	4.50%	4.50%	3.20%	2.90%	2.80%	2.00%

## Race and Ethnicity

White Alone	87.80%	87.90%	87.10%	87.90%	80.20%	84.10%	75.70%	72.70%	69.60%
Black Alone	3.60%	4.00%	4.30%	4.20%	8.40%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.40%	0.30%	0.40%	0.30%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	2.00%	1.70%	1.80%	1.50%	1.20%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.20%	4.10%	4.00%	4.10%	7.30%	3.60%	4.30%	4.50%	7.00%
Two or More Races	1.90%	1.90%	2.40%	1.90%	2.50%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	11.80%	12.80%	13.20%	13.70%	18.90%	16.30%	20.60%	26.60%	18.60%

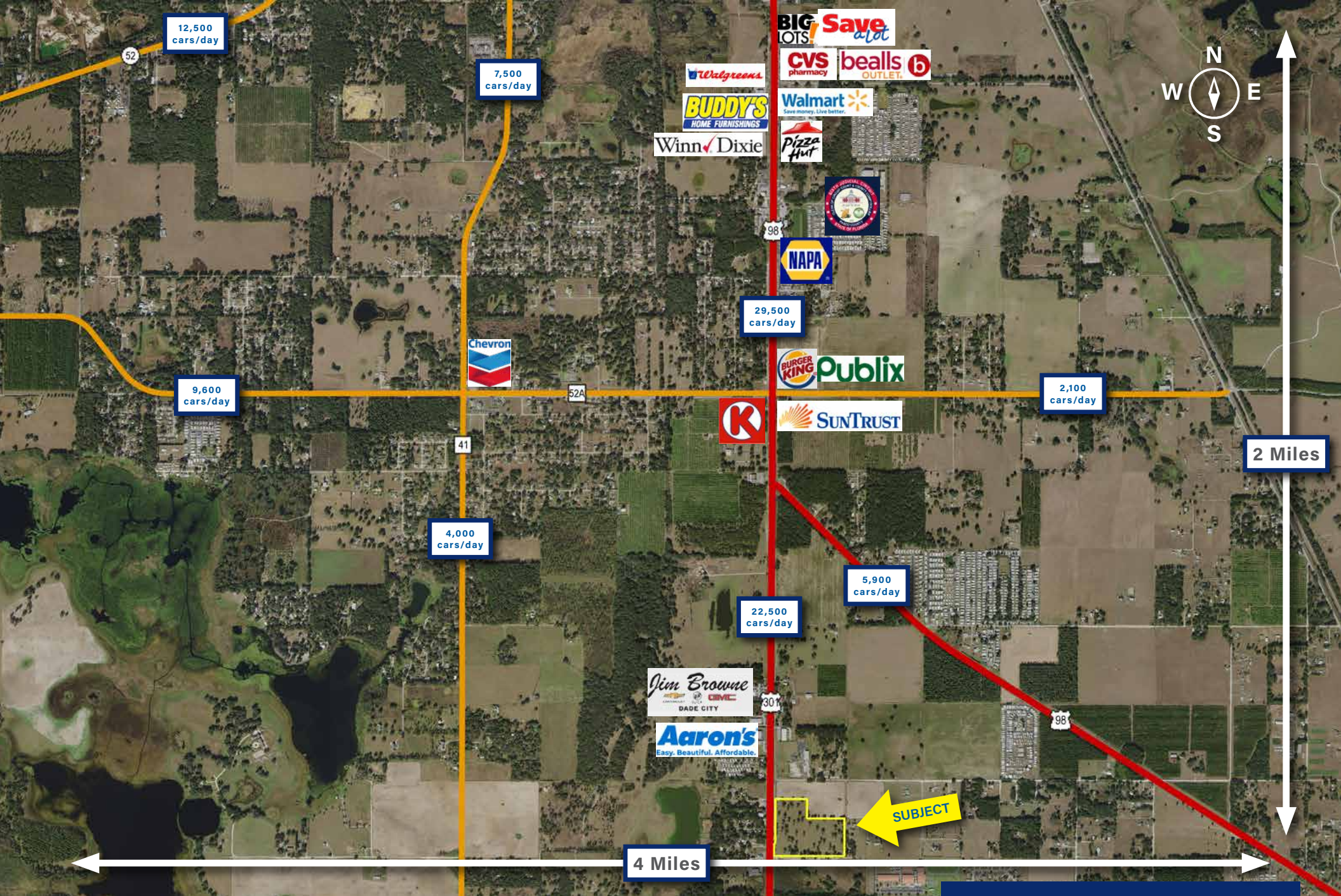




Located along US 301, a major commercial corridor in Pasco County.

**MARKET AREA MAP**





Several big box retailers are within the trade area north of the subject property.

**TRADE AREA MAP**





Jim Browne  
DADE CITY

Sonny's  
Discount Appliances Since 1959

Aaron's  
Easy. Beautiful. Affordable.

Jim Grandell  
Golf Cart Sales, LLC

22,500  
cars/day

SUBJECT

Metal Structures, LLC

301

CENTENNIAL MIDDLE  
Cyclones  
STEM  
S.T.E.M. MAGNET SCHOOL



# NEIGHBORHOOD AERIAL

The neighborhood around the subject is mixed use of commercial and residential. Centennial Middle School is located just east.





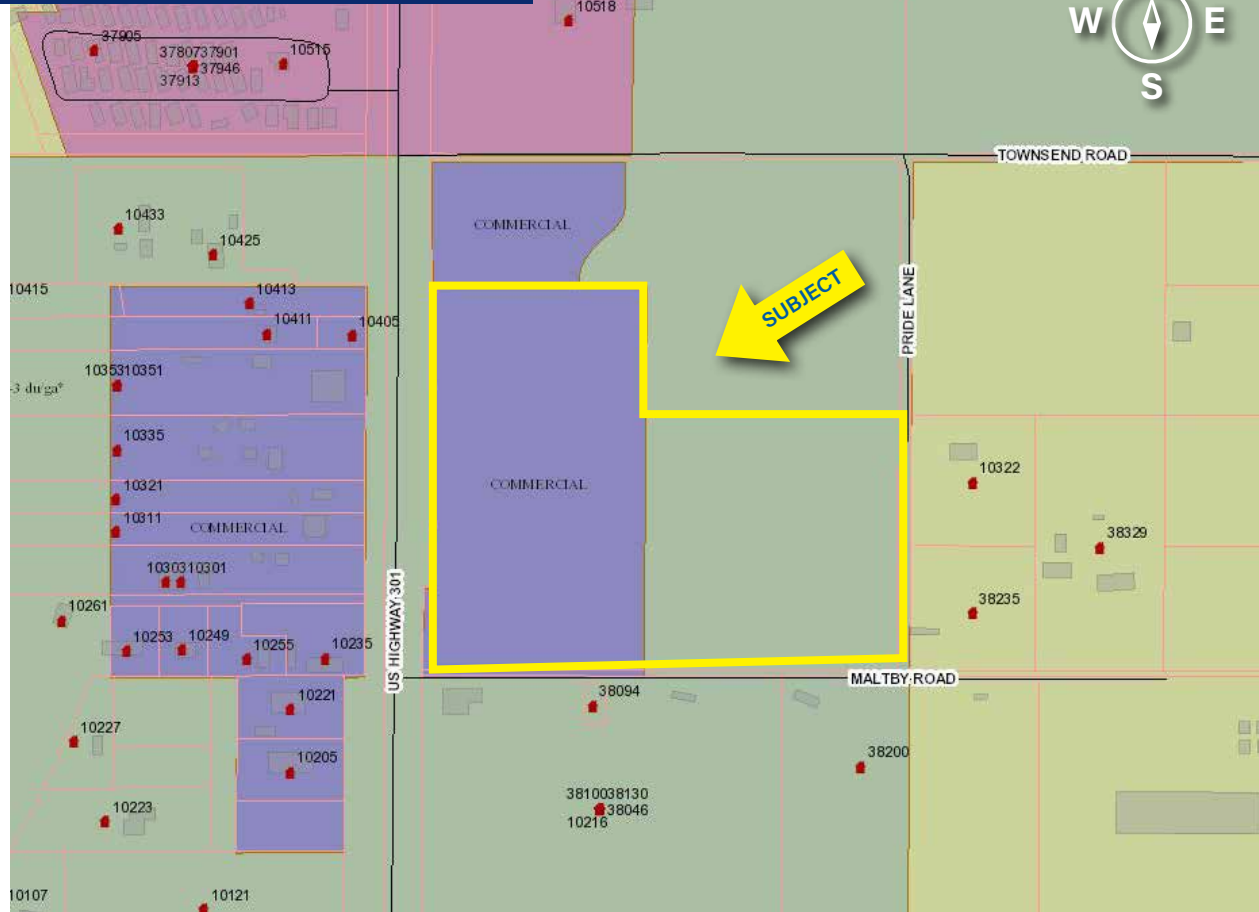
The subject contains excellent frontage along US 301.

**SITE AERIAL**





# FUTURE LAND USE



-  **COMMERCIAL**
-  **RES-3**
-  **RES-1**
-  **RETAIL/OFFICE/RES**

## Commercial (COM)

Commercial development may only be permitted within areas designated as COM [Commercial] or TC [Town Center] on the Future Land Use Map with the following exceptions:

- a. Development occurs in the PD [Planned Development] Future Land Use Classification to provide for the following:
  - (1) Ample public review prior to development approval;
  - (2) Intensity limitations based on traffic impact studies;
  - (3) On-site and necessary off-site sidewalks for convenient and safe pedestrian access;
  - (4) Building size and location to maximize visual compatibility;
  - (5) Sufficient setbacks, landscaping, and buffers to maximize visual compatibility;
  - (6) Appropriate hours of operation to minimize noise and lighting impacts.

## Residential-3 (RES-3)

Development of RES-3 [Residential - 3 du/ga] areas shall be designed to provide a transitional area between the very-low-density lands south of the site to higher densities and intensities in the northern portion of the site and enhanced environmental protection, including preservation of open-space areas, clustering on the most suitable portions of the RES-3 [Residential - 3 du/ga] area, and setbacks from Indian Creek and Category 1





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