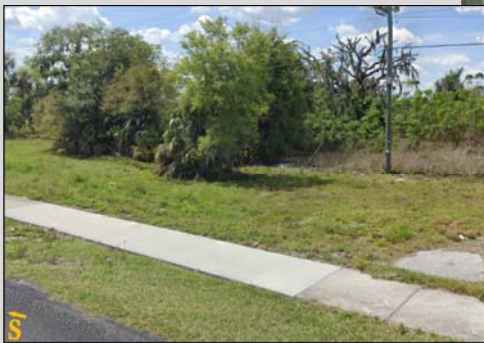


VACANT LAND DEVELOPMENT OPPORTUNITY



o US HWY 301 S. Dade City, FL 33525

PROPERTY FEATURES

- Hidden gem- **.67 Acres** w/ approximately 98' of US HWY 301 frontage
- **High and Dry**
- **Highest and Best Use:** 3,000- 4,000 SF Drive-thru Restaurant or 2- 3 Story, 12,000 SF Medical Facility
- **No HOA or CDD fees**
- **Available:** Restaurant Site and Medical Building site plans

OFFERED FOR SALE AT: \$319,000/

LISTING AGENT: Tina Marie Eloian, CCIM • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Offering Price: **\$319,000**

Financing Available: **None**

Price Per Acre: **\$476,119.40**

Expenses: **Please Call Broker**

LOCATION

County: **Pasco**

Street: **US Highway 301**

City: **Dade City**

Latitude: **28.346765** :: Longitude: **-82.188122**

Traffic Count: **8,870- US Hwy 301 and Countryside Place (2018- MPSI)**

THE PROPERTY

Parcel ID: **03-25-21-0000-00400-0000**

Zoning: **CG (General Commercial)**

Property Style: **Vacant Land**

Current Use: **Raw Land**

Future Land Use/ Zoning: **Medical, Restaurant, Commercial Development**

Lot Dimensions: **98' x 300'**

Lot Size (SF): **29,400**

Front Footage: **98'(approx.)**

Total Acreage: **.67**

Additional Parcel: **No**

Water Views/ Access/ Frontage: **None**

TAXES

Tax Year: **2019**

Taxes: **\$3,745.28**

UTILITIES

Electricity: **Withlacoochee River Electric Cooperative and or TECO**

Water: **City of Dade City and or Pasco County Utilities**

Waste: **City of Dade City**

Communications: **Direct TV, DISH, Spectrum, Frontier**

THE LISTING

Driving Directions:

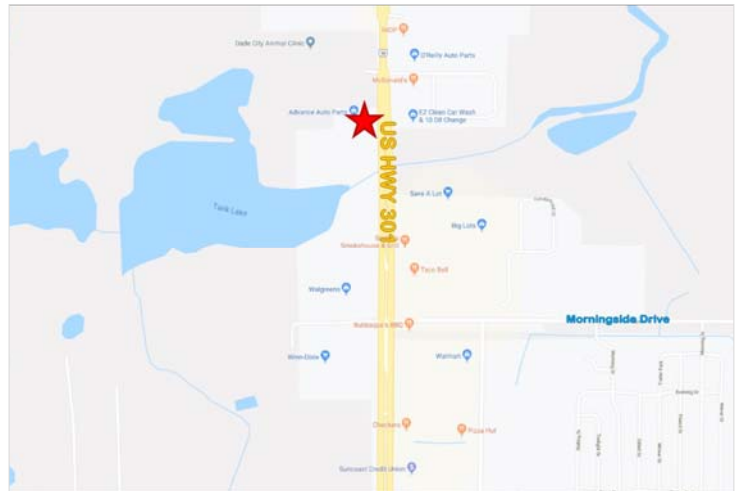
From Tampa: I-275 N becomes I-75 N. Merge onto State Road 52/FL-52 E via EXIT 285 toward San Antonio/Dade City/ Saint Leo Univ/Pasco Hern Comm Col. Right onto State Road 52/FL-52. Continue to follow FL-52. Right onto Meridian Ave/FL-52. Right onto 7th St/US-98 Bus E/US 301 Bus S/FL-35/FL-700. Continue to follow FL/700. Site is on the Right next door to Advanced Discount Auto Parts.

THE COMMUNITY

Community/ Subdivision Name: **N/A**

Flood Zone Area: **X/ AE**

Flood Zone Panel: **12101C0280F**



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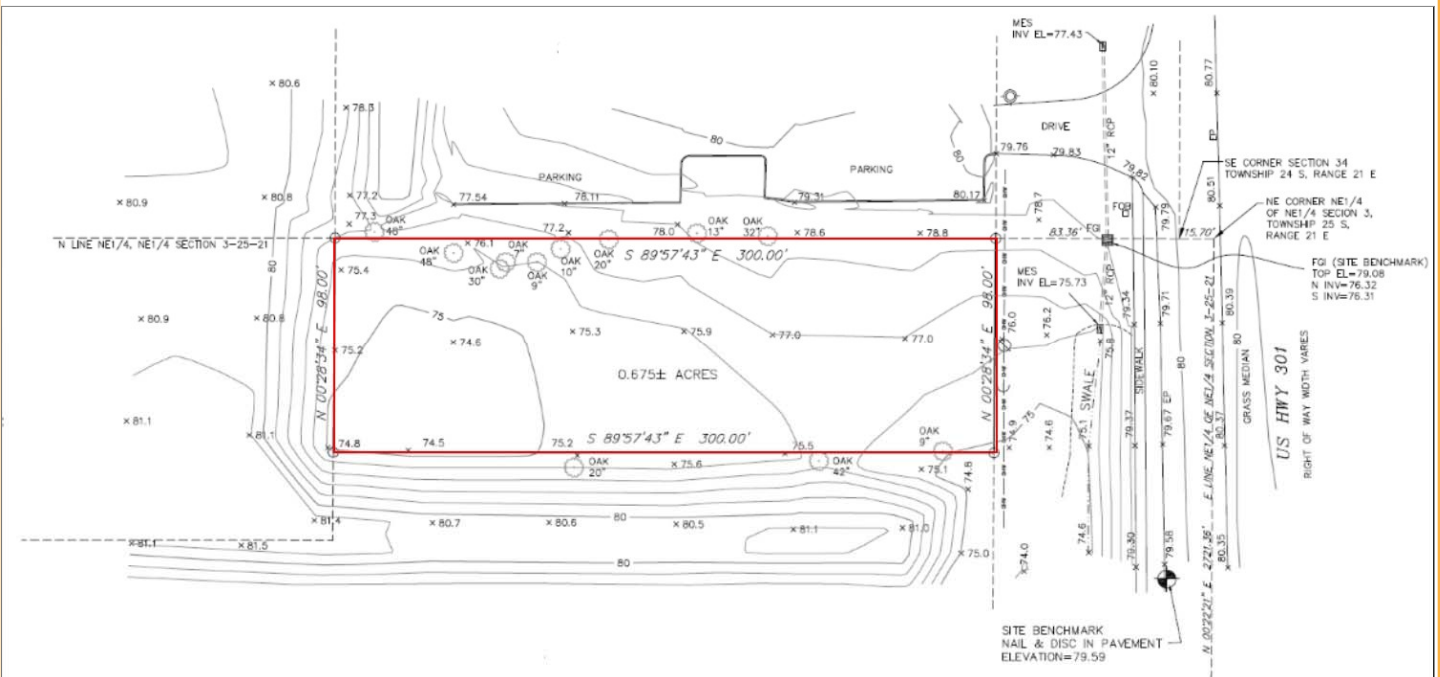


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LISTING HIGHLIGHTS

VACANT LAND INVESTMENT HIGHLIGHTS

- Ideal property for investors looking to build a Medical Facility or Restaurant
- Lot is located 10 Miles East of Interstate 75 and State Road 52 (ease of access to the bustling Wesley Chapel, Zephyrhills, Tampa and Lakeland)
- Land Bank, Mitigate to Build, Sell to the Govt', New Construction of Medical or Restaurant
- Build to Suit



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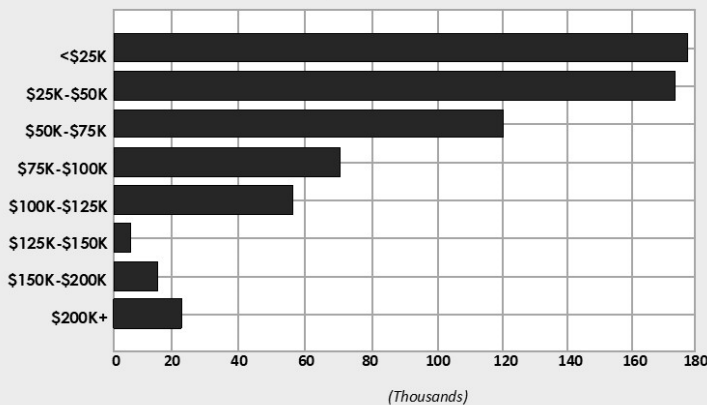


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LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



POPULATION	1 Mile	3 Mile	5 Mile
2019 Total Population:	1,712	19,112	27,431
2024 Population:	1,862	21,348	30,649
Pop Growth 2019- 2024:	8.76%	11.70%	11.73%
Average Age:	41.00	39.80	40.50
HOUSEHOLDS			
2019 Total Households:	638	7,065	10,110
HH Growth 2019- 2024:	7.99%	11.34%	11.40%
Median Household Inc:	\$39,885	\$38,796	\$44,653
Avg House Hold Size:	2.50	2.60	2.50
2019 Avg HH Vehicles:	2.00	1.00	2.00
HOUSING			
Median Home Value:	\$157,297	\$115,528	\$143,499
Median Year Built:	1978	1983	1986

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