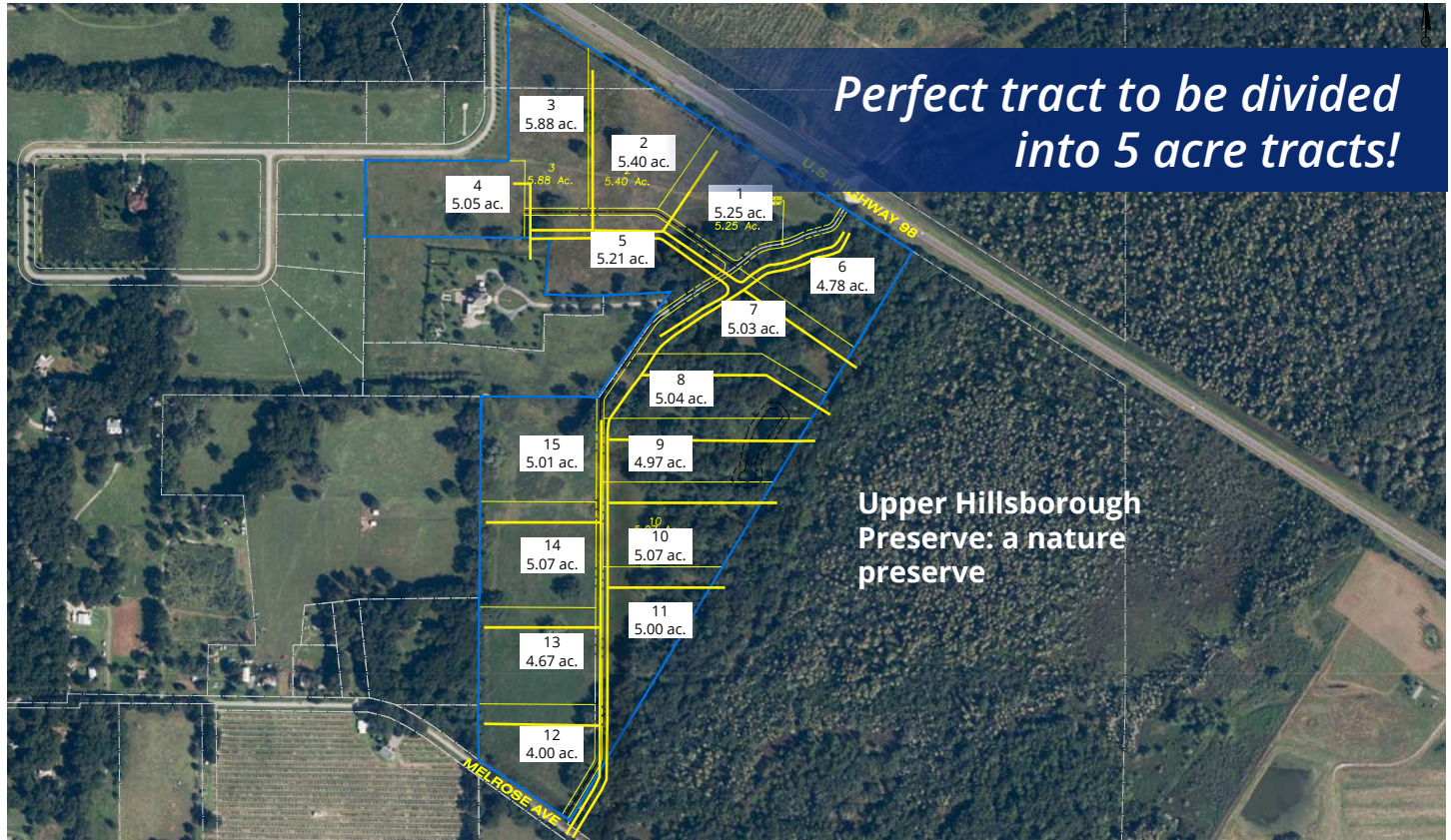


# 78.3 ACRES FOR A DEVELOPMENT OF 15 RANCHETTE (5 ACRE) HOMESITES

*DADE CITY, FL | PASCO COUNTY*

78.3 ± AC TOTAL





This beautiful 78.3 ± acre tract of land is located in the rolling hills of southeast Dade City, Florida. This site is covered in beautiful oaks with open pasture to the south. Some sites already front to a well-paved private road, lined with equestrian fencing, and backs to a nature preserve, Upper Hillsborough Preserve, that will never be built upon. This will make an incredible exclusive large-acre homesite development or the ultimate country estate!

Enjoy the tranquil rolling hills of Pasco County, just 4.2 miles to Publix® and Walmart® Shopping Centers as well as dining, banking, and numerous retail centers off US 301. It is just a short 5 minute drive to Dade City, Zephyrhills, or 10 to 15 minutes to Lakeland or Wesley Chapel. Connect to I-75 and be in downtown Tampa or the Tampa International Airport in about 30 minutes.

## SPECIFICATIONS & FEATURES

**Acreage:** 78.3 ± AC total (2 parcels)

**Sale Price:** \$1,248,000 total or purchase parcels:

- North 28 ± AC: \$448,000 | \$16,000 per AC
- South 50 ± AC: \$800,000 | \$16,000 per AC

**Price per AC:** \$16,000

**County:** Pasco

**Site Address:** 8933 US 98 Dade City, FL 33525

**Nearest Intersection:** 4.2 miles to US 301 & US 98

**Road Frontage:** Total 2,030 ± FT on US 98

**Utilities & Water Source:** Electric power, well, septic

**Uplands/Wetlands:** 78 ± AC uplands on total property

**Zoning/FLU:** Ag/Res 1

**Infrastructure:** All land is accessed through the stone pillar automatic gate & paved entry with private roadway through property.

**Taxes per current 3 tracts:** \$958 total

- North 28 ± AC: \$603.
- South 50 ± AC: \$355



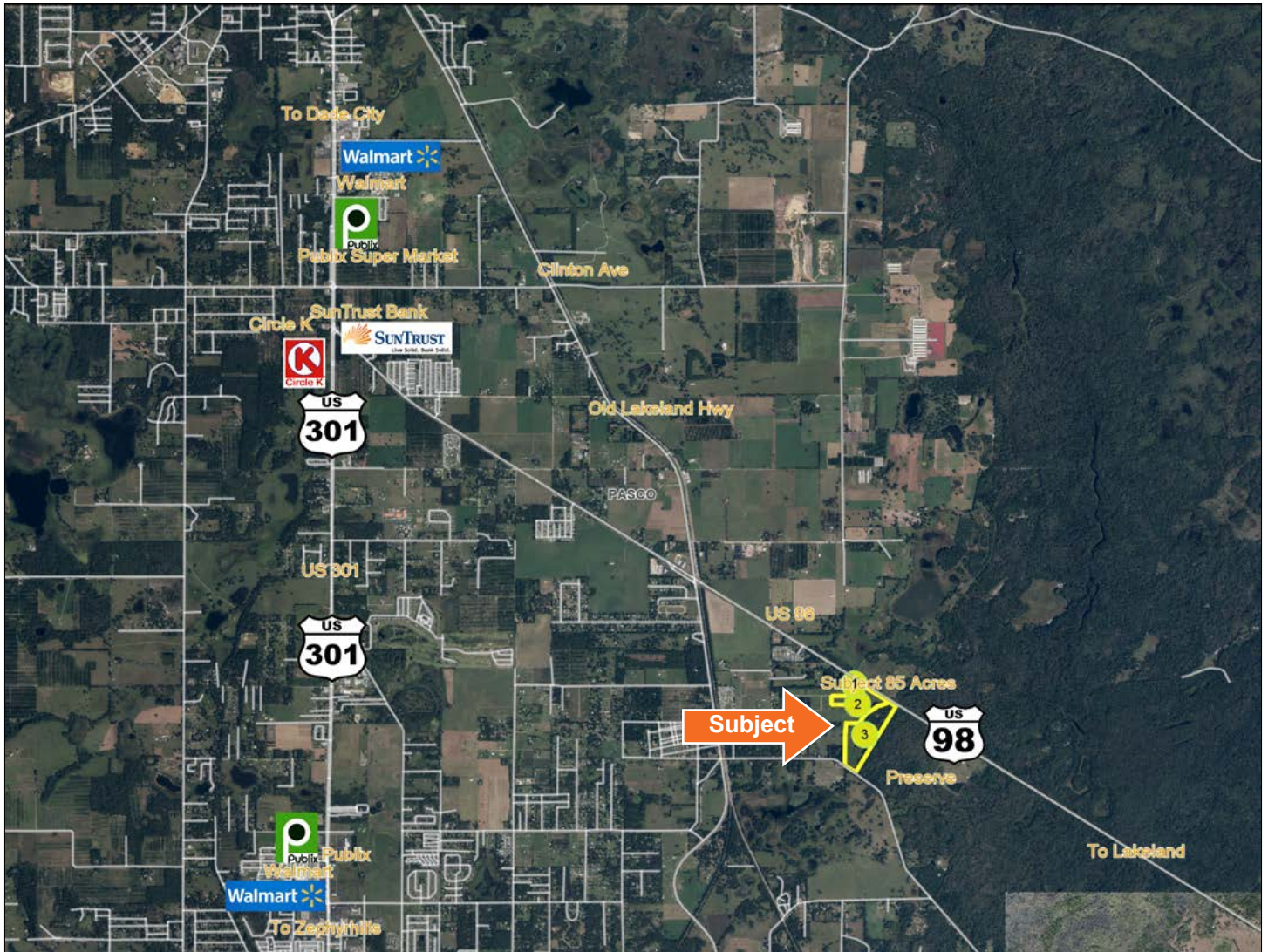
Backs to the Upper Hillsborough Preserve, a large nature preserve contiguous to south side, never to be built upon, providing privacy and security!

## **Gated Country Estate Development**

Ideal for Exclusive Large Acre Homesites, the Ultimate Equestrian Country Estate, or Your Own Private Acreage Estate!

**Owner Willing To Provide Some Site Work For Buyer; Including Internal Gated Entries, New Pond!**





## LOCATION & DRIVING DIRECTIONS

### Parcel IDs:

- 2925220000001000010
- 20252200000012000021
- 2925220000001000020

**GPS Location:** -82,12778, 28.28520

### Driving Directions:

- From US 98 and US 301
- Take US 98 southeast for 4.2 miles
- The property is on the right.

**Showing Instructions:** Showings by appointment available. Contact Steve Toner at 863.226.6193 or [steve.toner@svn.com](mailto:steve.toner@svn.com).

## Central Location To Cities & Amenities!

4.2 Miles to Publix®, Walmart® Shopping Centers, Dining, Banking & Numerous Retail Centers Off US 301

5 Minute Drive To Dade City, Zephyrhills  
10 To 15 Minutes To Lakeland or Wesley Chapel

Connect To I-75 & Be In Downtown Tampa  
or the Tampa International Airport  
In About 30 Minutes

## KEY FEATURES:

- **78.3 ± acres** of graceful oaks & pasture land
- **Gated electronic security entry** with pavers, stone pillars & landscaping
- **Front paved roads**, equestrian fencing
- **Roadway** infrastructure
- **Backs to a large nature preserve** contiguous to south side, never to be built upon, providing privacy & security
- **Excellent visibility**; fronts on US 98 for 2,030 ± feet
- **High & dry land**; great for horses & cattle
- **Electric power, well & septic**
- **A “white house” multi-million dollar home contiguous** to the north side, sitting on several acres (not on this property)
- **Beautiful rolling hills** & large live oaks, ideal for a country estate development or equestrian estate
- **Just 4 miles** to Publix® and Walmart® & other shopping, dining & commerce, etc.
- **Excellent land investment!**



Covered in Picturesque Grandfather Oaks, Pasture, and Views of Tranquil Rolling Hills







1723 Bartow Rd | Lakeland, Florida 33801

**78.3± Acres • Gated Country Estate Development**  
 Equestrian Fencing • Landscaped • Backs To Preserve • Ready for Development  
 Excellent Investment Opportunity!

# Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: 78.3 Acres

Steve Toner, MBA 863.226.6193 | [steve.toner@svn.com](mailto:steve.toner@svn.com)



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 Lakeland, Florida 33801  
 863.648.1528

**NORTH FLORIDA**  
 356 NW Lake City Ave  
 Lake City, Florida 32055  
 386.438.5896

**GEORGIA**  
 125 N Broad Street, Suite 214  
 Thomasville, Georgia 31792  
 229.299.8600

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