



3.2 ACRES ON SR 52 E OF I-75 FOR COMMERCIAL DEVELOPMENT

NE CORNER OF SR 52 & EMMAUS
CEMETERY RD
SAN ANTONIO, FL 33576

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FL #BK510864

PROFESSIONAL BACKGROUND

Steve Toner, MBA [Broker License BK 510864], is a Senior Advisor with a specialty in Florida land for development. He holds the 2020 Achiever Award from the State of Florida SVN. Last Fall, he was rated 4th in the USA at SVN. He has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing southwest coast counties of Florida and around the Tampa Bay region.

He has been an active member in CCIM and FGCAR, ICSC, and the Land Council of SVN. Steve has contributed to his community and profession in the following roles:

- Marketing Chair for the RLI
- Founding Chair and President of the Canadian American Business Council [trade/investment]
- Mayor and Councilman of Crestview, KY
- Regional Planning Council of Northern Kentucky
- President of his University Alumni Association

EDUCATION

Steve is a candidate for the CCIM and ALC. He earned a Master of Business Administration [MBA] at Northern Kentucky University [NKU] and a Master of Public Affairs [MPA] at the University of Cincinnati. His undergraduate work was completed at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF and the USA SBA.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,490,000
Lot Size:	3.2 Acres
Price / Acre:	\$465,625
Year Built/Renovated:	1960/2018
Zoning:	PO2
FLU:	Retail/Office/Res (ROR)
APN:	<ul style="list-style-type: none"> • 10-25-20-0000-00600-0000 • 10-25-20-0000-01500-0040 • 10-25-20-0000-01500-0010
Video:	View Here

PROPERTY HIGHLIGHTS

- Utilities on site: electric, well, and septic
- Across SR 52 from new developments: Advent Health West Florida Ambulatory Services, Publix, and Miranda Residential Community.
- Uplands 100%
- Zoned PO2, Professional Office
- Future Land Use designation is ROR: Retail/Office/Residential
- Frontage on SR 52 Highway: Approximately 818 feet
- Visibility: Excellent; Access to an incredibly growing marketplace
- Structure on property in working order (The home on the property can provide a rehab opportunity to convert, or use for temporary use).
- Just 180 ± FT from the grand entry to the new Miranda Residential Community and Publix.



PROPERTY OVERVIEW

We are proud to present this uniquely positioned property as an excellent development opportunity in the gateway, just 1.3 miles from I-75 and 180 feet to the grand entry of the new Mirada residential mega-development, the city of San Antonio, St Leo University and Dade City. There are 3 parcels to be sold as one, benefiting through access to both SR 52 and a corner road, Emmaus Cemetery Road. These 2 parcels total 2.75 acres of upland land, zoned for professional office or commercial development. The additional corner of .45 acre can be sold separately or combined with the 2.75 acres for a 3.20-acre site.

This immediate market is booming with residential, business growth and economic expansion. A stable workforce, business-friendly government, great transportation options and a solid quality of life environment are factors that contribute to the many benefits here. For example, three of the most important upcoming developments for the area are Mirada - the new high-tech residential development -, Advent Health West Florida Ambulatory Services, and Publix Supermarket, are all direct neighbors of our subject property. In this location, all traffic heading towards the entrance ramp of I-75 from Mirada, San Antonio and St Leo University may pass this site.

All of these factors add to set this property as a perfect place for a professional office and or retail building[s].

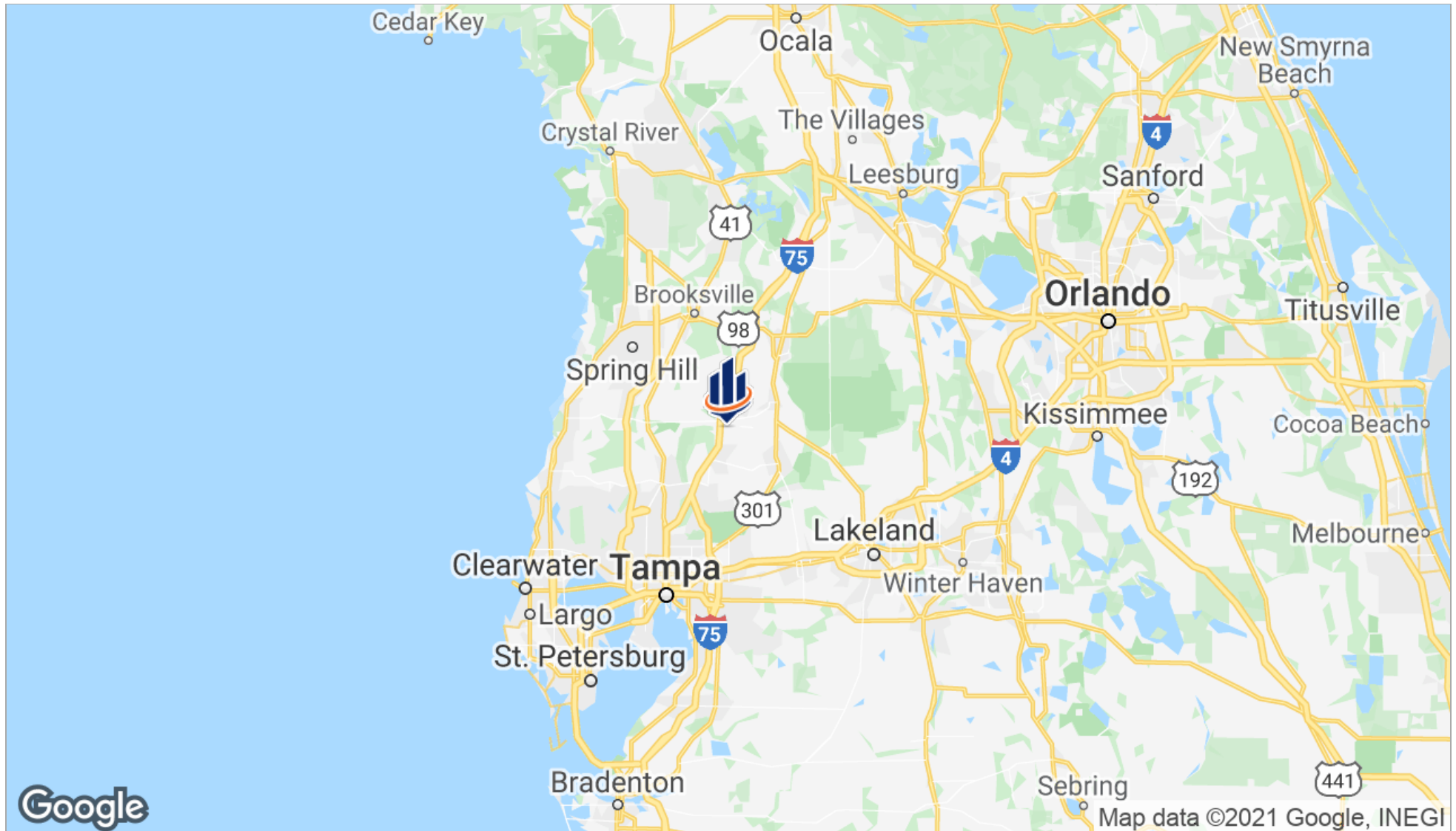
The parcels are available both separately and all together:

- 0.45-Acre lot: \$495,000
- 2.75-Acre lot: \$995,000

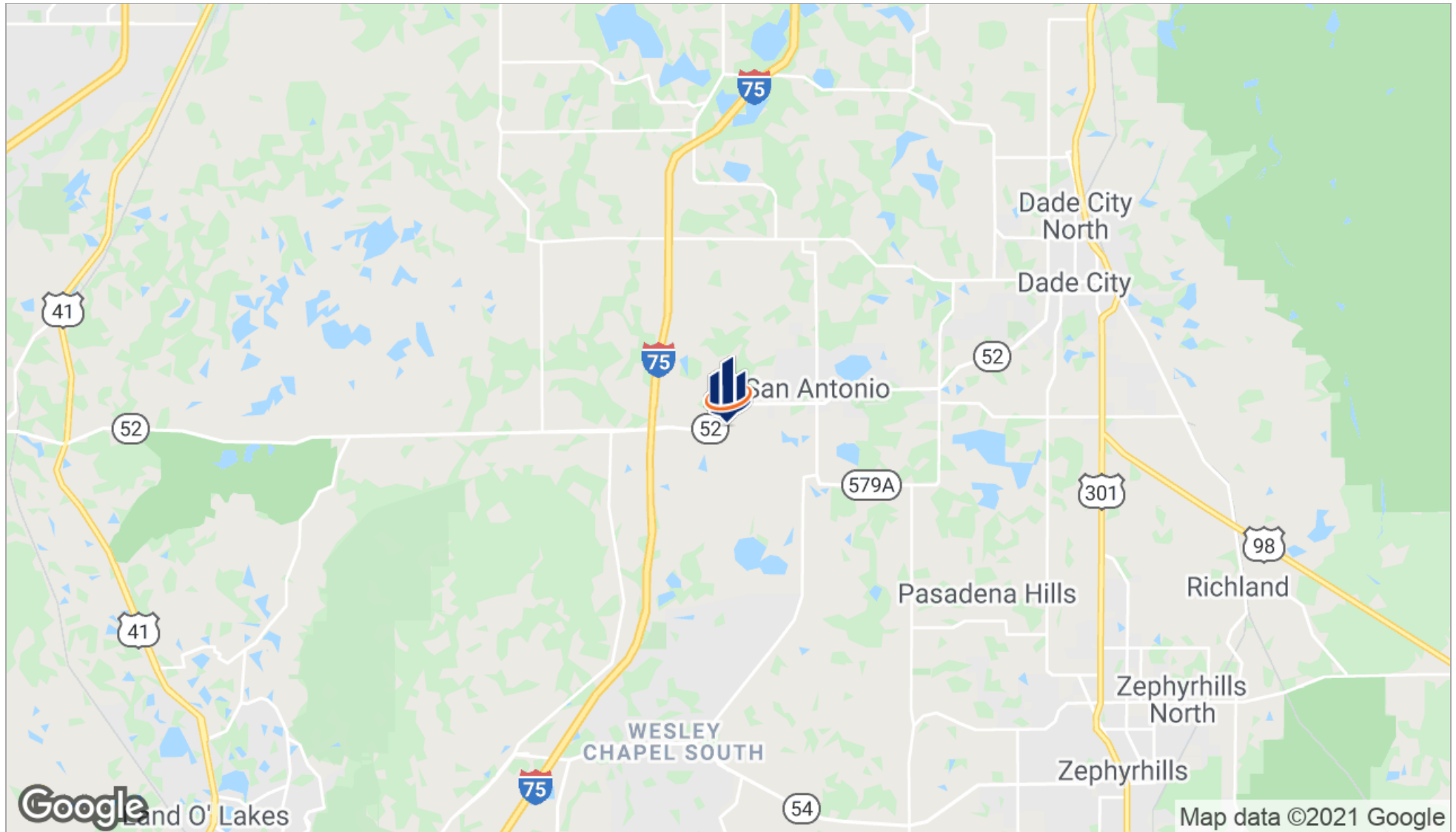
LOCATION OVERVIEW

Located in the path of growth just 1.3 Miles east of I-75 on the north side of SR 52 in San Antonio, Florida. It is directly across from Advent Health West Florida Ambulatory Services, and near the main entrance to the new vast residential development of Mirada (part of Connected City); located between its main entry off SR 52 and the entrance ramp to I-75.

Regional Map



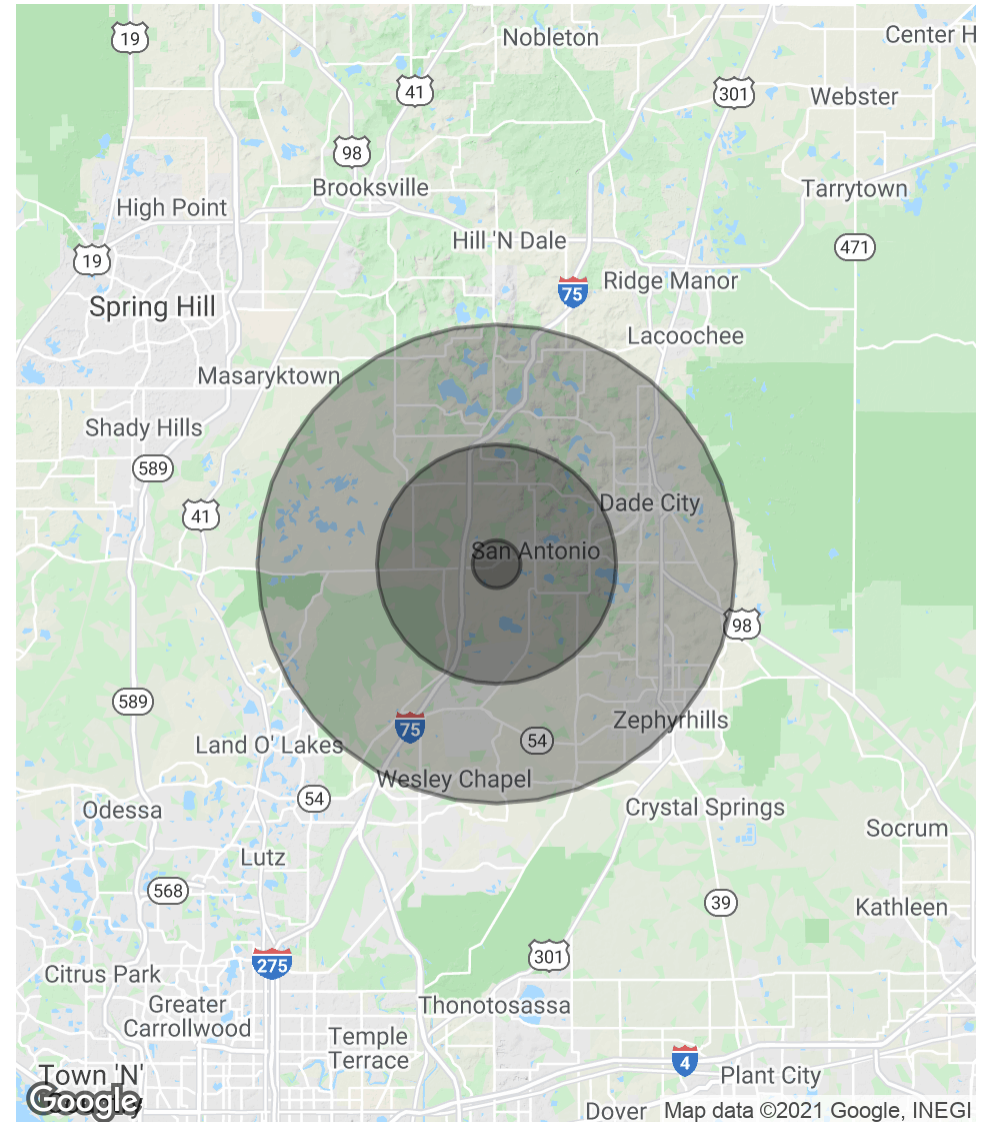
Location Maps



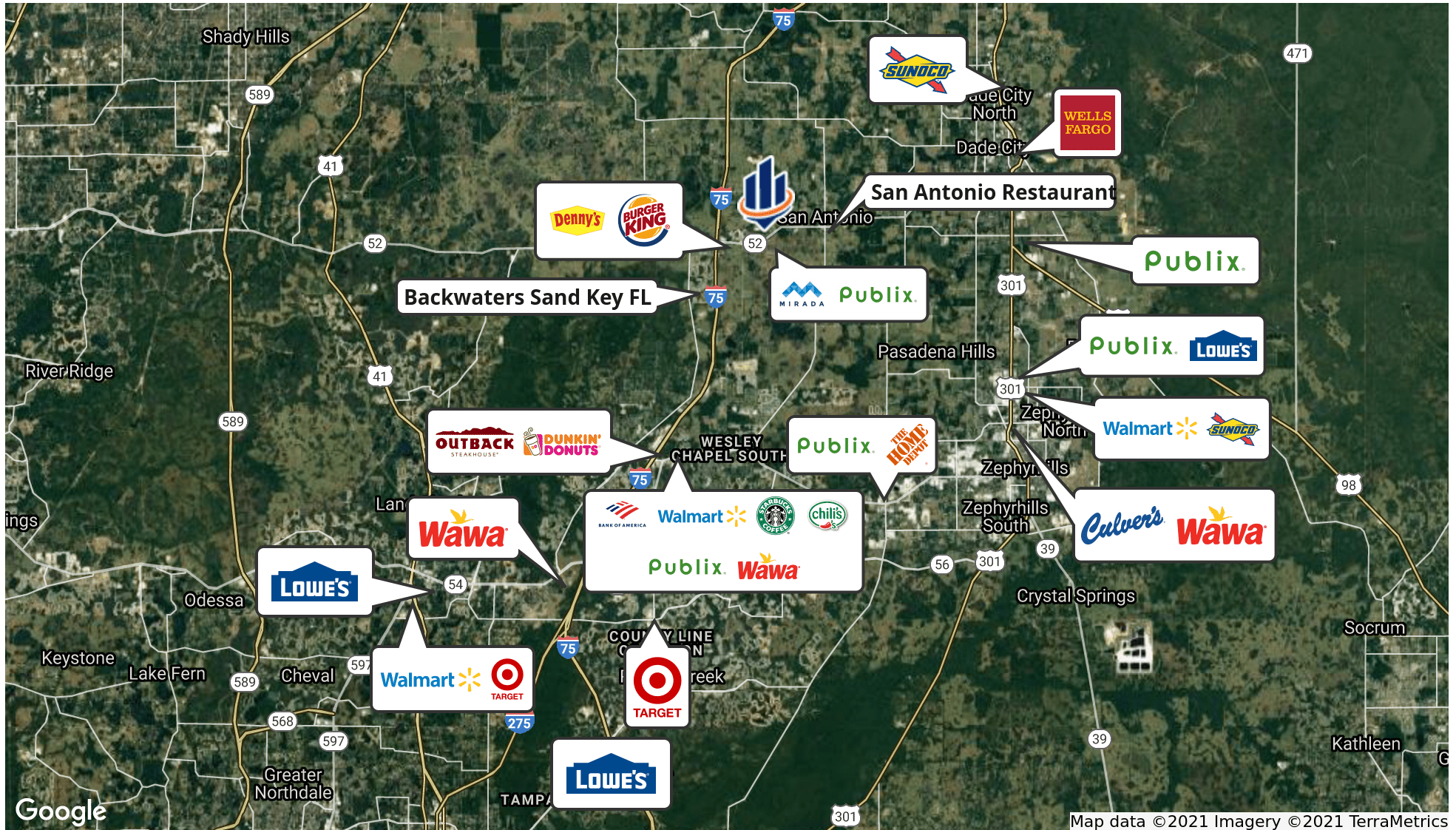
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	906	17,023	112,734
Average age	37.3	40.1	42.1
Average age (Male)	36.5	39.5	41.4
Average age (Female)	38.3	40.9	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	298	6,015	42,341
# of persons per HH	3.0	2.8	2.7
Average HH income	\$84,473	\$79,961	\$64,987
Average house value	\$275,357	\$270,155	\$208,804

* Demographic data derived from 2010 US Census



Market Area



3.20 ACRES ON SR 52 E OF I-75 FOR COMMERCIAL DEVELOPMENT | NE CORNER OF SR-52 AND EMMAUS CEMETERY RD SAN ANTONIO, FL 3:

Trade Area



Neighborhood



Aerial Facing Southeast



3.20 ACRES ON SR 52 E OF I-75 FOR COMMERCIAL DEVELOPMENT | NE CORNER OF SR-52 AND EMMAUS CEMETERY RD SAN ANTONIO, FL 3:

Additional Photos



New Developments



ADVENTHEALTH WEST FLORIDA

Advent Health recently purchased an eighteen acre site across SR 52 from this 3.20 acre site, at the corner of State Road 52 and Mirada Boulevard. AdventHealth's sites will bookend the connected city. Metro Development Group and the nonprofit healthcare company announced that AdventHealth would be the exclusive healthcare partner in the development. It includes a three-phase plan to promote healthy living with tele-health services in individual homes, a health park facility and plans for an offsite emergency room.

AdventHealth is a medical market driver, with "nearly 50 hospitals across the U.S., including in Wesley Chapel, Zephyrhills, Dade City and Land O' Lakes in Pasco County and on Fletcher Avenue in nearby Tampa" [TampaBay.com]



MIRADA - THE CONNECTED CITY

This new residential community is expected to be a complete new standard for the housing industry. Formerly known as Cannon Ranch, it is one of the largest pieces of the 7,800-acre district known as the Connected City Corridor, planned as the nation's first smart gigabit community built from the ground up. The district is approximately bordered by SR 52 on the north, Interstate 75 on the west, Curley Road on the east, Overpass Road on the south. The Epperson neighborhood and its high-profile amenity, Crystal Lagoon, a 7.5-acre man made lagoon, is the first component of the connected city. Mirada is a 1,600-acre project that carries entitlements for more than 4,000 homes.

Some other features in addition to the 7.5-acre crystal lagoon pool and other amenities:

- Multi-million dollar grand community entrance
- Onsite welcome center and clubhouse
- Featured Home Builders: Medley Homes, D.R. Horton, Maronda Homes, and LGI Homes
- First community to have total speeds of 1 Gigabit throughout their neighborhoods

Upcoming Housing Community: Mirada - The Connected City





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