

98

**LAND FOR SALE**

98

**OLD LAKELAND HWY**

**2.62 Acres  
Zoned C2**

**SITE ALSO AVAILABLE**

Old Lakeland Highway  
Dade City, FL 33525

**Brent Nye**  
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# Old Lakeland Highway

Dade City, FL 33525



## PROPERTY DESCRIPTION

Prime Investment Opportunity: Situated in the desirable Dade City area, this property on Old Lakeland Highway presents a rare opportunity for land or office investors. Boasting ample space and strategic positioning, the property is well-suited for development or redevelopment, offering potential for significant returns. With its coveted location and potential for various adaptive uses, this property is an attractive proposition for investors seeking a promising commercial real estate opportunity in the thriving Dade City area.

## PROPERTY HIGHLIGHTS

- Neighboring property also for sale: 4,800 SF Commercial building on 1.37 Acres for \$750,000
- 20 miles to I-4 near Lakeland; which is centrally located between Orlando and Tampa with over 10 million people in this overall Tampa-Lakeland-Orlando metro area.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$750,000
<b>Lot Size:</b>	2.62 Acres
<b>Parcel ID:</b>	19-25-22-003A-00A00-0000
<b>Zoning:</b>	Vacant Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	454	4,714	15,841
<b>Total Population</b>	1,063	10,821	37,507
<b>Average HH Income</b>	\$86,794	\$73,931	\$67,185

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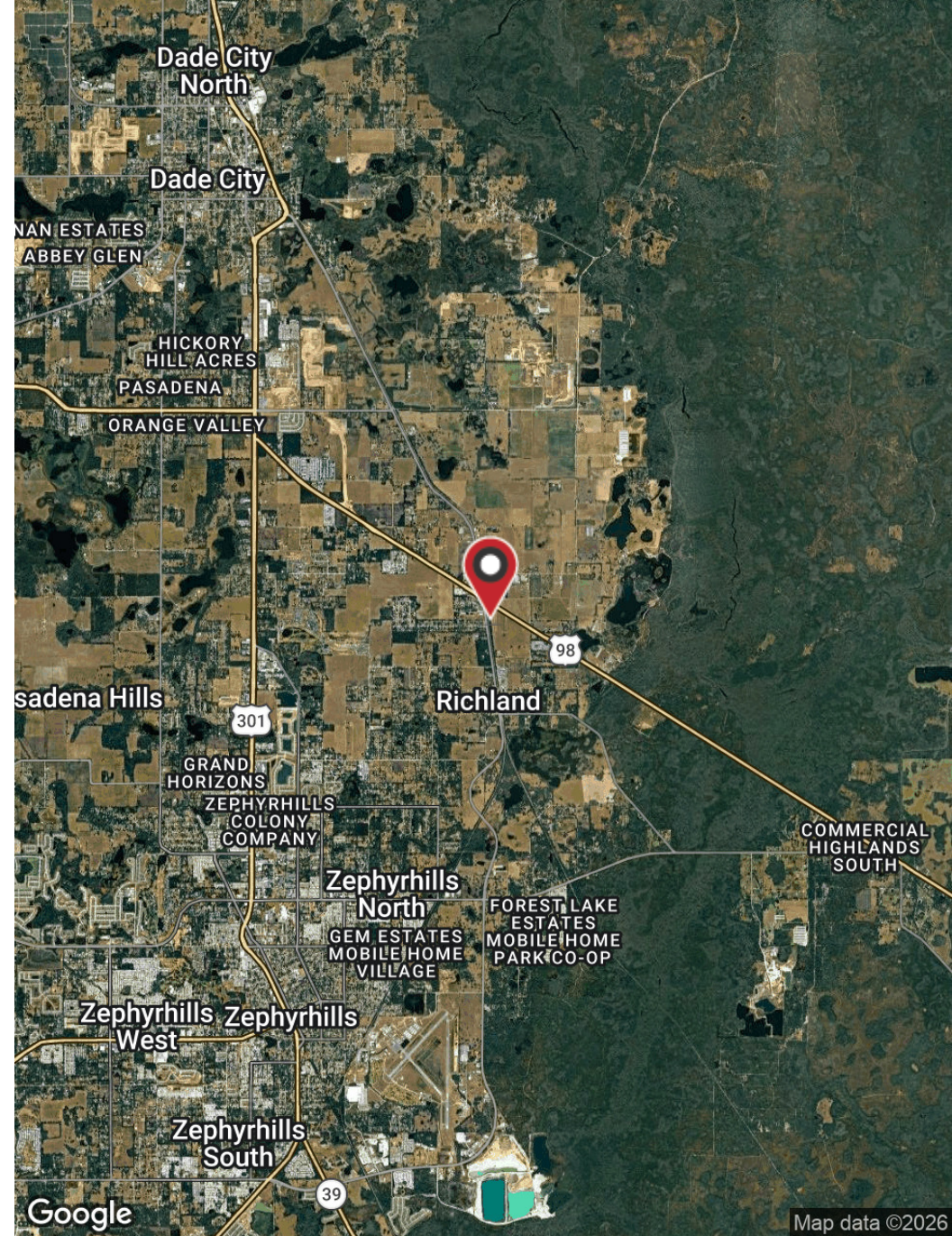
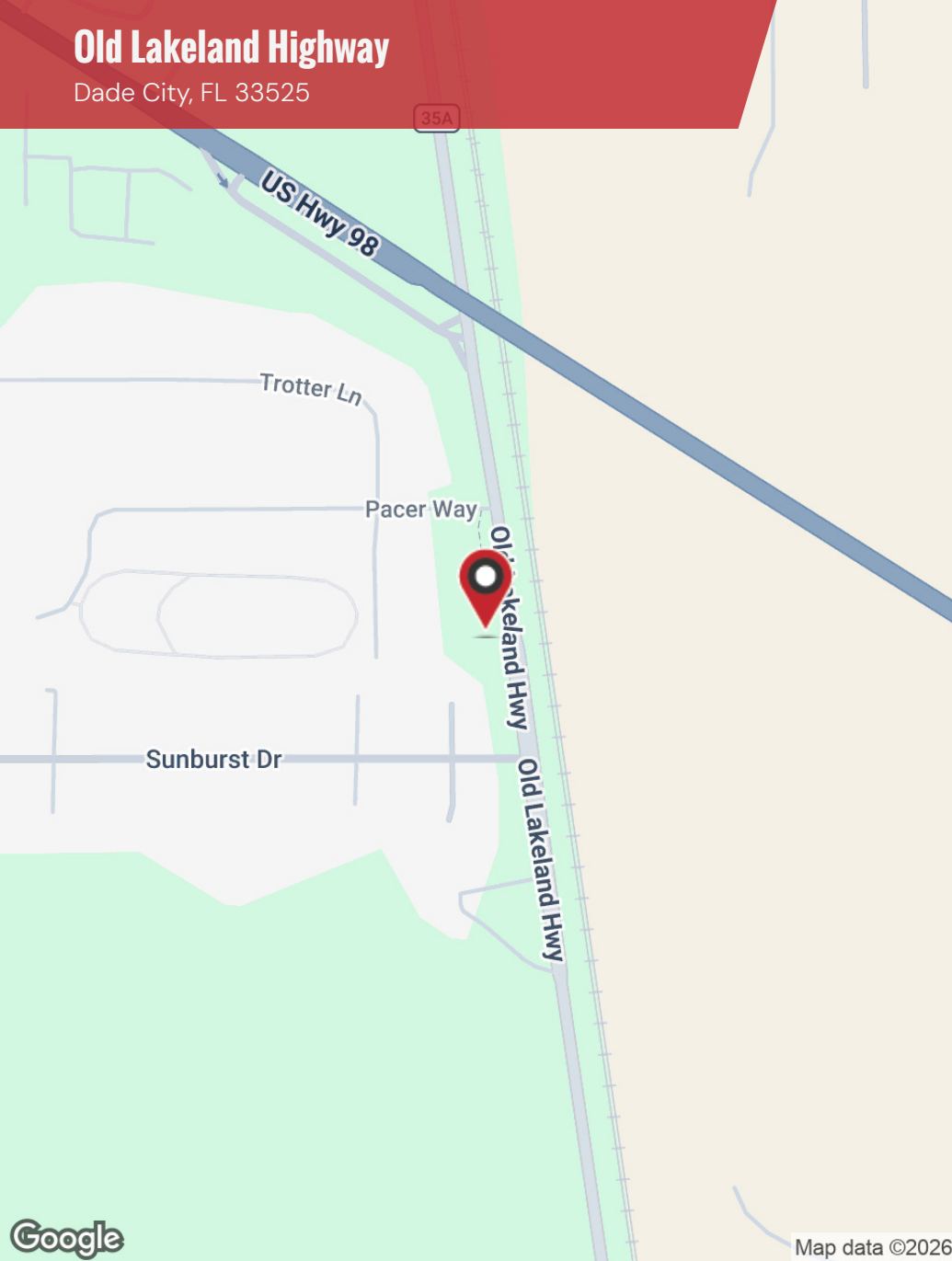
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,063	10,821	37,507
Average Age	55.0	55.6	50.7
Average Age (Male)	55.3	55.1	49.3
Average Age (Female)	55.3	56.2	52.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	454	4,714	15,841
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$86,794	\$73,931	\$67,185
Average House Value	\$170,008	\$158,205	\$165,489

2023 American Community Survey (ACS)



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