



NET LAND FOR SALE

1.56 AC Commercial

CR-52
San Antonio, FL 33576

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1.56 Acres

CR-52, San Antonio, FL 33576

PROPERTY DESCRIPTION

Introducing a premier 1.56-acre commercial site on CR-52 in the rapidly expanding San Antonio submarket of Pasco County. Positioned along one of the area's most active growth corridors, this property offers exceptional visibility and access surrounded by ongoing residential, commercial, and industrial development.

Two flexible development concepts are available:

Single-story building: ±11,000 SF

Two-story building: ±14,000 SF (7,000 SF per floor)

This site is ideal for medical users, professional office, or neighborhood-serving retail looking to establish a presence in a high-growth, high-demand area. Ownership is also open to build-to-suit or lease opportunities, creating added flexibility for end users and investors.

Surrounded by expanding residential communities and strong demographic growth, this property is well-positioned to benefit from continued population increases and rising demand for commercial services along the SR-52 corridor.

PROPERTY HIGHLIGHTS

- 1.56± Acres on CR-52
- Entitled for Medical / Retail Development
- Two Site Plan Options Available
- Build-to-Suit or Lease Considered
- Strong Growth Corridor with High Visibility
- Surrounded by New Residential Development
- Off Site Retention in Place
- Utilities at Site



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	1.566 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	308	9,616	59,913
Total Population	827	29,011	163,646
Average HH Income	\$103,127	\$127,594	\$102,147

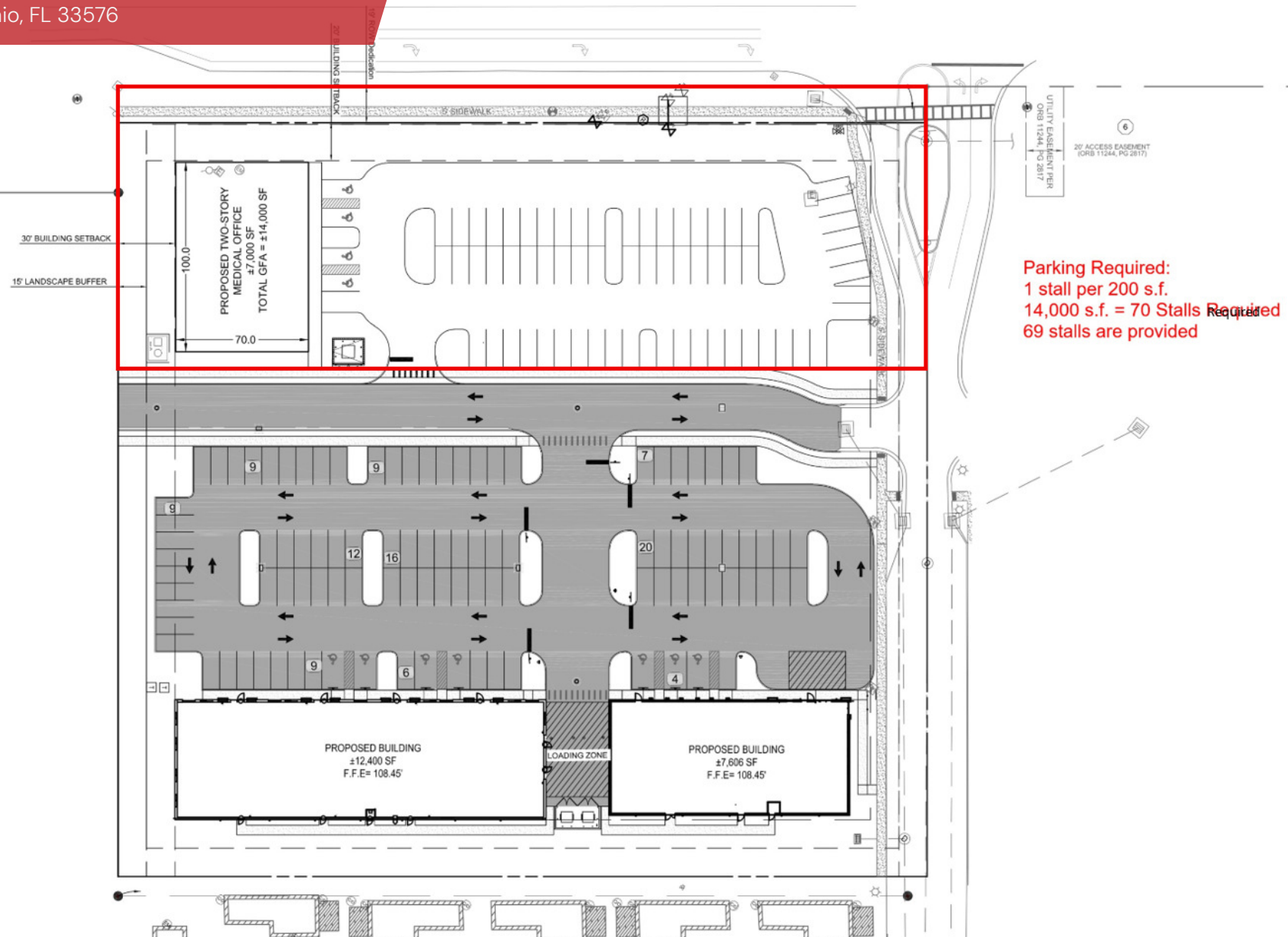
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Conceptual Plan 2 Story 7,000sq per Floor

CR-52, San Antonio, FL 33576



Parking Required:
1 stall per 200 s.f.
14,000 s.f. = 70 Stalls Required
69 stalls are provided

Proposed 2 Story Medical Office 7,000 SF/FL Total 14,000 SF

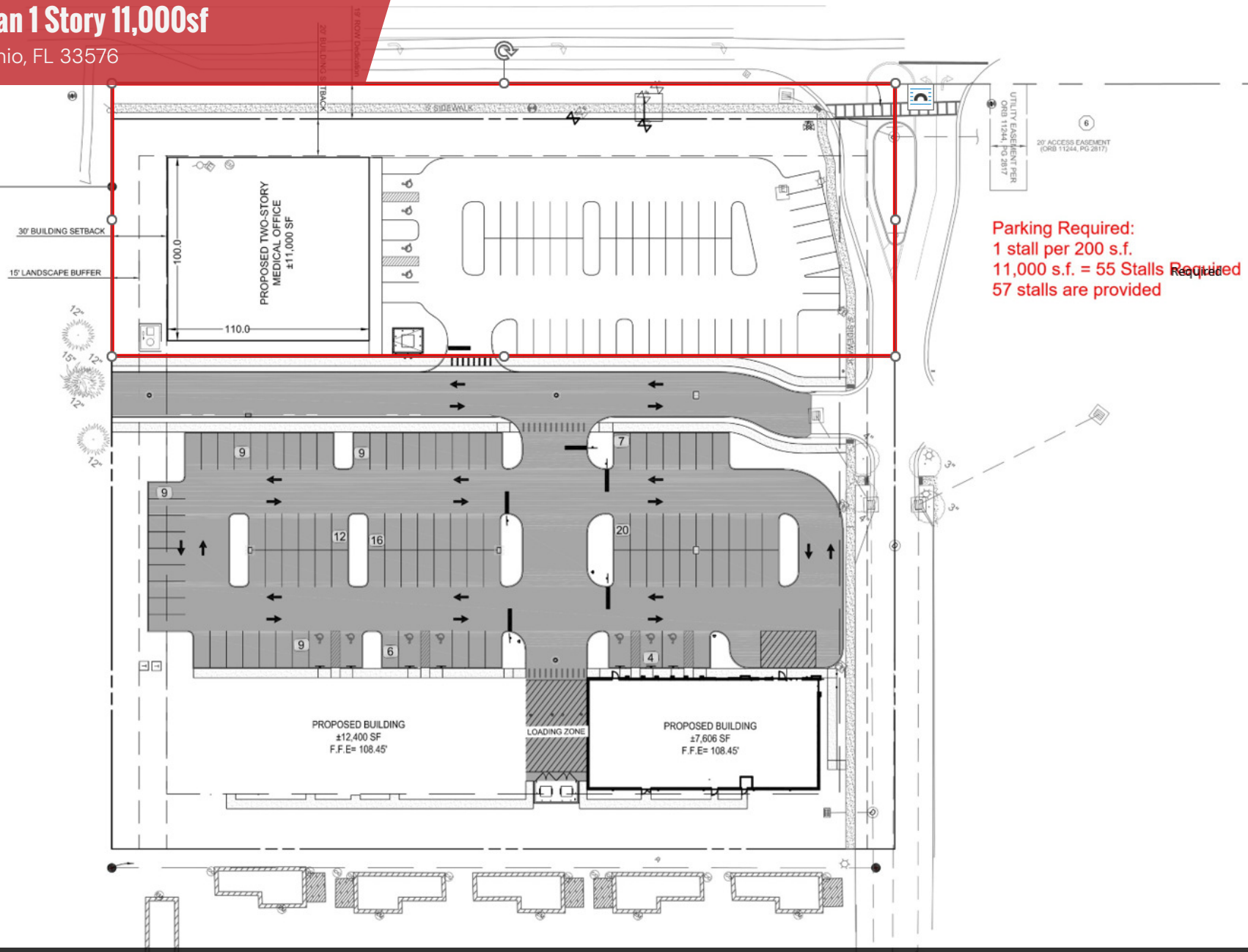
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Conceptual Plan 1 Story 11,000sf

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Parking Required:
1 stall per 200 s.f.
11,000 s.f. = 55 Stalls Required
57 stalls are provided

Proposed 1 Story Medical Office Total 11,000 SF

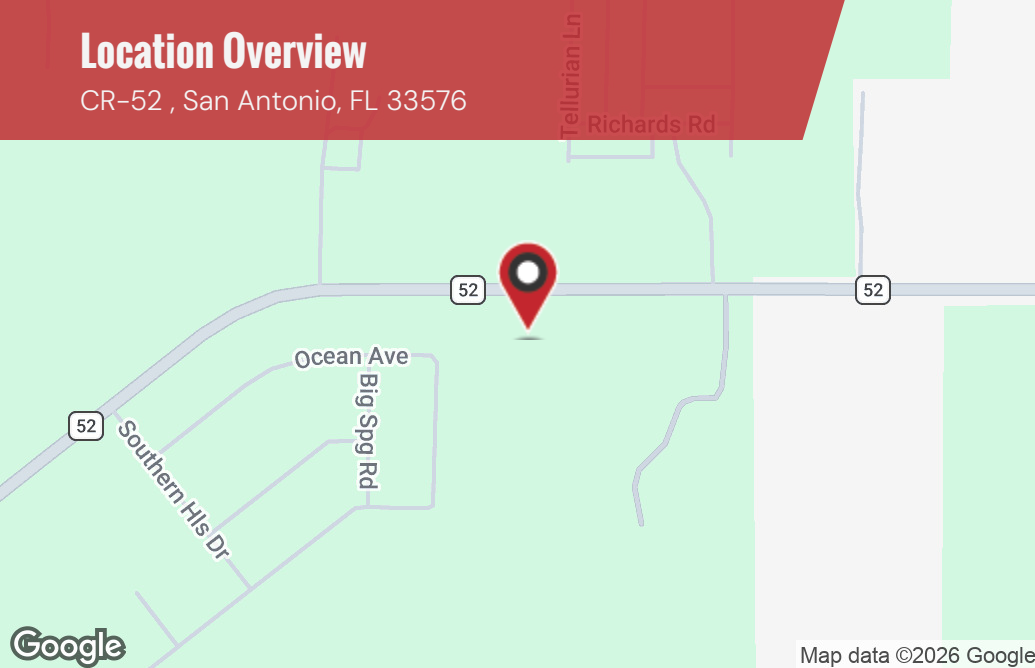
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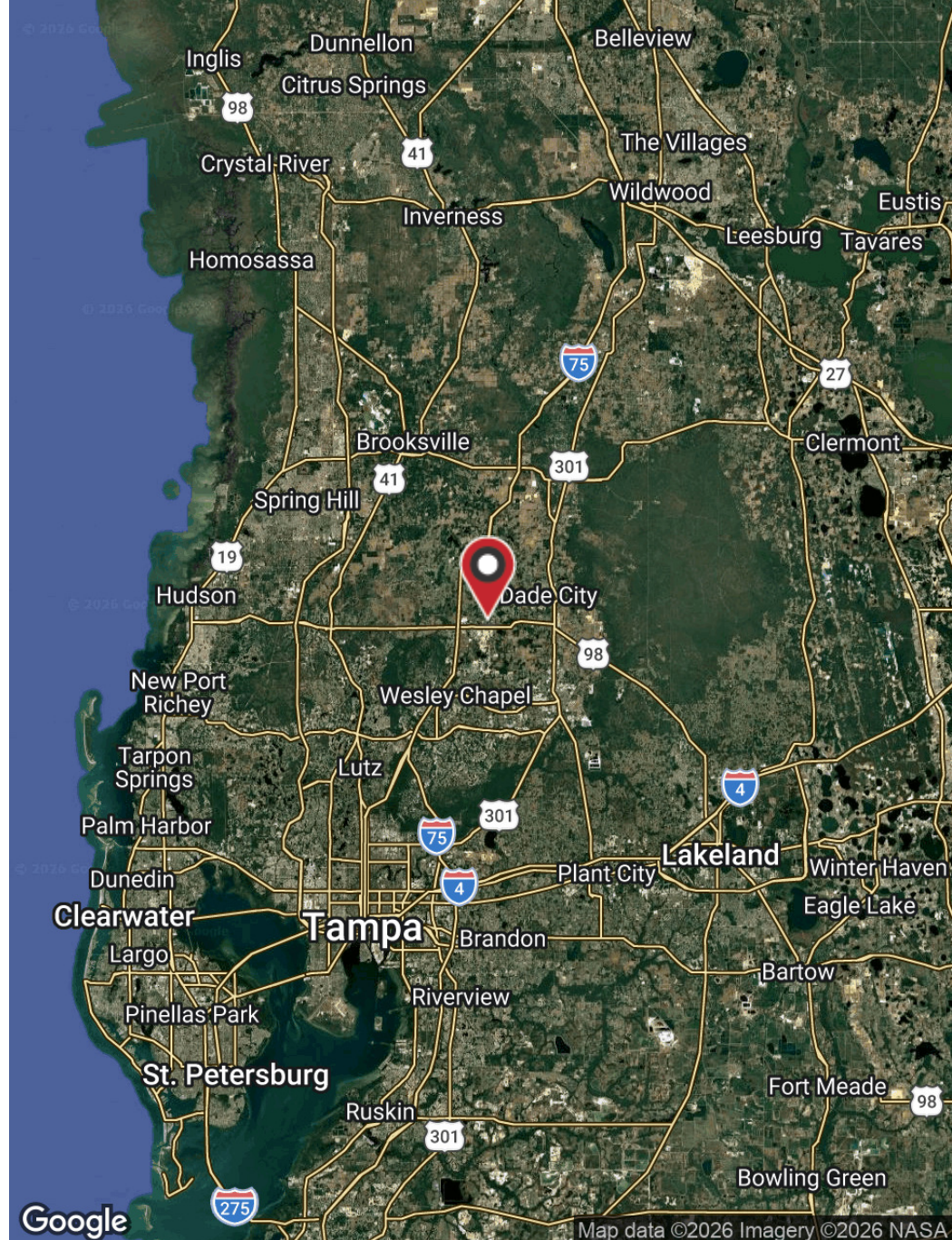
Location Overview

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LOCATION OVERVIEW

This project directly serves the rapidly expanding Mirada and Epperson lagoon master-planned communities, which together have delivered thousands of new homes and are drawing a steady influx of young families, professionals, and retirees. This population growth is being reinforced by substantial public and private investment in nearby manufacturing, logistics, and healthcare facilities, with more than 10,000 new jobs projected within a five-mile radius. As a result, the surrounding trade area is experiencing rising household incomes, strong in-migration, and increasing demand for convenient, neighborhood-serving retail. What was once a largely rural area is now transforming into a dense residential and commercial hub, attracting national retailers, dining concepts, and essential service providers seeking to capture the area's expanding consumer base.



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DEVELOPMENTS

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PASCO COUNTY

Over the past decade, Pasco County has transformed from a largely bedroom community on the fringe of the Tampa Bay region into one of Florida's fastest-growing economic markets, driven by robust population inflow, expanding industries, and strategic development. Pasco's population has surged from roughly 495,000 in 2015 to an estimated ~680,000 today, representing growth of nearly 40% over the last ten years, fueled by in-migration attracted to the county's lower taxes, quality of life, and metropolitan access. This demographic expansion has supported a thriving housing market, significant new residential construction, and rising household incomes, while local leaders and the Pasco Economic Development Council have actively pursued commercial and industrial investment, including international firms and advanced sectors such as life sciences and medical technology.

A FEW NOTABLE INCENTIVES INCLUDE:

- Penny for Pasco
- Job Creation Incentive (JCI) Grant
- Transportation Mobility Impact Fee Waivers
- Expedited Permitting and Processing
- Clean Energy Initiatives

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Double Branch

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Artists rendering of Double Branch

DOUBLE BRANCH DEVELOPMENT

Double Branch is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there.

Double Branch Development Inc. has begun its first phase, which includes 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development.

When the overall project, previously known as the Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 5.5 M SF of industrial space, 1 M SF of office space, 500,000 SF of retail, 3,500 housing units and 300 hotel beds.



Double Branch development at Interstate 75 and State Road 52

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1.56 ACRES ON CR-52 - NET LAND

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