



Market at Mirada

Double Branch Development

AdventHealth

OFFERING MEMORANDUM

amazon
1.2 Million SF
Robotic Fulfillment Center

TARGET
Distribution Center
2,400 Jobs | 1.4M SF Facility



ExtraSpace Storage

**Leo @ Cypress Creek
315 Apartments**

**32047 State
Road 52**

9.11 ACRES

San Antonio, FL 33576

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



Property Summary



PROPERTY DESCRIPTION

Site is located in San Antonio, Florida in the highly sought after Eastern Pasco County area, home of the up-and-coming Connected City Development, an area designated for economic growth and development. Land is just steps away from the 15 Acre Crystal Lagoon community of Mirada which will bring more than 10,000 new homes. The area is experiencing unprecedented growth and this is expected to be a major intersection. Thousands of single family homes, townhomes and apartments about to break ground in the vicinity.

PROPERTY HIGHLIGHTS

- 1/4 Mile from I-75; Central location to Tampa, Orlando, Lakeland, Dade City and Zephyrhills excellent connections to US 98, US 301, I-4 and I-275.
- Near the New \$2.41B Double Branch Mixed-Use Development Under Construction – 1,000 Acres
- Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Fulfillment Center.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	9.11 Acres
Tax ID:	02-25-20-0000-05500-0011
Jurisdiction:	City of San Antonio

MAJOR RETAILERS IN IMMEDIATE AREA

Publix

Heartland Dental

Auto Zone

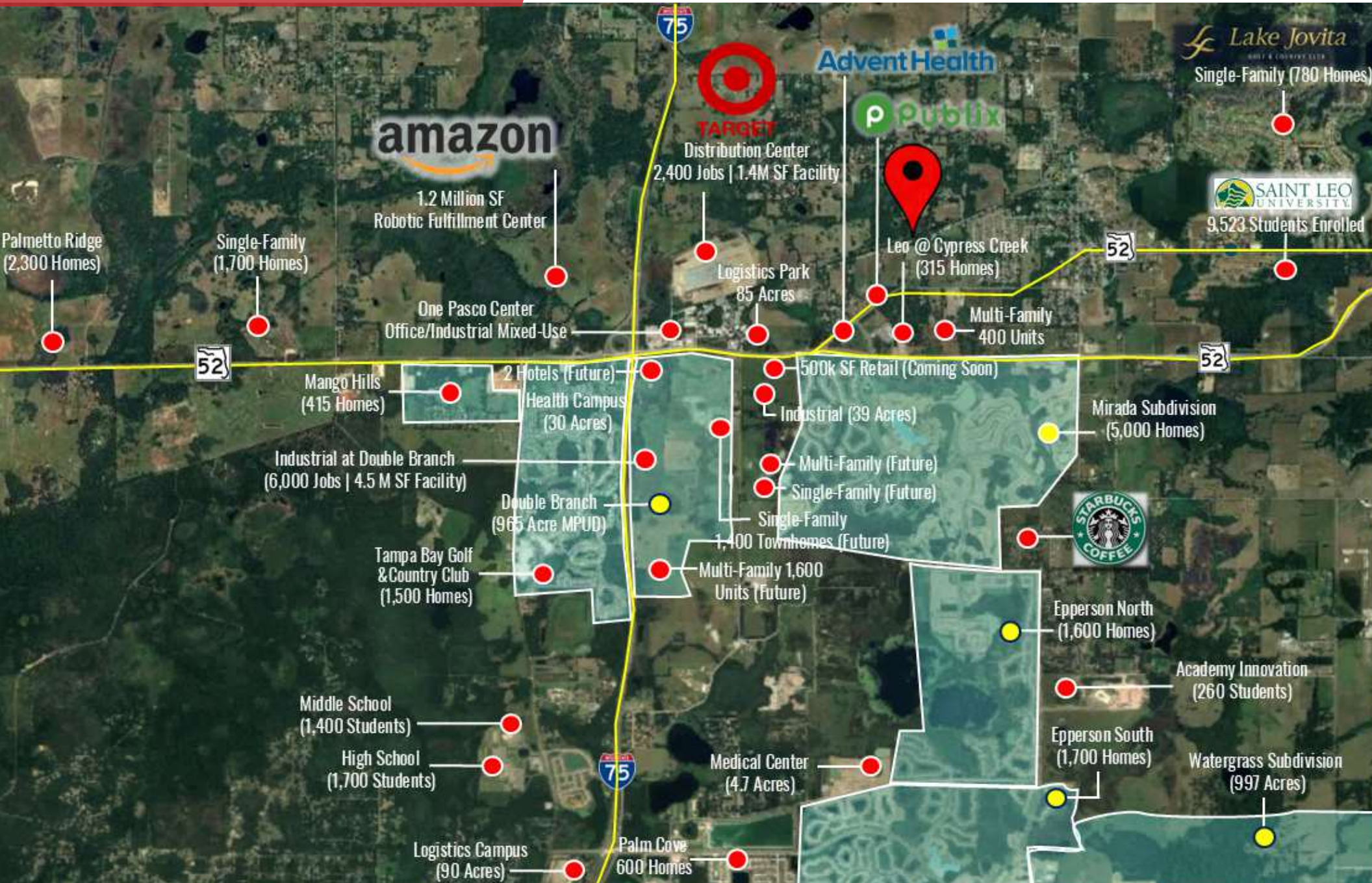
7-Eleven

Great Clips

Flying J

Dunkin Donuts

Development Map



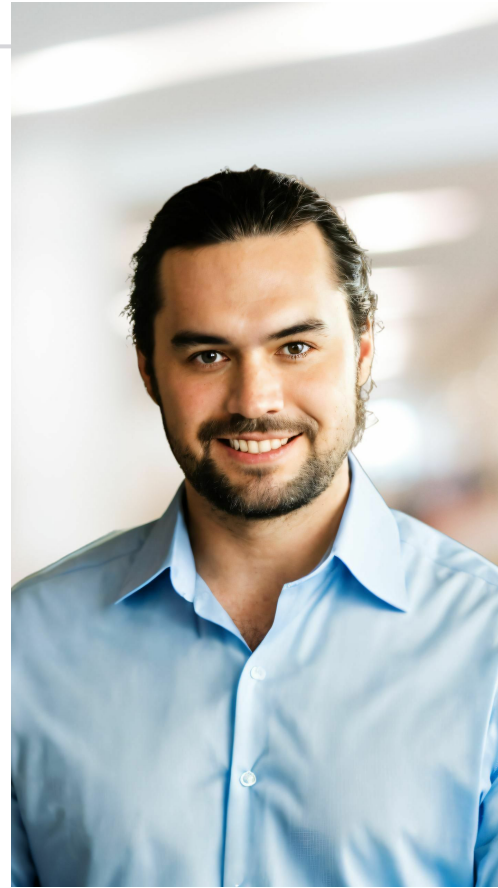
Meet the Team



BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com



CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com