



**State Road 52/ Clinton Ave**  
**36536 Clinton Ave**  
**Dade City, Florida**

**9.36 Acre Parcel FOR SALE**







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## PROPERTY DESCRIPTION

Welcome to your dream investment opportunity! Nestled on the bustling new SR 52/Clinton Ave in the heart of Dade City, this expansive 9.34-acre property offers an unparalleled canvas for your vision. With an impressive 650 feet of frontage directly on SR 52, and just minutes away from the convenient access points of I-75 and US Hwy 301, this location is destined for success.

**Prime Frontage on SR 52:** With 650 feet of frontage directly on the new SR 52/Clinton Ave, your venture will enjoy maximum visibility and exposure. This high-traffic location ensures that your business or development will be easily accessible to the steady flow of commuters and travelers passing by daily.

**Strategic Access Points:** Located just minutes from I-75 and US Hwy 301, this property offers unparalleled connectivity. Whether your focus is on regional business, residential expansion, or a combination of both, the ease of access ensures that your project will thrive.

**Investment Opportunity:** Dade City's growth is undeniable, and this property positions you perfectly to capitalize on the area's rising real estate market. Secure your stake in the future of this thriving community.

**Natural Beauty & Serenity:** Beyond its strategic location, this property boasts natural beauty and serenity. Imagine creating a picturesque development that seamlessly blends with the surrounding landscape, providing residents and visitors alike with a tranquil retreat.

**Potential:** Endless possibilities for commercial, residential, or mixed-use development. Don't miss this rare opportunity to secure a substantial piece of Dade City's future. Whether you're an investor, developer, or visionary entrepreneur, this property is your gateway to success. Act now and make your mark on the thriving landscape of Dade City!

## Details:

**Price:** \$2,500,000

**Land:** 9.34 Acres

**Zoning:** AR (FLU Res-6)

**Access:** Direct

**Utilities:** Water Connected

**Frontage:** 650' on SR 52/ Clinton Ave

**Parcel ID:** 09-25-21-0440-00300-0030

**Flood Zone:** X





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*Lake Jovita*  
GOLF & COUNTRY CLUB  
870 Homes



Future Homes



Curley Road



Future Homes



Future Homes



450  
Future Homes  
& Townhomes

Future Homes  
& Townhomes



Future Homes

Handcart Road

Future Homes



**Additional Photos**





# DEMOGRAPHIC SUMMARY

36536 Clinton Ave, Dade City, Florida, 33525

Drive time of 15 minutes

## KEY FACTS

78,692

Population



31,655

Households

48.7

Median Age

\$45,681

Median Disposable Income

## EDUCATION

11.5%

No High School Diploma



35.0%

High School Graduate



31.3%

Some College/  
Associate's Degree



22.1%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$53,197

Median Household Income



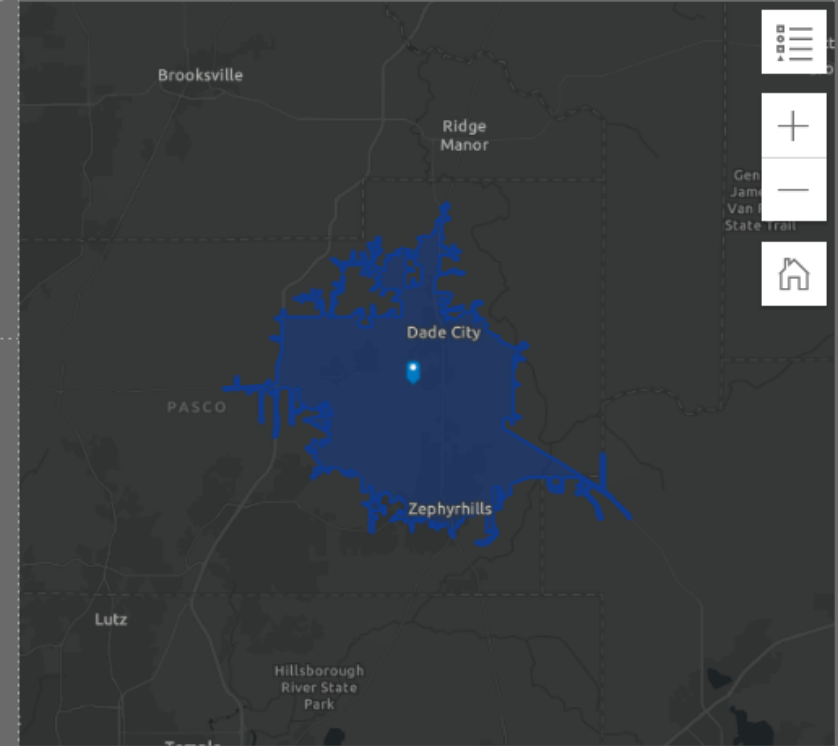
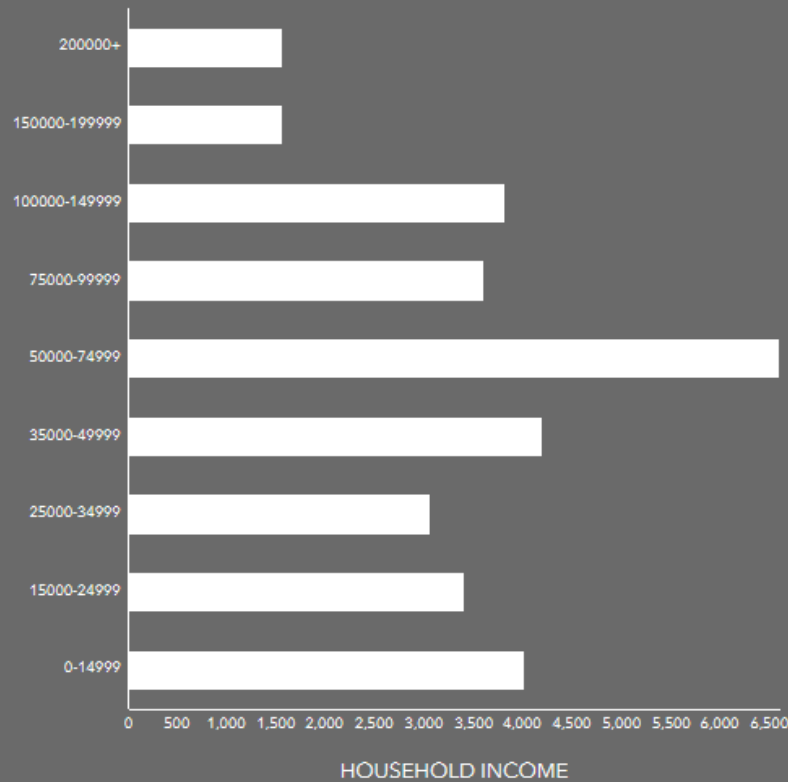
\$31,120

Per Capita Income



\$159,988

Median Net Worth



## EMPLOYMENT

61.6%

White Collar

22.9%

Blue Collar

19.4%

Services

4.6%

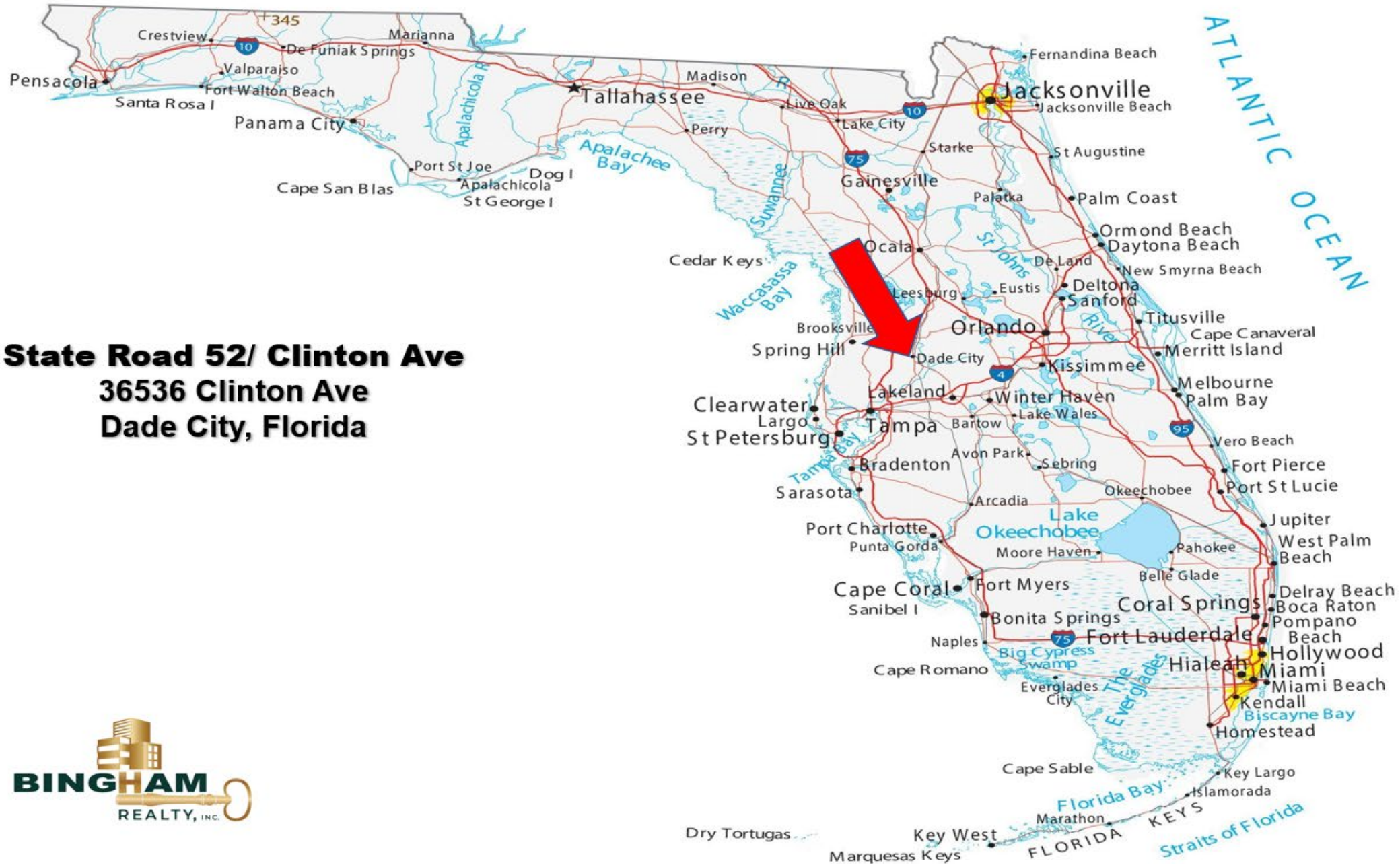
Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

**BINGHAM REALTY, INC. 813-788-2759**

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**will@binghamrealtyinc.com**



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## Meet Will Bingham: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

**Professional Expertise:** For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

**Client-Centric Approach:** At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

**Leadership and Vision:** In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

**A Rich Career Journey:** Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry. With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.