

4.89 Acres

36845 Clinton Avenue, Dade City, FL 33525



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PROPERTY DESCRIPTION

Fronting on a major thoroughfare, Clinton Ave, this property boasts approximately 438' of frontage, with visibility in a high-traffic area with estimated daily count of 10500.

Zoned R-1MH Single-Family/Mobile Home District allowing for single-family detached dwellings and single-family mobile homes on individual lots

Special exception uses allow for:

- Duplexes
- Day-care centers
- Churches
- Professional services such as medical, dental, legal and engineering

PROPERTY HIGHLIGHTS

- Numerous neighboring properties are currently being rezoned and have already been rezoned to higher density uses including multifamily and commercial
- One mile away from Clinton Ave and US HWY 301 intersection
- FLU Zoning RES-6

OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	4.89 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	983	6,779	14,920
Total Population	2,507	17,746	40,240
Average HH Income	\$83,160	\$84,405	\$91,782

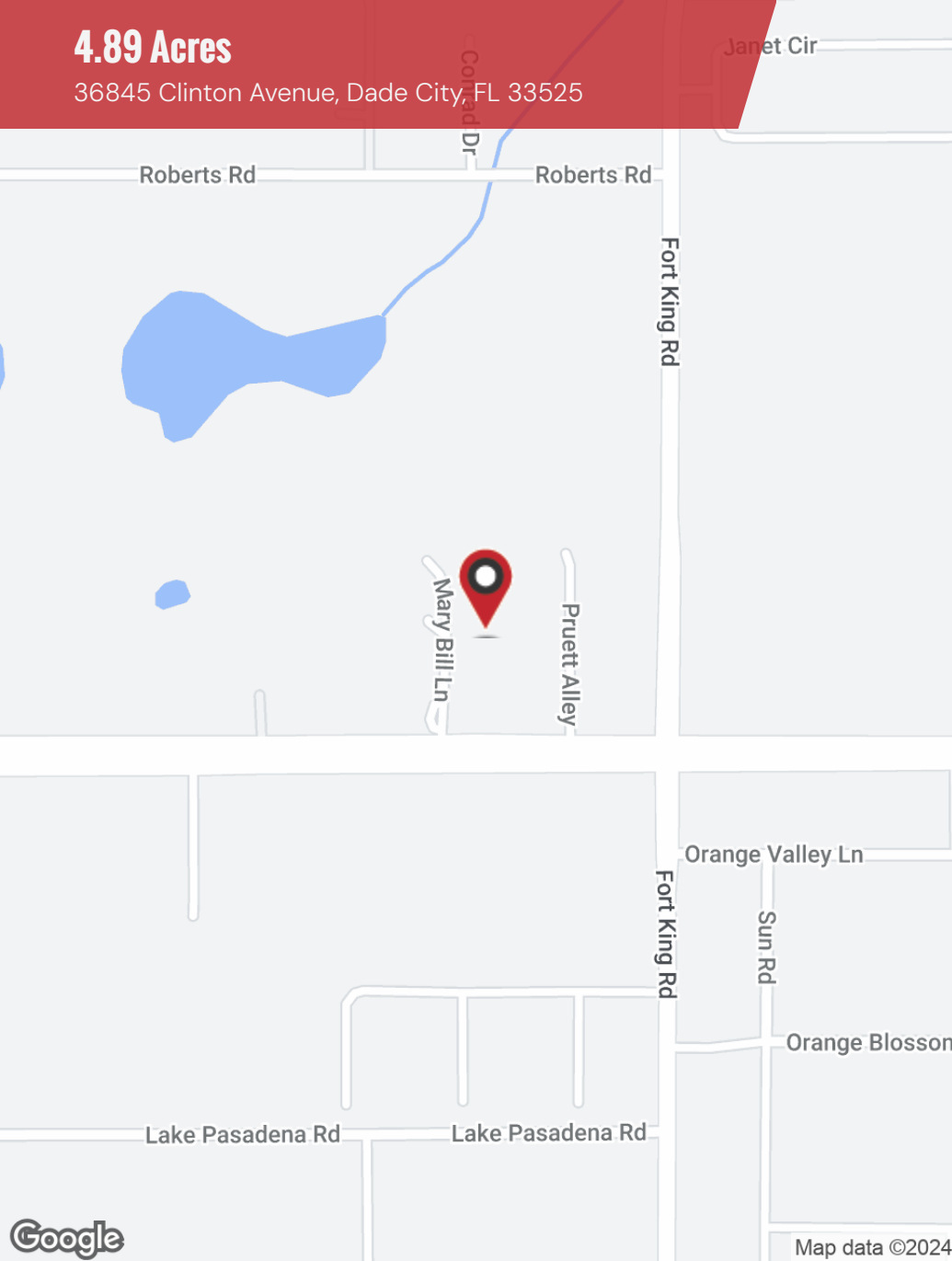
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PASCO MEDICAL CENTER
PLAZA CONDO



GREEN VALLEY



Fort King Rd

HICKORY HILL ACRES

DADE CITY HEIGHTS



AIRE ESTATES RESIDENTIAL COOPERATIVE

FORT KING ESTATES

PASADENA



WANGWOOD ESTATES

CLINTON AVENUE HEIGHTS



SUNSET HILLS

County Rd 52 Alt



52

98

County Rd 52 Alt

LEAHS ACRES

ORANGE VALLEY



Google

GRANDVIEW

98

SOUTH CLINTON

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DADE CITY

Located in the rolling hills of eastern Pasco County, Dade City typifies what many people think of as "old" or "historic" Florida by virtue of its physical features, its pioneer heritage, and the spirit of its residents. Established in 1889, Dade City is the county seat of Pasco County, and also serves as a commercial center for an area encompassing more than 71,000 residents. Dade City is naturally what many master-planned communities strive to re-create. From its historic downtown core to its vibrant business community, Dade City offers what you'd expect to find in municipalities three times its size. From state-of-the-art health care facilities to award winning golf and country club communities to turn-of-the-century homes, Dade City is a unique blend of old and new, of the trendy and timeless, of the nostalgic and the next big thing.

LIFE IN DADE CITY

Two excellent educational institutions, St. Leo University and Pasco-Hernando State College, are located in the Greater Dade City area, as is the Dade City Heritage Museum, Pioneer Florida Museum, the Dade City Symphony, and other arts and cultural nonprofits. Additionally, Dade City plays host each year to a large number of popular annual events, including the Kumquat Festival, Florida's Bug Jam, Red Bull's Day in the Dirt Down South, PCRA Sanctioned Rodeos, Church Street Christmas and the Christmas Stroll.



ECONOMY

Dade City's local economy has historically been tied to agriculture, centered primarily on citrus and cattle production. Over time, employment has shifted more to service, government and retail jobs, many of which are clustered around Dade City's central core. Dade City is home to one of only two Smart Start business incubators in Pasco County, and one of the largest office and industrial complexes in East Pasco, the 290+-acre Dade City Business Center. A wide variety of industries are represented in Dade City, from agriculture to manufacturing, health care to construction.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,507	17,746	40,240
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	983	6,779	14,920
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$83,160	\$84,405	\$91,782
Average House Value	\$320,664	\$293,486	\$326,879

Demographics data derived from AlphaMap



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