

RETAIL PROPERTY FOR SALE

**9,448 SF
Office Bldg.
4.92 AC**

31722 SR 52

San Antonio, FL 33576

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

31722 SR 52

San Antonio, FL 33576



PROPERTY DESCRIPTION

Prime commercial opportunity along the rapidly growing SR 52 corridor in San Antonio, Florida. Situated on 4.92± acres with C-2 zoning, the property features a 9,448± SF two-story office building with concrete and steel construction, multiple office areas, and a large second-floor meeting/conference space.

The property is positioned in one of Pasco County's most active growth corridors, with 30,000+ existing and planned homes in the immediate trade area, including 6,700 homes in Mirada. Nearby Double Branch and Abbey Crossings are bringing millions of square feet of industrial, office, retail, healthcare and mixed-use development to the area.

With approximately 35,000 vehicles per day on SR 52, convenient access to I-75, strong demographics and continued residential and commercial expansion, this property offers excellent potential for an owner/user, professional or medical office, investment, or future redevelopment.

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	4.92 Acres
Building Size:	9,448 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	296	3,093	9,764
Total Population	804	9,188	29,501
Average HH Income	\$103,666	\$121,992	\$127,630

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PROPERTY HIGHLIGHTS



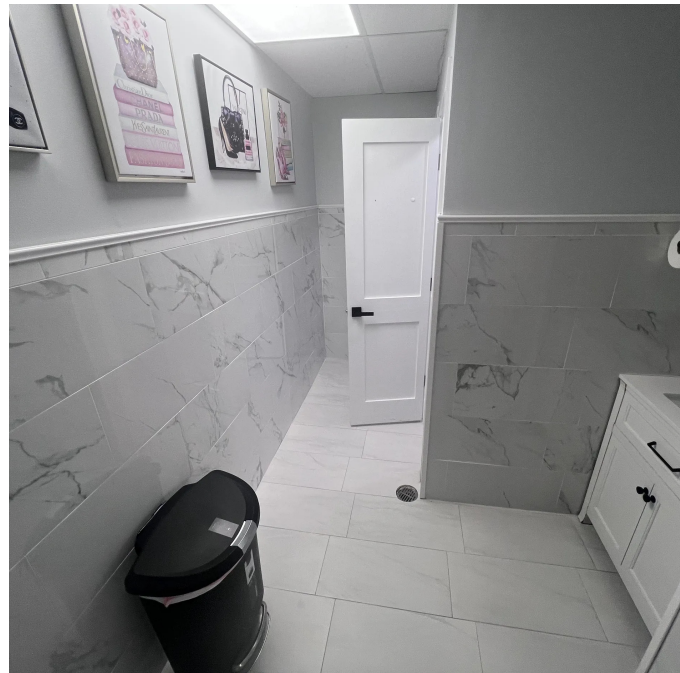
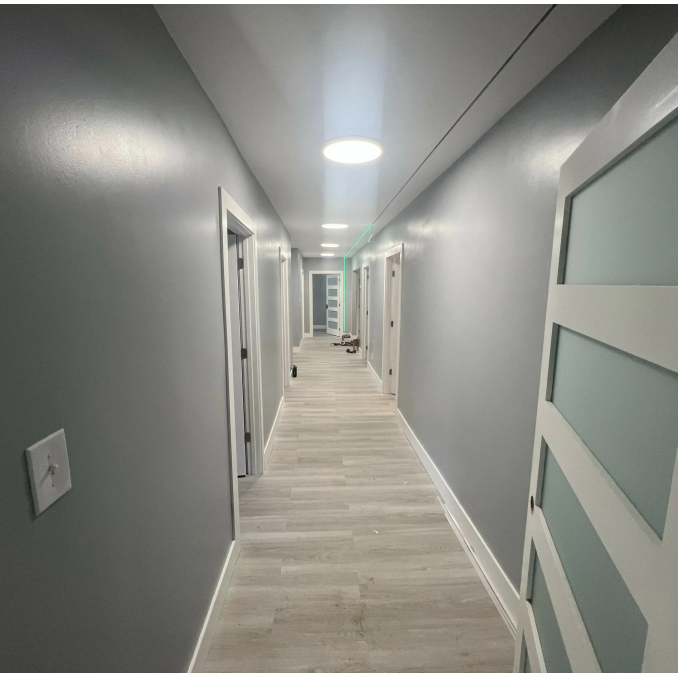
- 4.92± acres with frontage along State Road 52
- 9,448± SF two-story office/commercial building
- C-2 zoning allowing for a variety of commercial uses
- Concrete and steel construction with all-steel exterior, roof and interior studs
- Large second-floor meeting/conference or event space
- Approximately 35,000 vehicles per day on SR 52
- 30,000+ existing and planned homes in the immediate trade area
- Near Mirada, featuring approximately 6,700 homes and the nearly 15-acre Mirada Lagoon
- Minutes from Double Branch, a 965-acre mixed-use development bringing significant residential, retail, office, healthcare and industrial growth
- Strong demographics with \$136,274 average household income within 3 miles
- Convenient access to I-75 and the greater Tampa Bay market

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INTERIOR IMAGES

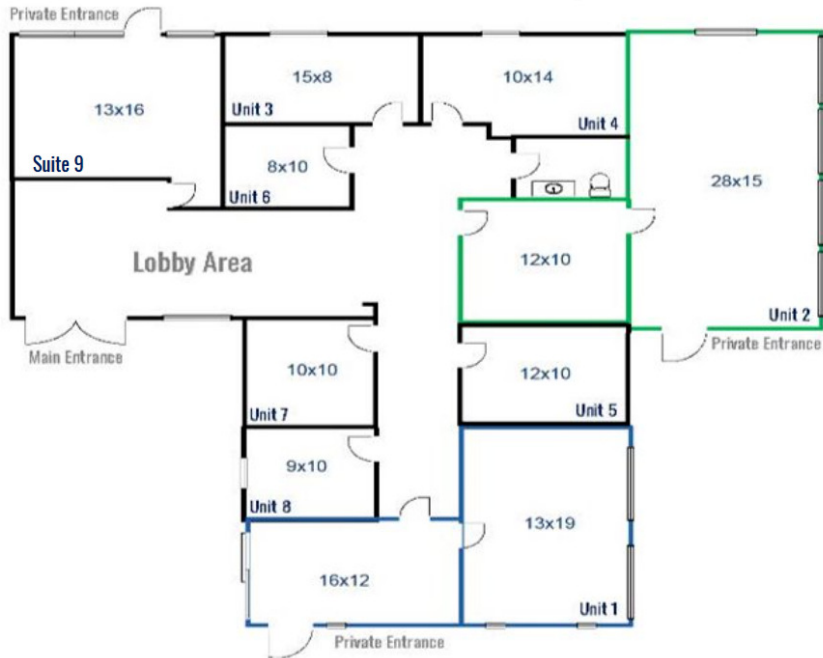


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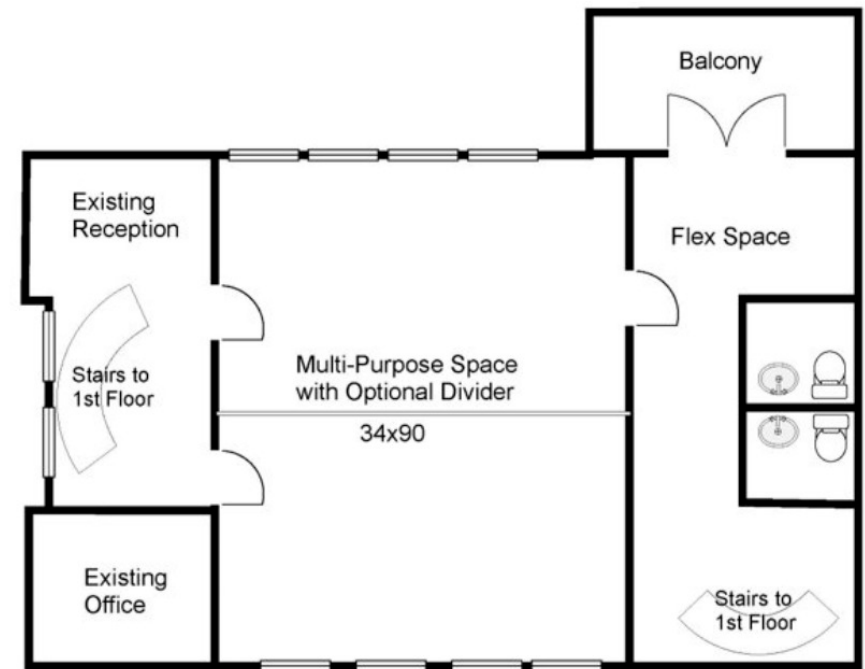


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Office Suites 1st Floor Space

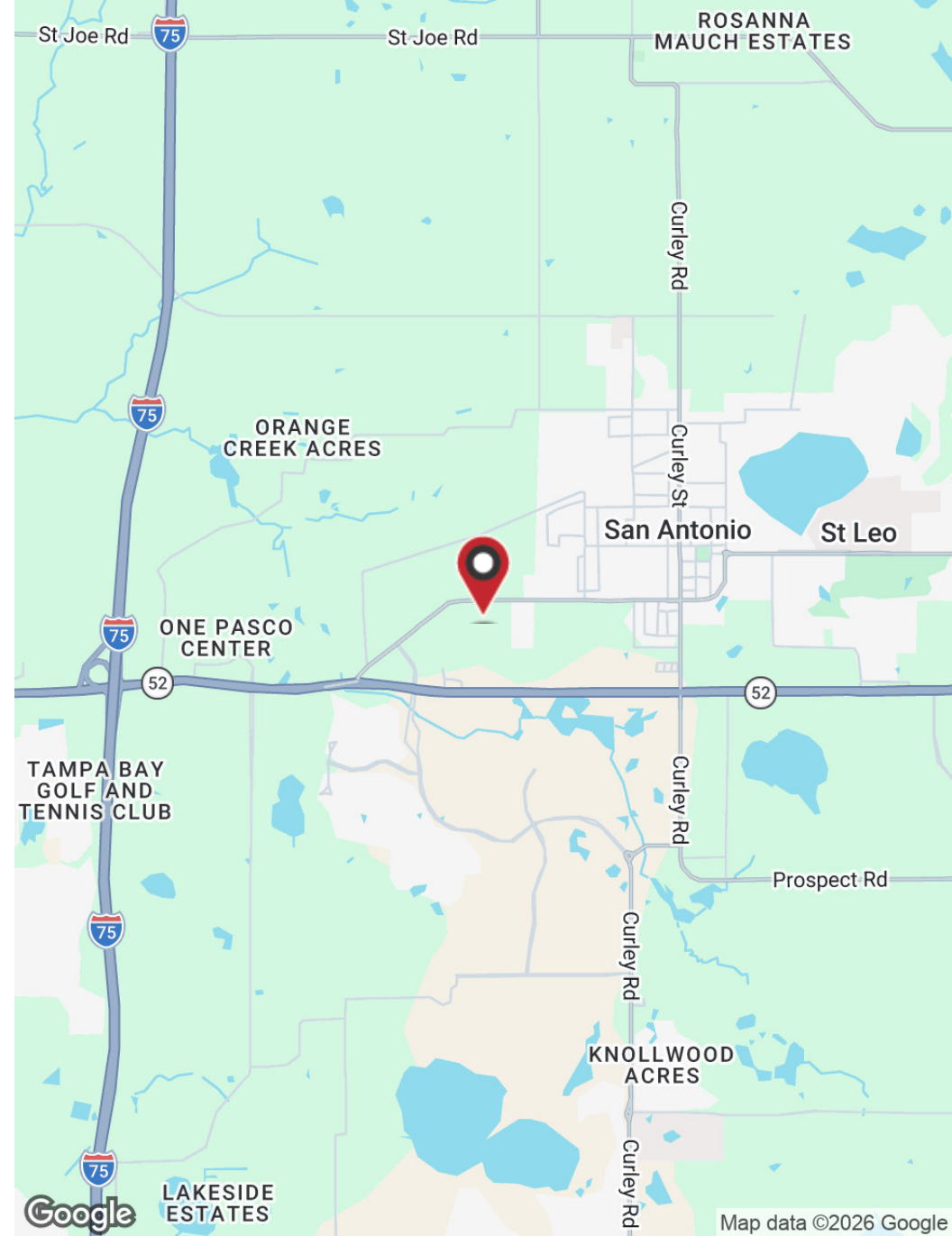
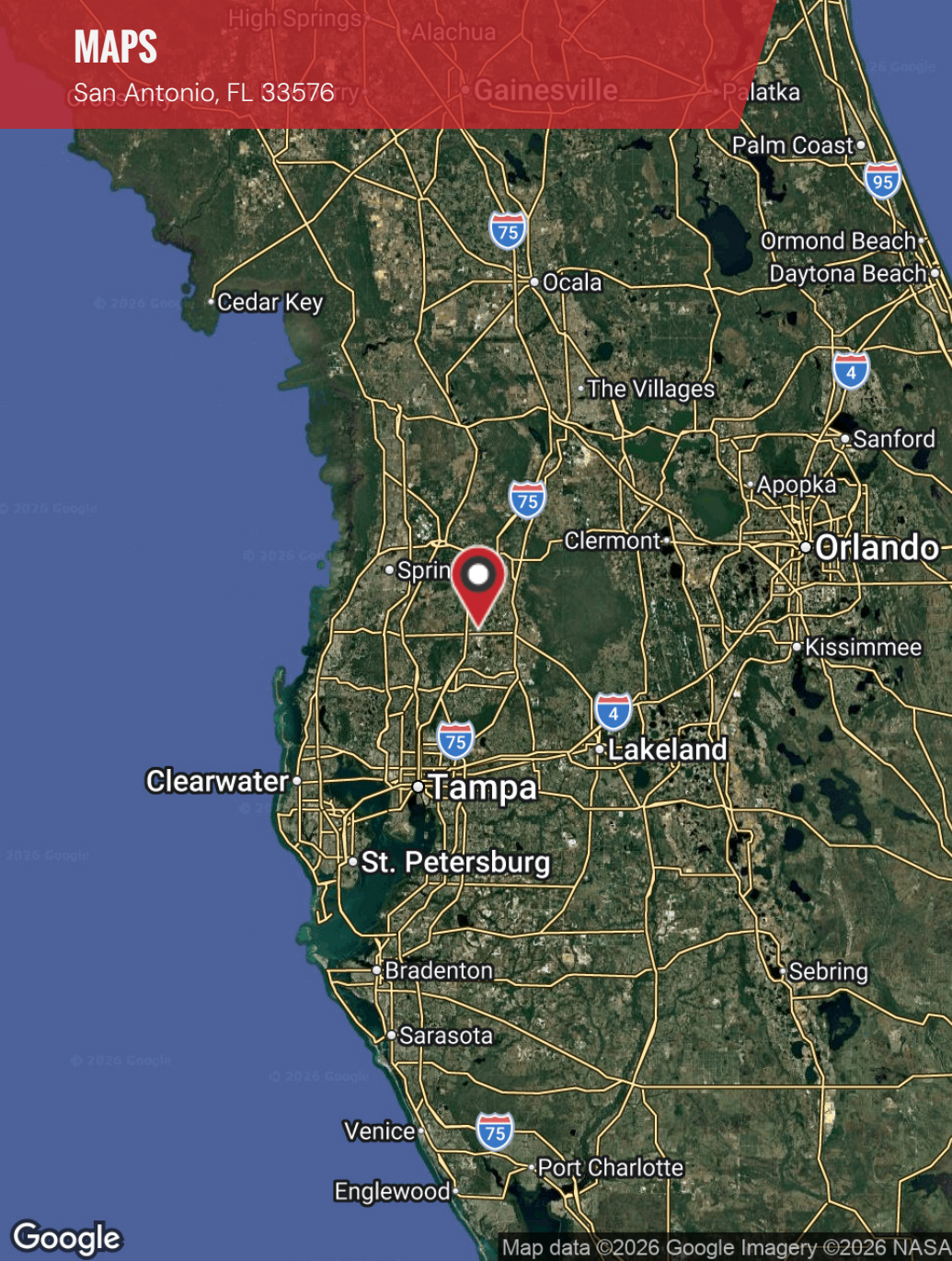


Additional 2nd Floor Space



MAPS

San Antonio, FL 33576



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AREA OVERVIEW

SAN ANTONIO, FLORIDA

GROWTH
OPPORTUNITY
CONNECTION

 POPULATION	3 MILES	5 MILES	10 MILES
2026 Estimated Population	17,158	46,074	222,155
2031 Projected Population	20,932	52,803	249,943
2026 Median Age	50.8	41.8	42.5
 HOUSEHOLDS & GROWTH	3 MILES	5 MILES	10 MILES
2026 Estimated Households	6,613	16,361	83,658
2031 Projected Households	8,072	18,975	94,437
 INCOME	3 MILES	5 MILES	10 MILES
2026 Estimated Average Household Income	\$136,274	\$146,985	\$121,790
2026 Estimated Median Household Income	\$103,790	\$118,828	\$97,259
 BUSINESSES & EMPLOYEES	3 MILES	5 MILES	10 MILES
2026 Estimated Total Businesses	254	559	4,949
2026 Estimated Total Employees	2,852	5,219	47,128

SAN ANTONIO, FLORIDA

San Antonio, or unofficially “San Ann” or “San An” as the locals call it, is a city in Pasco County, Florida, United States. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area, much more commonly known as the Tampa Bay Area. San Antonio is best known for its history, education, and stunning natural beauty.

The economy of San Antonio is shaped by agriculture, healthcare, education, and small local businesses. Historically known for its citrus groves and farming activities, agriculture continues to play a role in the area’s economic base. The presence of Saint Leo University just north of the city also contributes to the local economy by providing jobs and supporting nearby businesses. There are many local businesses in San Antonio that offer unique services or products. Examples include the Blackwater Bicycle Company, Nature Types Plant Nursery and Unique Brews Coffee House. These locally owned companies add charm and character to the community while providing locals with quality goods and services. San Antonio’s small-town charm combined with the benefits of easy access to major urban centers make it an ideal choice for those with families, or those commuting to a larger city close by.

Popular nearby destinations include Mirada Lagoon, a large man-made lagoon with beaches and water activities, and the Pioneer Florida Museum & Village, which showcases the region’s pioneer history through historic buildings and exhibits. The city is surrounded by incredible landscapes and public parks, offering ample opportunities for hiking, cycling, and outdoor sports. Lake Jovita, a centerpiece of the community, provides a great place for fishing, boating, and picnics. The local golf courses and sports facilities cater to active lifestyles, while annual community events like festivals and markets foster camaraderie amongst those who attend.



MIRADA LAGOON
SAN ANTONIO, FL

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SURROUNDING DEVELOPMENT ACTIVITY

#	Development	Units	Status
1	Tampa Bay Golf & Country Club	1,500	Existing
2	Abbey Crossings	900 MF	Future
3	Mirada	6,700	Existing
4	Epperson	3,000+	Existing
5	Watergrass	5,200	Existing
6	Wildcat Bailes	1,275 MF	Future
7	Palm Cove/Bridgewater	955	Existing
8	Williams Acres	226	Existing
9	Knollwood Acres	345	Existing
10	Hillcrest Preserve	1,200	Future
11	Colina Ranch Hill	322	Existing
12	Leo at Cypress Creek	350	UC
13	Ascend Mirada	390	Existing
14	Wildcat Bailes	1,275 MF	Future
15	Sentosa	288	Existing
16	Madison Wiregrass	288	Existing
17	Sanctuary Ridge	122	Existing
18	Park Meadows	269	Existing
19	Hines	2,300	Future
20	KB Homes	225	Future
21	Villas at Connected City	169	Future
22	Palmetto Ridge	2,500	Future



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DOUBLE BRANCH AT A GLANCE



965

ACRES OF
MASTER PLANNED
DEVELOPMENT



5.5M

SQUARE FEET
OF INDUSTRIAL



3,500

MULTIFAMILY AND
LIFESTYLE UNITS



500K

SQUARE FEET OF
DINING, RETAIL, AND
ENTERTAINMENT



250+

ACRES OF HEALTHCARE,
WELLNESS, AND
LIFE SCIENCES



1M

SQUARE FEET OF
OFFICE SPACES



2

REJUVENATING
HOTELS



200+

ACRES OF PARKS &
TRAILS

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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Direct: **813.973.0214** | Cell: **440.376.1006****PROFESSIONAL BACKGROUND**

Cody has been part of the Nye Commercial team for over 10 years after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on Land Development, income producing property dispositions, Industrial portfolios, acquisitions for many private and institutional clients and spearheads our Land division, leasing, and management division.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

MEMBERSHIPS

Member of the International Council of Shopping Centers (ICSC)

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