

**LAND FOR SALE**

# 4.45 Commercial Acres

27509 State Road 52  
San Antonio, FL 33576

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



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# 4.45 Commercial Acres

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## PROPERTY DESCRIPTION

Discover a prime investment opportunity with this well-located property in San Antonio, FL. Zoned C2, it provides the flexibility to accommodate various commercial and retail ventures, making it an ideal choice for savvy investors. With a coveted location in the thriving San Antonio area along State Road 52, this property benefits from high visibility and easy accessibility. Don't miss the chance to capitalize on this promising investment prospect that blends a strong foundation with lucrative potential.

Future Vision Roads planned to connect Bellamy Brothers and Ehren Cutoff in Pasco County Planning

## PROPERTY HIGHLIGHTS

- High Visibility Location at the NW corner of State Road 52 and Bellamy Brothers Blvd across from the new Amazon Robotics Facility
- Recent and ongoing Roadway improvements on SR52 including widening to the East and West
- Close access to Water, Sewer, and all utilities as well as proximity to Interstate 75.
- C2 Zoning
- Major Industrial Developments close by include : Hines/Kinfield - 3M Sq Ft. Double Branch - 5.5M sq Ft of Industrial, 500k Sq Ft Retail, 1M Sq Ft Office. Metro Mirada Lagoon. Palmetto Ridge 2,500 SFH. Hillcrest Preserve 2,000 Res Units. Johns Hopkins Hospital

## OFFERING SUMMARY

|                    |                  |
|--------------------|------------------|
| <b>Sale Price:</b> | Subject to Offer |
| <b>Lot Size:</b>   | 4.45 Acres       |

| DEMOGRAPHICS             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| <b>Total Households</b>  | 103       | 2,210     | 6,982     |
| <b>Total Population</b>  | 337       | 4,964     | 18,527    |
| <b>Average HH Income</b> | \$145,940 | \$143,087 | \$128,868 |

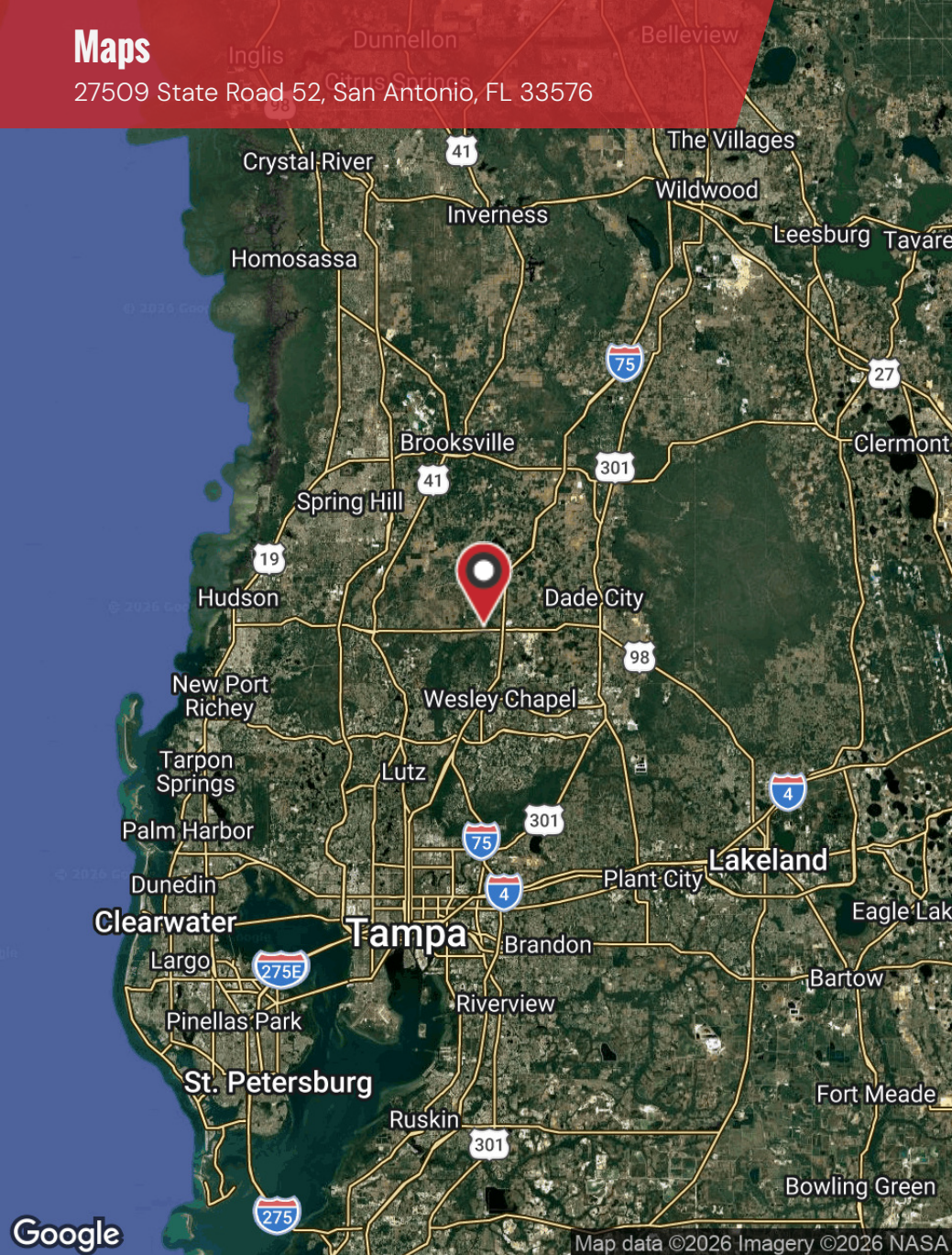
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# Maps

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## LOCATION OVERVIEW

Discover the charm of San Antonio, FL, a town with a rich history and a promising future. Surrounding our property, you'll find a close-knit community with easy access to nature and urban conveniences. Enjoy the serene beauty of nearby St. Leo Abbey or take a stroll along the breathtaking Saint Leo University campus. With a prime location along State Road 52, the area benefits from high visibility and accessibility, presenting an excellent opportunity for a Land/Office investment. Experience the perfect blend of small-town allure and modern potential in San Antonio, where opportunity meets tranquility.

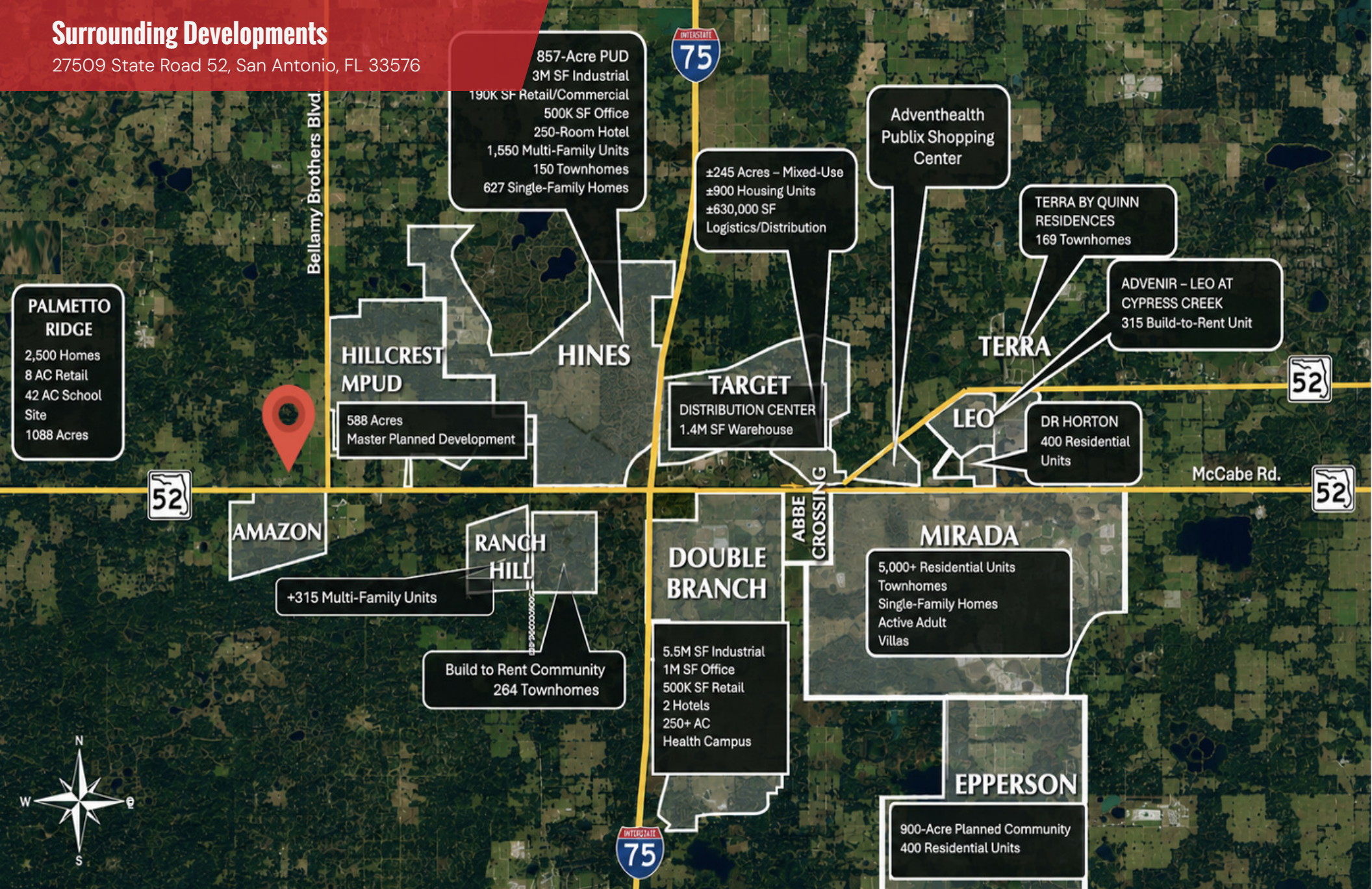
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# Surrounding Developments

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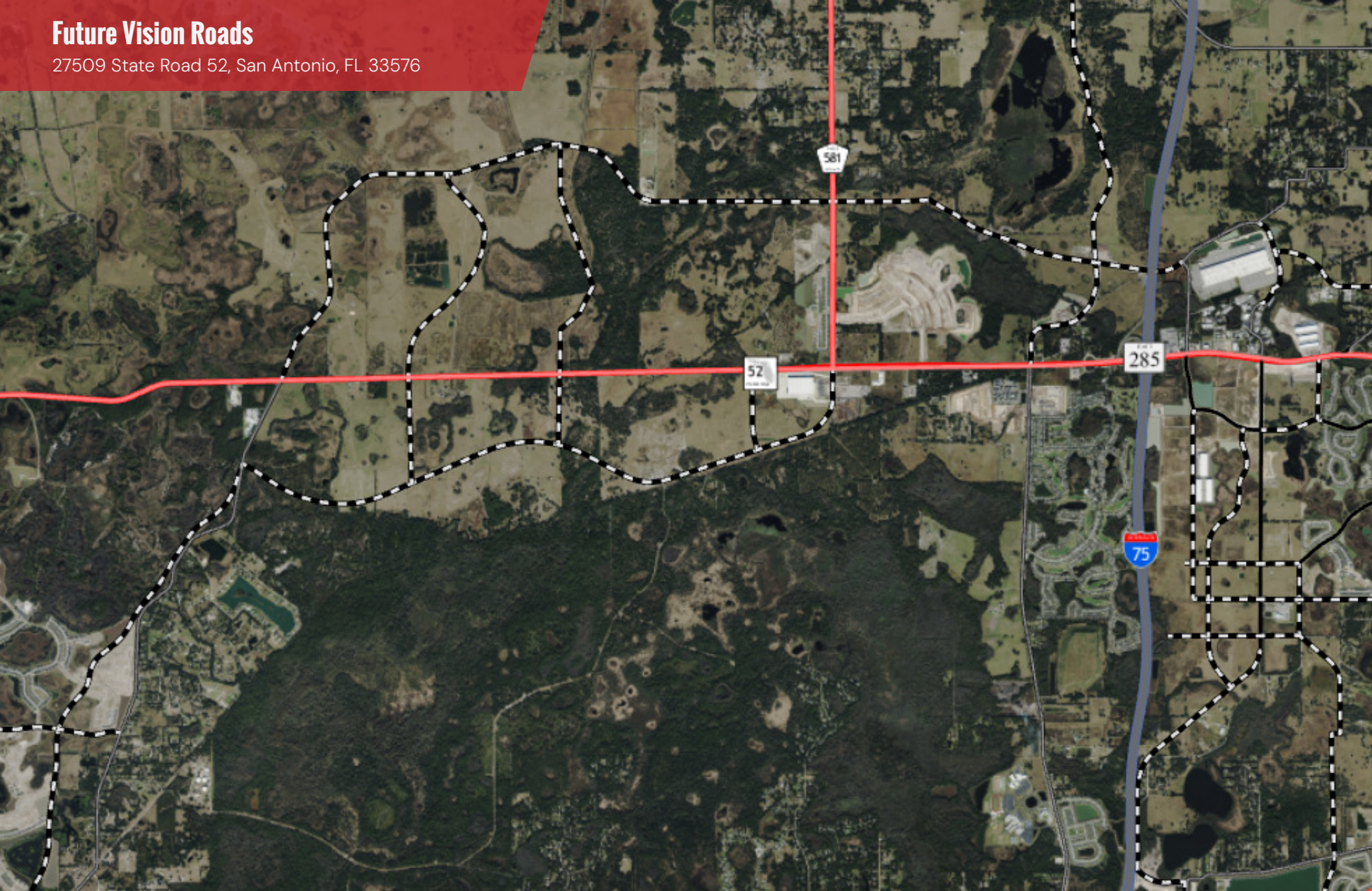
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# Future Vision Roads

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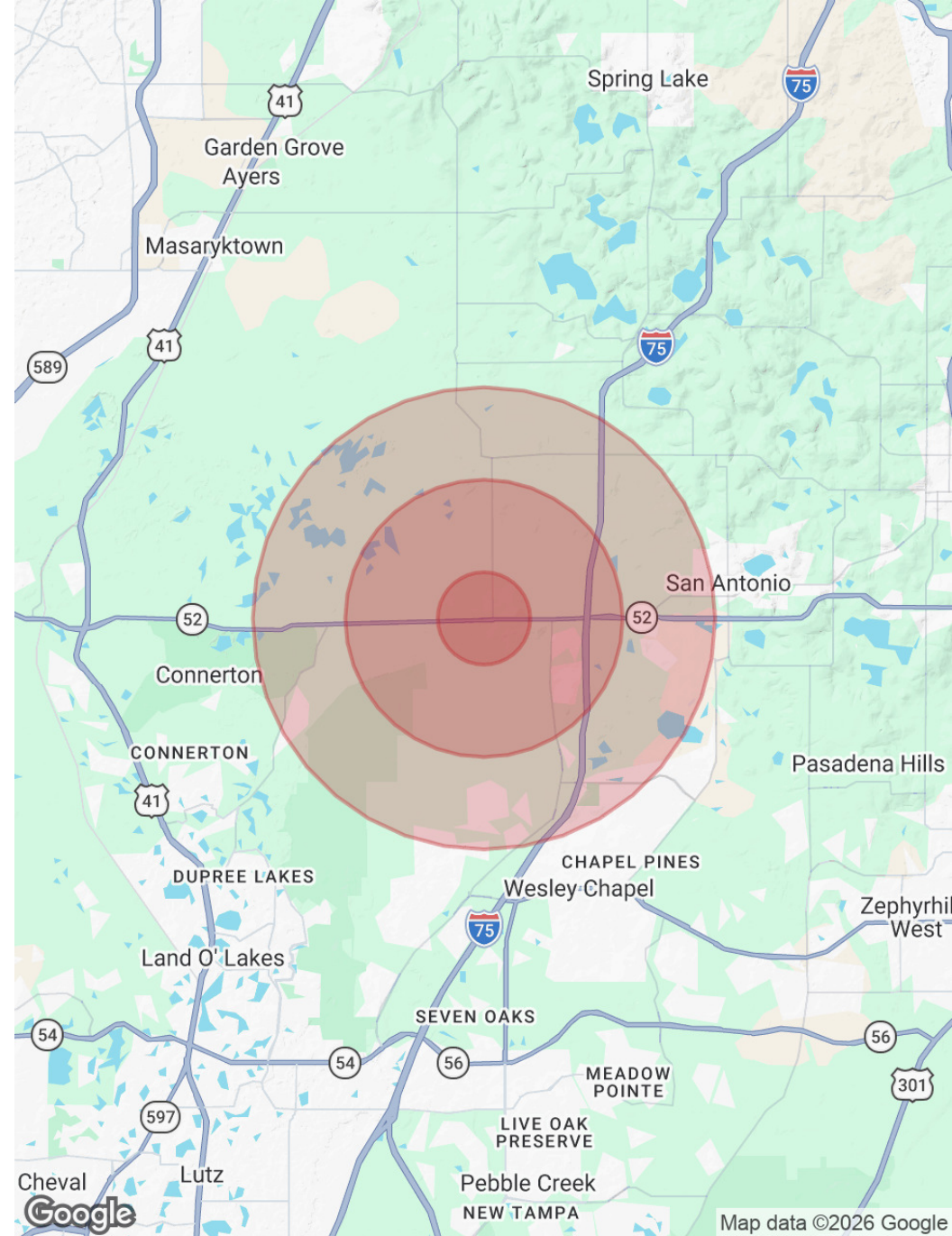
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# Demographics

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| POPULATION           | 1 MILE     | 3 MILES   | 5 MILES   |
|----------------------|------------|-----------|-----------|
| Total Population     | 337        | 4,964     | 18,527    |
| Average Age          | 41.1       | 56.4      | 44.9      |
| Average Age (Male)   | 41.3       | 57.5      | 44.7      |
| Average Age (Female) | 40.7       | 55.7      | 46.0      |
|                      |            |           |           |
| HOUSEHOLDS & INCOME  | 1 MILE     | 3 MILES   | 5 MILES   |
| Total Households     | 103        | 2,210     | 6,982     |
| # of Persons per HH  | 3.3        | 2.2       | 2.7       |
| Average HH Income    | \$145,940  | \$143,087 | \$128,868 |
| Average House Value  | \$486,683  | \$395,801 | \$393,296 |
|                      |            |           |           |
| TRAFFIC COUNTS       | 1 MILE     | 3 MILES   | 5 MILES   |
|                      | 25,500/day |           |           |

2023 American Community Survey (ACS)



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# Meet the Team

27509 State Road 52, San Antonio, FL 33576



## CODY BRIGHTWELL

Managing Director

cody@nyecommercial.com

Direct: **813.973.0214** | Cell: **440.376.1006**

### PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team 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 income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

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).

NYE Commercial Advisors  
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