

LAND FOR SALE

4.04 Acres

31725 County Rd 52
San Antonio, FL 33576

Retention Pond



16,100 VPD



- 1 0.85 Acres
- 2 0.85 Acres
- 3 0.90 Acres
- 4 1.44 Acres

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

4.04 Acres

31725 County Rd 52, San Antonio, FL 33576



PROPERTY DESCRIPTION

An exceptional opportunity located in one of the most desirable up-and-coming areas in **Pasco County**. Situated on 4 Acres MOL of **flat, buildable land**, this property is primed and **ready for development**. As the area continues to experience growth, with the addition of new subdivisions and roads, this location has emerged as the prime spot for potential development. Site is **zoned MPUD** with **C2 uses**. Conveniently located with easy access to I-75 and HWY 98 to Lakeland, this property offers excellent connectivity and accessibility for both residents and businesses.

PROPERTY HIGHLIGHTS

- **All Lots** – MPUD Zoned with C2 Uses
- **Utilities Stubbed** to the interior roadway
- **Lots 1-3** – Master retention in place
- **Interstate 75** – 2 Miles to the East
- **Surrounded by** – \$2.41B Double Branch Mixed-Use Development 1,000 Acres Under Construction, \$300M Target Fulfillment Center & \$150M Amazon Robotic Center

OFFERING SUMMARY

Price:	\$1,000,000 – \$1,750,000
Zoning:	MPUD with C2 Uses
Utilities:	Stubbed to the Interior Roadway
Lot Size:	0.85–1.44 Acres
Lot 1:	0.85 Acres
Lot 2:	0.85 Acres
Lot 3:	0.90 Acres
Lot 4:	1.44 Acres

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10' - TYPE A LANDSCAPE BUFFER (TYP.)

EMERGENCY VEHICLE ACCESS

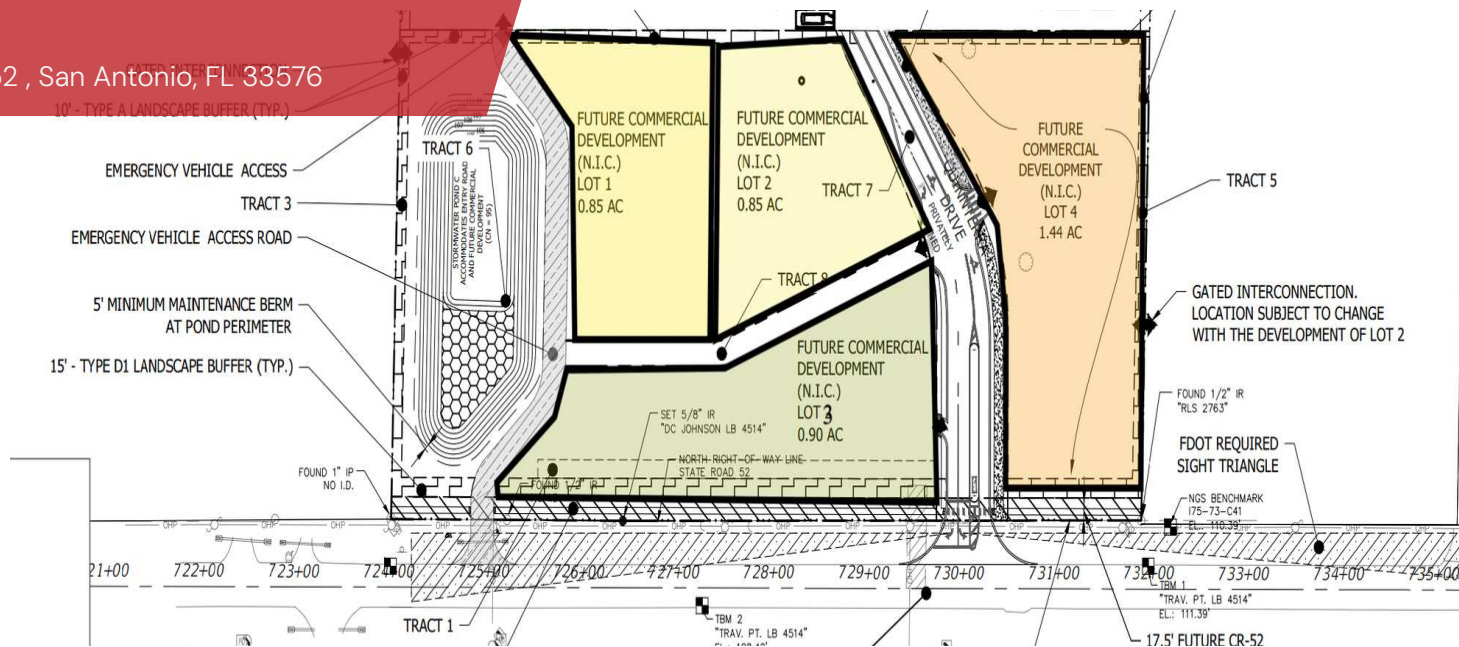
TRACT 3

EMERGENCY VEHICLE ACCESS ROAD

5' MINIMUM MAINTENANCE BERM

AT POND PERIMETER

15' - TYPE D1 LANDSCAPE BUFFER (TYP.)



OF LOTS 4

TOTAL LOT SIZE 0.85 - 1.44 ACRES

TOTAL LOT PRICE \$1,000,000 - \$1,750,000

STATUS	LOT #	SIZE	PRICE	ZONING
Available	1	0.85 Acres	\$1,000,000	MPUD Zoned with C2 uses
Available	2	0.85 Acres	\$1,000,000	MPUD Zoned with C2 uses
Available	3	0.9 Acres	\$1,000,000	MPUD Zoned with C2 uses
Available	4	1.44 Acres	\$1,750,000	MPUD Zoned with C2 uses

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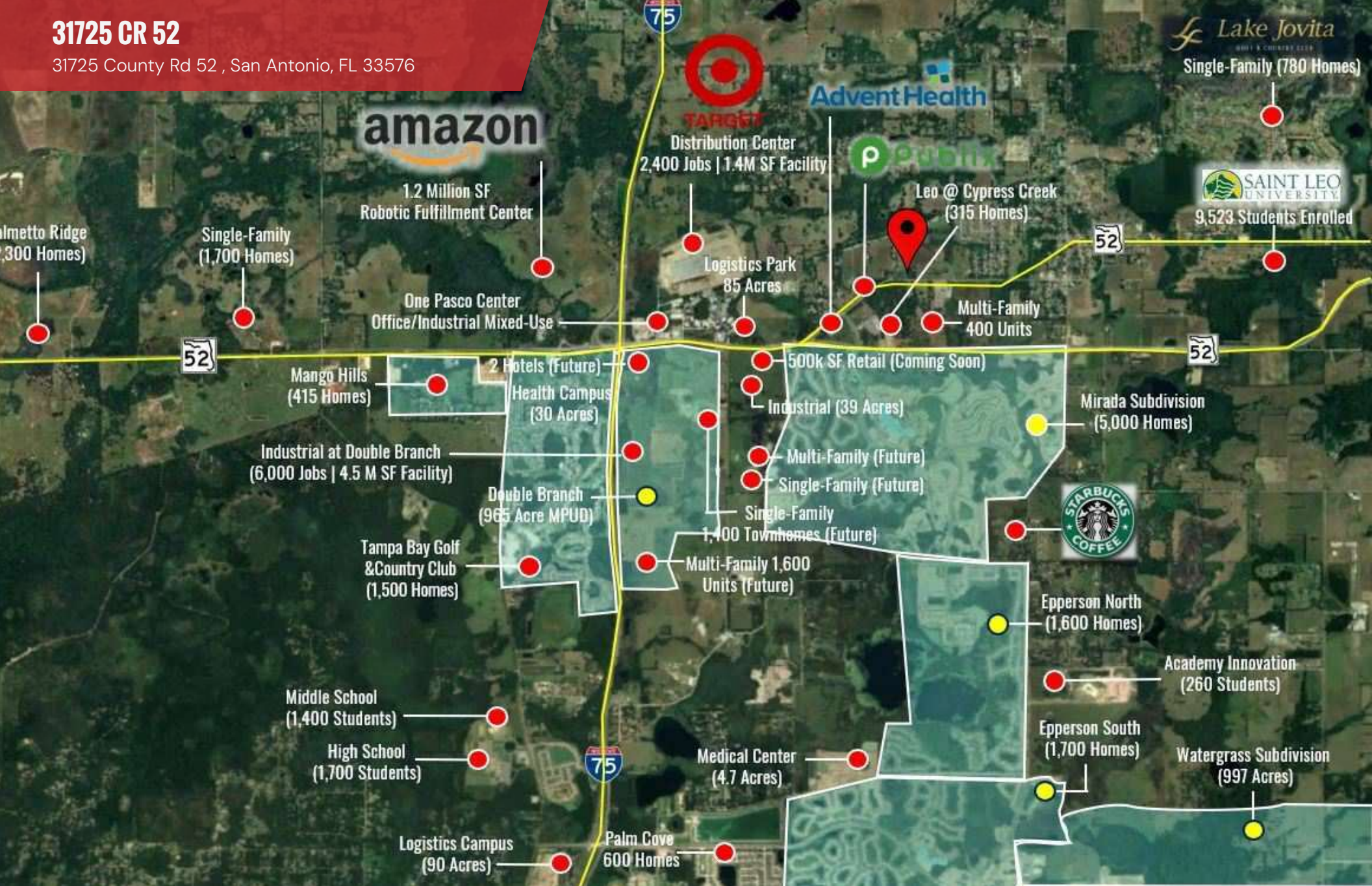
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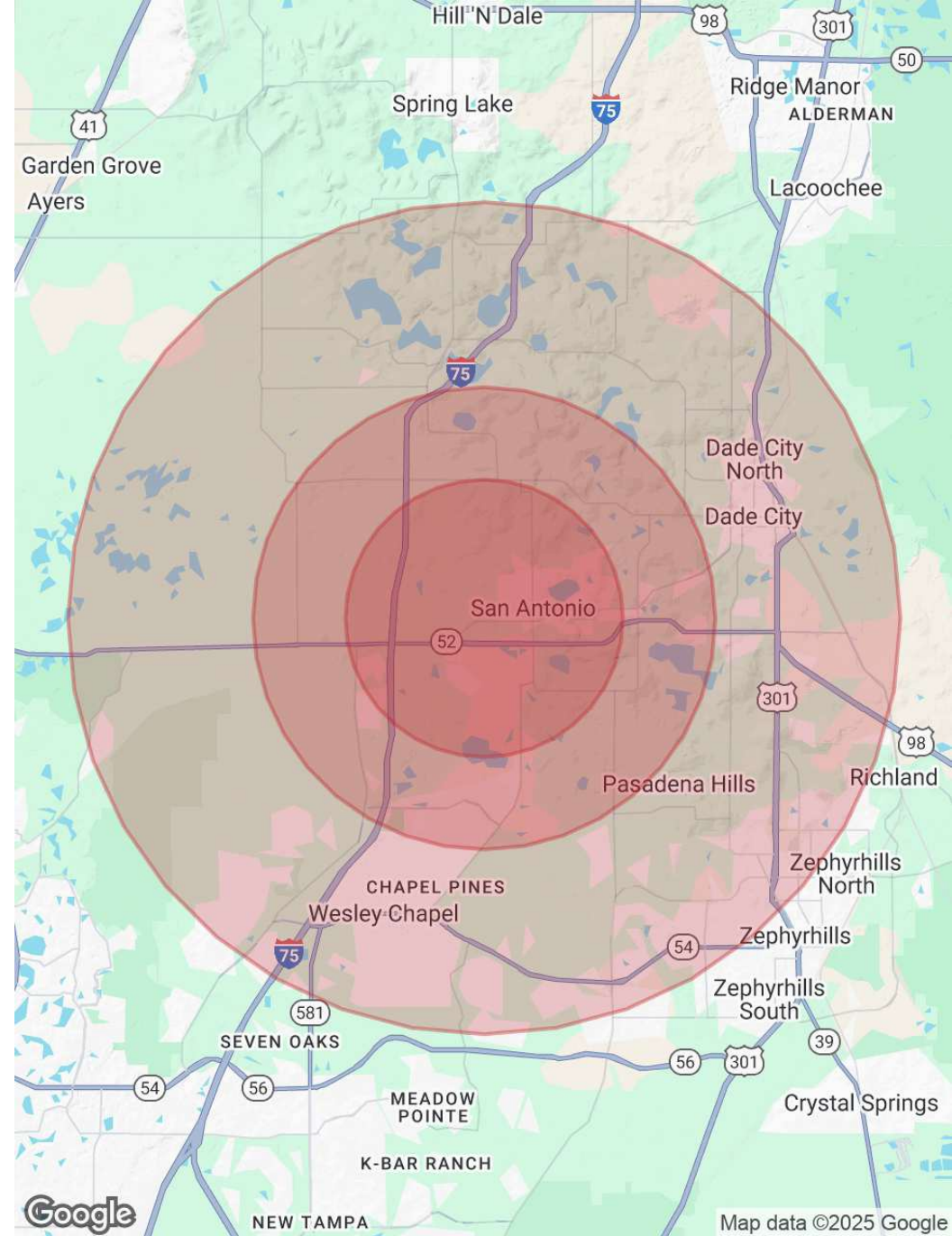
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POPULATION	3 MILES	5 MILES	9 MILES
Total Population	8,750	29,830	150,727
Average Age	43	42	44
Average Age (Male)	43	41	43
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	2,778	10,479	58,044
# of Persons per HH	3.1	2.8	2.6
Average HH Income	\$135,379	\$128,609	\$101,865
Average House Value	\$526,971	\$442,472	\$332,781

Demographics data derived from AlphaMap



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