



COMMERCIAL FOR SALE

12 Acres San Antonio Commercial Site

SR 52 Between Curley Rd & Wichers Rd
San Antonio, FL 33576

COUNTY ROAD 52

ST. LEO CROSSING

Cody Brightwell
Managing Director
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

12 Acres San Antonio Commercial Site

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Building Name	12 Acres San Antonio Commercial Site
Property Type	Commercial
APN	11-25-20-0000-00400-0000
Lot Size	12 Acres

One of the largest and most strategically located mixed-use development opportunities in the Tampa Bay and Pasco County markets, this ±12-acre site is positioned at the signalized intersection of State Road 52 Extension and Curley Road. The property offers over 1,200 feet of frontage along the newly expanded four-lane SR 52 corridor and is located less than three miles from the I-75 interchange, providing strong regional connectivity and visibility. Situated in the heart of one of Pasco County's fastest-growing corridors, the site directly benefits from the rapid expansion of the nearby Mirada and Epperson lagoon master-planned communities, which have delivered thousands of new homes and continue to attract a growing population of families, professionals, and retirees. This residential growth is supported by significant investment in nearby manufacturing, logistics, and healthcare sectors, with more than 10,000 new jobs projected within a five-mile radius.

The surrounding trade area is experiencing strong in-migration, rising household incomes, and increasing demand for retail, dining, and service-oriented uses. What was once a largely rural area is now transforming into a dense residential and commercial hub, with SR 52 emerging as a dominant growth corridor attracting national retailers and long-term investment. This property is uniquely positioned to capitalize on that momentum, offering a premier opportunity for mixed-use development in a market defined by sustained population growth, job creation, and expanding consumer demand.



- Multi Family (22 Acres) To Be Developed In The Rear Parcel Entitled For Up To 400 Apartment
- Water And Sewer Capacity Available On Site
- 75,000 Sq Ft Of Commercial Entitlements In Place. Located In Village B, A Gateway Village Into The VOPH Which Is A Type 2 Village Within The VOPH
- New CVS And Circle K Just Built Across The Street On NW Corner
- Additional 90 Acres Part Of MPUD Entitled For A Mix Of 400 Single Family And Townhomes
- Allowable Uses: With Respect To Office, Any PO-1 Or PO-2 Permitted Use Or Conditional Use; And With Respect To Retail Use, Any C-1 (Neighborhood Commercial District) Permitted Use, And AnyC-2(General Commercial District) Permitted Use That Does Not Primarily Serve A Regional Purpose (Such As Large Theatre Complex, Regional-Scale Shopping Mall, And Car Sales, Which Shall Not Be Permitted).
- The Following Uses Shall Not Be Allowed Within The Village Center: New Or Pre-Owned Vehicle Sales Or Leasing; Cabinet, Carpentry, Plumbing, Electrical, Mechanical, Welding, Machine, Sheet Metal Or Other Similar Trade Shops; Warehousing And General Storage Facilities Including, RV/Boat Or Outdoor Storage ;Vehicle Or Equipment Garage Or Mechanical Service; Lumber Stores; Lawn Mower Or Small Equipment Sales Or Repairs; Mortuaries, Funeral Homes Or Crematoriums; Pottery, Propane, Septic Tank ,Or Sod Sales; Shooting Or Archery Ranges; Solar Power Collection Facility; Automobile Towing Or Collection Facility

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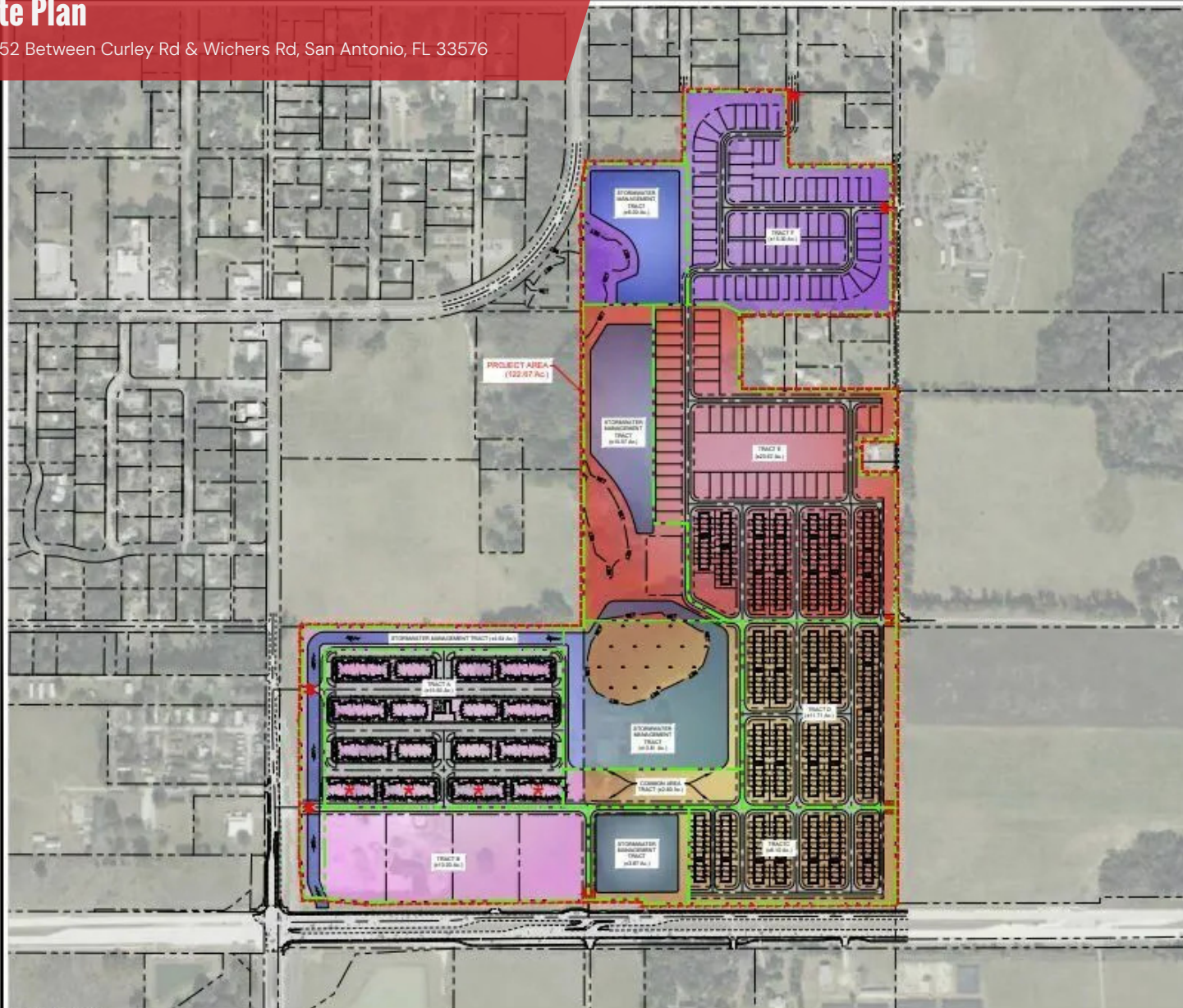
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Site Plan

SR 52 Between Curley Rd & Wichers Rd, San Antonio, FL 33576

10/14/2020 - R. Lee Commons LLC/ST. LEO COMMONS - Concept 4 - Final Long
 Prepared: 10/15/2020 1:02:13 PM

PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Boundary Survey, Engineering and Approval by
 Governmental Agencies.



SITE DATA	
PROJECT AREA:	122.67 ACRES
PARCEL INFORMATION:	
PARCEL ID:	01-25-20-0000-02500-0000

UNIT MIX LEGEND	
	SINGLE FAMILY RESIDENTIAL 76 UNITS
	NEIGHBORHOOD GENERAL RESIDENTIAL 160 UNITS (MAX 160 UNITS ALLOWED)
	NEIGHBORHOOD CORE RESIDENTIAL 635 UNITS (MAX 635 UNITS ALLOWED)
	215 TOWNHOMES = 215 UNITS
	MULTI-FAMILY, MIXED USE AREA 420 APARTMENTS = 420 UNITS
	PROPOSED FIRST FLOOR COMMERCIAL AREA



VICINITY MAP
 N.T.S.
 SECTION 1, TOWNSHIP 25 S, RANGE 20 E

REVISION NO.	DATE	BY	DESCRIPTION
1	10/15/2020	R. Lee	Initial



ST. LEO COMMONS
 BLACK HAWK CAPITAL, LLC
CONCEPTUAL PLAN
 33009 MC CABE ROAD, SAN ANTONIO, FL 33576

NOT FOR
 CONSTRUCTION

SHEET NUMBER
C000

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Surrounding Retail

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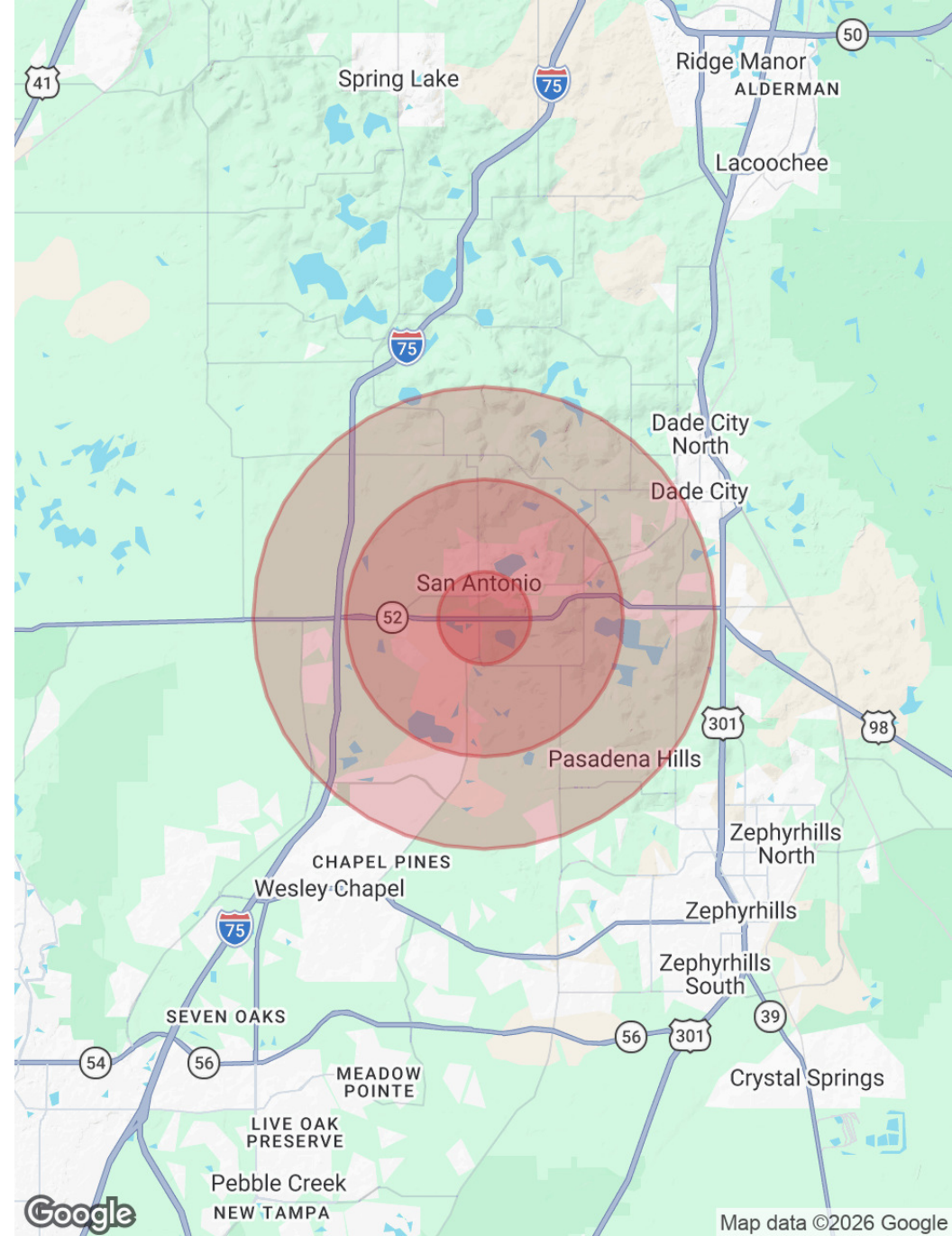
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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,383	9,652	33,323
Average Age	25.5	36.4	39.4
Average Age (Male)	26.2	37.3	39.7
Average Age (Female)	24.9	35.6	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	282	2,845	11,019
# of Persons per HH	4.9	3.4	3.0
Average HH Income	\$121,506	\$119,055	\$121,315
Average House Value	\$685,695	\$490,671	\$392,053
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	35,000/day		

2023 American Community Survey (ACS)



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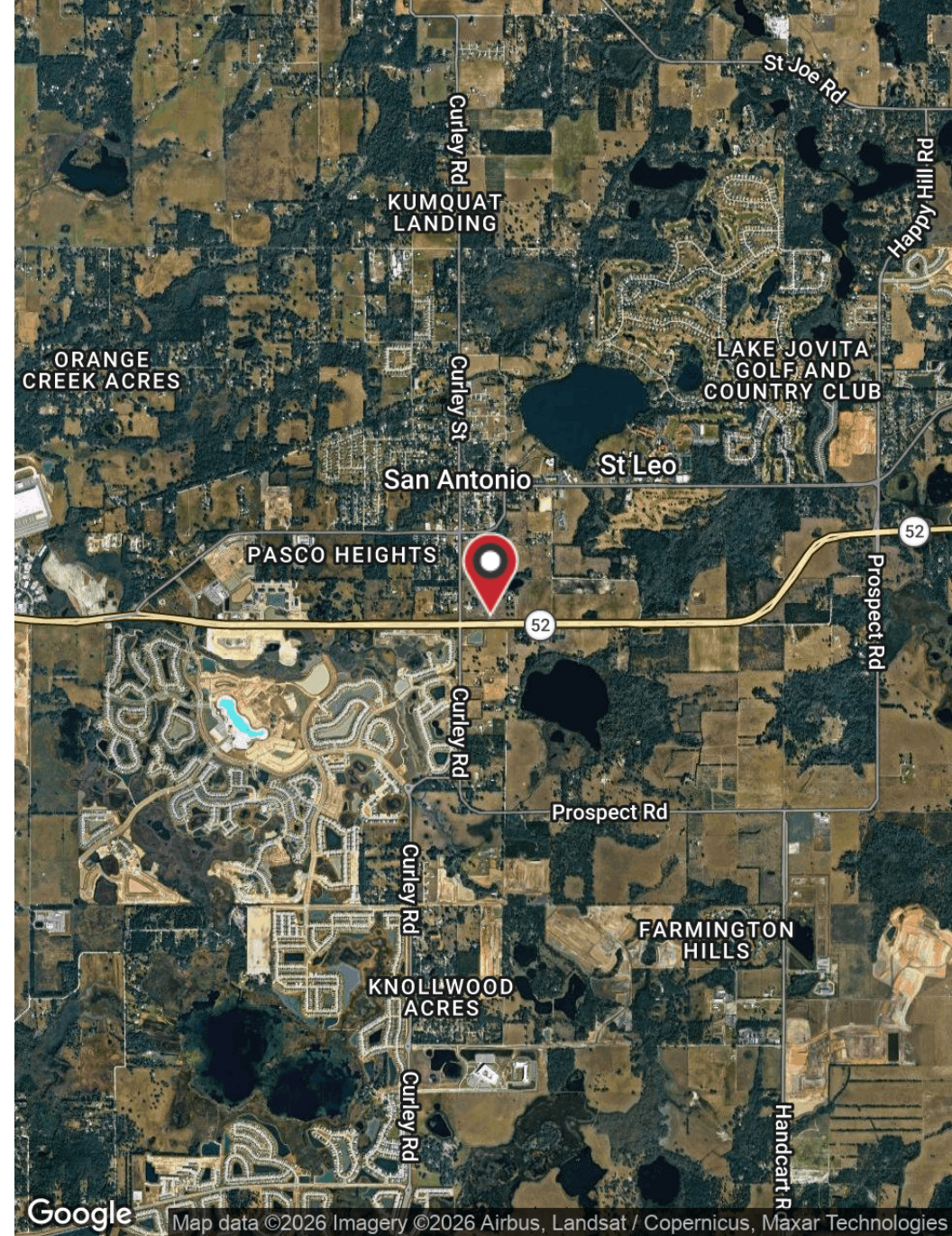
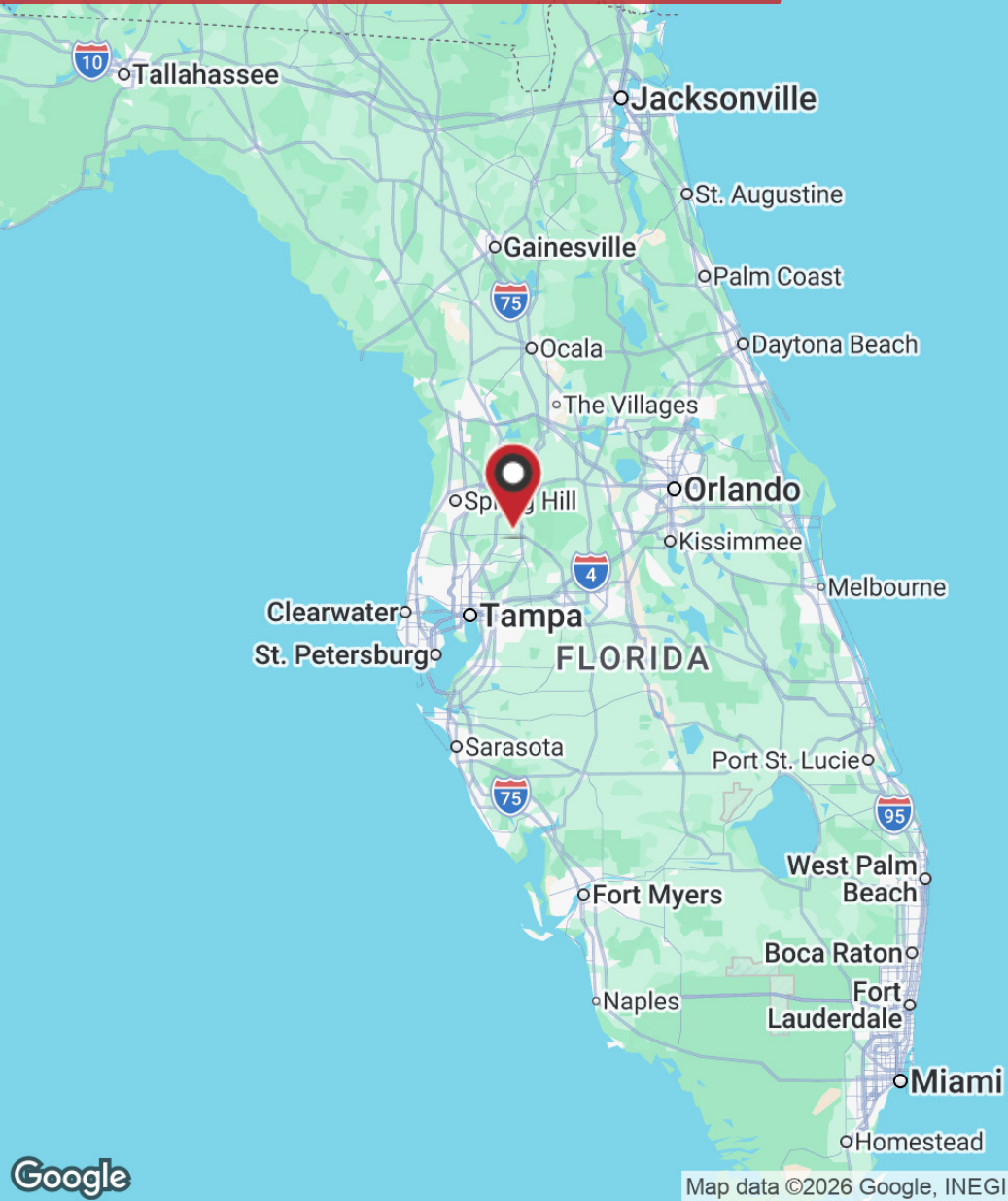
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Maps

SR 52 Between Curley Rd & Wichers Rd, San Antonio, FL 33576

Valdosta

Brunswick



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Meet the Team

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CODY BRIGHTWELL

Managing Director

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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 Large Land Projects, 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 200,000 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).

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