

**LAND FOR SALE**

# 4.71 Acres Industrial Lay Down Yard & Income Producing Rental Structures

38208 River Rd.  
Dade City, FL 33525

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

# 38208 River Rd

Dade City, FL 33525



## PROPERTY DESCRIPTION

This 4.71-acre industrial property in Dade City, FL offers a functional setup for contractors, mechanics, storage users, and small industrial businesses needing space to operate. Located just off US Highway 98, the site provides convenient access for trucks, equipment, and service vehicles.

The property includes multiple structures and open yard space, making it well suited for businesses that require workshop areas, covered storage, equipment parking, or outdoor storage. The layout allows for flexible use and provides plenty of room for vehicles, trailers, materials, or operational equipment.

This is a practical opportunity for an owner-user or investor looking for affordable industrial land with existing improvements and room to expand operations in the growing Pasco County market.

## PROPERTY HIGHLIGHTS

- Located near US Highway 98 in Dade City
- Fenced | Cleared & Gravel Yard
- Zoning, permitting and existing structures are very difficult and expensive to recreate.
- Ideal for contractors, mechanics, service companies, or small industrial users
- Plenty of room for trailers, trucks, and outdoor storage

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,499,999
<b>Lot Size:</b>	4.71 Acres
<b>NOI:</b>	\$83,183.83
<b>Cap Rate:</b>	5.55%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,035	4,927	8,356
<b>Total Population</b>	3,105	14,538	23,577
<b>Average HH Income</b>	\$82,342	\$76,637	\$84,004



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# ANNUAL RENTAL INCOME

## INCOME SUMMARY

4.71 ACRES NEAR HWY 98 DADE CITY, FL

Shop and Office	\$9,000
Center Shop	\$14,400
Small Office	\$8,316
Mobile Home	\$9,600
Dumpsters	\$12,840
Truck Parking	\$9,600
Misc. Cash (See Agent)	\$24,000
<b>GROSS INCOME</b>	<b>\$87,756</b>

## EXPENSES SUMMARY

4.71 ACRES NEAR HWY 98 DADE CITY, FL

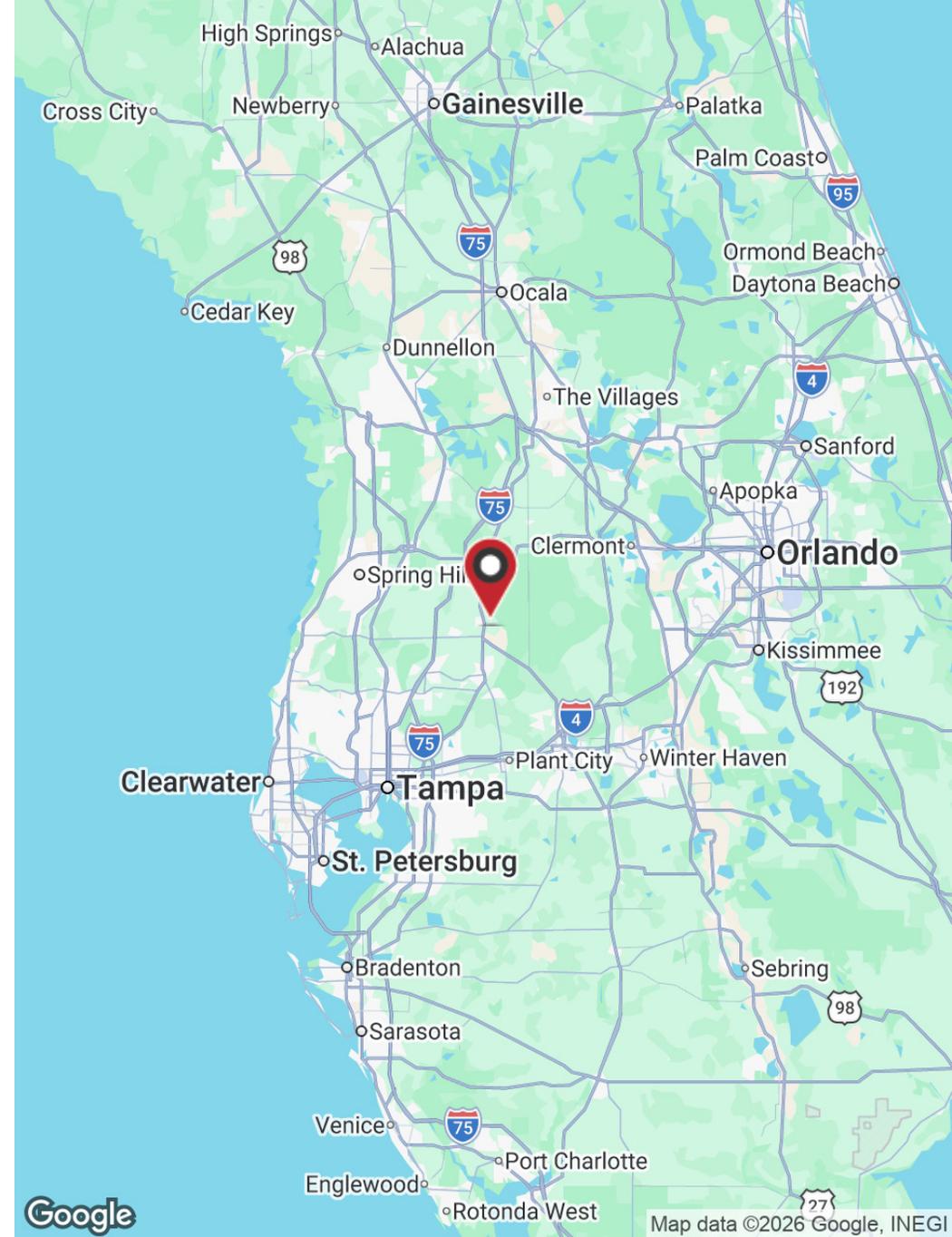
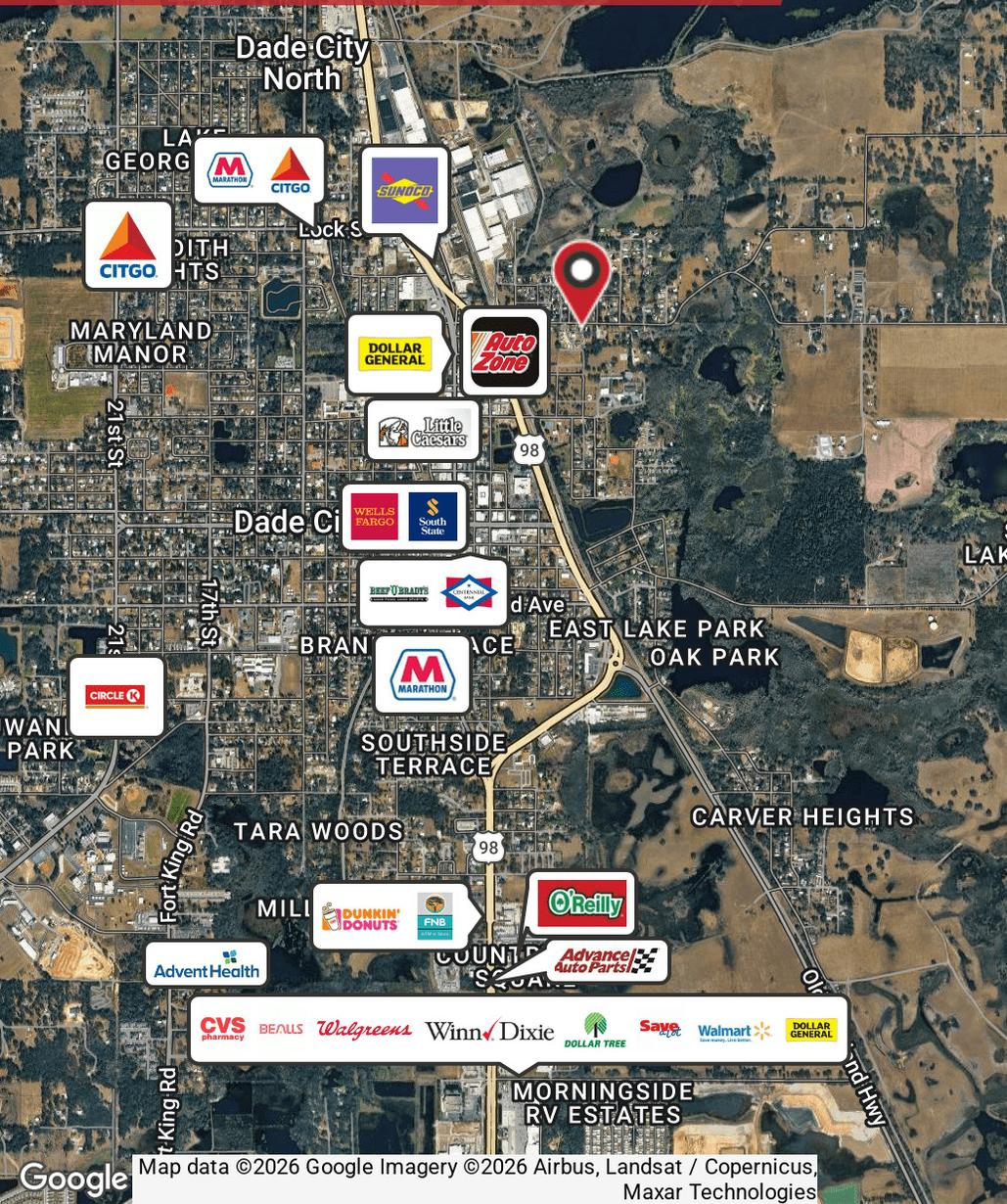
2025 Annual Tax Bill	\$4,572
<b>OPERATING EXPENSES</b>	<b>\$4,572</b>
<b>NET OPERATING INCOME</b>	<b>\$83,184</b>

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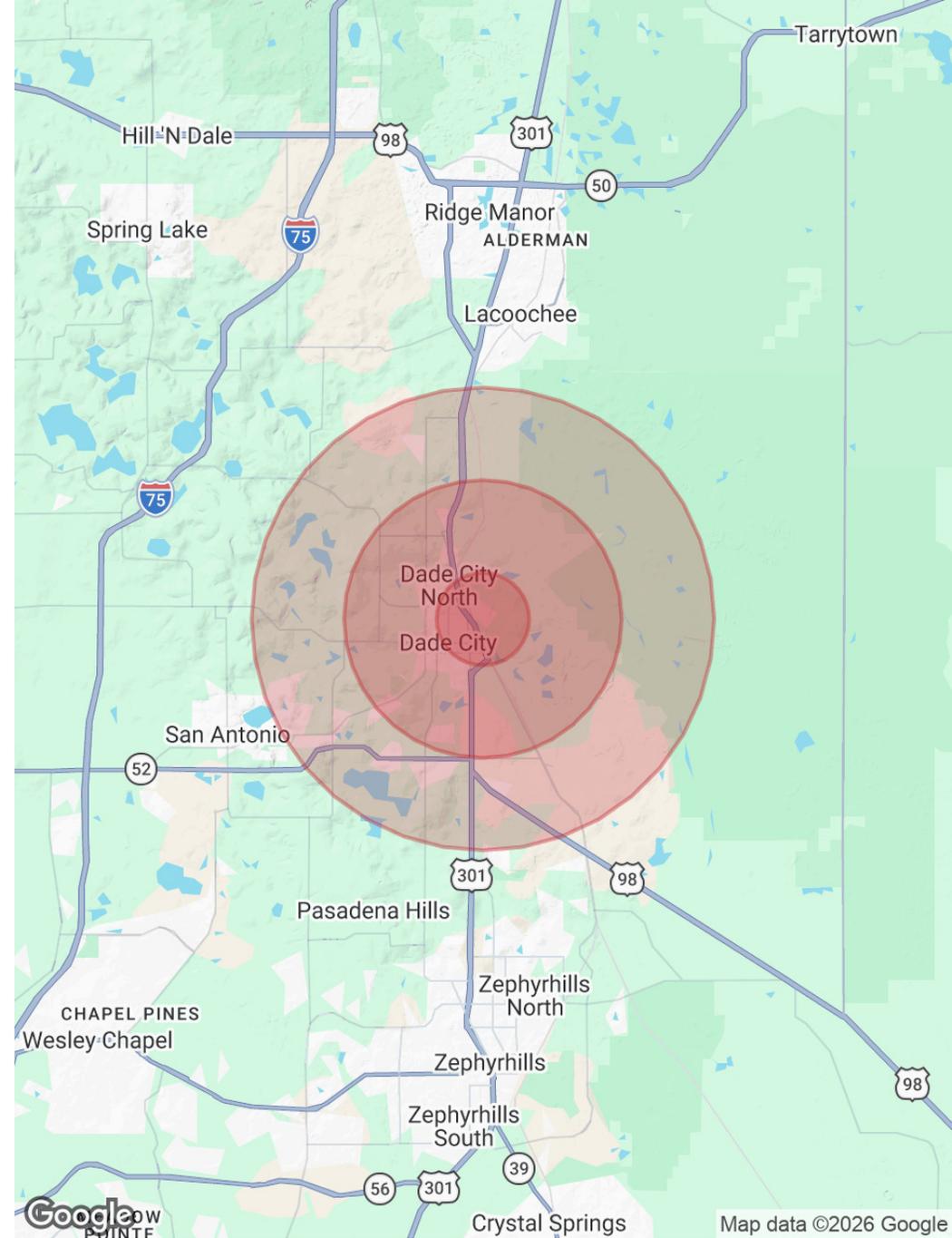
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,105	14,538	23,577
Average Age	39.4	38.5	41.4
Average Age (Male)	36.2	39.7	41.9
Average Age (Female)	45.0	39.2	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,035	4,927	8,356
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$82,342	\$76,637	\$84,004
Average House Value	\$211,086	\$212,585	\$238,260

2023 American Community Survey (ACS)



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