



MIRADA DEVELOPMENT
6,700 HOUSING UNITS

ABBEY CROSSING
245 ACRES MIXED USE
900 HOUSING UNITS

DOUBLE RANCH
• 30 ACRES HEALTH CAMPUS
• 2 HOTELS
• 4.5 MM **SITE PLAN APPROVED FOR SELF STORAGE**
• 1,440 TC
• 1,600 MULTIFAMILY UNITS
• 650,000 SF RESTAURANT & OFFICE



CR 52
4.92 Acres

San Antonio, FL 33576

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4.92 Acres on CR 52

San Antonio, FL 33576



PROPERTY DESCRIPTION

This 4.92± acre site off SR 52 in San Antonio, Florida is approved for self-storage and positioned within one of Pasco County's fastest-growing growth corridors. Surrounded by expanding residential development and strong national retail presence, the property offers excellent long-term fundamentals, visibility, and accessibility—making it a compelling opportunity for self-storage development.

PROPERTY HIGHLIGHTS

- 4.92 Acres Zoned C2 Commercial located in San Antonio, FL. Property has full site plan approval for a Self Storage development.
- C2 zoning and its location next to Publix and two brand new Multifamily units as well as thousands of new homes makes this an ideal location for Storage or any commercial development.
- Easy Access to I-75 provides a quick 35 minute commute to Downtown Tampa and surrounding areas
- Strategically situated to nearby Publix, Advent Health, Target Distribution Center, Advanced Amazon Distribution Center and more
- Old Pasco Town Center development located 1 mile to the west of site bringing: 5.5M SF of Industrial, 1M SF Office, 500K SF of Retail, and 250+ Acre Health Campus

OFFERING SUMMARY

Sale Price:	\$3,999,000
Lot Size:	4.92 Acres
Traffic Projections:	SR 52 (McCabe Rd) : 25,567 Curley Rd : 14,578
APN:	10-25-20-0000-00200-0010

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	512	2,705	11,816
Total Population	1,730	9,002	33,478
Average HH Income	\$133,515	\$137,476	\$123,525

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CR 52-Demographics

San Antonio, FL 33576

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,730	9,002	33,478
Average Age	38	41	42
Average Age (Male)	38	41	41
Average Age (Female)	38	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	512	2,705	11,816
Persons per HH	3.4	3.3	2.8
Average HH Income	\$133,515	\$137,476	\$123,525
Average House Value	\$512,653	\$546,466	\$425,297
Per Capita Income	\$39,269	\$41,659	\$44,116

Map and demographics data derived from AlphaMap



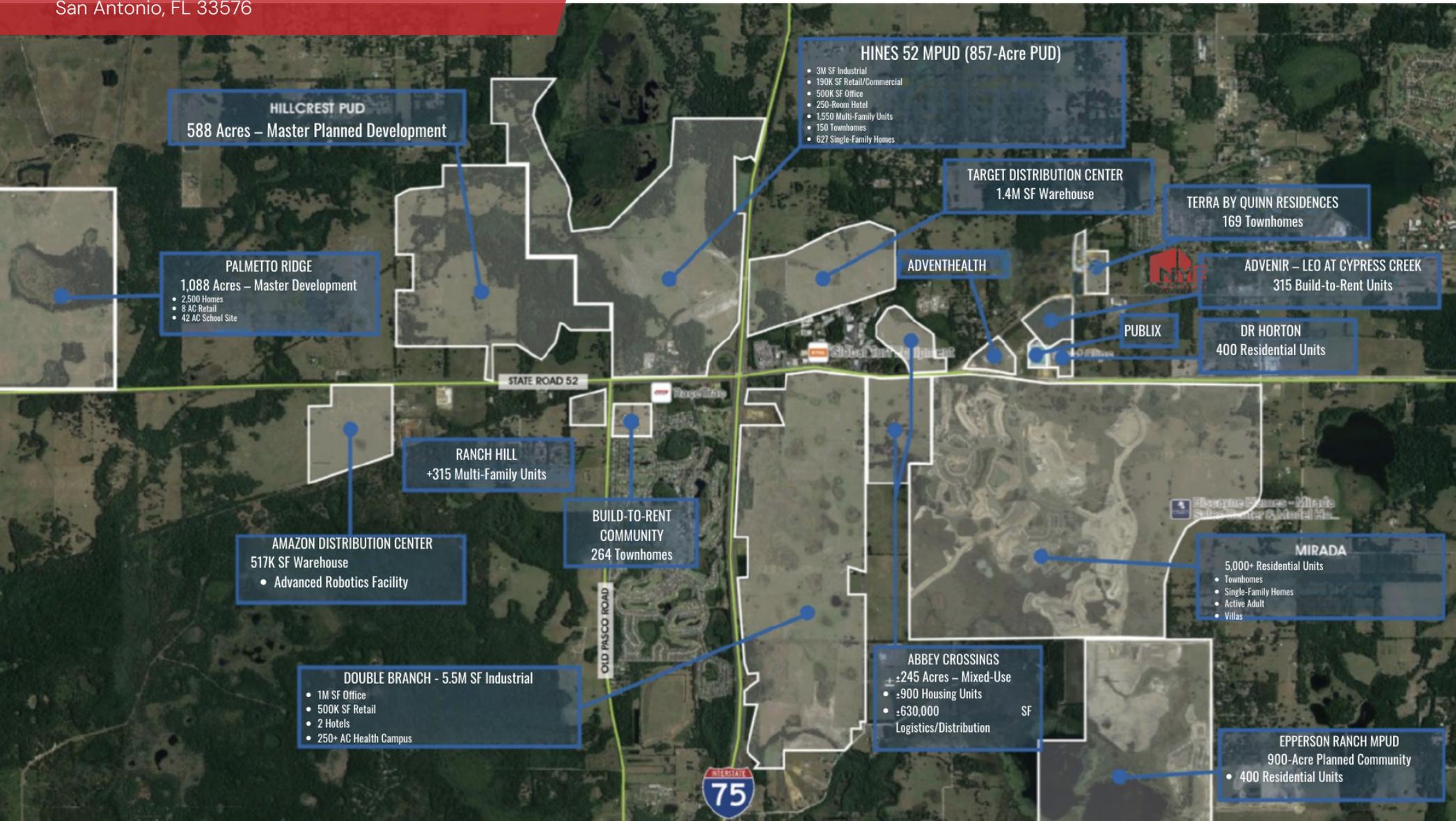
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Surrounding New Developments

San Antonio, FL 33576



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County Road 52

San Antonio, FL 33576

AMAZON
1.2 M SF
Robotic Fulfillment Center

Target
1.1 Million SF Distribution

DUNKIN'
Dunkin' Donuts
Benny's
Burger King

One Pasco Center

Abbey Crossings
Logistics/Distributing
630,000 SF / 85 AC

AdventHealth

Publix
Auto Zone
Heartland KLM Chickens

Starbucks
Fifth Third Bank

350 Town Homes

Schradl MPUD
625 Multifamily Units
106,286 Non-residential

Mirada Apartments
390 Units
under construction

Big Box Commercial

Big Box Commercial

St. Leo Commons
796 Lots
90,000 SF
non-residential

Pasco County School

St. Leo University
2,274 Students



NEW SR 52 EXTENSION MCCABE RD (PROJECTED 25,567 AADT)

RaceTrac

Culver's
Taco Bell

Wawa
CHASE
Panera Bread
Walmart

Tampa Bay Golf & Country Club
1,500 Homes

Double Branch
30 Acre Health Campus
2 Hotels
4.5 Million SF of Industrial
1,440 Townhomes
1,600 Multifamily Units
650,000 SF of Restaurant & Office
Under Construction

Abbey Crossings
245 AC Mixed Use
900 Housing Units

Junco
Townhomes

Tall Timber MPUD
380 Units

Kenton PD
107 SF Office
350 Multifamily
450 SF Townhomes

Epperson North
1,795 Homes

470 Entitled Lots

Boger McCabe
129 Units

Village Green of Pasadena
423 Entitled Lots

Harvest Commons-Pittman
240 Lots
600 Multi-family

VOPH Kiefer
188 Lots
"In Permitting"

Hopkins
144 Units

Bailey MPUD
80 Lots

Boger Ranch Phase 2
136 Lots

Boger Ranch Lennar
214 Lots

Evans Nursery
1,064 Units
70,000 SF Non-residential

Magnolia Island
475 Units
70,000 SF Commercial

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THE CONNECTED CITY

Situated adjacent to Pasco County's Connected City, this property is part of a groundbreaking mixed-use district in the North Innovation Zone. With advanced infrastructure, flexible zoning, and sustainable planning, Connected City offers a seamless live-work-play environment.

- **Cutting-Edge Technology:**

Featuring ULTRAFi technology with 1 gigabit internet speeds, Connected City supports smart homes, autonomous vehicles, and gigabit-capable networks, making it one of the most tech-forward communities in the nation.

- **Balanced Mixed-Use Development:**

Connected City's plan includes over 26,000 residential units, millions of square feet in commercial space, and unique amenities like Mirada's Crystal Lagoons and expansive parks. Its flexible zoning promotes sustainable, walkable neighborhoods with a blend of high-density housing, offices, retail, and healthcare facilities.

- **Environmental and Economic Incentives:**

Businesses benefit from the CC-MPUD zoning, allowing diverse uses, mobility fee credits, and expedited approvals. Sustainable initiatives such as reclaimed water systems and reduced-impact development underscore the city's commitment to long-term environmental health, fostering an ecosystem that drives economic growth while enhancing community well-being.



PRIME DEVELOPMENT ZONE

The subject property is located within 4 miles of Pasco County's largest development projects, positioning it at the center of rapid industrial, commercial, and residential growth. This transformation is establishing the area as a major employment and residential hub:

- **Industrial Growth & Job Drivers:**

Over 10 million sq. ft. of industrial space, with Amazon and Target bringing thousands of jobs and convenient access to I-75.

- **Office, Medical, and Retail Expansion:**

1.9 million sq. ft. of new office, retail, and medical facilities enhance local amenities.

- **Residential Surge:**

18,000 new homes and apartments provide housing for the incoming workforce.



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