

PARCELS AVAILABLE

NWC of State Road 52 & Curley Rd | San Antonio, FL 33576

PROPERTY HIGHLIGHTS

- ▶ Parcels available from 0.92 acres to 1.98 acres
- ▶ 1,275' of frontage along SR 52 and 240' of frontage along Curley Rd
- ▶ Shared master sign along Curley Rd (See page 3 rendering)
- ▶ Parcel across from Mirada Master development, which is a 6,700 home community
- ▶ Over 20,000 Homes planned in immediate area
- ▶ SR 52 is a 4 lane road and Curley Road is a 2 lane road that will expand to 6 lanes
- ▶ Surrounding retailers include: Publix, UPS, Advent Health, 7 Eleven, Heartland Dental, AutoZone, Dunkin, Taco Bell, AT&T, Burger King, Denny's, Pilot Flying J & RaceTrac
- ▶ Strong demographics include a population of 34,565 and Household income of \$115,683 in a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	1,474
3 Mile	11,295
5 Mile	34,565

Households



1 Mile	421
3 Mile	3,651
5 Mile	12,320

Household Income



1 Mile	\$139,892
3 Mile	\$99,065
5 Mile	\$115,683

Traffic Counts (Projected)



SR 52 (McCabe Rd)	26,000 AADT
Curley Rd	16,000 AADT

Daytime Demos



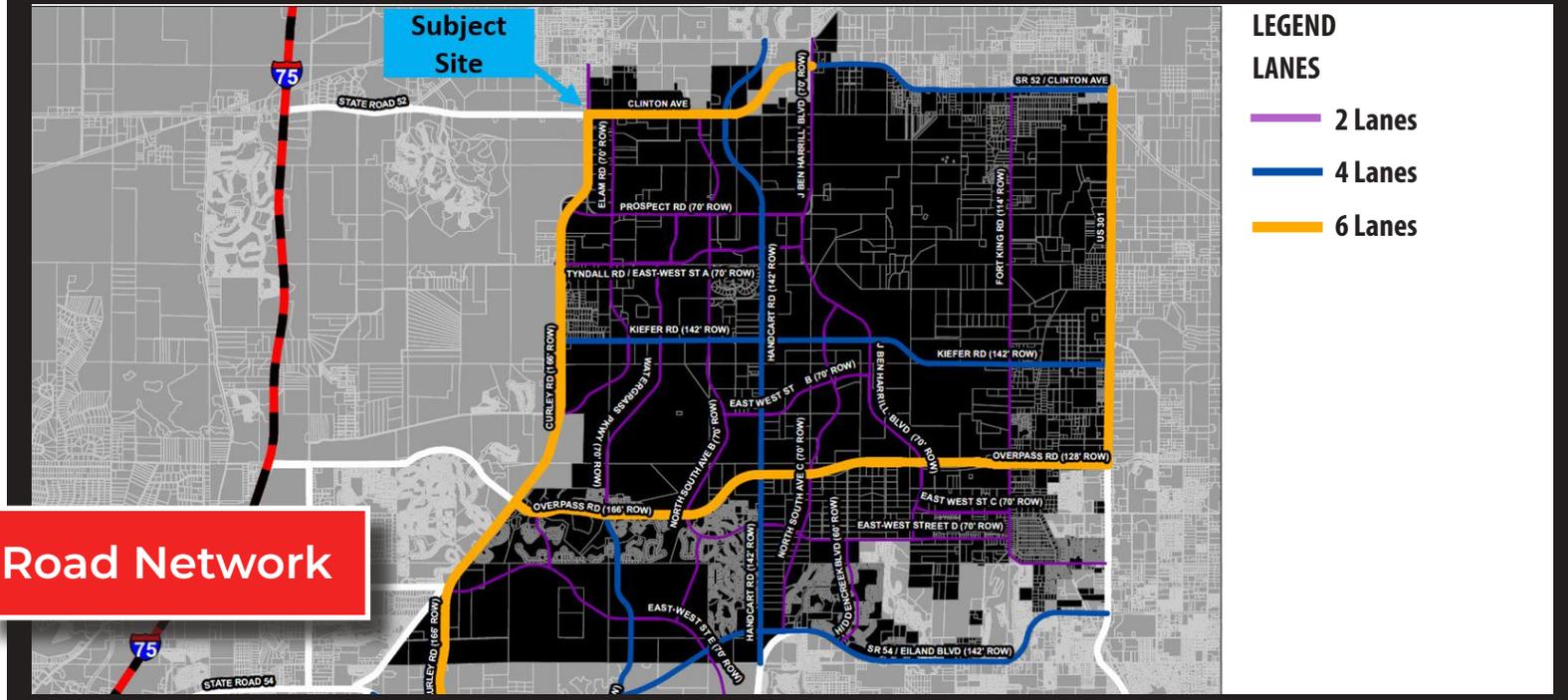
	Businesses	Employees	Daytime Population
1 Mile	47	397	948
3 Mile	344	2,736	6,900
5 Mile	1,025	6,094	18,567

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Site Map



Road Network

LEGEND

LANES

- 2 Lanes
- 4 Lanes
- 6 Lanes

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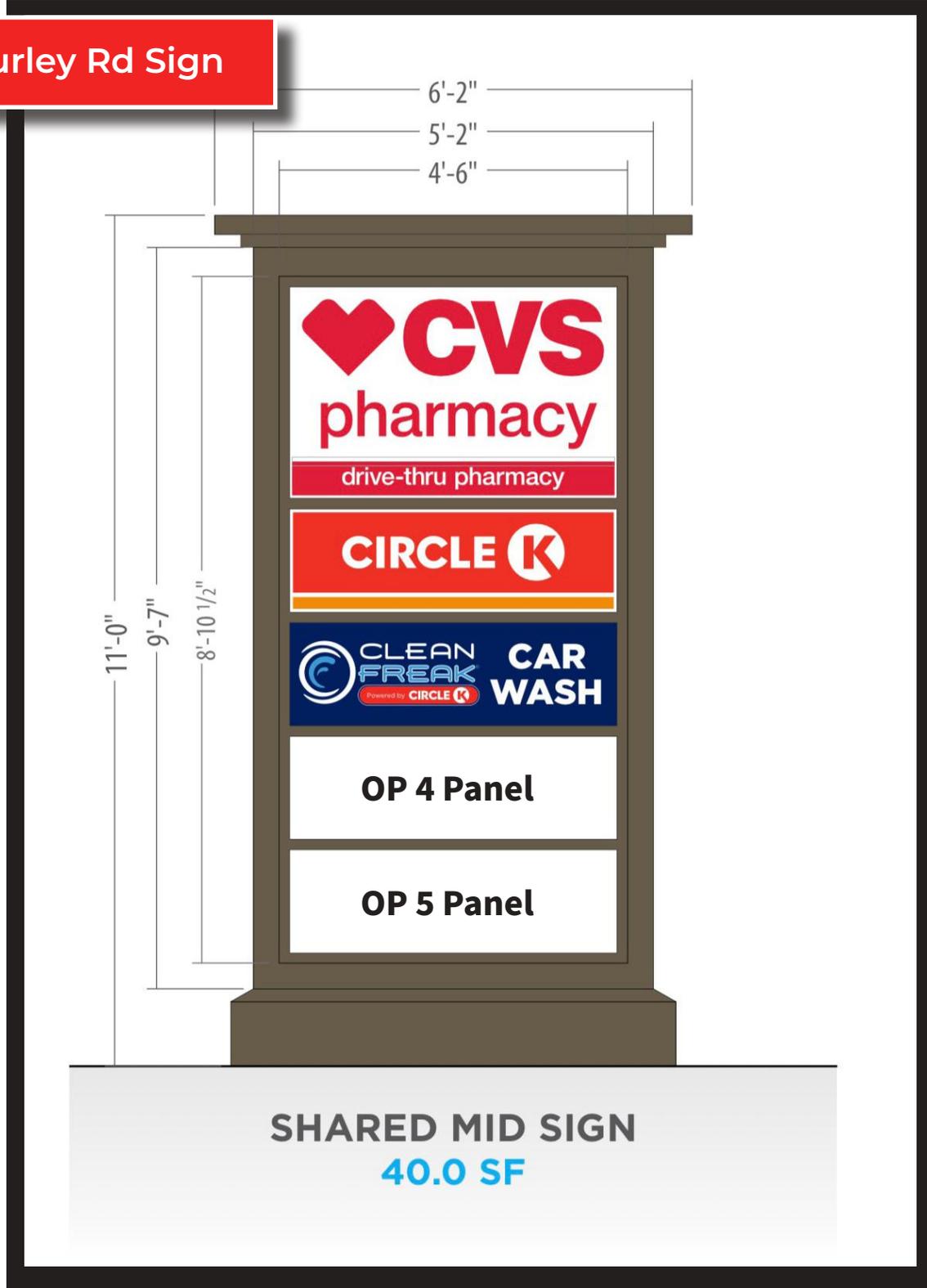
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Shared Curley Rd Sign



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