

FOR SALE

4.24 ACRES



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

4.24 ACRES

36027 Clinton Avenue Dade City, FL 33525



Sale Price

\$849,000

OFFERING SUMMARY

| | |
|----------------|------------|
| Lot Size: | 4.24 Acres |
| Zoning: | P02 |
| Traffic Count: | 10,000 |
| Future Zoning: | Res-6 |

OVERVIEW

This property has an excellent frontage on SR 52: it has a frontage of 221 feet directly on SR 52/Clinton Avenue, providing maximum exposure and visibility. With exceptional connectivity to US Highway 301 and I-75, this high-traffic property offers maximum exposure.

HIGHLIGHTS

- 1,148 SF Building Onsite can be Redeveloped to Users Specs
- Advent Health Located 1 Mile Away
- One of lowest priced per acre commercial properties in San Antonio

Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
0 | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

4.24 ACRES

36027 Clinton Avenue Dade City, FL 33525



CURRENT ZONING PO-2 PROFESSIONAL OFFICE DISTRICT

The PO-2 Professional Office District is designed to be compatible with residentially developed districts and enhance land-use development along the County's major highways and roads.

PERMITTED USES

- Professional offices or services
- Business services, such as advertising agencies, travel agencies, data processing, and court reporter services
- Financial services, such as insurance, accountants, economic consultants, and stock brokerage and investments firms
- Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and public schools
- Personal services, such as beauty and barber shops, tailor shops, laundries, shoe repair, dry cleaners, and florists
- Post office, police and fire stations, hospitals, libraries, and museums
- Veterinary clinic provided that such use shall be conducted wholly within a completely enclosed building



Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
0 | 813.973.0214
luis@nyecommercial.com

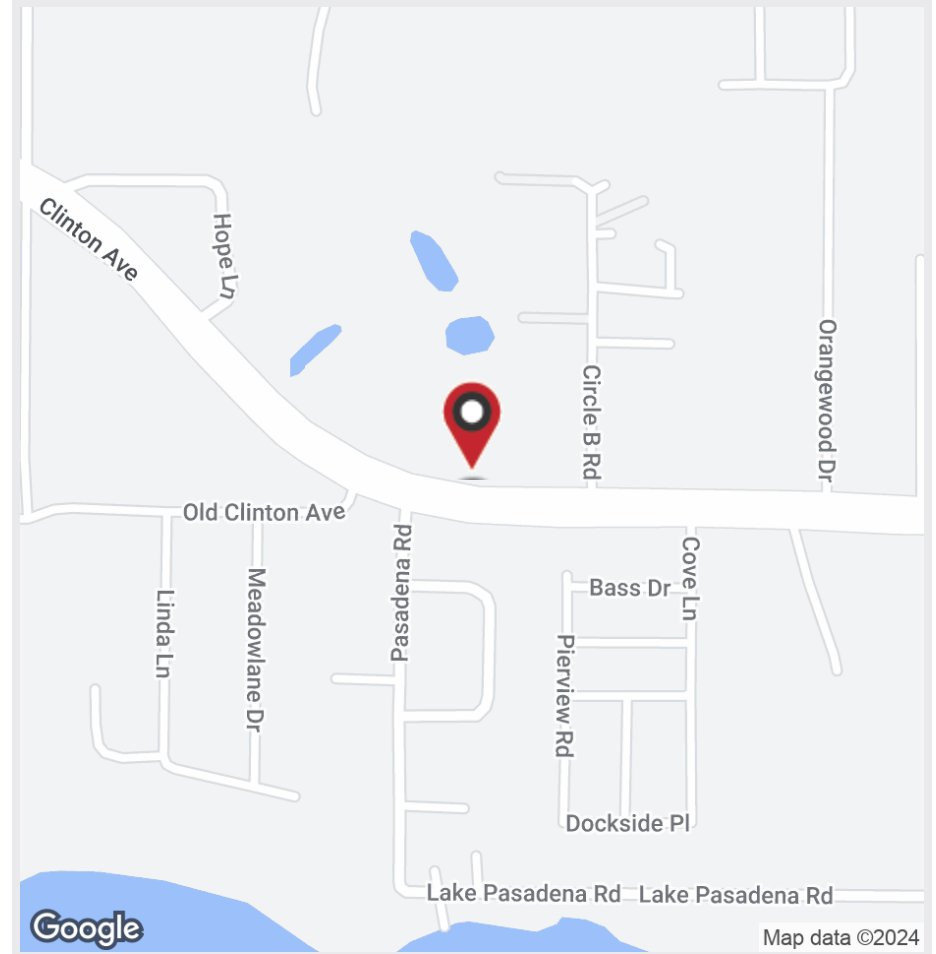
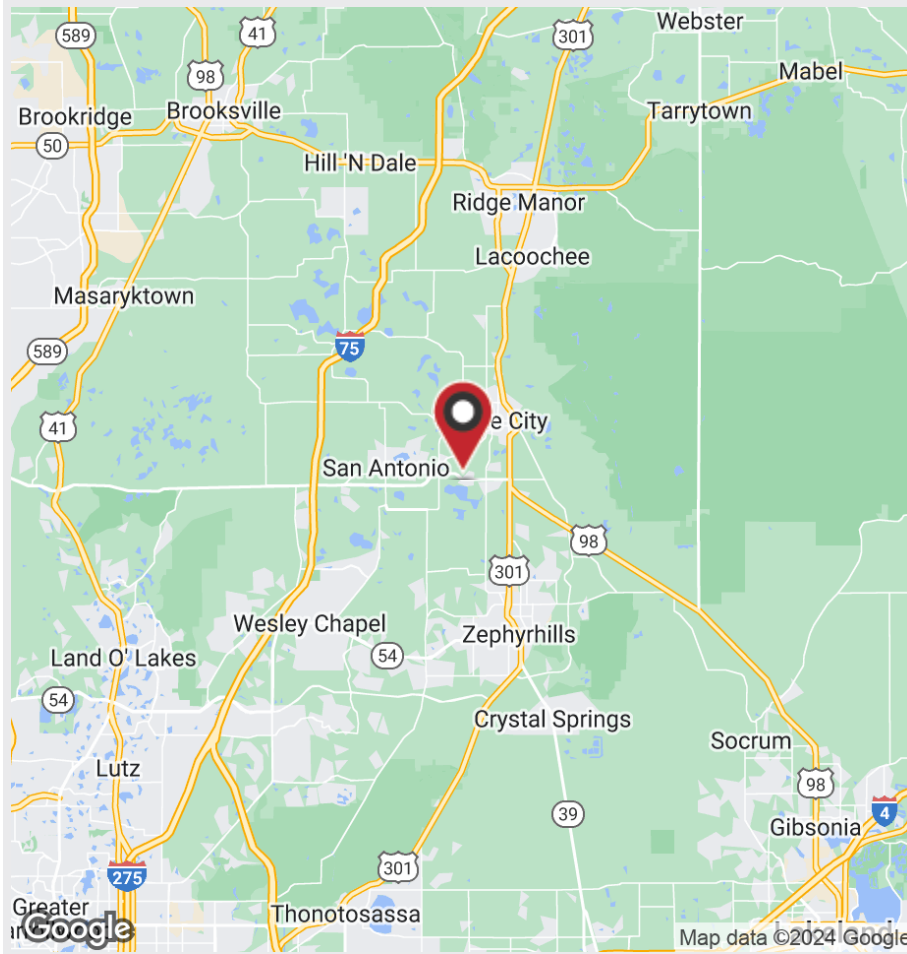


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

4.24 ACRES

36027 Clinton Avenue Dade City, FL 33525



Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
0 | 813.973.0214
luis@nyecommercial.com

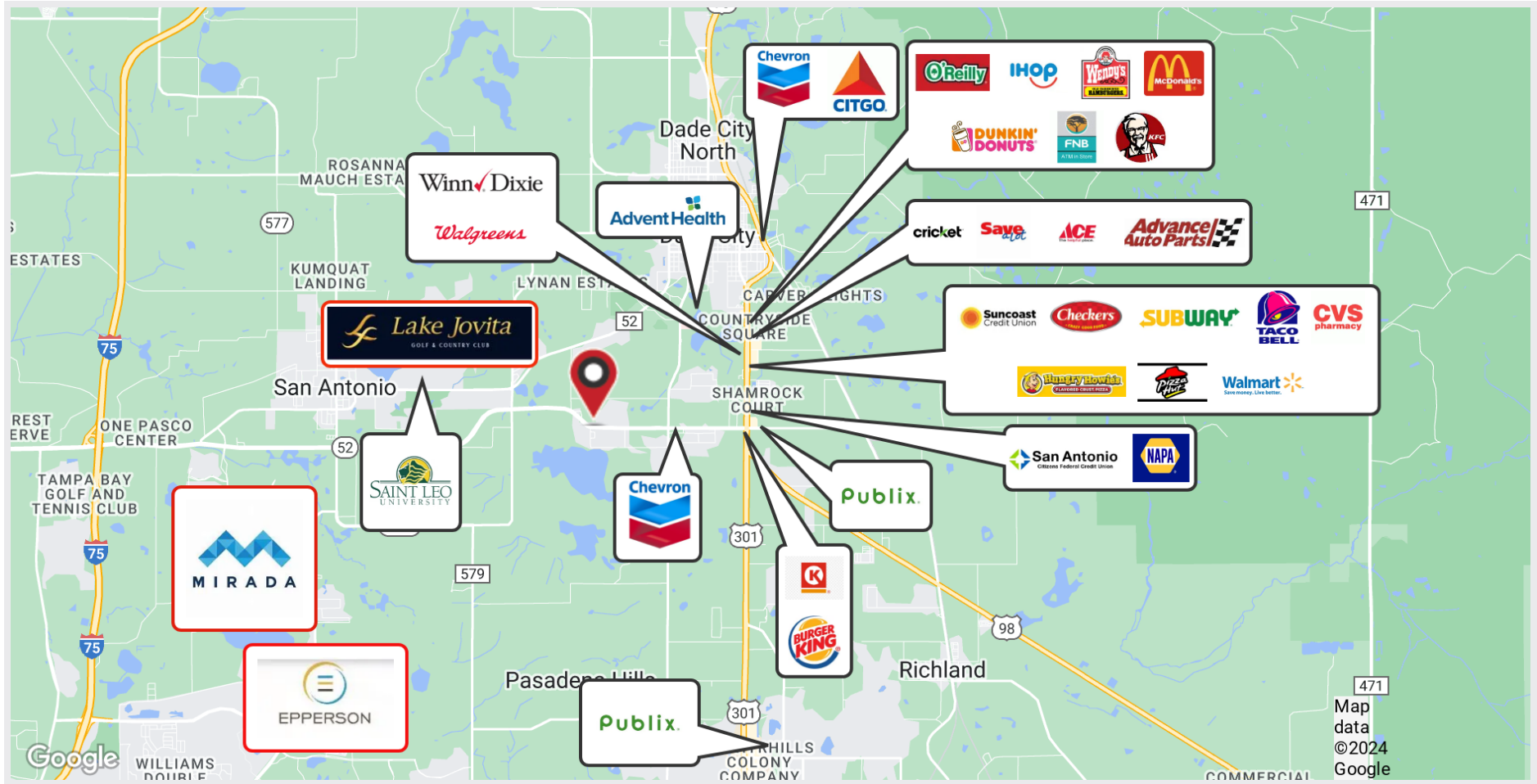


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

4.24 ACRES

36027 Clinton Avenue Dade City, FL 33525



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

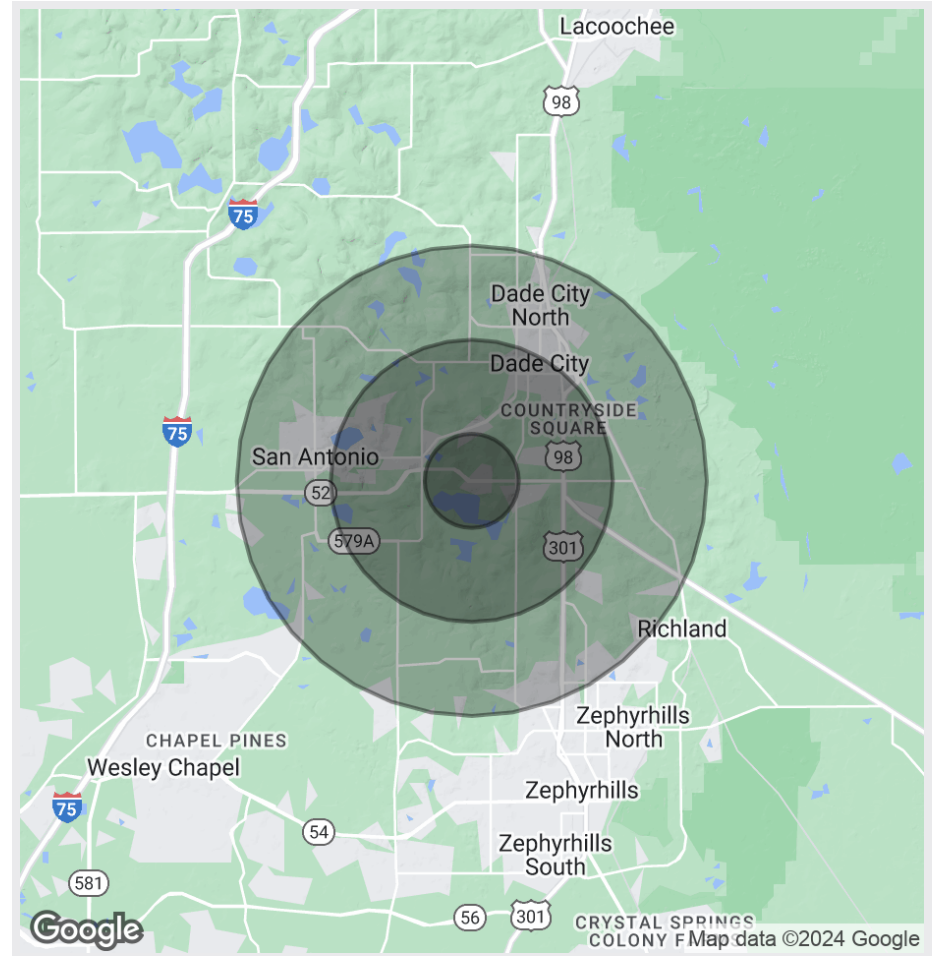
4.24 ACRES

36027 Clinton Avenue Dade City, FL 33525

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,083 | 11,498 | 31,486 |
| Average Age | 36.7 | 37.8 | 42.7 |
| Average Age (Male) | 35.2 | 36.7 | 42.2 |
| Average Age (Female) | 41.7 | 40.9 | 44.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 433 | 4,422 | 13,004 |
| # of Persons per HH | 2.5 | 2.6 | 2.4 |
| Average HH Income | \$61,546 | \$59,742 | \$58,370 |
| Average House Value | \$190,205 | \$183,747 | \$174,446 |

2020 American Community Survey (ACS)



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

4.24 ACRES

36027 Clinton Avenue Dade City, FL 33525



DADE CITY

Located in the rolling hills of eastern Pasco County, Dade City typifies what many people think of as “old” or “historic” Florida by virtue of its physical features, its pioneer heritage, and the spirit of its residents. Established in 1889, Dade City is the county seat of Pasco County, and also serves as a commercial center for an area encompassing more than 71,000 residents. Dade City is naturally what many master-planned communities strive to re-create. From its historic downtown core to its vibrant business community, Dade City offers what you’d expect to find in municipalities three times its size. From state-of-the-heart health care facilities to award winning golf and country club communities to turn-of-the century homes, Dade City is a unique blend of old and new, of the trendy and timeless, of the nostalgic and the next big thing.

LIFE IN DADE CITY

Two excellent educational institutions, St. Leo University and Pasco-Hernando State College, are located in the Greater Dade City area, as is the Dade City Heritage Museum, Pioneer Florida Museum, the Dade City Symphony, and other arts and cultural nonprofits. Additionally, Dade City plays host each year to a large number of popular annual events, including the Kumquat Festival, Florida’s Bug Jam, Red Bull’s Day in the Dirt Down South, PCRA Sanctioned Rodeos, Church Street Christmas and the Christmas Stroll.



ECONOMY

Dade City’s local economy has historically been tied to agriculture, centered primarily on citrus and cattle production. Over time, employment has shifted more to service, government and retail jobs, many of which are clustered around Dade City’s central core. Dade City is home to one of only two Smart Start business incubators in Pasco County, and one of the largest office and industrial complexes in East Pasco, the 290+-acre Dade City Business Center. A wide variety of industries are represented in Dade City, from agriculture to manufacturing, health care to construction.

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

36027 Clinton Avenue Dade City, FL 33525

4.24 ACRES



BRENT NYE

Executive Director

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com



LUIS GARDENAS

Sales Advisor

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com

FL #SL3535034

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.