

**BINGHAM**

**COMMERCIAL REAL ESTATE**



**NOW**

**AVAILABLE**

**PRIME DEVELOPMENT PARCEL**

**4.89 Acres**

**State Road 52/ Clinton Ave**

**Dade City, Florida**

**OFFERING MEMORANDUM**

**PRIME DEVELOPMENT PARCEL**  
**SR 52 (Clinton) & FORT KING RD**  
**San Antonio, Florida**

**PROPERTY DESCRIPTION**

Positioned along a major corridor in one of Dade City's fastest growing areas, this 4.89 acre parcel offers a rare opportunity for residential or potential commercial development. With direct frontage on Clinton Avenue and strong daily traffic exposure, the site benefits from increasing residential expansion and nearby commercial growth throughout surrounding areas.

**Property Highlights**

**Size: 4.89± acres**

**Location: One mile West from Us Hwy 301 and Clinton (SR 52) Intersection**

**Access: Direct frontage on Clinton Avenue (major roadway)**

**Zoning: R1MH (Residential - Single family/Manufactured Home) with potential for commercial rezoning - subject to approvals**

**Future Land Use: Res6 (Allowing for 6 units per acre plus many other uses)**

**Utilities: Public Water/ Sewer Nearby**

**438' of frontage, with visibility in a high-traffic area with estimated daily count of 10500.**

**Zoned R-1MH Single-Family/Mobile Home District allowing for single-family detached dwellings and single-family mobile homes on individual lots Special exception uses allow for: -Duplexes - Day-care centers - Churches - Professional services such as medical, dental, legal and engineering**

**Details:**

Price: \$749,000

Land: 4.89 MOL Acres

Access: SR 52/Clinton Ave

Zoning: R1MH/ FLU Res6

Utilities: Pubic Water/ Sewer Nearby

**4.89 Acres Prime Development Site**  
SR 52/Clinton & Fort King Rd  
Dade City, Florida



Fort King Rd.

735'

440'



(Clinton Ave)





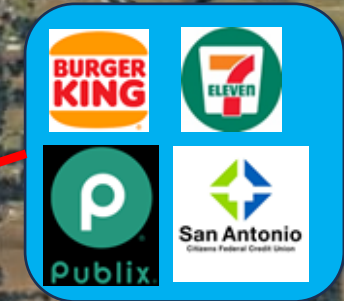
Fort King Rd.

52 (Clinton Ave)

440'

735'

4.89 Acres Prime Development Site  
SR 52/ Clinton & Ft King Rd  
Dade City, Florida



Clinton Ave

# ADDITIONAL PHOTOS



# Business Key Facts

36845 Clinton Ave, Dade City, Florida, 33525 | Drive time: 5, 10, 15 minute radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

## Key Statistics

10 minutes ▾

**1,240**

Total Businesses

**13.9K**

Total Employees

**\$1.38B**

Total Sales

**5.9%**

Unemployment Rate

10 minutes ▾

## Daytime Population



**26,318**

Total Population



**29,771**

Total Daytime Population

Ratio of daytime to total population:

**1.13**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type

10 minutes ▾



**12.0**

Avg Number of Employees



**37.3** ↑

Total Business Per Sq Mi  
This is 64.9% higher than Pasco County

10 minutes ▾

## Top 25 Largest Businesses in Area



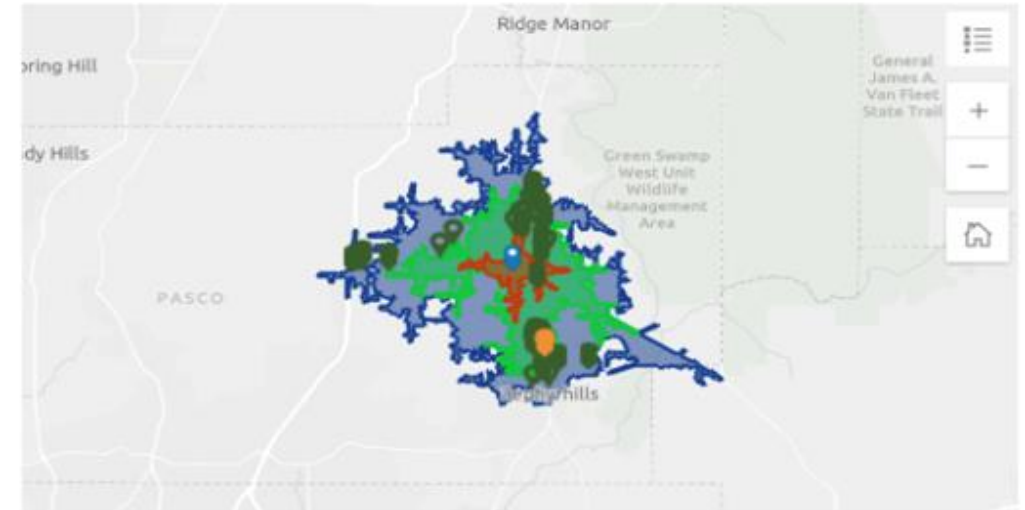
**25\***

100 or More Employees



**25\***

\$10M+ Annual Sales Vol



### Highest sales volume

AdventHealth Zephyrhills Preschool	Branch	\$273M
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### Most Employees

AdventHealth Zephyrhills Preschool	Branch	6,000
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**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

# DEMOGRAPHIC SUMMARY

36845 Clinton Ave, Dade City, Florida, 33525

Drive time of 10 minutes

## KEY FACTS

26,318

Population



10,878

Households

45.8

Median Age

\$55,583

Median Disposable Income

## EDUCATION

11.5%

No High School Diploma



36.8%  
High School Graduate



28.2%  
Some College/  
Associate's  
Degree



23.6%  
Bachelor's/Grad/ Prof  
Degree

## INCOME



\$66,759

Median Household  
Income



\$34,213

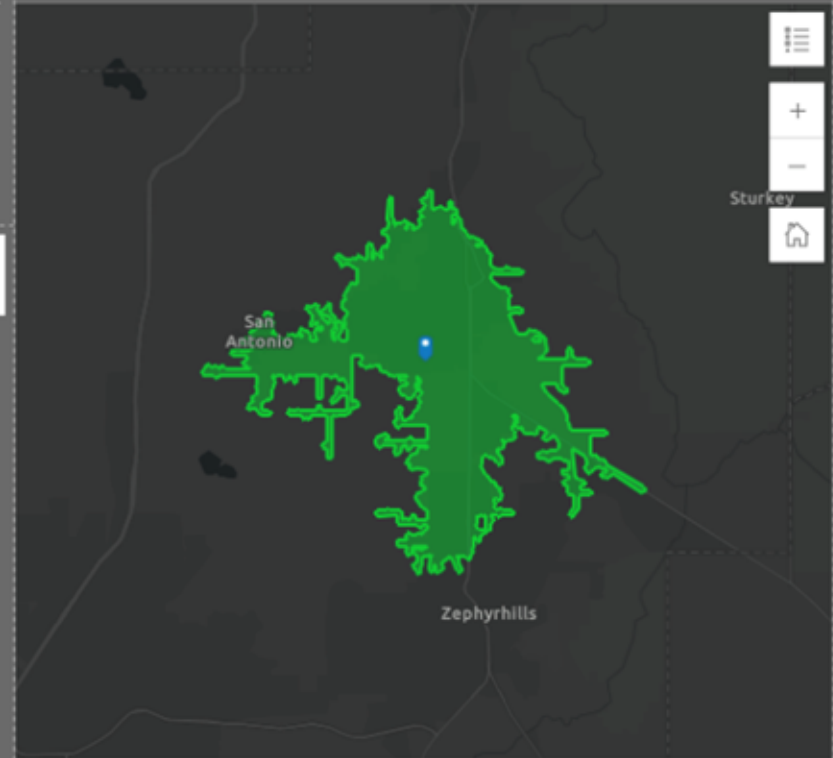
Per Capita  
Income



\$215,967

Median Net  
Worth

## HOUSEHOLD INCOME



## EMPLOYMENT

57.7%

White Collar

26.8%

Blue Collar

20.9%

Services

5.9%

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# Population Trends and Key Indicators

36845 Clinton Ave, Dade City, Florida, 33525  
Drive time of 10 minutes

<b>26,318</b> Population	<b>10,878</b> Households	<b>2.32</b> Avg Size Household	<b>45.8</b> Median Age	<b>\$66,759</b> Median Household Income	<b>\$319,128</b> Median Home Value	<b>76</b> Wealth Index	<b>75</b> Housing Affordability	<b>71</b> Diversity Index
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## MORTGAGE INDICATORS



**\$9,935**

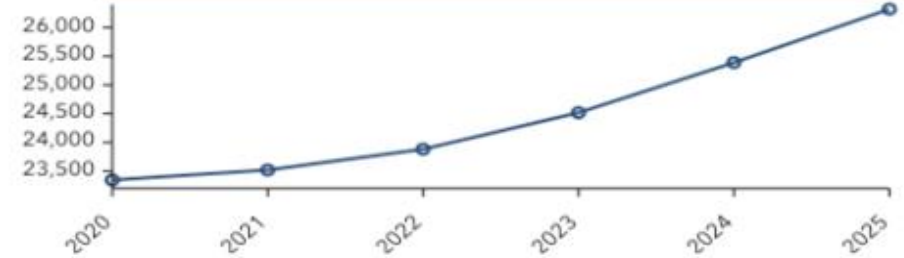
Avg Spent on Mortgage & Basics



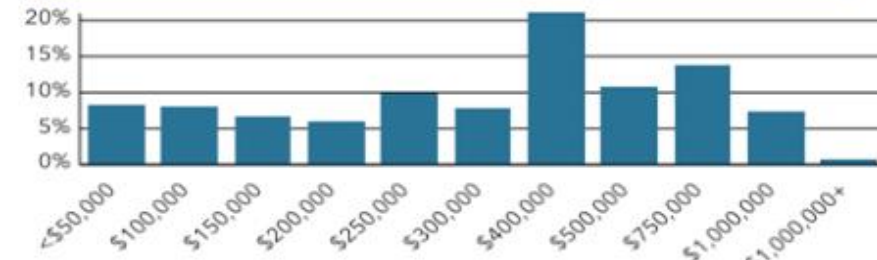
**29.9%**

Percent of Income for Mortgage

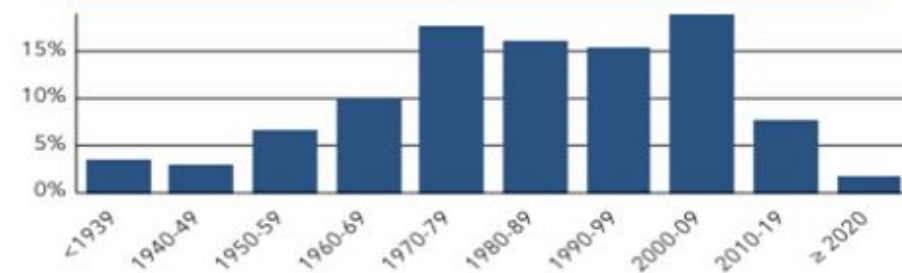
## Historical Trends: Population



## Home Value



## Housing: Year Built

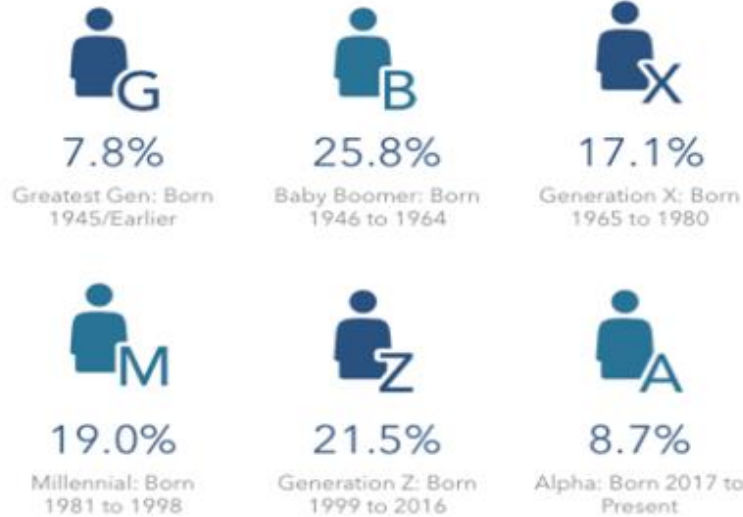


## POPULATION BY AGE

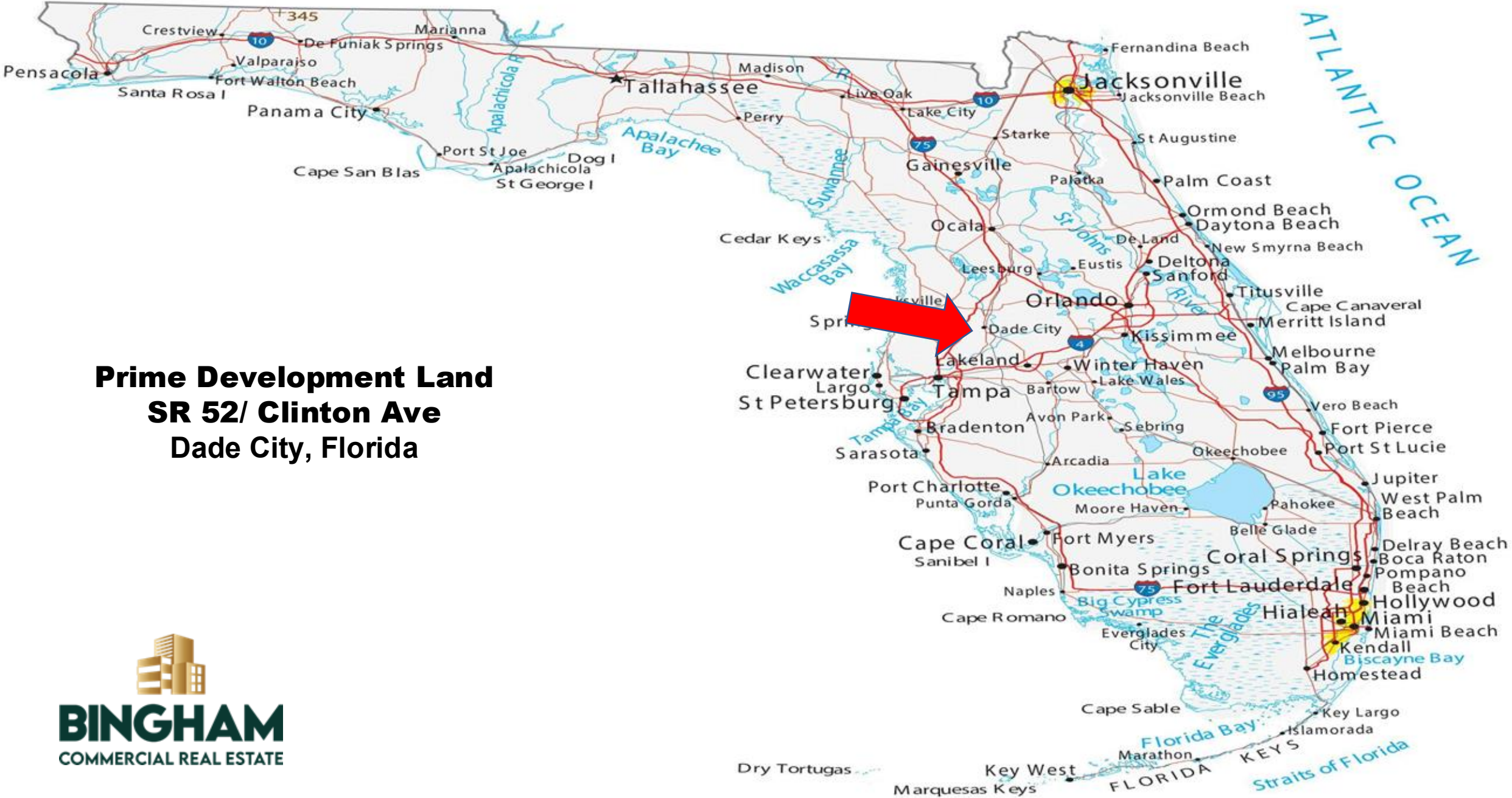


Under 18 (18.5%) | Ages 18 to 64 (53.1%) | Aged 65+ (28.3%)

## POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**Prime Development Land  
SR 52/ Clinton Ave  
Dade City, Florida**



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