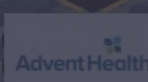




Great
Clips

LAND FOR SALE



2.56 Acres

SR 52 & Curley St.
San Antonio, FL 33576

Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

2.56 Acres SR 52 and Curley Street

San Antonio, FL 33576



PROPERTY DESCRIPTION

The site is ready for COMMERCIAL DEVELOPMENT and with utilities available to site. The area surrounding the property is experiencing rapid growth, with major residential developments such as Double Branch, Mirada, Abbey Crossings, Leo at Cypress Creek, Q Terra, Villas at Connected City, and DHIC Mirada bringing over 11,000 new homes either planned or under construction. In addition, a new Advent Health Hospital and Publix are located just minutes away, along with proposed Amazon and Target distribution centers, each exceeding 1 million square feet. High traffic area is just waiting for your Office Building, Warehouse, Medical Facility, Hotel, or Restaurant.

PROPERTY HIGHLIGHTS

- MPUD in place ready for a 15,000 square-foot building
- Great location for Restaurant/Bar/Retail/Office/Medical
- Flat, High and Dry | High Visibility Intersection
- Near the New \$2.41B Double Branch Mixed-Use Development Under Construction – 1,000 Acres
- Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Sortation Center

OFFERING SUMMARY

Sale Price:	\$1,024,000
Lot Size:	2.56 Acres
VPD:	18,500

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	548	2,650	9,904
Total Population	1,812	8,838	27,509
Average HH Income	\$132,730	\$138,129	\$119,976

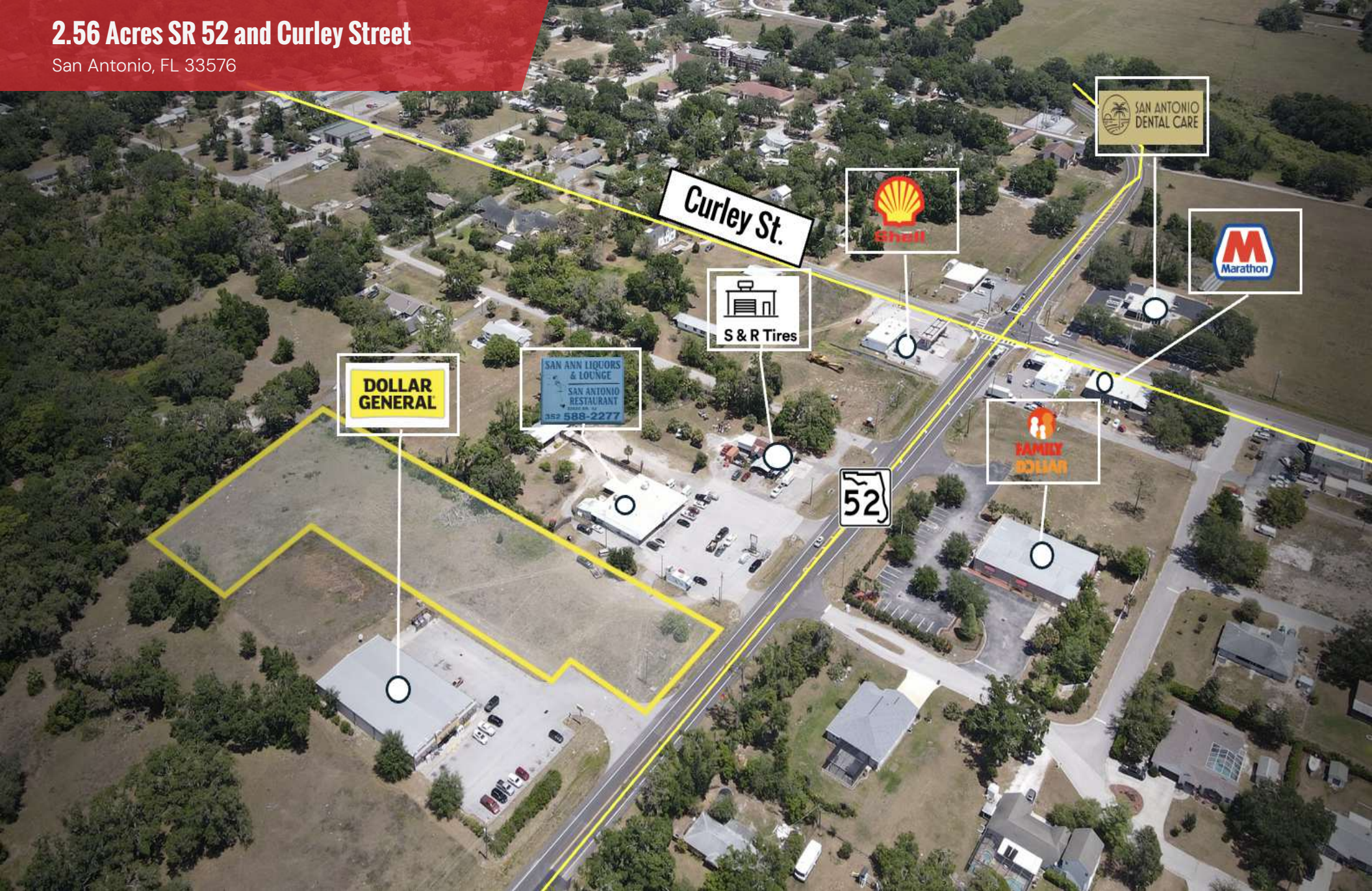
Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



2.56 Acres SR 52 and Curley Street

San Antonio, FL 33576



Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

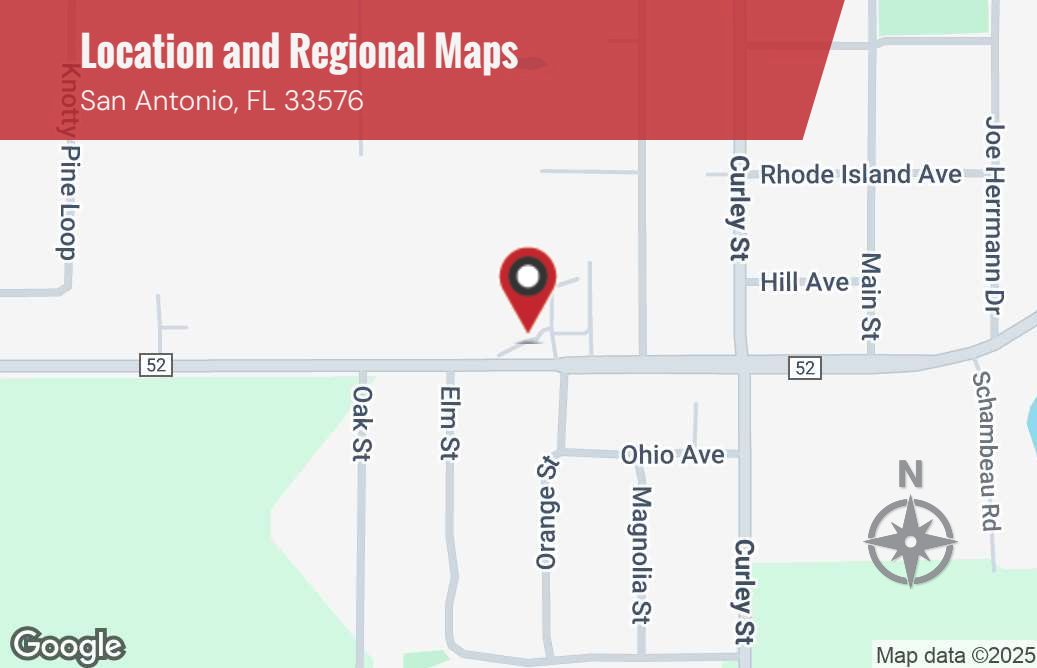
Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Location and Regional Maps

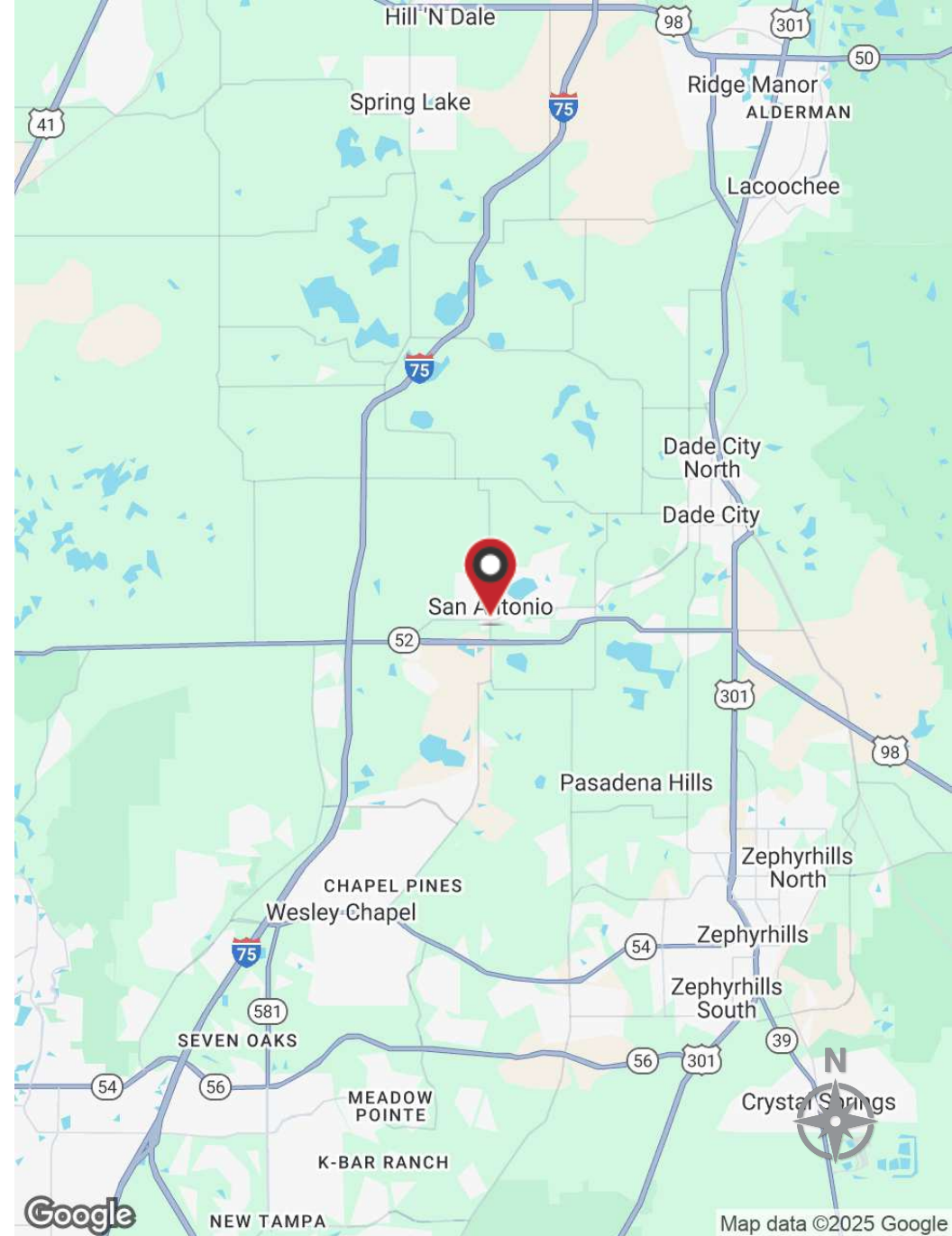
San Antonio, FL 33576



LOCATION OVERVIEW

The re-alignment and expansion of State Road 52 is in the final completion phase. Mirada Boulevard will connect both Epperson Ranch North and Epperson Ranch South allowing both subdivisions easy and convenient access to State Road 52 which will substantially increase traffic counts on Interstate 75 while allowing these residents quick and easy access to Interstate 75.

Mirada along with Epperson Ranch North and South are three new Metro Developments inside Connected City. Mirada, the largest with 6,700 planned homes, including a 15 acre Crystal Lagoon which is approximately one mile from the subject property. Another 3,600 homes in Epperson Ranch North and South. Connected City is positioned to be the ideal model for 21st century live-play-work environment. In addition to the massive expansion, Saint Leo University, one of the largest Catholic Universities in the nation has 18,200 students and is less than four miles from the subject property.



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com



Pasco County - Proven Market



PASCO COUNTY

Located on the west central coast of Florida and in one of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities which make it a great location to live, visit, and do business. With over \$45M available to assist with corporate relocations, Pasco County is determined to maintain a business-friendly climate. Pasco County EDC is also committed to working with the end user and will evaluate which incentives will provide the most impact for the business.

A FEW NOTABLE INCENTIVES INCLUDE:

- Penny for Pasco
- Job Creation Incentive (JCI) Grant
- Transportation Mobility Impact Fee Waivers
- Expedited Permitting and Processing
- Clean Energy Initiatives

Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

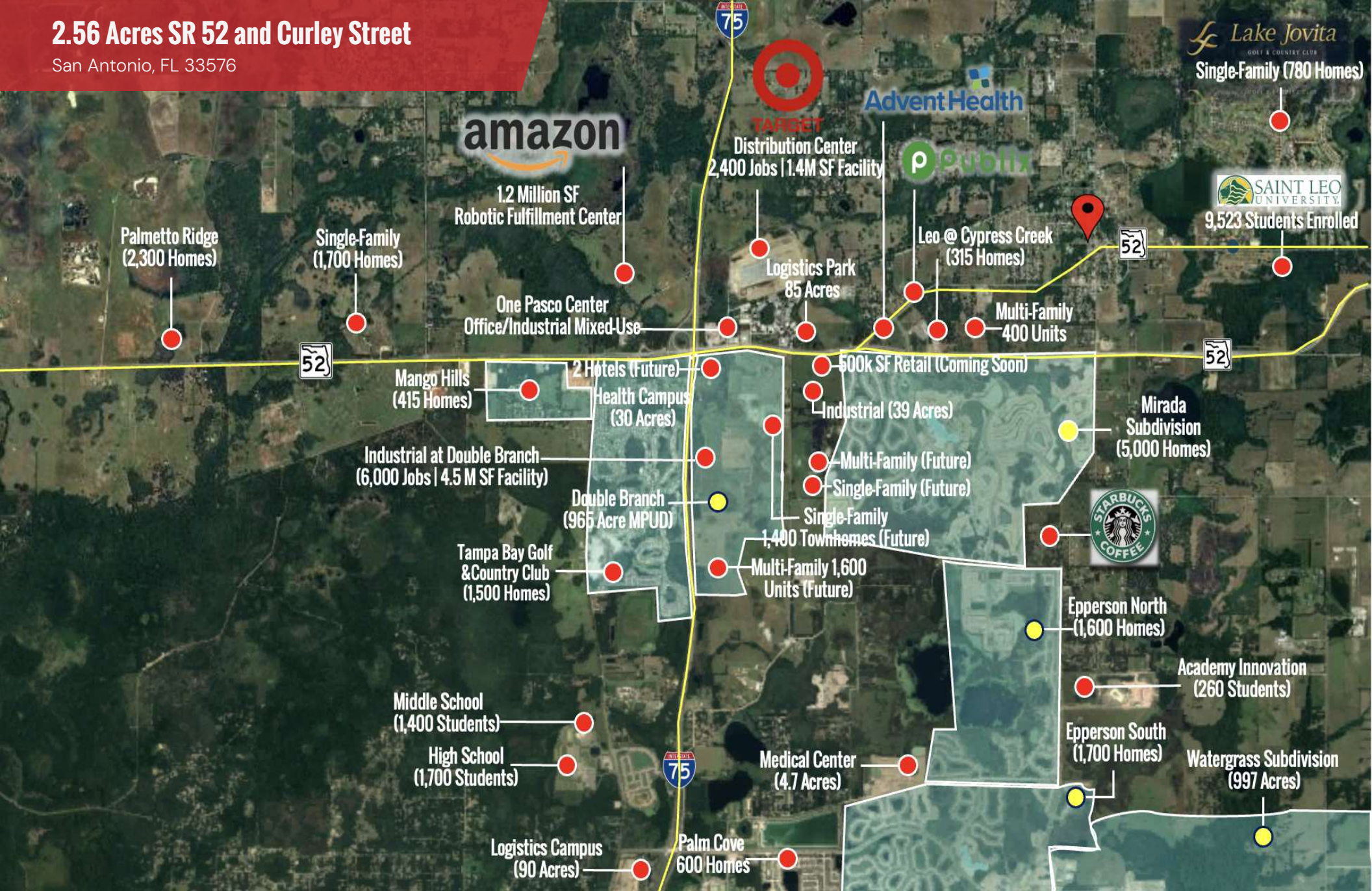
Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



2.56 Acres SR 52 and Curley Street

San Antonio, FL 33576



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com

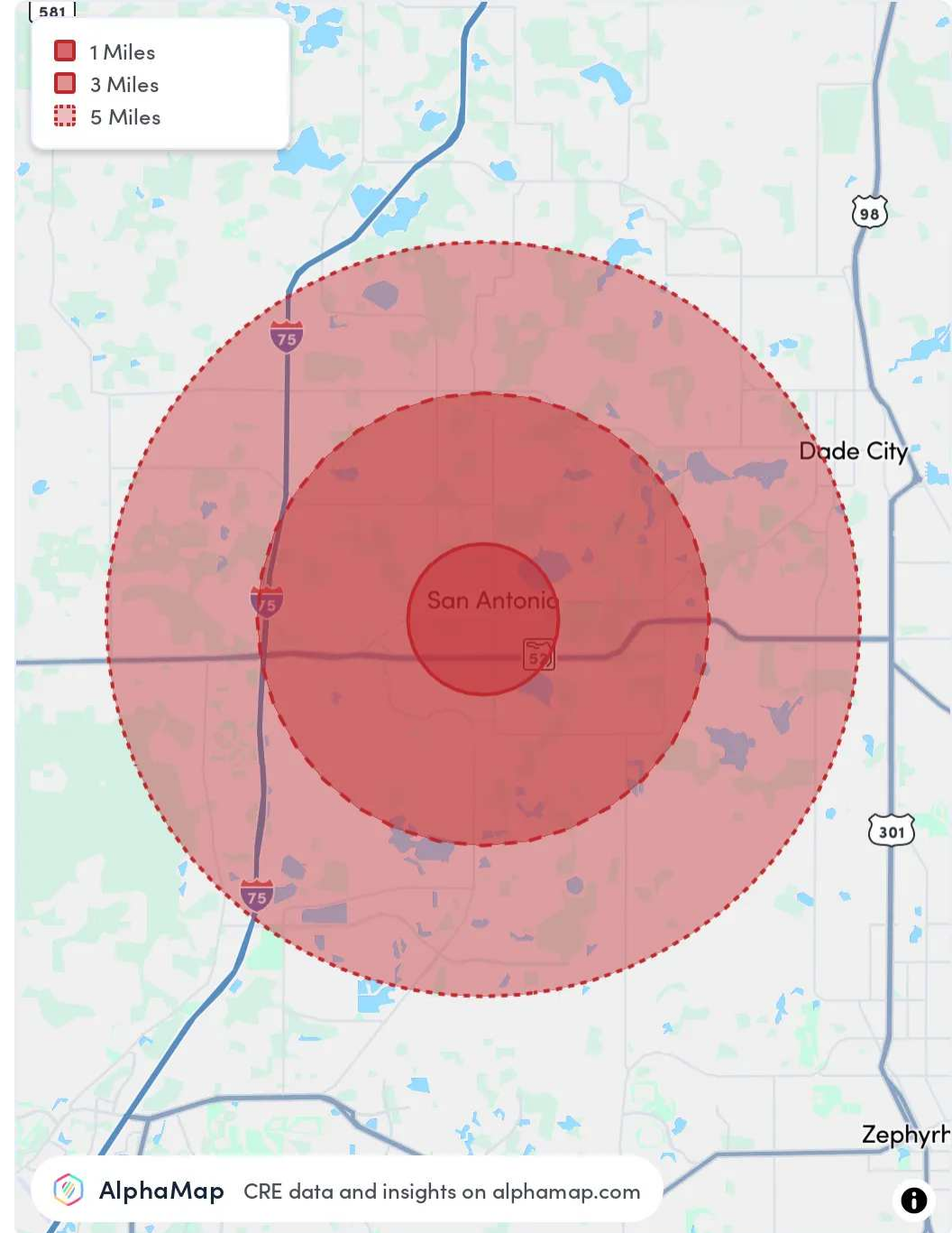


2.56 Acres SR 52 and Curley Street

San Antonio, FL 33576

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,812	8,838	27,509
Average Age	38	41	43
Average Age (Male)	38	41	43
Average Age (Female)	38	41	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	548	2,650	9,904
Persons per HH	3.3	3.3	2.8
Average HH Income	\$132,730	\$138,129	\$119,976
Average House Value	\$509,297	\$544,286	\$438,260
Per Capita Income	\$40,221	\$41,857	\$42,848

Map and demographics data derived from AlphaMap



Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



2.56 Acres SR 52 and Curley Street

San Antonio, FL 33576



BRENT NYE

Partner

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



LUIS CARDENAS

Senior Associate

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

FL #SL3535034

Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com