

# FOR SALE

## INDUSTRIAL LAND

SR 52 near Bellamy Bros Blvd & Hwy 75  
San Antonio, FL 33576



# \$1,900,000

FOR SALE

## 17,500 AADT on SR 52

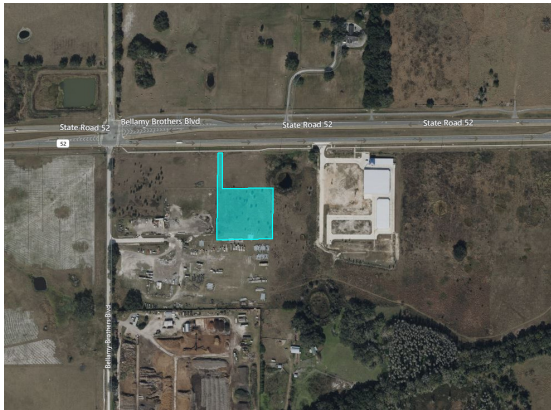
TRAFFIC COUNT

## 2.64 ACRES

LOT SIZE

## 30±FT on SR 52

FRONTAGE



## PROPERTY DETAILS

- Less than 2 miles to Hwy 75
- Minutes to Mirada Lagoon
- No wetlands - Flood Zone X
- Utilities along North Boundary
- 2.5 miles to future DoubleBranch Development
- 230 yards to future Amazon Distribution Center
- Convenient to Wesley Chapel and Dade City

## 2.64 Acres Vacant LI on SR 52 near Bellamy Brothers Blvd and Hwy 75

An optimal industrial parcel of land, spanning 2.64 acres and primed for development. Nestled strategically in the path of robust growth, this property is surrounded by several major projects currently in development, making it an opportune location for businesses seeking to capitalize on the thriving economic landscape.

Positioned on SR 52, just 0.12 miles east of Bellamy Brothers Boulevard and a mere two miles west of Highway 75, this parcel offers exceptional accessibility and visibility. Boasting 30± feet of frontage along SR 52, the property ensures prominence in a high-traffic area.

Moreover, its proximity-just 230 yards from future Amazon Robotic Sorting Center, only 2.5 miles-to the Future DoubleBranch Development and mere minutes from the Mirada Lagoon, adds to its allure. One noteworthy advantage is the absence of wetlands, with the property situated in Flood Zone X, eliminating potential development constraints. This industrial parcel presents a unique investment opportunity in a rapidly growing region.

Whether you're considering commercial, industrial, or mixed-use development, this strategically located and development-ready land promises to be a key player in the region's economic expansion. More info on Amazons groundbreaking event and plans for creating over 500 jobs: [tampabay.com/news/pasco/2024/03/22/plans-submitted-amazon-robotic-sorting-site-central-pasco/](https://tampabay.com/news/pasco/2024/03/22/plans-submitted-amazon-robotic-sorting-site-central-pasco/)



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