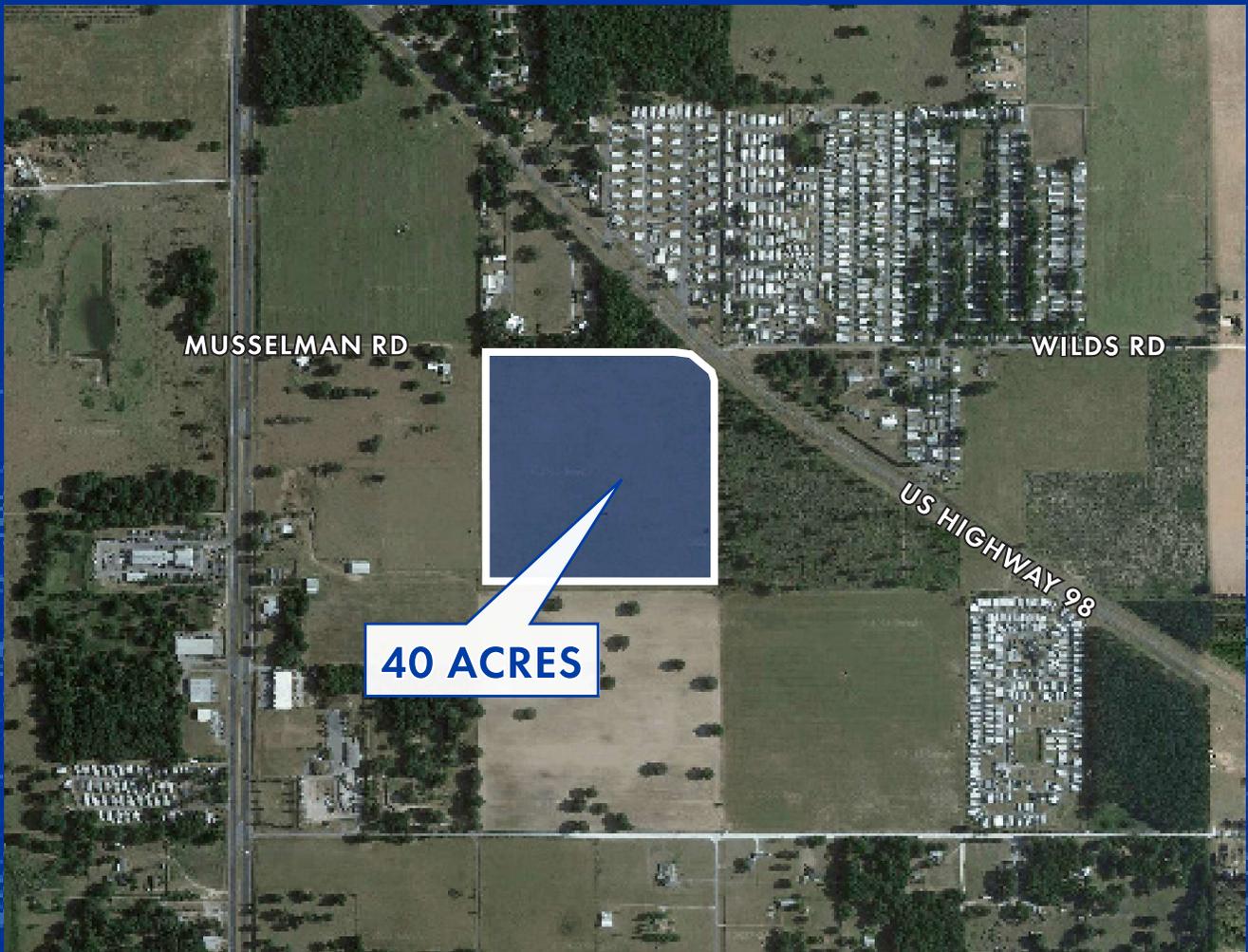




ROADSIDE 40

± 40-ACRE DEVELOPMENT SITE



ROADSIDE 40

US Highway 98, South of Musselman Road, Dade City, FL

Investment Summary

Northmarq is seeking a buyer for a ±40-acre development site in Dade City. The site is currently agriculturally zoned (hay field) with a future land use of RES-9. Potential development uses include single-family and multifamily residential (build-to-rent, multifamily, condominium, townhomes and other uses). Maximum allowable density is 9 units per acre, with a maximum nonresidential density of 0.27 FAR.

Dade City, located in the heart of Pasco County, has convenient access to Downtown Tampa, which is less than 45 minutes (38 miles) away and Tampa International Airport, which is less than an hour (47 miles) away. Nearby shopping includes Publix, Walmart, Winn Dixie, Big Lots, TJ Maxx, Hobby Lobby, Lowe's and Home Depot.

Size	40 acres
Location	East of US 98 and south of Musselman Road, 0.25 miles east of Highway 301 Dade City, Florida
County	Pasco
Parcel ID	14-25-21-0000-00100-0000
Zoning	AG
FLU	RES-9
Permitted Uses	Multifamily, single-family rental, build-to-rent communities
Density	9 units/acre
FAR	0.27
Utilities	Water: 10" on Townsend Road, 0.9 miles from site Sewer: 8" gravity 1.0 mile away at Clinton Avenue & US 98

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