

**LAND LEASE OR SALE**

# 15.16 Acres Commercial Land

## \$4,900,000

SR 52 from Adair to Gene Nelson  
Blvd  
Dade City, FL 33525

**Brent Nye**  
Partner  
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)



# 15.16 Acres - Raw Land - Dade City

SR 52 from Adair to Gene Nelson Blvd, Dade City, FL 33525



## PROPERTY DESCRIPTION

**LAND LEASE OR JOINT VENTURE** – This prime commercial property offers exceptional visibility and is strategically located on the far western edge of Dade City, providing convenient access to downtown, Lake Jovita, and the Tampa Bay Golf and Country Club. Positioned in a rapidly growing area with expansion heading toward I-75, it presents a strong opportunity for future development. A planned traffic light and nearby engineered subdivision further enhance its potential. The vacant land features extensive frontage on three paved roads, including 346 feet on Adair Road and 1,232 feet on State Road 52. Zoned for commercial use, this site is ideally suited for a variety of development projects.

## PROPERTY HIGHLIGHTS

- Raw Land
- 1,232' frontage on SR 52
- Zoned Vacant Commercial (OOCN) | Potential Multifamily Zoning

## OFFERING SUMMARY

<b>Lot Size:</b>	15.16 Acres
<b>Parcel #</b>	33-24-21-0000-02900-0000
<b>Asking Price:</b>	\$4,900,000.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	1,263	11,481	53,423
<b>Total Population</b>	3,326	31,836	132,358
<b>Average HH Income</b>	\$75,691	\$94,674	\$89,423

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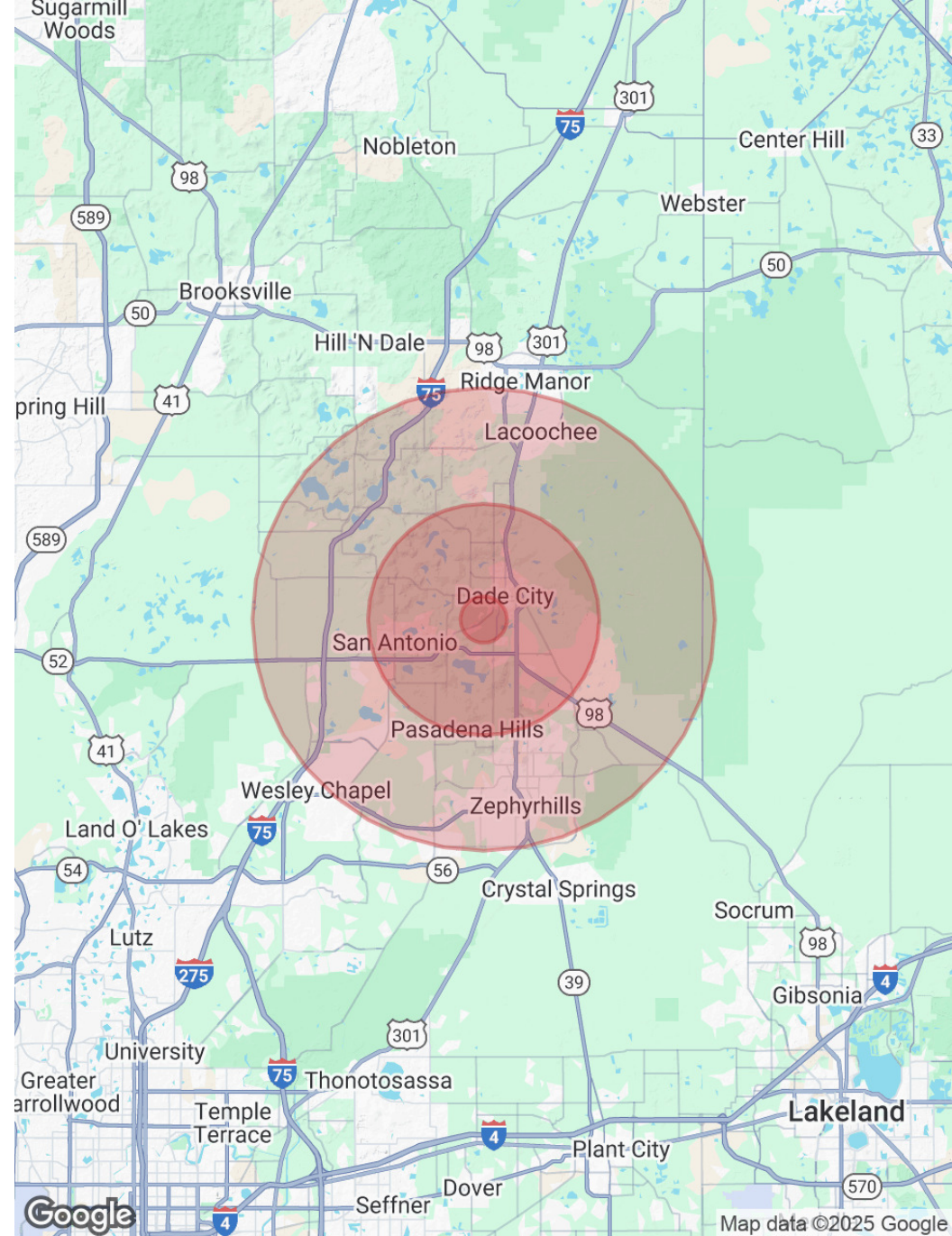


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,326	31,836	132,358
Average Age	40	42	46
Average Age (Male)	38	41	45
Average Age (Female)	42	43	47
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,263	11,481	53,423
# of Persons per HH	2.6	2.8	2.5
Average HH Income	\$75,691	\$94,674	\$89,423
Average House Value	\$299,082	\$336,144	\$297,287

Demographics data derived from AlphaMap



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## Meet the Broker

SR 52 from Adair to Gene Nelson Blvd, Dade City, FL 33525



### Brent Nye

Partner

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### BILL NYE

Bill is the Broker/owner of Nye Commercial Advisors, Inc. He graduated from West Virginia Wesleyan University with a Bachelor's degree in Math and Business and then obtained a Master's Degree in Administration (Westminster College, Pa.). Bill's Real Estate career commenced in 1974. His over 50 years of experience, education, knowledge, and expertise makes him a leader in the Tampa Bay area and surrounding Commercial Investment Community. He was the first CCIM (Certified Commercial Investment Member) Members in Pasco County, Florida (1980). Bill's focus lies in asset management, consulting, development, retail brokerage, land brokerage and industrial brokerage. He has represented clients in all facets of the commercial investment field and has been involved in transactions in excess of one billion dollars. Bill is the parent of three grown children, in the Real Estate field, and 6 very loved grandchildren. He prides himself on family and community involvement and was instrumental in starting the "Day Break Rotary" in Zephyrhills in 1995 and remains a dedicated member.



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