

# FOR SALE

- ◆ Two highly visible parcels for sale on SR 52 with traffic counts in excess of 35K Vehicles Per Day
- ◆ Parcels are in close proximity to the Suncoast Parkway, Moffit Cancer Center's 775 acre Global Innovation Center & Pasco Town Center's 965 acre mixed-use project that will add 6,000+ jobs & 3,500 housing units
- ◆ Area is experiencing rapid residential growth with Project Angeline's 6,200 acre wellness themed master planned community by Lennar that will be home to up to 35K people and will feature a 15 acre man-made lagoon by Metro
- ◆ Pasco County & FDOT have many traffic infrastructure upgrades under construction to the E of the site, including the 3.8 mile, six-lane, widening of SR 52 from the Parkway to US 41 & the 7 mile widening & new alignment of SR 52 between Uradco Place & Fort King Rd
- ◆ State Rd 52 is in high demand due to the opportunity for available land at reasonable pricing. Call today for more details!



## FL State Rd 52 Development Sites

State Rd 52 & Faithful Way · New Port Richey, FL 34654

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**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection

# PARCEL A - \$575,000

## PROPERTY FEATURES

- ◆ Acres 1.8 - Parcel ID 10-25-17-0000-00200-0020
- ◆ Both parcels are 100% Uplands
- ◆ Zoned C2 Commercial
- ◆ Located at the entrance of Ashton Oaks Apartments -168 units
- ◆ Electric provided by Withlacochee River Electric Cooperative
- ◆ Water & Sewer provided by Pasco County
- ◆ Billboard revenue included with sale of Parcel A
- ◆ 249.25 ft of SR 52 frontage
- ◆ Site suitable for Carwash, Self-storage, Freestanding Junior Box Retail or Multi-Tenant Retail



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# LOCATION MAP

## PASCO TOWN CENTER PROJECT

Land Covered - 965 Acres

Future Jobs - 6,000

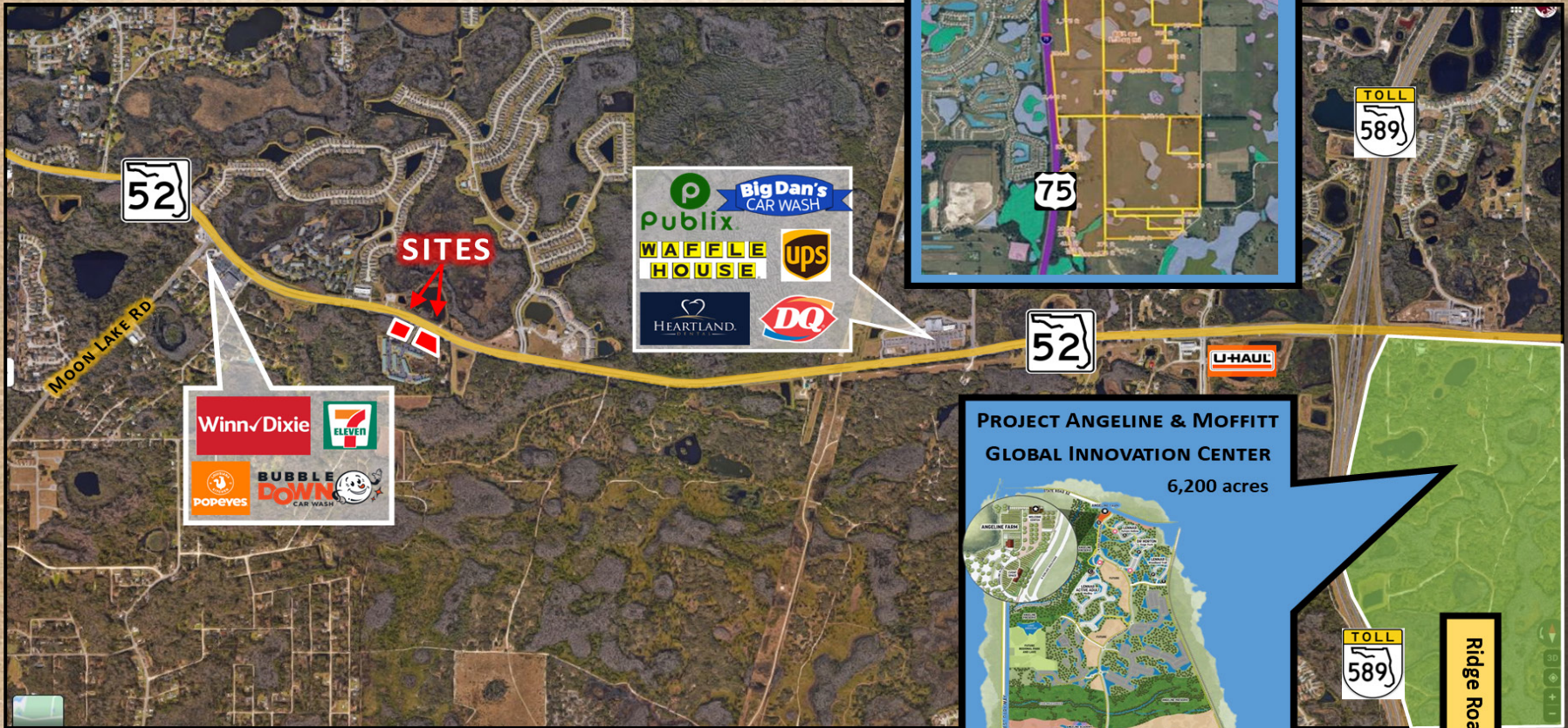
Housing Units - 3,500

Future Commercial Space Available:

Industrial - 4,000,000 sf

Office: 725,000 sf

Retail: 400,000 sf

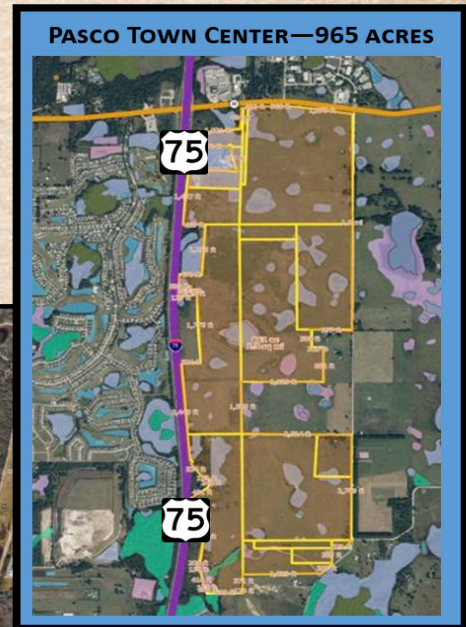


## PROJECT ANGELINE-METRO LAGOON & MOFFIT CANCER RESEARCH CENTER

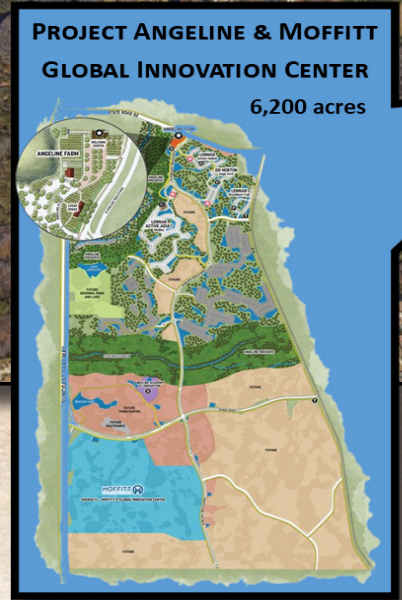
Land Covered-6,200 Acres (775 Moffit) · Moffit Future Jobs-14,500

Angeline Office/Retail/Entertainment Space - 4,000,000 sf · Future Residents-35K

Moffit Cancer Center Life Sciences & Research Park-24,000,000 sf



175—18.6 miles



Ridge Road—3.5 mi

