

## PARCELS AVAILABLE

NWC of State Road 52 & Curley Rd | San Antonio, FL 33576

### PROPERTY HIGHLIGHTS

- ▶ Parcels available from 0.88 acres to 1.15 acres
- ▶ 1,275' of frontage along SR 52 and 240' of frontage along Curley Rd
- ▶ Parcel across from Mirada Master development, which is a 6,700 home community
- ▶ Over 20,000 Homes planned in immediate area
- ▶ SR 52 is a 4 lane road and Curley Road is a 2 lane road that will expand to 6 lanes
- ▶ Surrounding retailers include: Publix, UPS, Advent Health, 7 Eleven, Heartland Dental, AutoZone, Dunkin, Taco Bell, AT&T, Burger King, Denny's, Pilot Flying J & RaceTrac.
- ▶ Strong demographics include a population of 34,565 and Household income of \$115,683 in a 5-mile radius

### DEMOGRAPHICS

#### Population



1 Mile	1,474
3 Mile	11,295
5 Mile	34,565

#### Households



1 Mile	421
3 Mile	3,651
5 Mile	12,320

#### Household Income



1 Mile	\$139,892
3 Mile	\$99,065
5 Mile	\$115,683

#### Traffic Counts (Projected)



SR 52 (McCabe Rd)	25,567 AADT
Curley Rd	14,578 AADT

#### Daytime Demos



Businesses	Employees	Daytime Population
1 Mile: 47	1 Mile: 397	1 Mile: 948
3 Mile: 344	3 Mile: 2,736	3 Mile: 6,900
5 Mile: 1,025	5 Mile: 6,094	5 Mile: 18,567

CALL FOR DETAILS **813-712-3068**

# COMMERCIAL PARCELS AVAILABLE

NWC of State Road 52 & Curley Rd | San Antonio, FL 33576



## Site Map

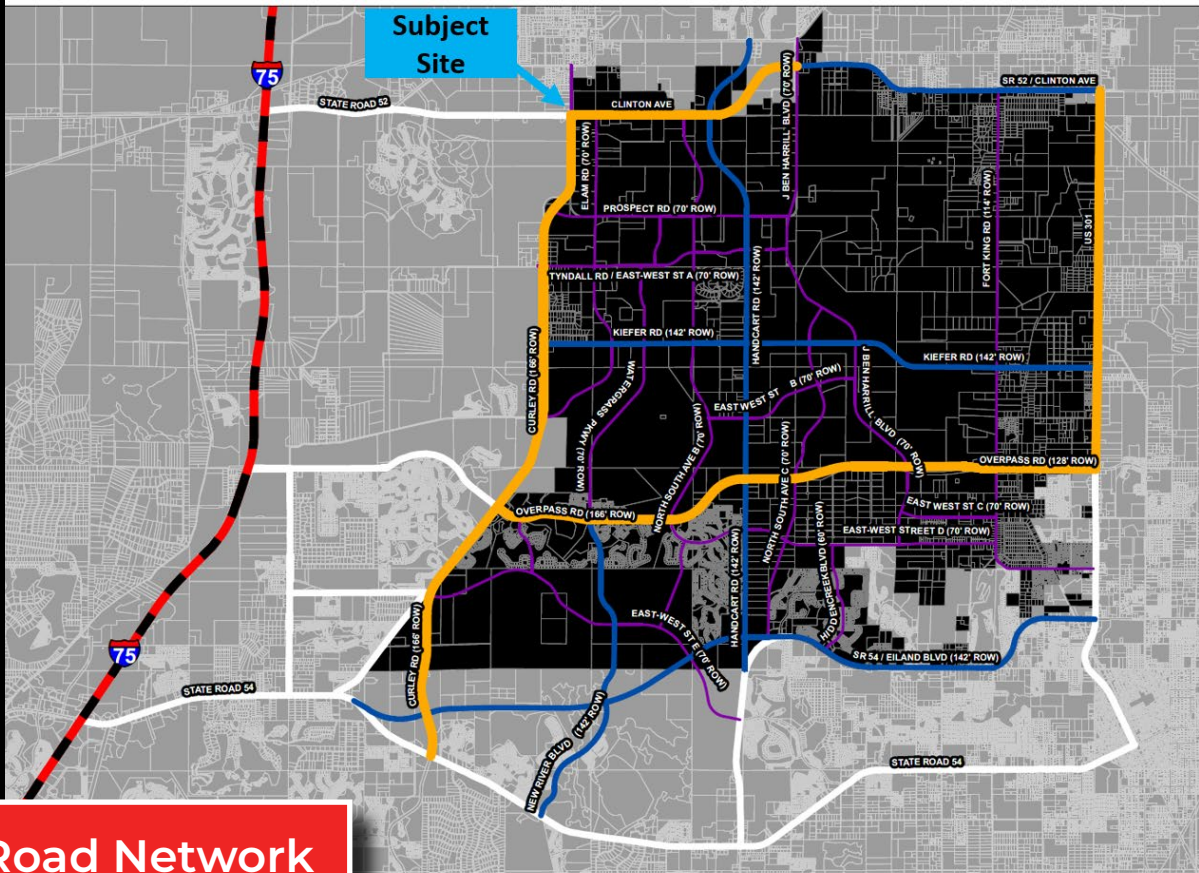


**Brandon Eggleston**  
813 712 3068  
brandon@rmcp.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800 728 5379  
www.RMCPG.com

# COMMERCIAL PARCELS AVAILABLE

NWC of State Road 52 & Curley Rd | San Antonio, FL 33576



## LEGEND

### LANES

- 2 Lanes
- 4 Lanes
- 6 Lanes



0 5,000 10,000 Feet  
 Source: Heidt Design, Pasco County, Pasco County PAQ, FDOT  
 Date of Source Data: June 2, 2022

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design, does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be

Road Network

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED: 070324**

**Brandon Eggleston**  
 813 712 3068  
 brandon@rmcpg.com

**8902 N Dale Mabry Hwy**  
**Tampa, FL 33614**  
 800 728 5379  
 www.RMCPG.com