

LAND FOR SALE

LENNAR

SR 52 and Bellamy Brothers

San Antonio, FL 33576

Falls Dr.

Bellamy Bros. Blvd.

52

amazon

AAA
Storage

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY HIGHLIGHTS

- 175 Ft. Of Frontage On Newly Widened 4 Lane SR 52
- Zoned L1 "Light Industrial Park District"
- Utilities Available Near By
- 1.6 Miles West Of I-75 Which Sees More Than 100,000 VPD
- More Than 5,000 New SFR In Development Just 3 Miles East
- A Short Distance To New \$2.41B Double Branch Mixed-Use Development Under Construction - 1,000 Acres And Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Sortation Center

OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	2.01 Acres

PROPERTY DESCRIPTION

Unlock 2.01 acres on State Road 52 with high visibility and excellent access to SR 52 and I-75. Zoned light industrial, this property is ready for a wide range of uses including manufacturing, warehousing, and distribution. Located in one of Pasco County's fastest-growing corridors, it's an ideal site for an owner-user or investor.

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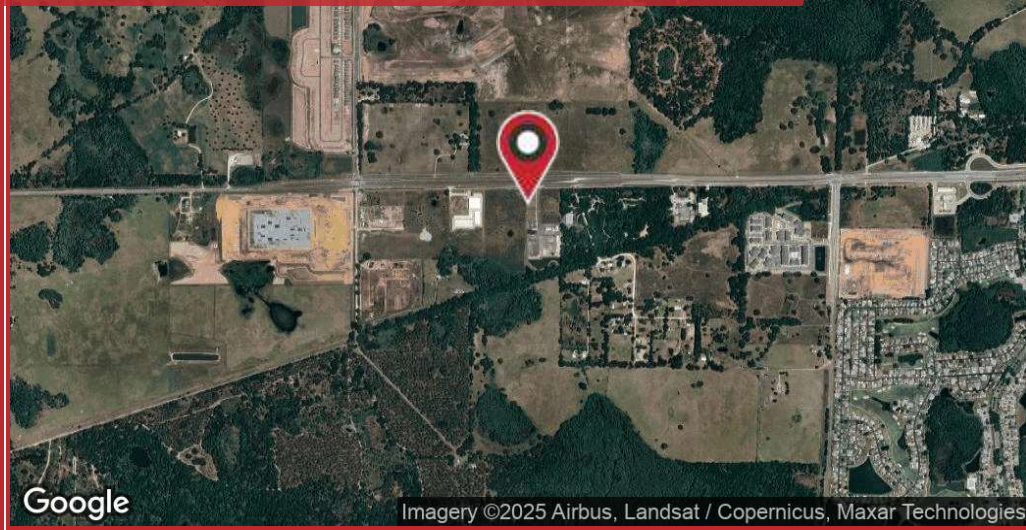
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Maps & Location Info

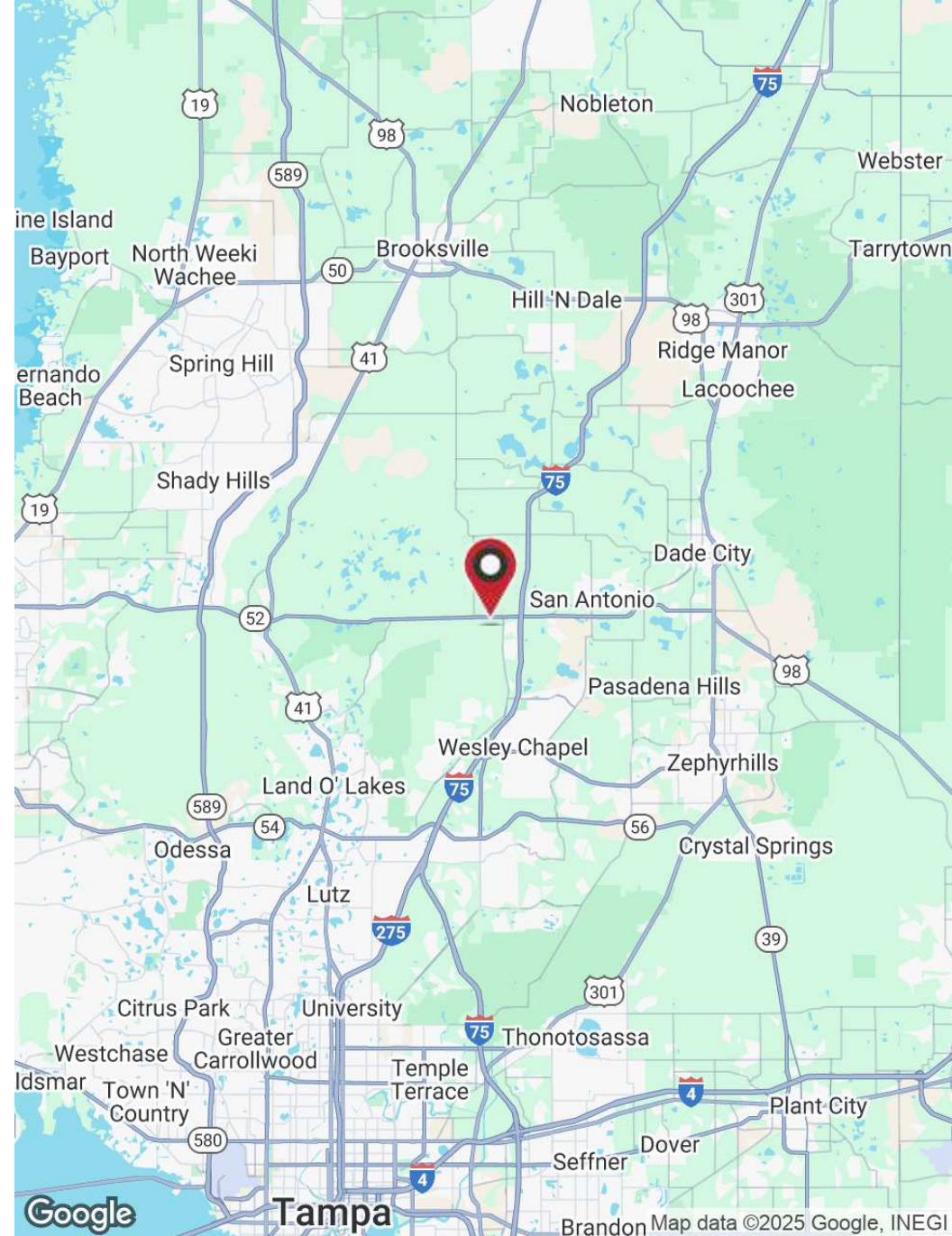
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total population	4,988	18,852	156,453
Median age	60	46	40
Total households	2,432	7,263	54,792
Total persons per HH	2.1	2.6	2.9
Average HH income	\$112,739	\$119,134	\$127,374
Average house value	\$396,886	\$411,921	\$420,256

LOCATION OVERVIEW

Discover the potential of San Antonio, FL, where your investment in land and industrial properties can thrive. Situated near the intersection of SR 52 and Bellamy Brothers, this vibrant location offers proximity to major transportation routes and easy access to the expanding Tampa Bay area. Investors will appreciate the surrounding amenities, including the nearby Dade City Business Center, San Antonio Park, and the picturesque Saint Leo University. With its strategic position and promising development opportunities, the area presents an ideal environment for future growth and industrial advancement.



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Meet Your Team

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