

SIGNALLED CORNER LAND FOR SALE

30± Acres US 98 & SR 50

33252 Cortez Blvd and McKethan Rd
Ridge Manor, FL 33523

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

30± Acres US 98 and SR 50

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Price:	Market Rate
Property Type	Land
Zoning:	Commercial/AG
APN	R10 423 21 0000 0140 0000, R10 423 21 0000 0140 0010, R10 423 21 0000 0060 0000
Lot Size	30± Acres

Positioned at a signalized hard corner along Cortez Boulevard (SR-50) at US 98 and McKethan Road in the Ridge Manor/Dade City growth corridor, this 30± acre ready-to-build parcel offers exceptional visibility and accessibility with approximately 22,000 vehicles per day. Zoned Commercial and Agricultural, the property benefits from prominent frontage, easy ingress and egress, and proximity to I-75, downtown Dade City, and expanding residential communities—including a new metro development—an imminent 4,200-home project just one mile away. The ongoing widening of SR-50 from two to four lanes further enhances regional connectivity between Hernando and Pasco counties, strengthening long-term growth potential. Surrounded by established commercial, medical, retail, and agricultural uses, this site presents a prime opportunity for retail, service, or commercial users seeking high exposure in a rapidly developing corridor.

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- 30± Acres at Signalized Hard Corner at US 98 & Cortez Blvd (SR-50) in Ridge Manor / Dade City growth corridor
- Water and Sewer Available
- Zoned Commercial & Agricultural. Flexible uses for retail, service, or mixed development
- High Visibility Location with approx. 22,000 vehicles per day on Cortez Blvd. (SR50)
- Ready-to-Build Site with prominent frontage and easy ingress/egress
- Nearby a Major Sunrise Master-Planned Community in Hernando County with approvals for 4,200 homes plus retail, office, multifamily, motel, and storage across 1,385 acres. Phase one delivers 1,678 single-family lots and Metro's signature Lagoon amenity, with direct access at the Interstate 75 & Cortez Blvd interchange. Located roughly 40 miles north of Tampa, 50 miles west of Orlando, and under 10 miles from Brooksville in a county that's grown past 200,000 residents.
- SR-50 widening (2 to 4 lanes) underway, improving east-west connectivity.
- Surrounded by established commercial, medical, retail, and agricultural uses



Aerial Drone Images of Site

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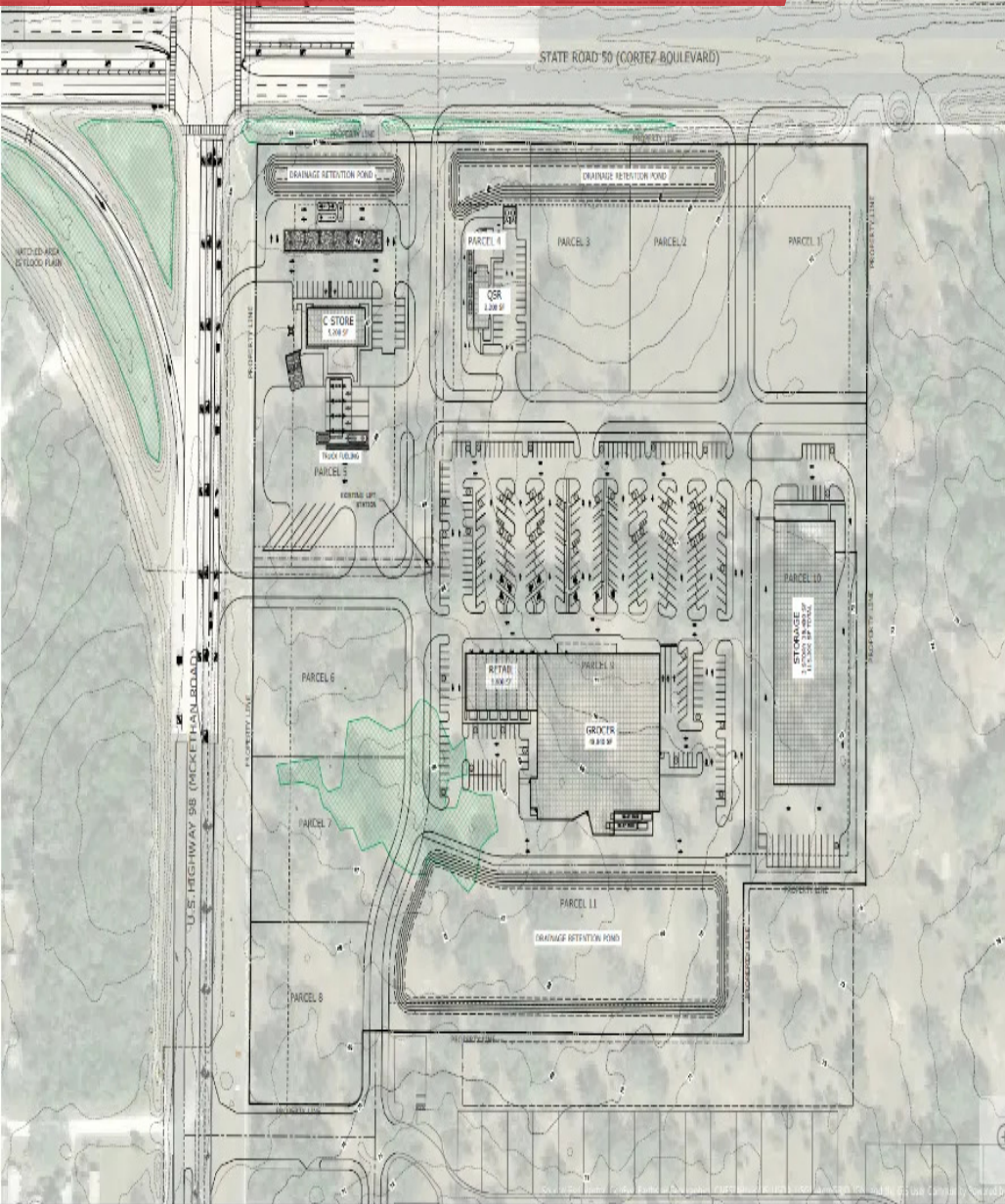
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SITE PLANS & CONCEPTUALS

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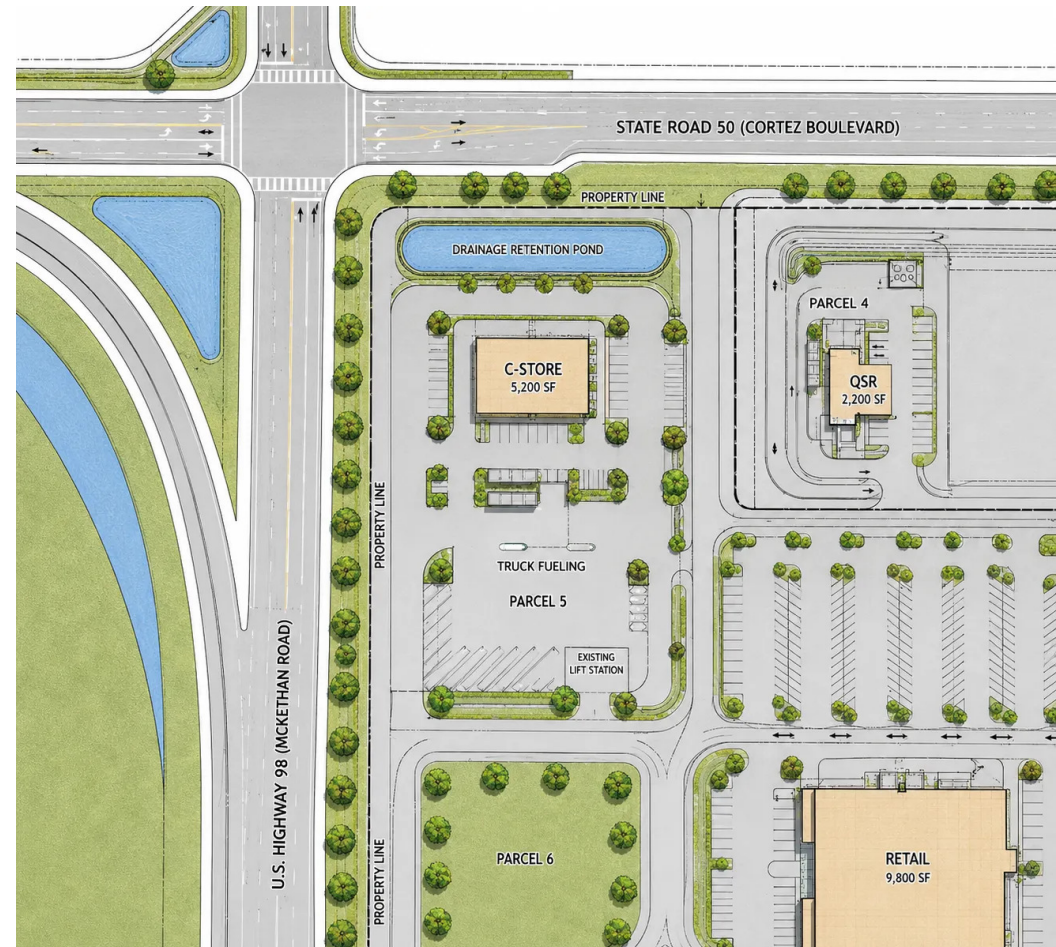
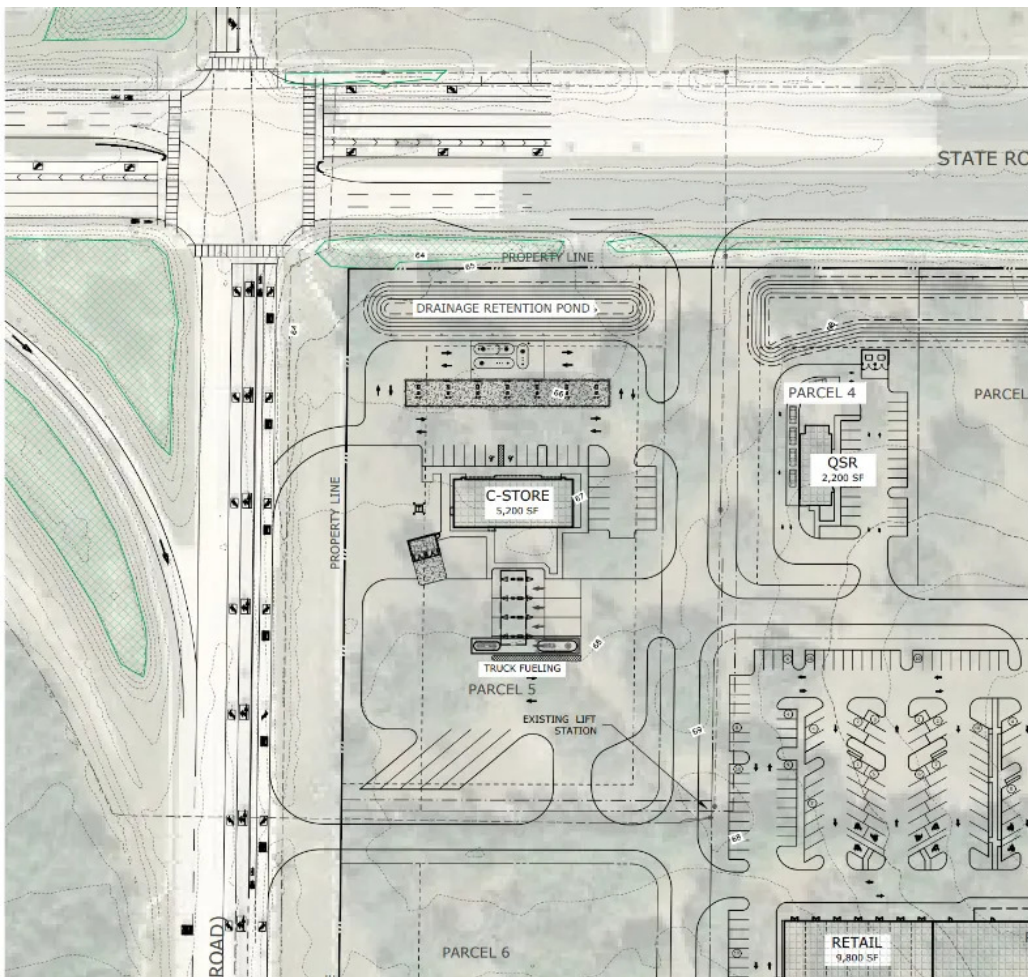
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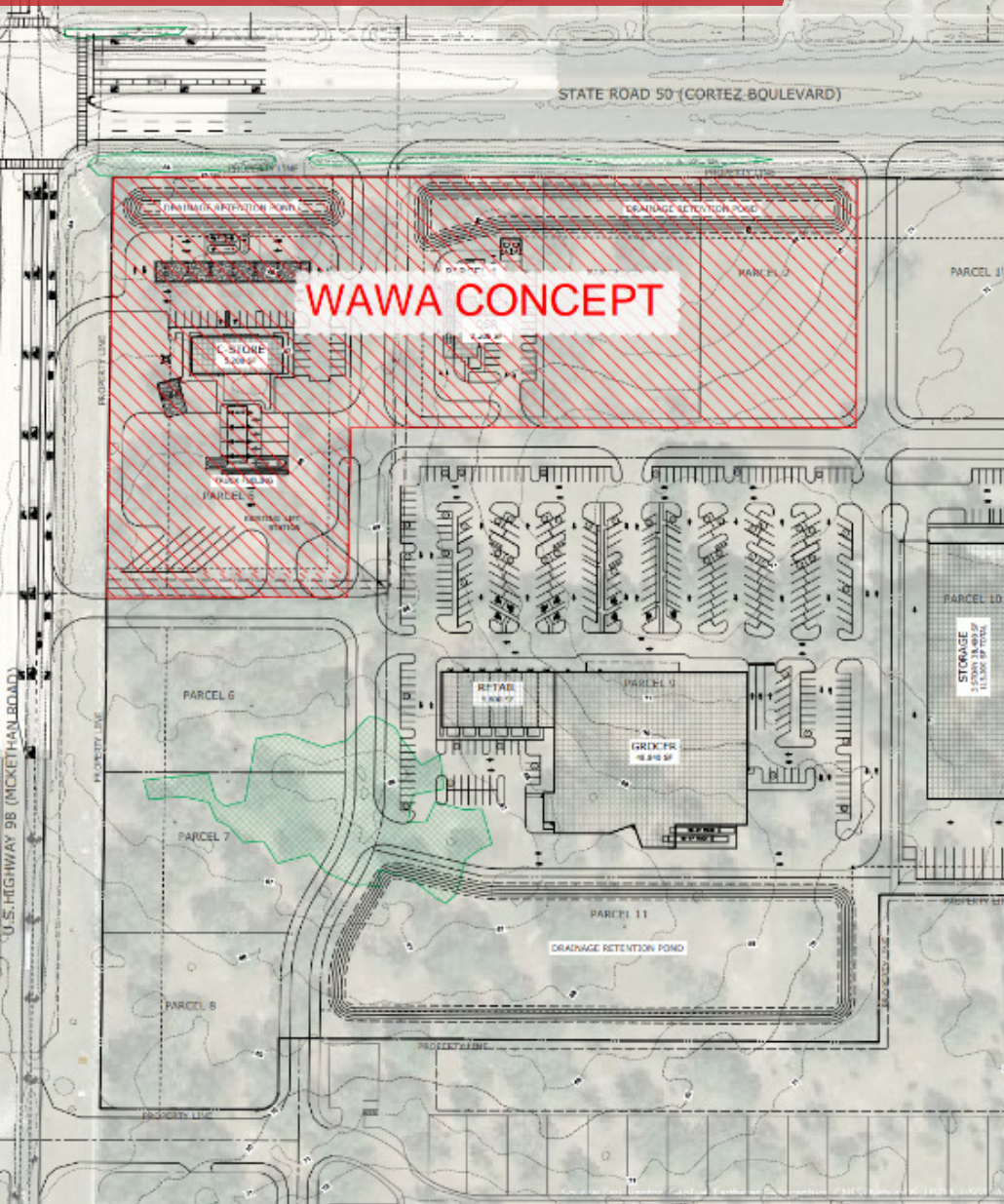
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LOT NUMBER	ACRES
PARCEL 1	1.53
PARCEL 2	1.34
PARCEL 3	1.34
PARCEL 4	1.17
PARCEL 5	3.53
PARCEL 6	1.24
PARCEL 7	1.26
PARCEL 8	1.13
PARCEL 9	7.53
PARCEL 10	2.83
PARCEL 11	3.28

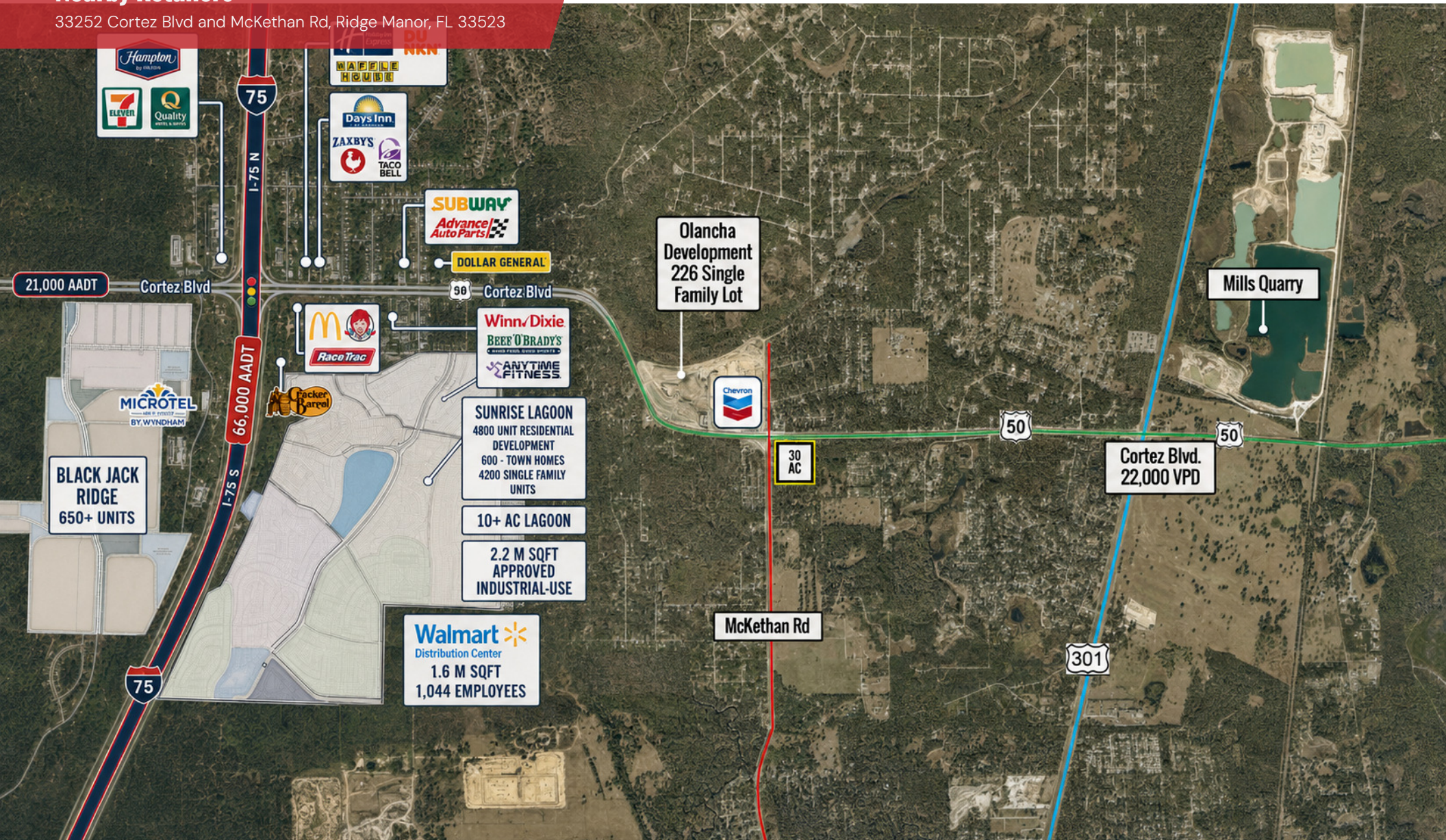
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Nearby Retailers

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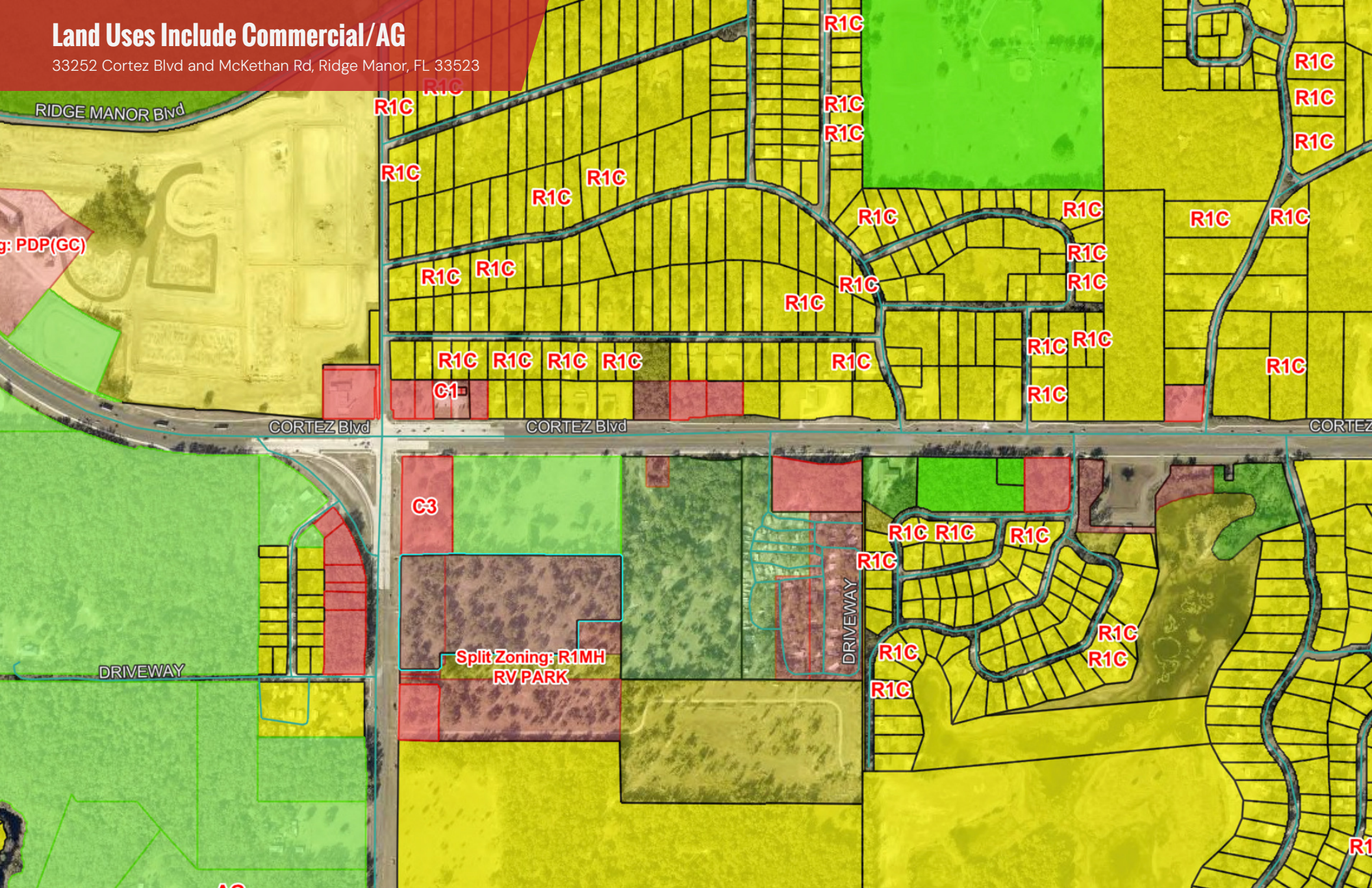
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Demographics and Travel Times

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,754	7,987	13,500
Average Age	46	45	44
Average Age (Male)	45	44	44
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	737	3,227	5,345
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$78,276	\$81,755	\$82,671
Average House Value	\$290,017	\$286,970	\$293,594

2020 American Community Survey (ACS)



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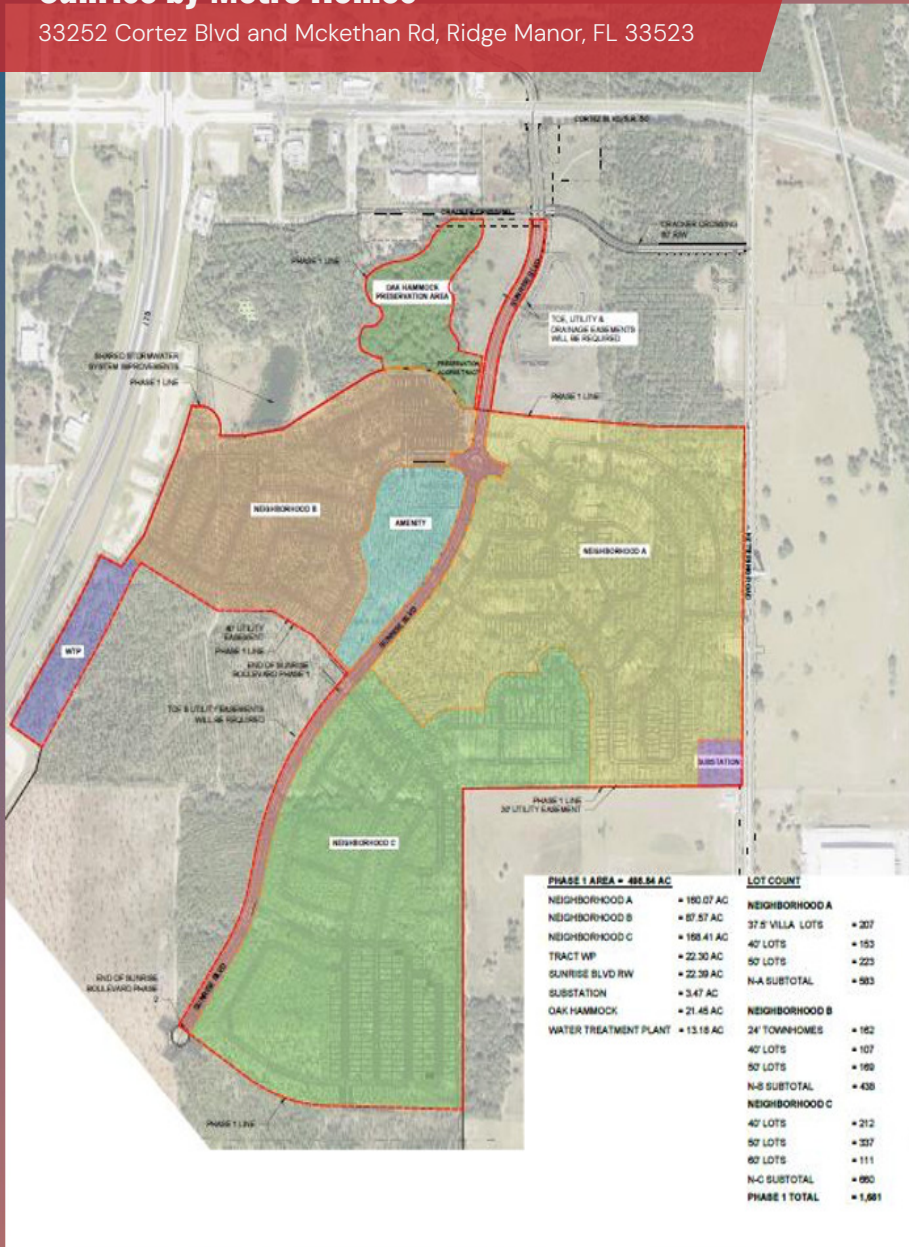
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Sunrise by Metro Homes

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SUNRISE BY METRO HOMES

- Sunrise is a master planned community with entitlements to develop 4,200 single-family homes, 50,000 SF of office, 325,000 SF of retail/commercial space, 75 motel units, 600 multifamily units, a lagoon and 40,000 SF of storage to be developed on 1,385 acres of land. Sunrise is located immediately adjacent to the I-75 and Cortez Blvd.

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Meet the Team

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