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PROPERTY DESCRIPTION

Discover a rare opportunity to acquire 16.22± acres of land and home in the growing Dade City area, ideally located along Bellamy Brothers Boulevard with convenient access to major regional corridors. This expansive parcel offers a blend of open pasture and scattered mature trees, providing flexibility for agricultural, residential, or future-use potential under AR (Agricultural Residential) zoning.

With ample acreage, road frontage, and nearby infrastructure, this site presents an excellent opportunity for a private estate, agricultural use, or land investment in a steadily expanding market.

PROPERTY HIGHLIGHTS

- 16.22± Acres + 2,472 SF Home
- Zoning: AR (Agricultural Residential)
- Parcel ID: 36-24-19-0000-00600-0020
- Utilities: Water available, Electric available (currently at red barn; not separately metered or distributed)
- Close to Amazon Distribution Center, Lennar at Bellamy Crossing Development
- Mix of open pasture and mature trees
- Strong frontage and access along Bellamy Brothers Blvd
- Ideal for agricultural use, private estate, potential housing development, or long-term investment
- Situated in a high-growth corridor of Pasco County



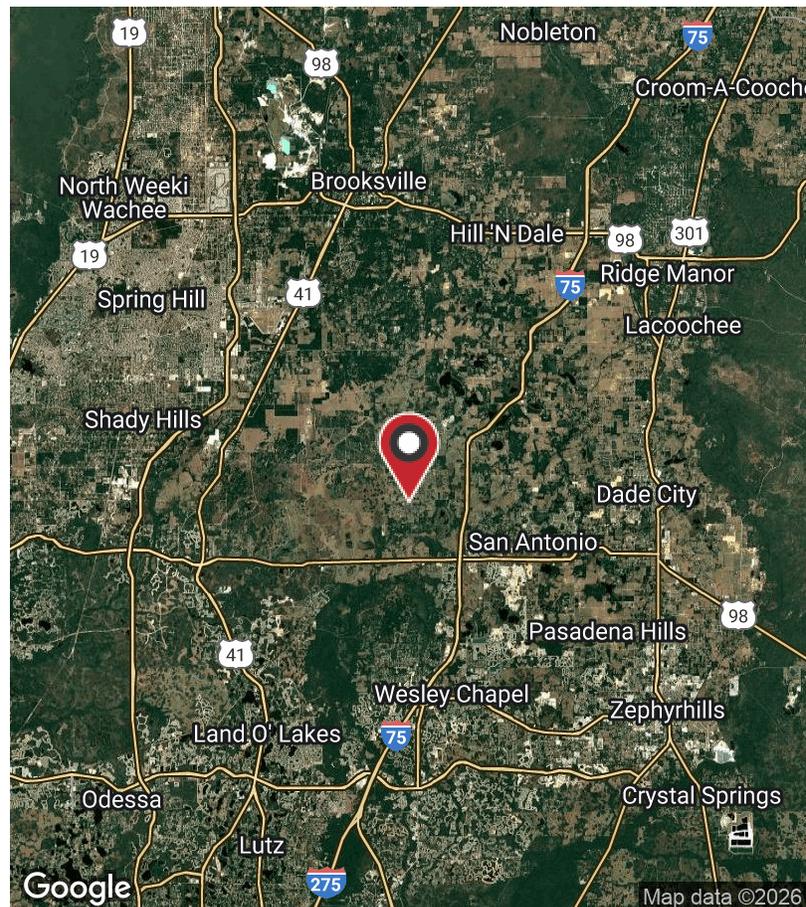
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Lennar at Bellamy Crossing



BELLAMY CROSSING—JUST 1 MILE FROM SITE

A master-planned residential community currently under construction and selling new homes in Dade City, Florida. The development includes multiple collections of floor plans and is actively selling new construction homes in various sizes and styles. The community offers a range of floor plans with 4–6 bedrooms and 2–3 bathrooms, sized roughly from about 1,800 to 3,000+ square feet. Bellamy Crossings is located within commuting distance of the Tampa Bay area and close to major highways. Residents have convenient access to shopping, dining and entertainment hubs like The Wiregrass and Tampa Premium Outlets, while still enjoying a somewhat quieter suburban/rural feel.



Pasco County Market Highlights

THE CONNECTED CITY

Situated adjacent to Pasco County's Connected City, this property is part of a groundbreaking mixed-use district in the North Innovation Zone. With advanced infrastructure, flexible zoning, and sustainable planning, Connected City offers a seamless live-work-play environment.

- **Cutting-Edge Technology:**

Featuring ULTRAfi technology with 1 gigabit internet speeds, Connected City supports smart homes, autonomous vehicles, and gigabit-capable networks, making it one of the most tech-forward communities in the nation.

- **Balanced Mixed-Use Development:**

Connected City's plan includes over 26,000 residential units, millions of square feet in commercial space, and unique amenities like Mirada's Crystal Lagoons and expansive parks. Its flexible zoning promotes sustainable, walkable neighborhoods with a blend of high-density housing, offices, retail, and healthcare facilities.

- **Environmental and Economic Incentives:**

Businesses benefit from the CC-MPUD zoning, allowing diverse uses, mobility fee credits, and expedited approvals. Sustainable initiatives such as reclaimed water systems and reduced-impact development underscore the city's commitment to long-term environmental health, fostering an ecosystem that drives economic growth while enhancing community well-being.



PRIME DEVELOPMENT ZONE

The subject property is located within 4 miles of Pasco County's largest development projects, positioning it at the center of rapid industrial, commercial, and residential growth. This transformation is establishing the area as a major employment and residential hub:

- **Industrial Growth & Job Drivers:**

Over 10 million sq. ft. of industrial space, with Amazon and Target bringing thousands of jobs and convenient access to I-75.

- **Office, Medical, and Retail Expansion:**

1.9 million sq. ft. of new office, retail, and medical facilities enhance local amenities.

- **Residential Surge:**

18,000 new homes and apartments provide housing for the incoming workforce.

