

LAND FOR SALE

2.56 Acres

Curley St. & SR 52
San Antonio, FL 33576

SR 52

Curley St.

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

2.56 Acres SR 52 and Curley Street

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Sale Price \$1,024,000

OFFERING SUMMARY

Lot Size:	2.56 Acres
Price / Acre:	\$400,000
Traffic Count:	18,000

PROPERTY OVERVIEW

2.56 Acres of High, Dry & Cleared land ready for Development just 3 miles away from the 15 Acre MIRADA Crystal Lagoon which will bring more than 10,000 new homes. The site is ready for COMERCIAL DEVELOPMENT and with full utilities with the City of San Antonio Water Department, Pasco County Sewer, and TECO Power. With its central location to Tampa, Orlando, Lakeland, Dade City and Zephyrhills excellent connections to US 98, US 301, I-4 and I-75 the options are endless. High traffic area is just waiting for your Office Building, Warehouse, Medical Facility, Town Homes, Multi-Family, Hotel, or a Restaurant.

PROPERTY HIGHLIGHTS

- MPUD in place ready for a 15,000 square-foot building
- Great location for Restaurant/Bar/Retail/Office/Medical
- Flat, High and Dry
- High Visibility Intersection
- Near the New \$2.41B Double Branch Mixed-Use Development Under Construction – 1,000 Acres
- Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Sortation Center

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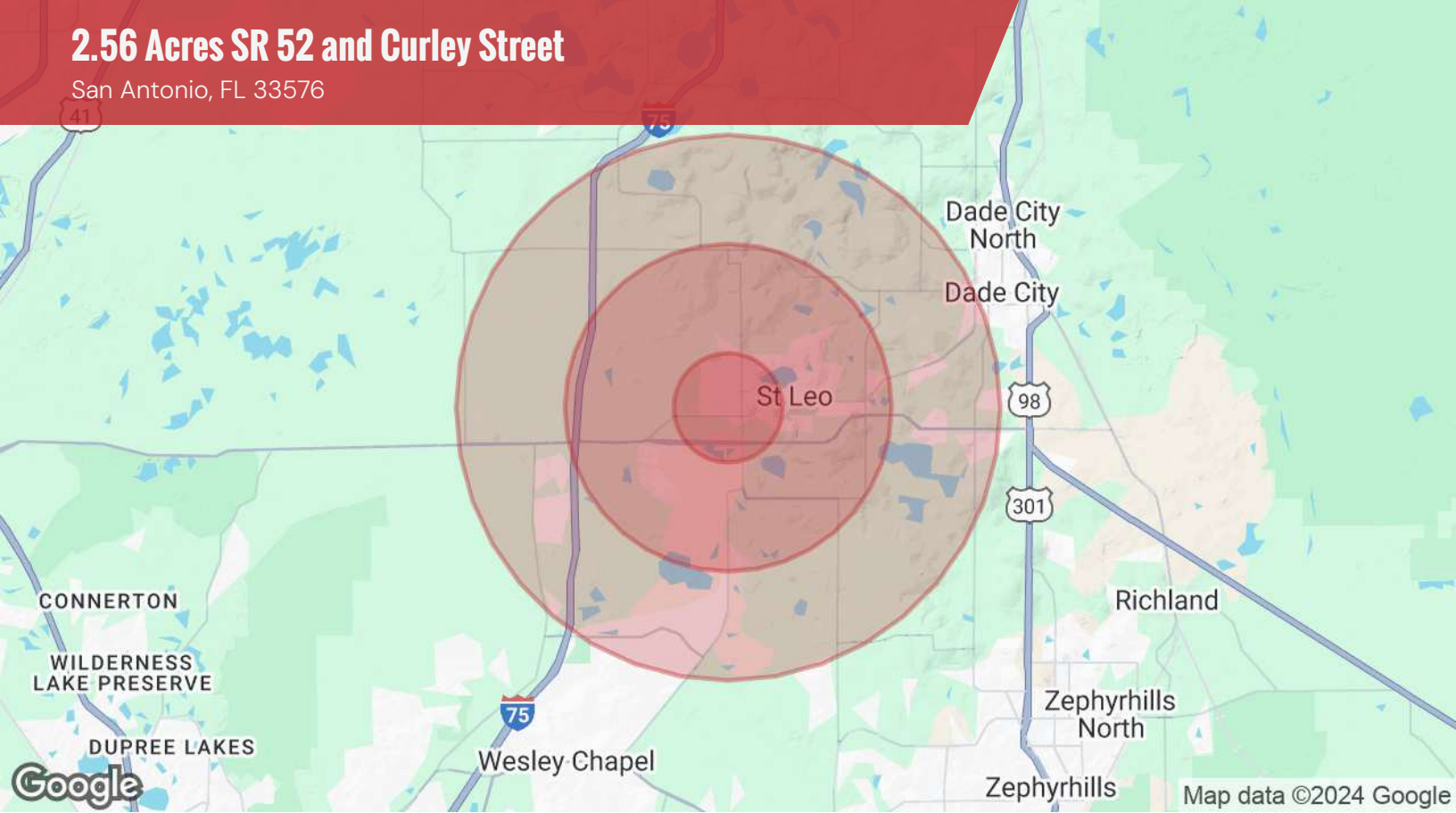
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,812	8,838	27,509
Average Age	38	41	43
Average Age (Male)	38	41	43
Average Age (Female)	38	41	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	548	2,650	9,904
# of Persons per HH	3.3	3.3	2.8
Average HH Income	\$132,730	\$138,129	\$119,976
Average House Value	\$509,297	\$544,286	\$438,260
TRAFFIC COUNTS			
	18,000/day		

Demographics data derived from AlphaMap

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