



LAND FOR SALE | PROFESSIONAL CENTER

CR 52
4.92 ACRES

County Road 52
San Antonio, FL 33576

Cody Brightwell
Managing Director
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

4.92 Acres on CR 52

County Road 52, San Antonio, FL 33576



PROPERTY DESCRIPTION

This 4.92± acre site off SR 52 in San Antonio, Florida is positioned within one of Pasco County's fastest-growing growth corridors. Surrounded by expanding residential development and strong national retail presence, the property offers excellent long-term fundamentals, visibility, and accessibility—making it a compelling opportunity for a medical campus.

PROPERTY HIGHLIGHTS

- 4.92 ACRE SITE
- 12 MEDICAL OFFICE BUILDINGS
- 1-STORY MODERN DESIGN
- AMPLE PARKING | 320 SPACES (10 ADA SPACES INCLUDED)
- LANDSCAPED CAMPUS SETTING
- OLD PASCO TOWN CENTER DEVELOPMENT LOCATED 1 MILE TO THE WEST OF SITE BRINGING: 5.5M SF OF INDUSTRIAL, 1M SF OFFICE, 500K SF OF RETAIL, AND 250+ ACRE HEALTH CAMPUS

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	4.92 Acres
Traffic Projections:	SR 52 (McCabe Rd) : 25,567 Curley Rd : 14,578
APN:	10-25-20-0000-00200-0010

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	512	2,705	11,816
Total Population	1,730	9,002	33,478
Average HH Income	\$133,515	\$137,476	\$123,525

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SITE PLAN

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SITE DATA SUMMARY

TOTAL SITE AREA	4.92 ACRES
TOTAL BUILDING AREA	56,000 SF
NUMBER OF BUILDINGS	12
BUILDING SIZE RANGE	4,000 SF-6,000 SF
PROPOSED USE	MEDICAL/PROFESSIONAL OFFICE
PARKING SPACES	320 SPACES (10 ADA)
PARKING RATIO	5.71/1,000 SF
ZONING	C2
ACCESS	DIRECT ACCESS FROM CR 52
STORMWATER	ON-SITE RETENTION POND
LANDSCAPE BUFFER	PERIMETER & INTERNAL BUFFERS FOR PRIVACY & AESTHETICS

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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,730	9,002	33,478
Average Age	38	41	42
Average Age (Male)	38	41	41
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	512	2,705	11,816
# of Persons per HH	3.4	3.3	2.8
Average HH Income	\$133,515	\$137,476	\$123,525
Average House Value	\$512,653	\$546,466	\$425,297
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	25,567/day		

2020 American Community Survey (ACS)



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Surrounding New Developments

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