



PARCELS AVAILABLE

NWC of State Road 52 & Curley Rd | San Antonio, FL 33576

PROPERTY HIGHLIGHTS

- ▶ Parcels available from 0.92 acres to 1.98 acres
- ▶ 1,275' of frontage along SR 52 and 240' of frontage along Curley Rd
- ▶ Shared master sign along Curley Rd (See page 3 rendering)
- ▶ Parcel across from Mirada Master development, which is a 6,700 home community
- ▶ Over 20,000 Homes planned in immediate area
- ▶ SR 52 is a 4 lane road and Curley Road is a 2 lane road that will expand to 6 lanes
- ▶ Surrounding retailers include: Publix, UPS, Advent Health, 7 Eleven, Heartland Dental, AutoZone, Dunkin, Taco Bell, AT&T, Burger King, Denny's, Pilot Flying J & RaceTrac
- ▶ Strong demographics include a population of 34,565 and Household income of \$115,683 in a 5-mile radius

2025 DEMOGRAPHICS

Population



1 Mile	1,373
3 Mile	15,090
5 Mile	45,871

Households



1 Mile	386
3 Mile	5,056
5 Mile	16,280

Household Income



1 Mile	\$120,829
3 Mile	\$131,168
5 Mile	\$139,276

Traffic Counts



SR 52 (McCabe Rd)	35,000 AADT
Curley Rd	19,700 AADT

Daytime Demos



Businesses

1 Mile	48
3 Mile	375
5 Mile	1,037

Employees

1 Mile	439
3 Mile	3,234
5 Mile	6,403

Daytime Population

1 Mile	1,000
3 Mile	8,574
5 Mile	21,612

COMMERCIAL PARCELS AVAILABLE

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Shared Curley Rd Sign



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