



NOW AVAILABLE

1 Acre MOL

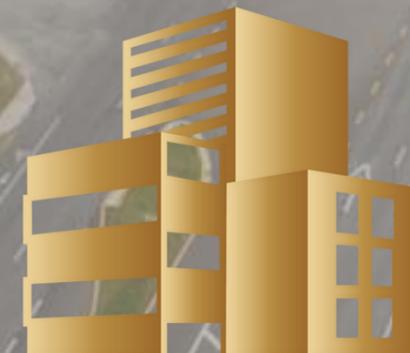
2 Possible Parcels

(Cell Tower Not Included)

12450 US HIGHWAY 301, DADE CITY, Florida 33525

BINGHAM

COMMERCIAL REAL ESTATE



OFFERING MEMORANDUM

PROPERTY DESCRIPTION

12450 US HIGHWAY 301, DADE CITY, Florida 33525

Prime Commercial Opportunity – 1 MOL Acres in Rapidly Growing Dade City

Located in the heart of Dade City's emerging commercial corridor, this **1.8-acre parcel** offers unmatched visibility and accessibility near the **new Ford dealership, the Walmart plaza, & the upcoming Chick-Fil-a.**

Perfectly suited for retail, office, or service-oriented development, this property positions your business beside a thriving commercial hub with strong traffic flow and growth potential. Don't miss the chance to secure a strategic location in one of Dade City's most promising commercial areas.

Details:

Price: \$250,000

**Land:
1 MOL Acres**

**Access:
US HWY 301**

**Zoning:
General
Commercial**

2 POSSIBLE PARCELS

12450 US HWY 301

Dade City, Florida

BINGHAM
COMMERCIAL REAL ESTATE



Winn-Dixie

US HWY 301

US HWY 301

US HWY 301



ADDITIONAL PHOTOS



DEMOGRAPHIC SUMMARY

12450 US Highway 301, Dade City, Florida, 33525

Drive time of 10 minutes

KEY FACTS

21,206

Population



8,666

Households

46.5

Median Age

\$52,715

Median Disposable Income

EDUCATION

12.9%

No High School Diploma



38.1%

High School Graduate



28.1%

Some College/
Associate's Degree



20.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$63,298

Median Household Income



\$32,821

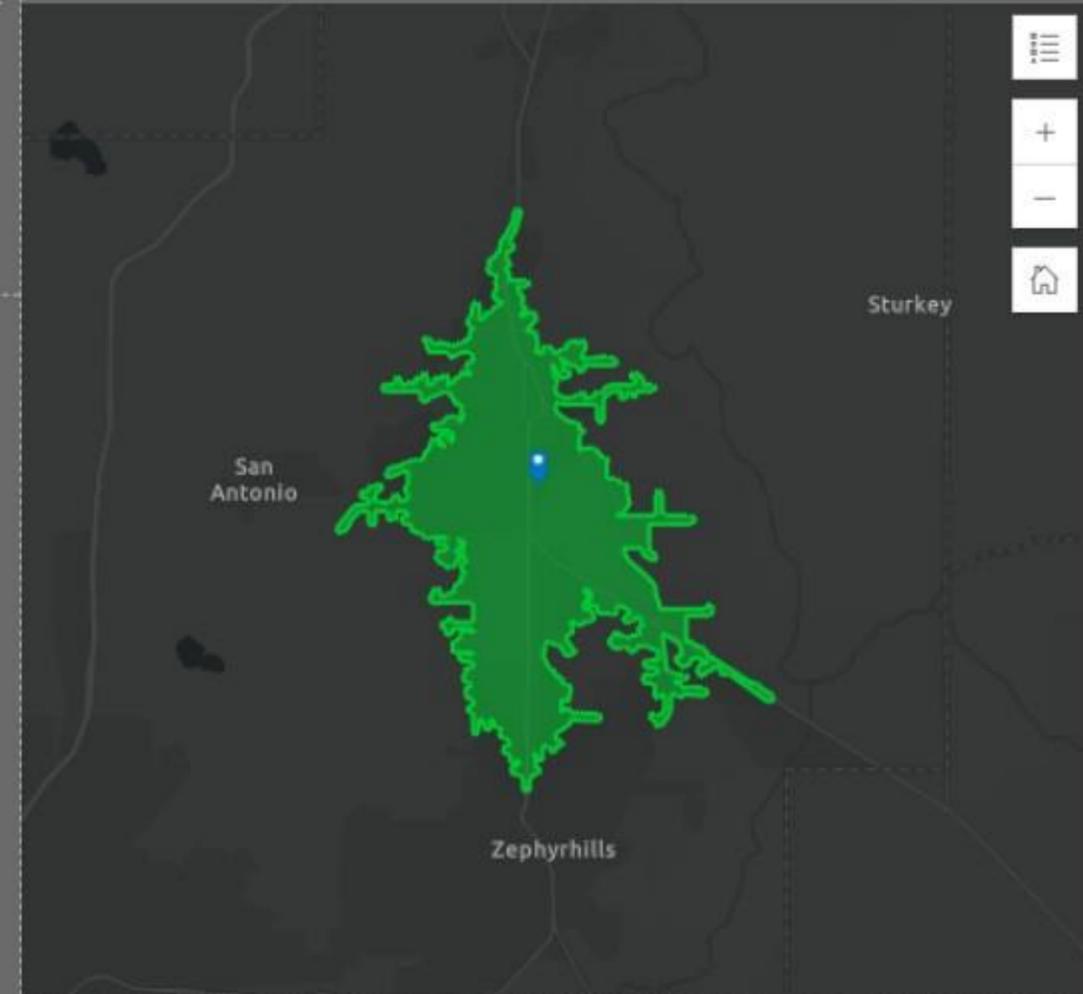
Per Capita Income



\$184,261

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



56.4%

White Collar



27.1%

Blue Collar



22.1%

Services

6.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

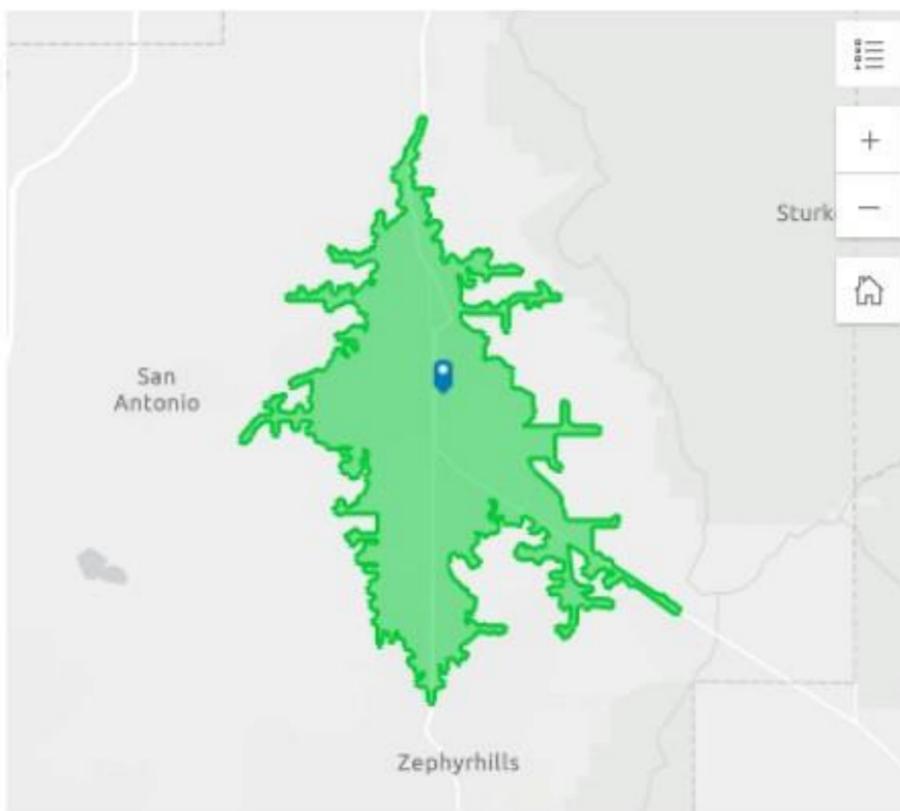
BINGHAM REALTY, INC. 813-788-2759

CHRISTINE HALL 352.534.4704

Christine@binghamrealtyinc.com

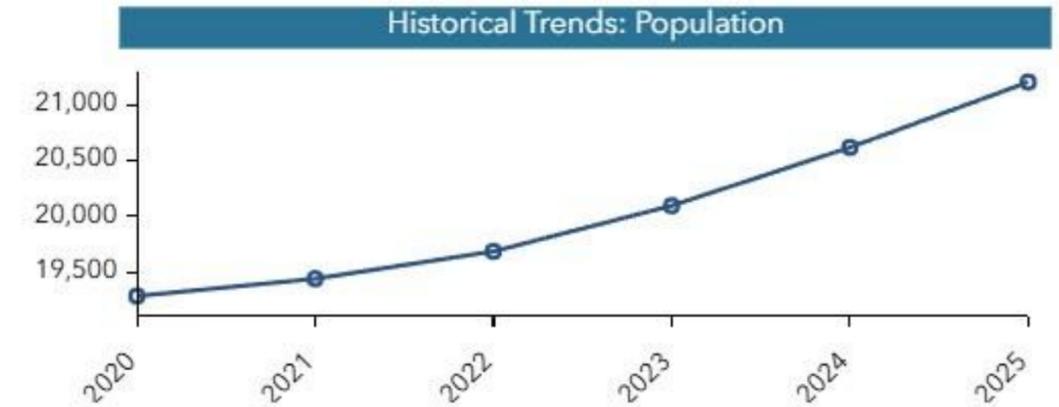
Population Trends and Key Indicators

12450 US Highway 301, Dade City, Florida, 33525
Drive time of 10 minutes

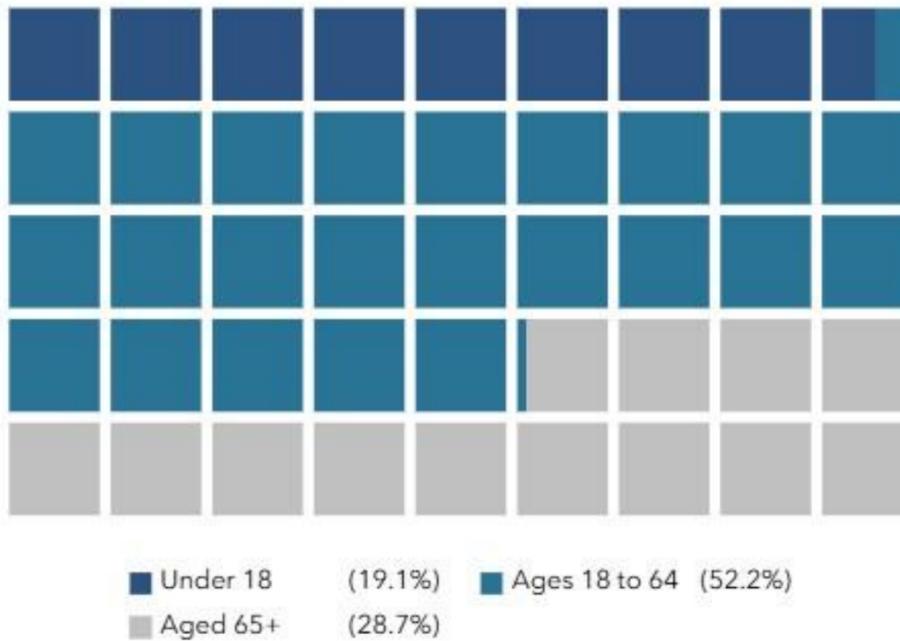


21,206	8,666	2.40	46.5	\$63,298	\$283,716	65	79	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

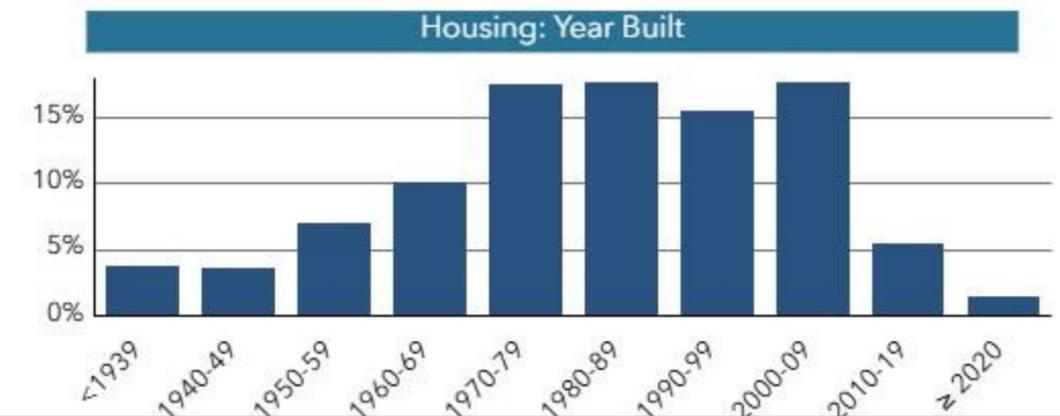
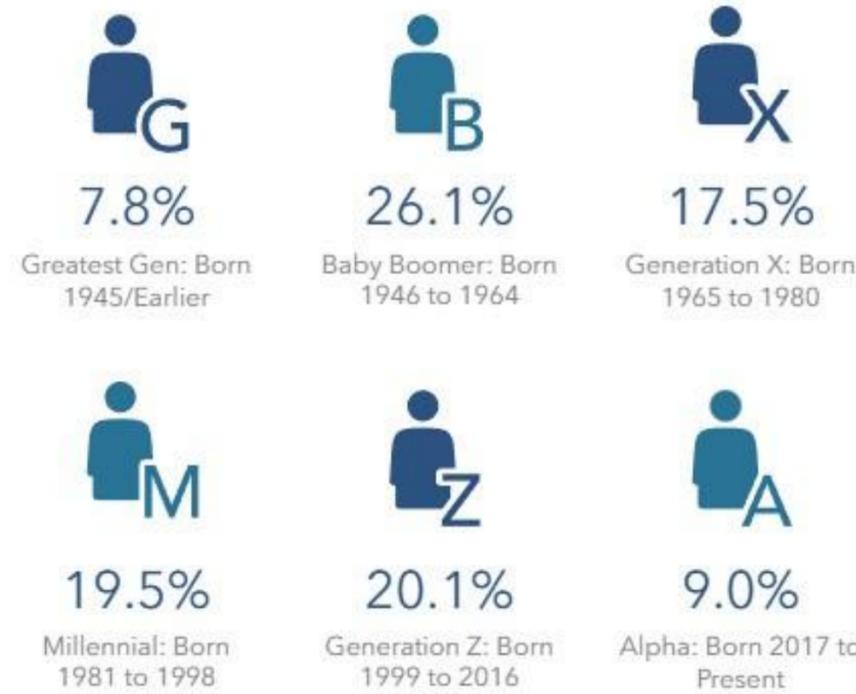
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

2020 Census Summary

12450 US Highway 301, Dade City, Florida, 33525
Drive time of 10 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

19,351 Total Population	8,881 Housing Units	756.7 Population Density	2.48 Average Household Size	7,637 Total Households	70.5 Diversity Index
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2010-2020 ANNUAL GROWTH RATE



0.51%
Population

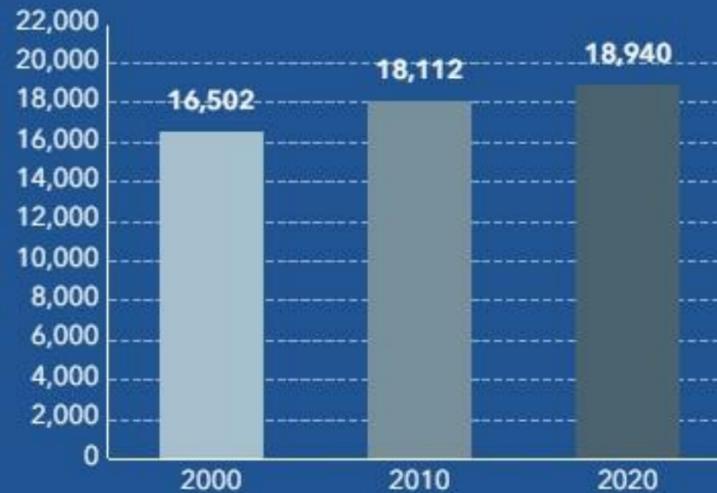


3.91%
Group Quarters

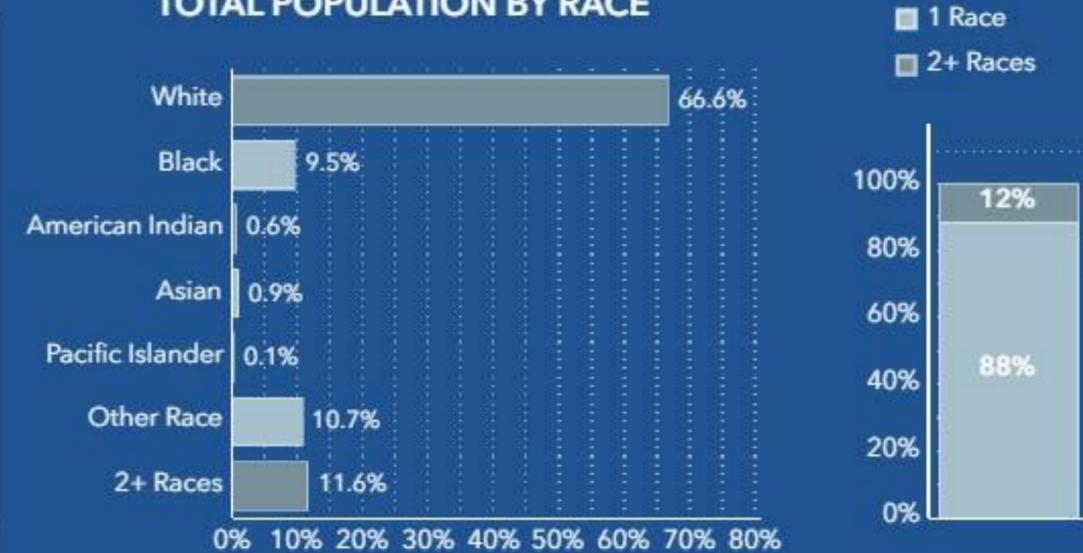


0.61%
Households

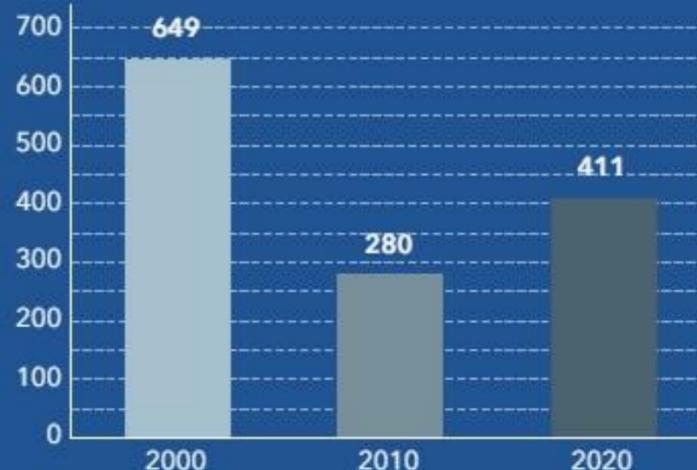
HOUSEHOLD POPULATION



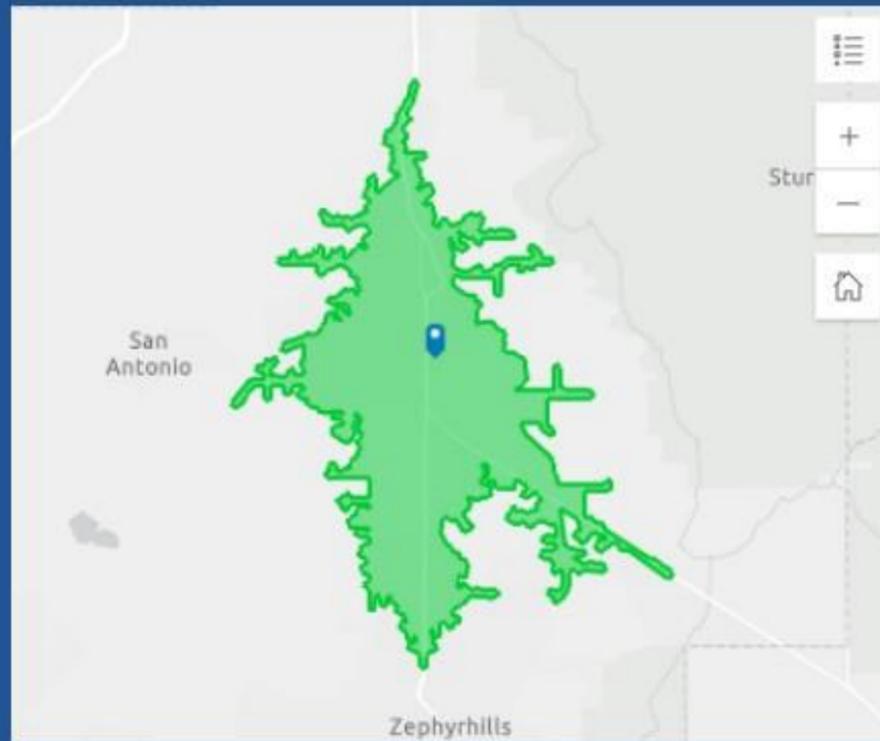
TOTAL POPULATION BY RACE



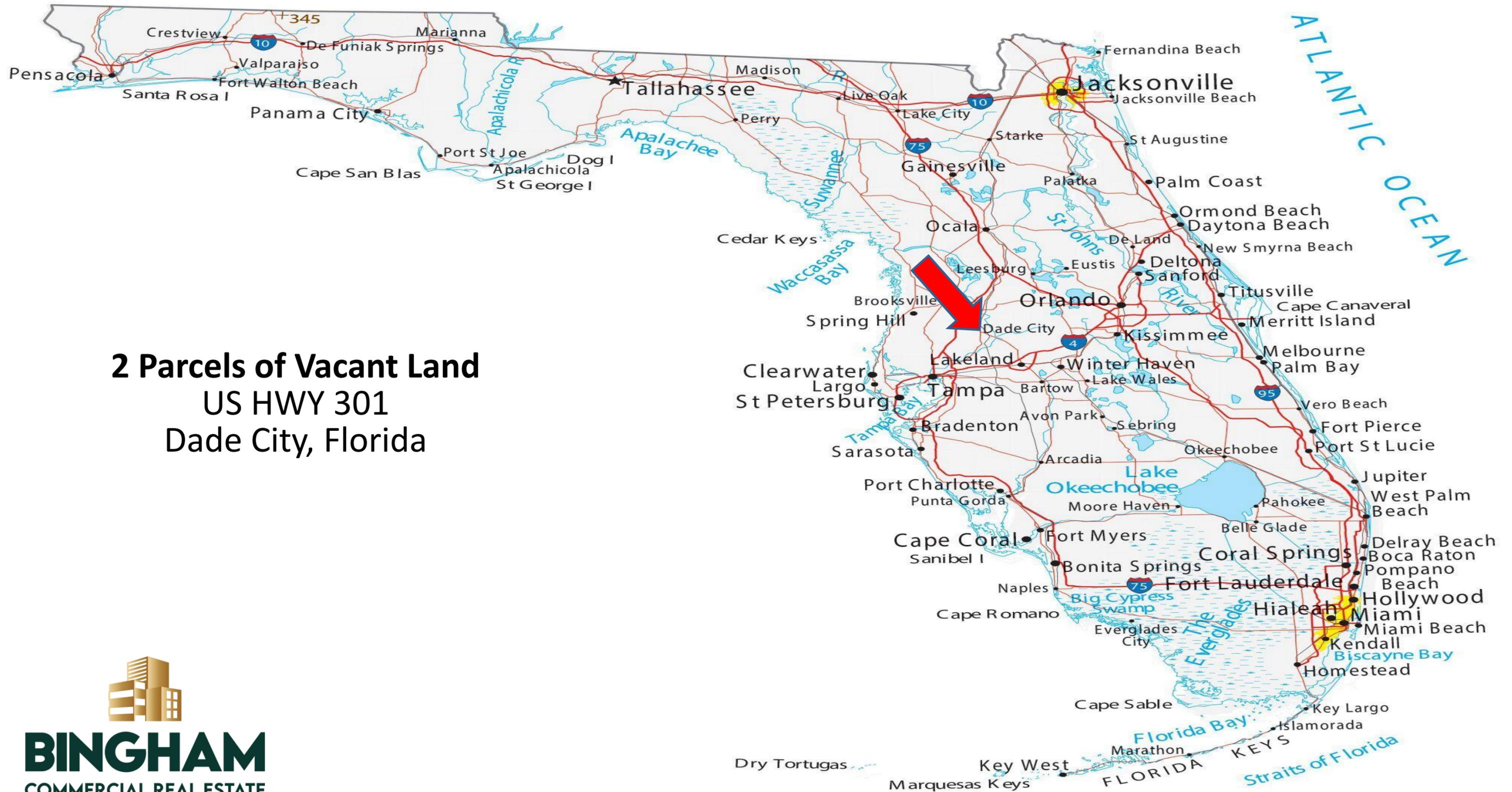
GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	4,087	15,264
1 Race	3,349	13,764
White	2,091	10,805
Black	498	1,347
American Indian/Alaska Native	24	91
Asian	29	147
Pacific Islander	4	6
Some Other Race	704	1,367
2 or More Races	737	1,500



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2026 Esri



2 Parcels of Vacant Land
US HWY 301
Dade City, Florida





Christine Hall - Your Trusted Commercial Real Estate Expert

Christine's family moved to Dade City, Florida from Tampa when she was in middle school and decided to build their new home in Trilby. From parades to fair days, Christine loved growing up in Dade City! After graduating from Pasco High School, she set off for Florida State University to pursue a degree in education. After college, Christine began her career as a social studies teacher in Hillsborough County. As a real estate professional her goal is to show her clients the same care and compassion that she showed her students in the classroom.

She believes every moment in life is an opportunity to learn and grow. Watching the building process as a young child sparked Christine's curiosity in construction and left a lasting impression throughout adulthood. In 2017, she decided to make that passion a full-time career by accepting a position with a National New Home Builder in Atlanta. Working in their Sales and Purchasing Department, she was able to gain experience in construction through project management, contract negotiation, design, and estimating.

This industry knowledge has helped Christine develop her expertise in general real estate. Her strengths allow her to provide a quality customer experience in new construction, custom home design, and building, working with investors and obtaining cash offers. After the birth of their daughter in 2018, Christine and her husband, Preston decided to move back to Dade City. They wanted to raise their daughter, Presley, near family and long-time close friends. Outside of work, she has a passion for food and travel! She loves to spend her weekends with her family and friends on the water! You can usually find her on her paddle board on the Chassahowitzka River or boating with her family in Homosassa or the Hernando Flats.



Christine Hall

BROKER | Director of Operations

352.534.4704

