



OFFERING MEMORANDUM

47+ Acres San Antonio Townhome Development

10910 Curley Rd
San Antonio, FL 33576

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Property Summary



PROPERTY DESCRIPTION

This assemblage contains 47 +/- acres just west of the new Mirada Development which will have 5,000 new homes, a 15 acre crystal lagoon, and a new Publix Shopping Center. The future land use here calls for RES-9 which allows for a Residential Townhome Development.

PROPERTY HIGHLIGHTS

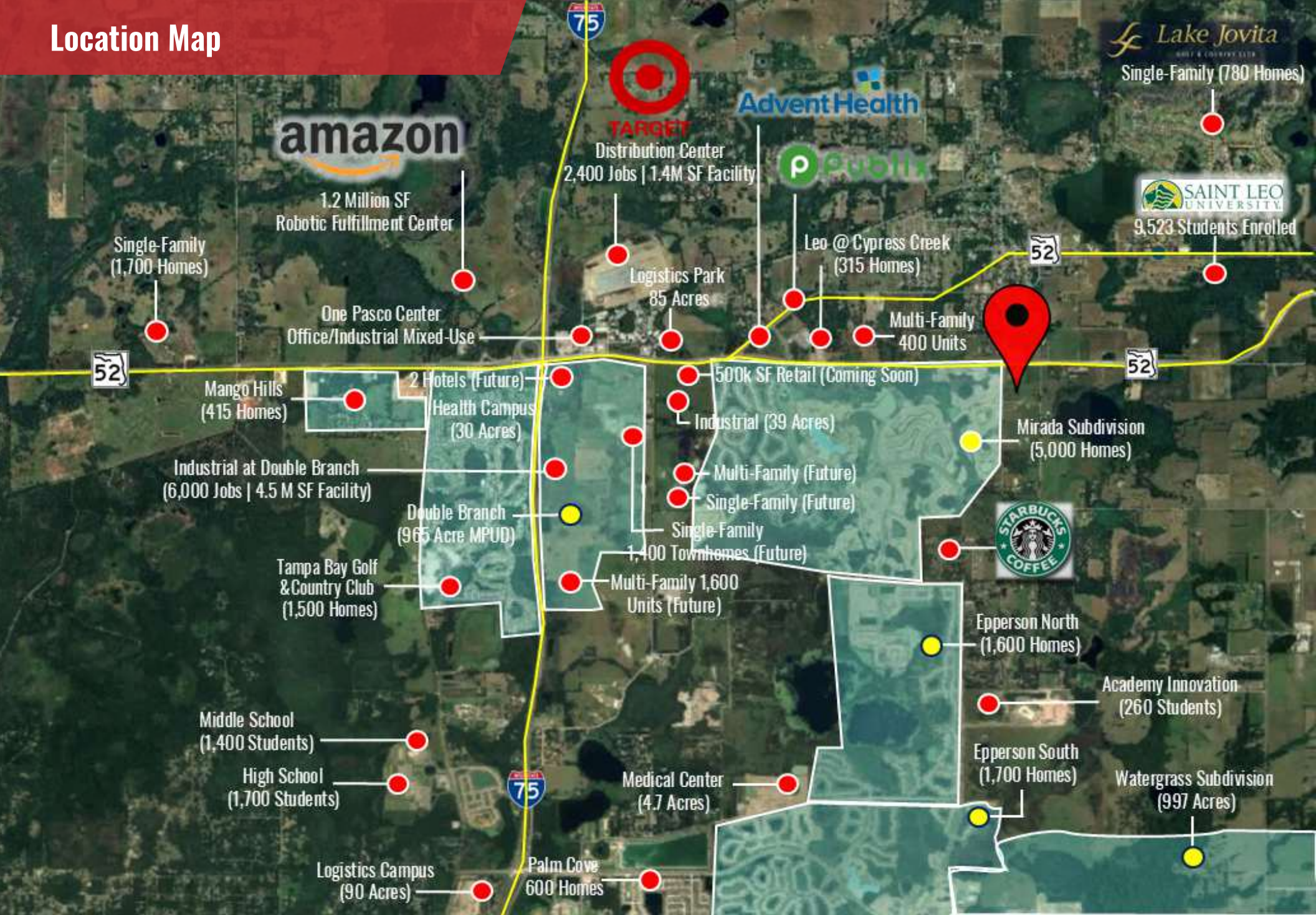
- 423 Units Asking \$35k Per Door
- 1 Mile from I-75; Central Location to Tampa, Orlando, Lakeland, Dade City and Zephyrhills Excellent Connections to US 98, US 301, I-4 and I-275.
- High Visibility in a Rapidly Growing Area
- Easy Access to Mirada Market with Publix Shopping, Restaurants and Schools
- Part of the Connected City with ULTRAFi, the Nation's Fastest Internet, Multi-Modal Trails and Streetleaf Solar Streetlights.
- San Antonio, FL | Located in One of the Fastest Growing Florida Counties County Population: 591,048+
- 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

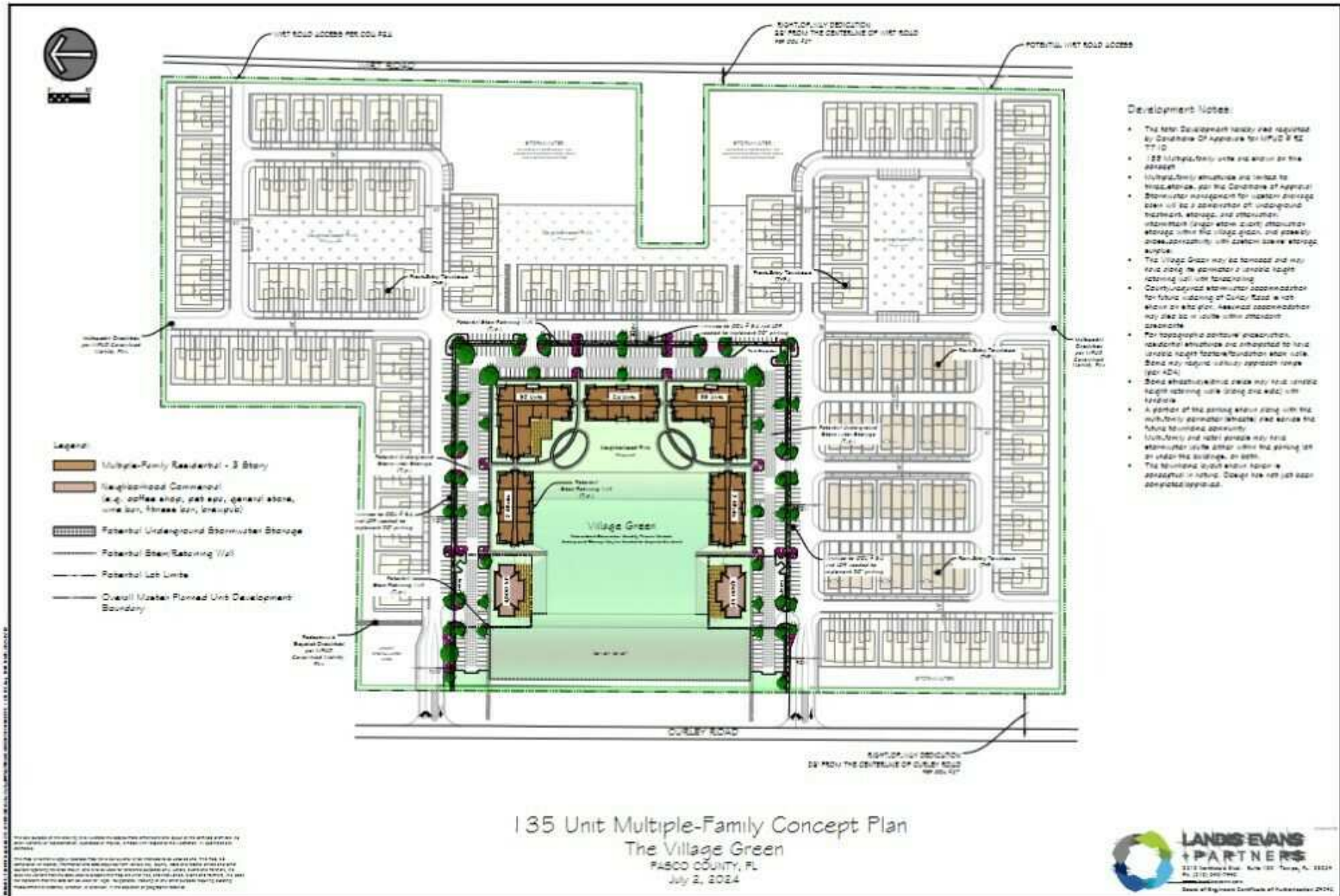
OFFERING SUMMARY

Sale Price:	\$35,000 Per Door
Lot Size:	47.01 Acres
Lot Frontage	1,422 Feet
Lot Depth	1,305 Feet
Zoning	RES-9 420 Units
Water/Sewer	In Place – Pasco Utilities
Electric	In Place – Tampa Electric (TECO)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,893	12,641	74,131
Total Population	9,946	35,993	193,470
Average HH Income	\$138,833	\$125,194	\$105,423

Location Map





Meet the Team



CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com



BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com