

9 ACRES FOR SALE



9320 US Hwy 301
Dade City, FL 33525

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

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PROPERTY DESCRIPTION

This 9-acre property, currently zoned C3, offers a rare opportunity for heavy industrial use in an area seeing rapid residential growth, with thousands of homes being developed within just a few miles. The land is high, dry, and boasts prime frontage along Route 301, making it one of the last remaining heavy industrial parcels in this highly sought-after location. Ideal for businesses looking for prominent visibility and accessibility on a major thoroughfare.

PROPERTY HIGHLIGHTS

- Zoned C3 | FLU Zoning HI
- Strategic Location Along US Highway 301
- High Visibility for Maximum Exposure

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	9 Acres
APN:	23-25-21-0000-00700-0000
Frontage:	335' on US Hwy 301

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	750	25,542	57,085
Total Population	1,705	58,909	144,806
Average HH Income	\$83,018	\$73,360	\$94,344

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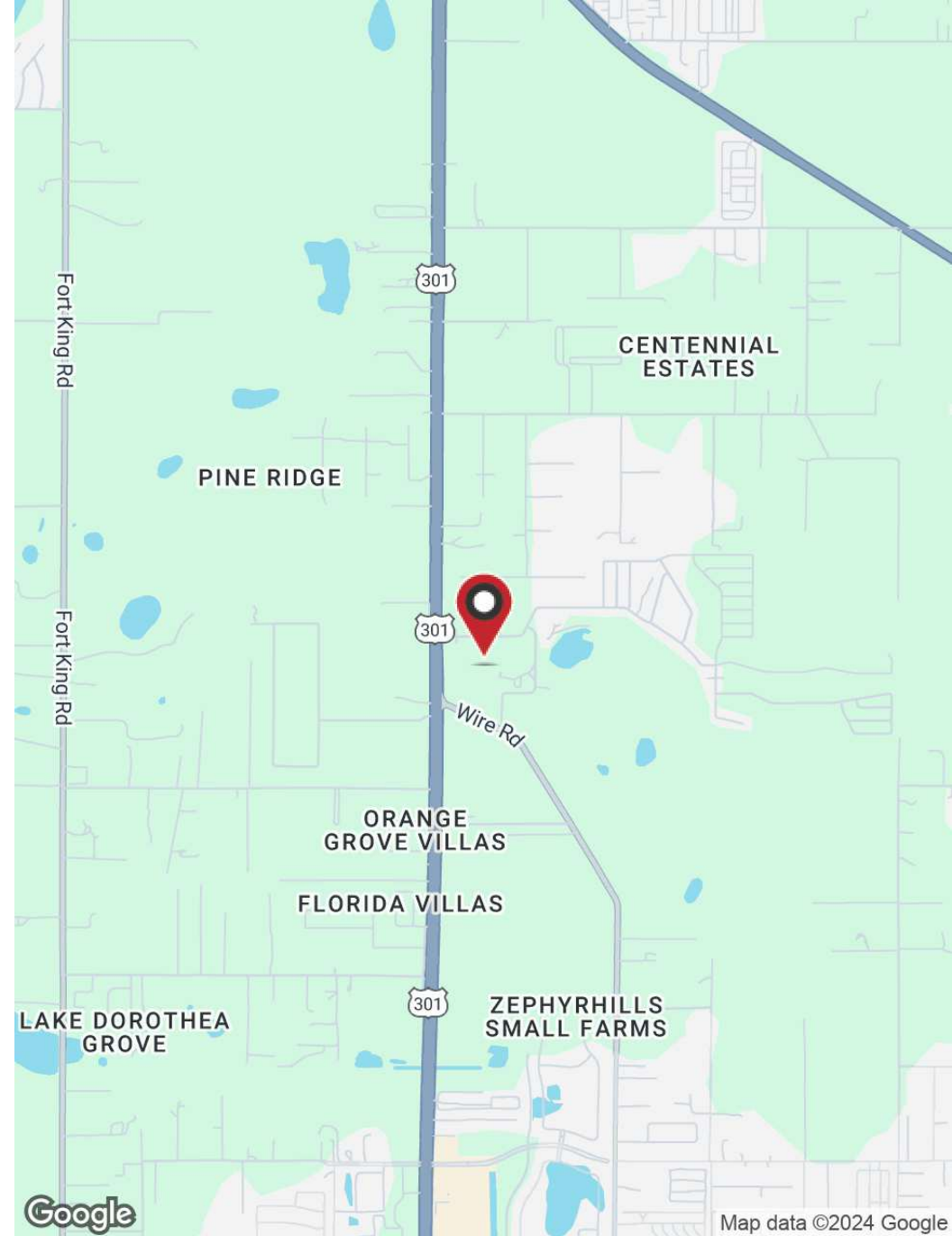
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,705	58,909	144,806
Average Age	51	49	45
Average Age (Male)	51	48	44
Average Age (Female)	51	50	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	750	25,542	57,085
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$83,018	\$73,360	\$94,344
Average House Value	\$250,121	\$242,428	\$304,902

TRAFFIC COUNTS

22,500/day

Demographics data derived from AlphaMap



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