

Country Rd 52/ State Rd 52

35643 Clinton Ave, Dade City, FL 33525



Presented By:
Align Right Realty Suncoast



Country Rd 52/ State Rd 52

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Property Details

Prime Development Opportunity – 8.22 Acres in High-Growth Pasco County.
Unlock the potential of this high-traffic, strategically located 8.22-acre commercial lot, perfectly positioned at the intersection of CR 52/State Rd 52 and Smith Rd. This high and dry, fully buildable site presents an exceptional opportunity for developers, investors, and builders looking to capitalize on the explosive growth in the area.

?? Strategic Location & Unmatched Connectivity
Minutes from Mirada Lagoon (5,000 homes) and Lake Jovita (870 homes).
Fast-growing area with new subdivisions and residential developments.
Easy access to major highways: US-98, US-301, I-4, and I-75.
Centrally located between Tampa, Orlando, Lakeland, Dade City, and Zephyrhills.

?? Ideal for Commercial & Mixed-Use Development
This prime property offers endless possibilities, including:
? Office Buildings
? Medical Facilities
? Multi-Family Housing
? Retail Plazas
? Hotels & Restaurants
? Gas Stations
? Self-Storage & Warehouses

The property consists of two fenced parcels totaling 8.22 acres. As the area continues to experience rapid expansion, this site presents a rare chance to establish a landmark development in one of Florida’s most sought-after corridors.

?? Call 801-918-7745 today for more details and to explore this exceptional opportunity!

Price: \$2,556,000

- Strategic Location & Unmatched Connectivity
- Minutes from Mirada Lagoon (5,000 homes) and Lake Jovita (870 homes).
- Fast-growing area with new subdivisions and residential developments.
- Centrally located between Tampa, Orlando, Lakeland, Dade City, and Zephyrhills.
- Easy access to major highways: US-98, US-301, I-4, and I-75.
- Direct Access to Country Rd 52/ State Rd 52, and Smith Rd

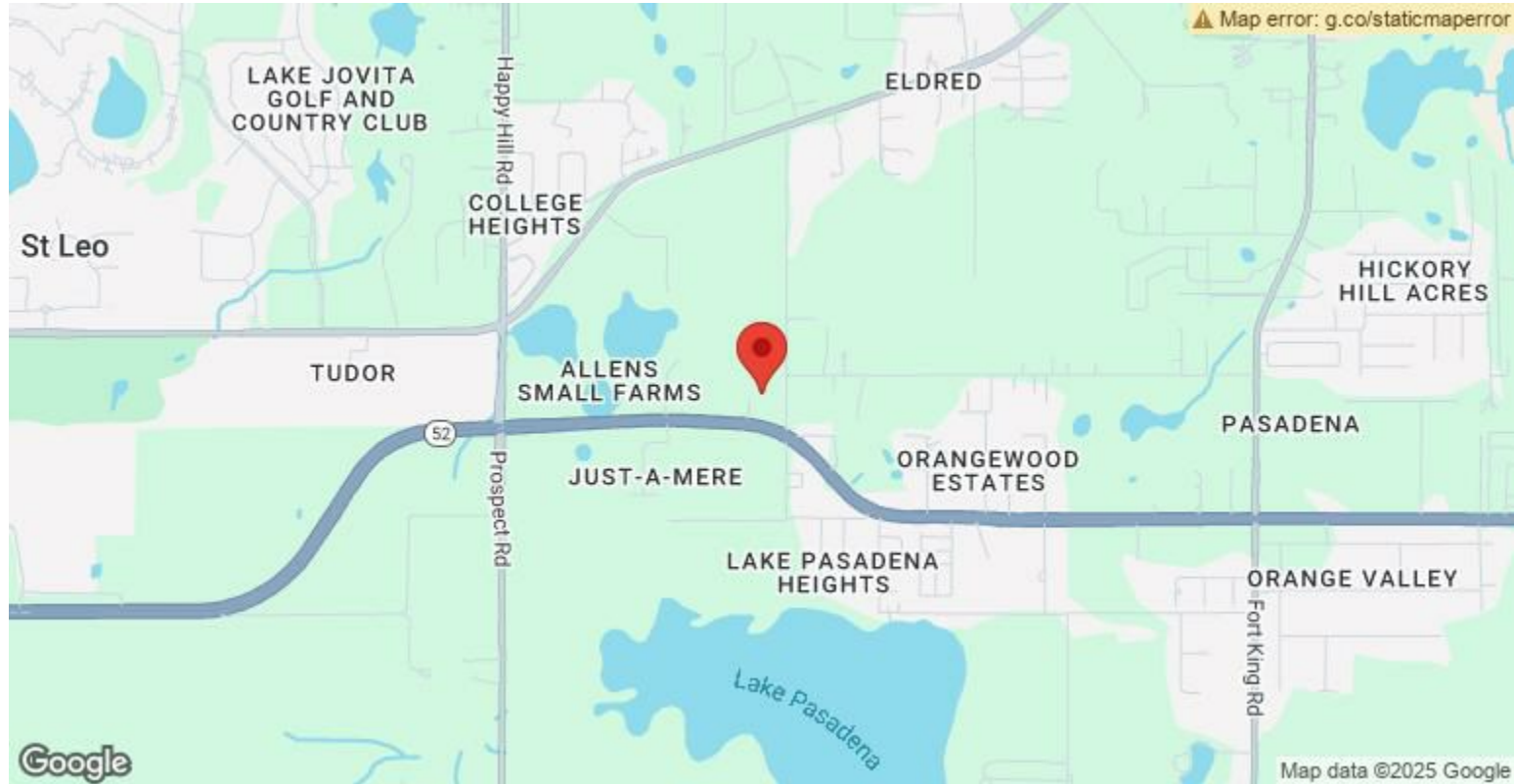
View the full listing here: <https://www.loopnet.com/Listing/35643-Clinton-Ave-Dade-City-FL/35370435/>

Price:	\$2,556,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	8.22 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	AC
APN / Parcel ID:	05-25-21-0000-03600-0000

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Location



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Property Photos



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Property Photos



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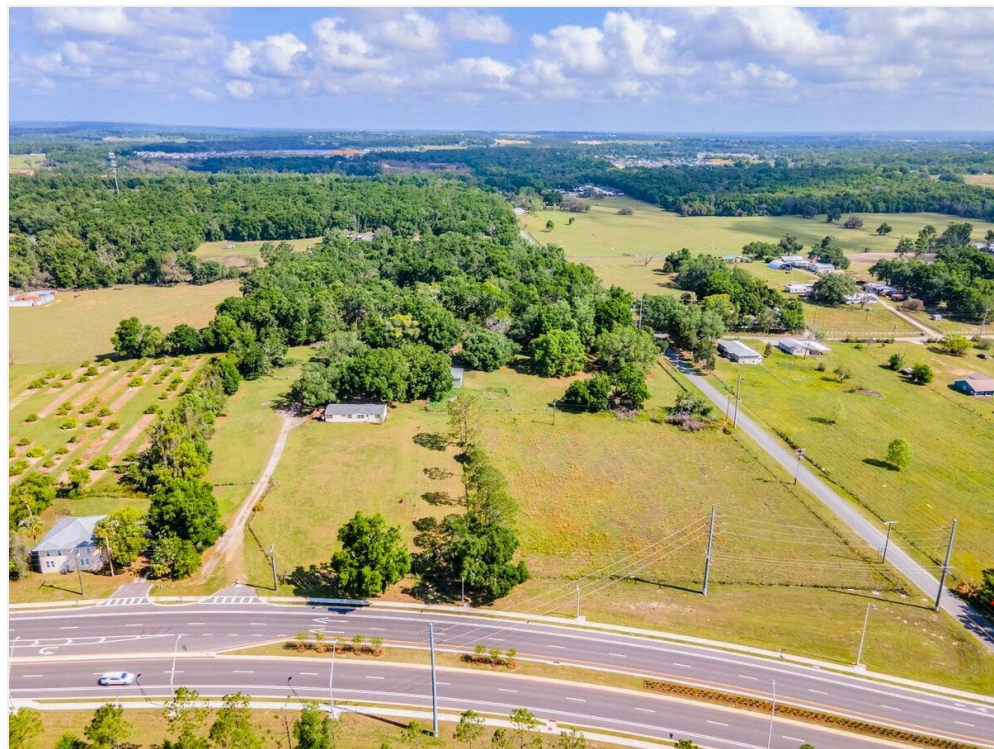


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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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