

LAND FOR SALE

9.08 Acres Commercial Land

11715 Fresco Lane
San Antonio, FL 33576

Industrial at Double Branch
1,000 Jobs | 4.5 M SF Facility

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TARGET DISTRIBUTION CENTER
1.1 M+ SF



Advent Health



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VIDEO

9.08 ACRES - IDEAL HOTEL LOCATION

Prime 9.08-acre commercial parcel in San Antonio, FL, ideally positioned on Fresco Rd, just off SR 52. Surrounded by major industrial, residential and commercial developments, including Mirada by MetroHomes with over 5,000 homes and a lagoon, Double Branch Industrial Park, and a new Target distribution Center, this site offers exceptional potential for businesses seeking a strategic location in a rapidly growing corridor. With convenient access to major highways and thriving economic activity in the area, this property is an excellent opportunity for investors and developers looking to capitalize on the region's expansion.

HIGHLIGHTS

- 3 Miles from I-75
- Across from the Double Branch Development - A 965 AC. Master Development with 5.5M SF & 1 Million SF of Office <https://www.doublebranchpasco.com/>
- 1.3 Miles from the Mirada Lagoon <https://www.metrolagoons.com/lagoon/mirada/>
- 1.3 Miles from Premium Publix.

OFFERING SUMMARY

Sale Price:	\$10,000,000
Zoning:	C2

PARCELS

PARCELS	SIZE
09-25-20-0000-00900-0010	.11 Acres
09-25-20-0000-00900-0020	.11 Acres
09-25-20-0000-01300-0000	.19 Acres
09-25-20-0000-00100-0030	1.59 Acres
09-25-20-0000-00200-0000	2.88 Acres
09-25-20-0000-00100-0040	2.81 Acres
09-25-20-0000-00100-0020	.62 Acres
09-25-20-0000-00700-0000	.51 Acres
09-25-20-0000-00200-0010	.26 Acres

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5.06 acres

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**5.06 Acres
\$4.5MM**



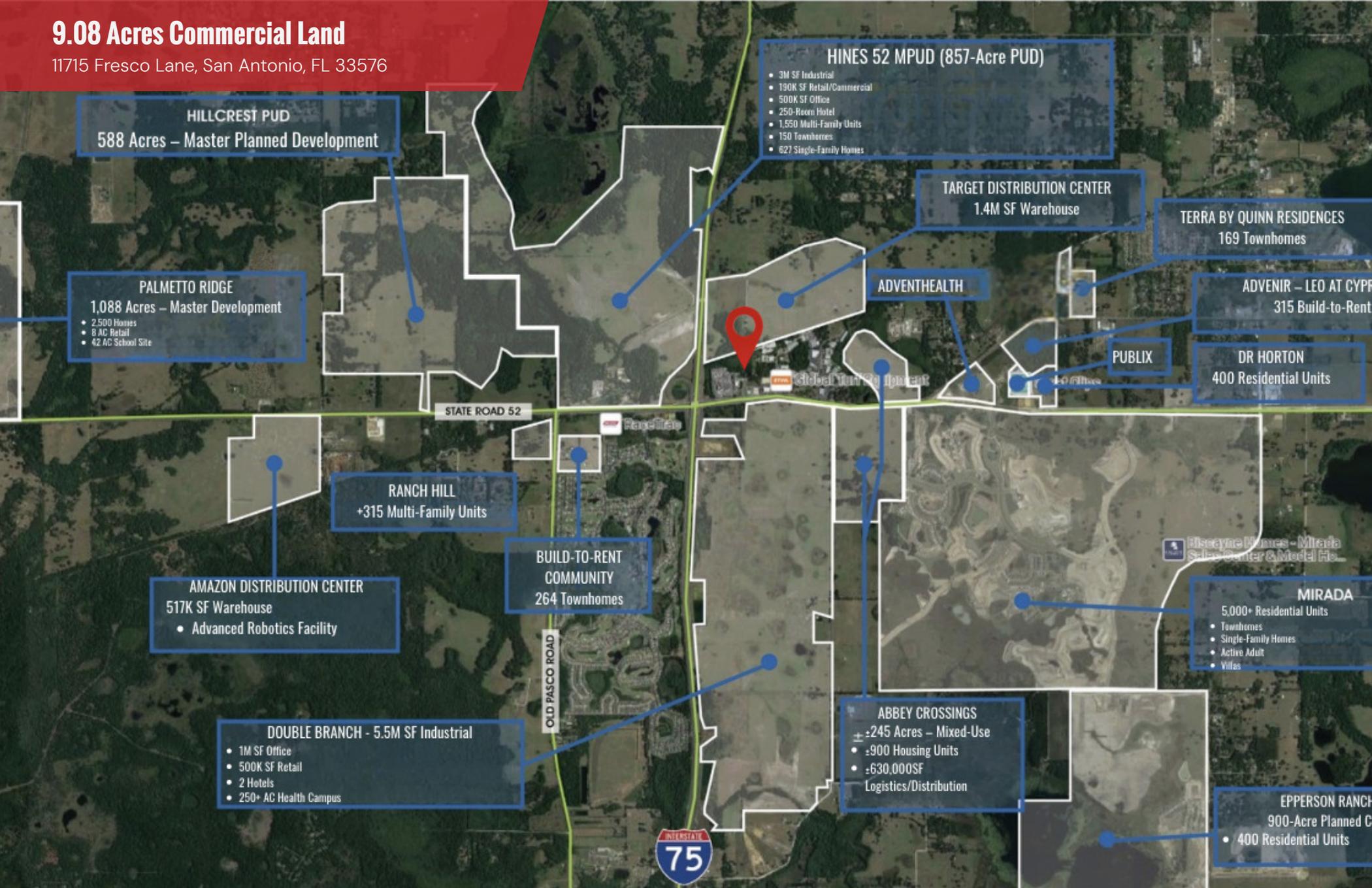
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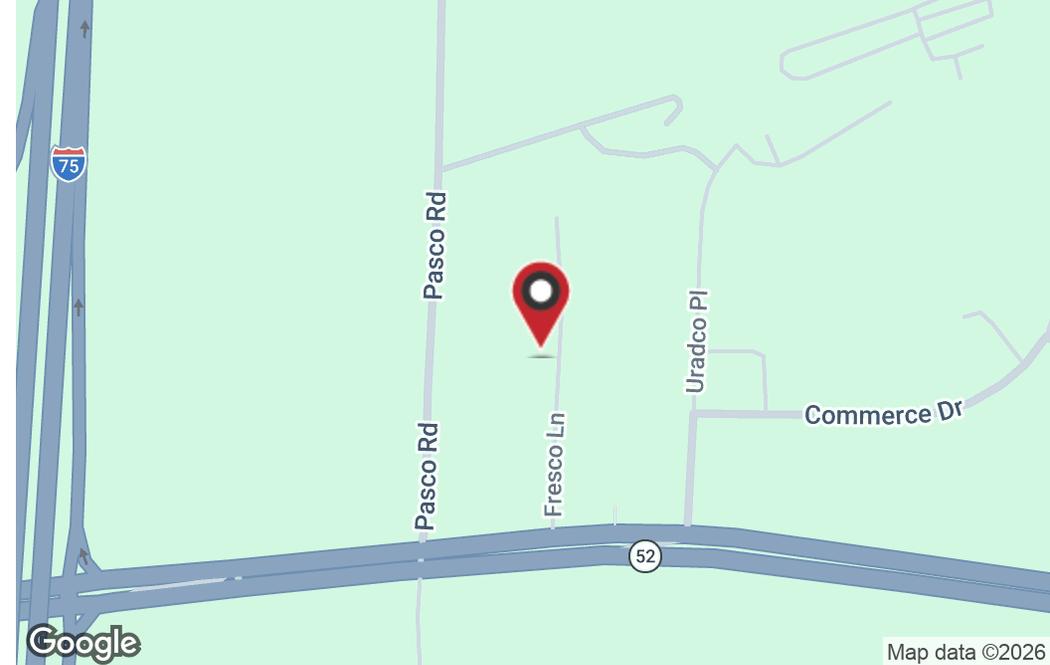
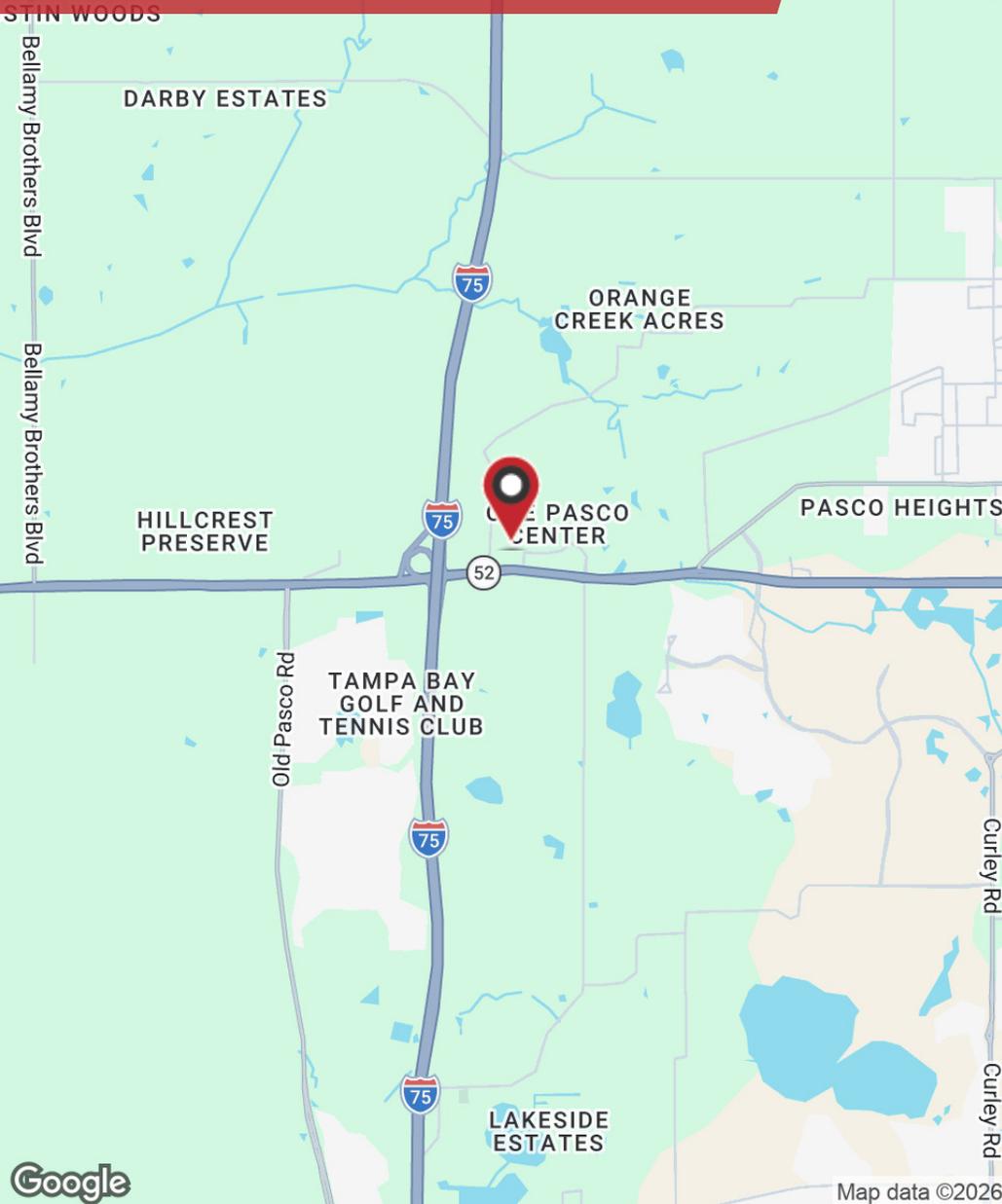
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LOCATION OVERVIEW

Pasco County has a business-friendly environment with low operating costs and favorable regulations. The County government has millions of dollars available to promote economic development by incentivizing and helping companies locate or expand in Pasco County. These funds can be used for training, infrastructure improvements, or even direct cash payments for companies creating employment opportunities. On the state level, Florida is the fourth best tax climate in the U.S., offering sales and use tax exemptions on manufacturing equipment and R&D equipment, capital investment tax credit, and clean energy incentives.

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Travel times

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Ports	Travel Time
Port of Tampa	31 Min
Port Canaveral	2.3 Hrs
Port of Jacksonville	2.9 Hrs
Port Everglades	4 Hrs
Port of Savannah	4.7 Hrs
Port of Charleston	6.5 Hrs



Cities	Travel Time
Tampa	30 Min
Orlando	1.5 Hrs
Jacksonville	2.7 Hrs
Miami	4.5 Hrs
Atlanta	6.2 Hrs
Charleston	6.4 Hrs



Airports	Travel Time
Tampa Intl	32 Min
St. Pete-Clearwater Intl	43 Min
Orlando Intl	1.5 Hrs
Jacksonville Intl	3 Hrs
Atlanta Intl	6 Hrs



Highways	Travel Time
I-75	Immediate Access
Hwy 98	15 Min
Hwy 301	15 Min
I-4	21 Min
I-95	2 Hrs
I-10	2.4 Hrs

	Population	Households	Median Household Income
2 Hours	11,039,000	4,471,347	\$63,584
3 Hours	15,461,222	6,241,658	\$65,180
4 Hours	22,057,784	8,769,309	\$64,444

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Proven Market

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PASCO COUNTY

Located on the west central coast of Florida and in one of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities which make it a great location to live, visit, and do business. With over \$45M available to assist with corporate relocations, Pasco County is determined to maintain a business-friendly climate. Pasco County EDC is also committed to working with the end user and will evaluate which incentives will provide the most impact for the business.

A FEW NOTABLE INCENTIVES INCLUDE:

- Penny for Pasco
- Job Creation Incentive (JCI) Grant
- Transportation Mobility Impact Fee Waivers
- Expedited Permitting and Processing
- Clean Energy Initiatives

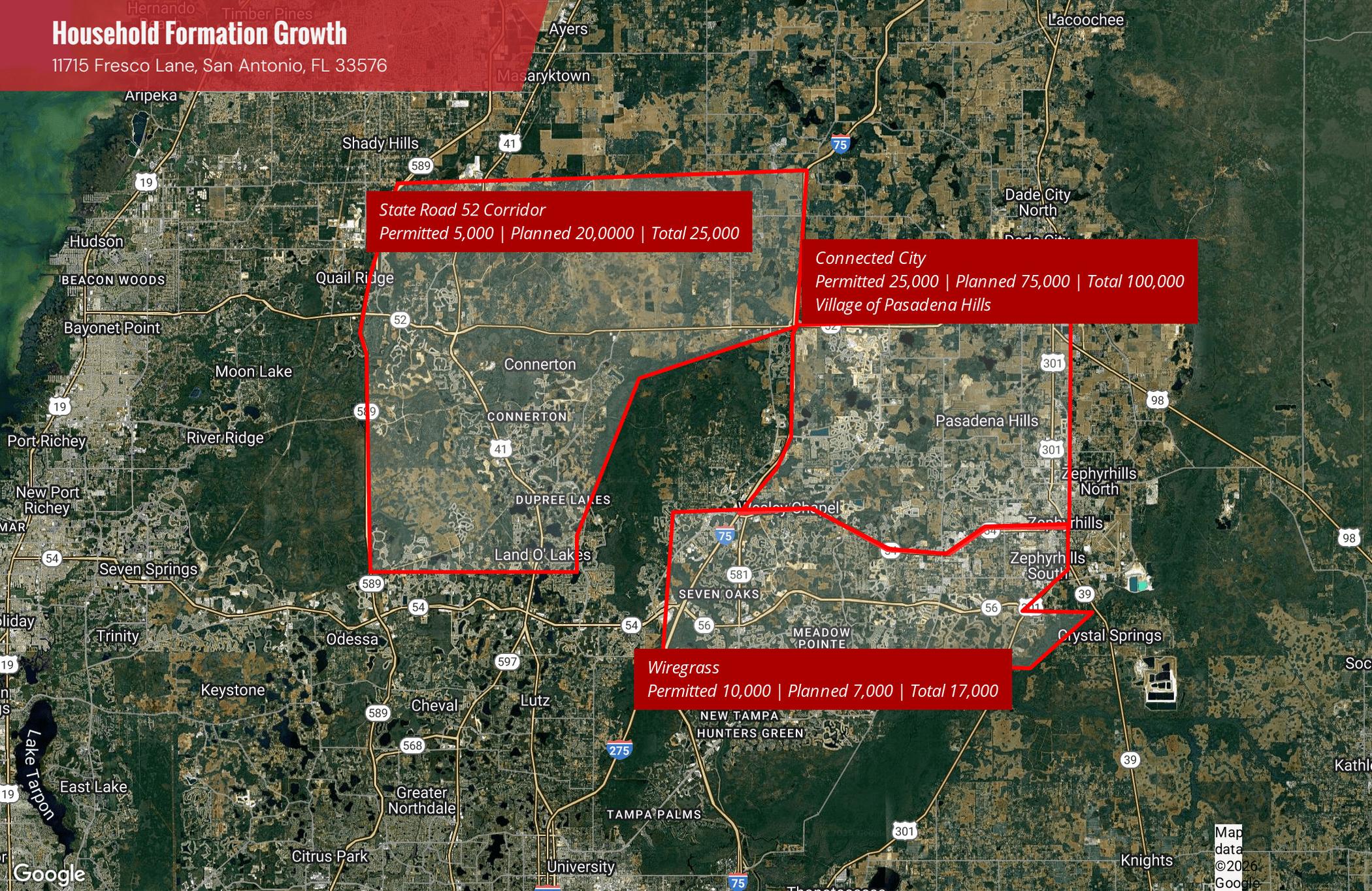
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Household Formation Growth

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