

LAND FOR SALE

47.9 Acre Residential Development Opportunity

15845 14TH STREET
Dade City, FL 33523

Cody Brightwell
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PROPERTY DESCRIPTION

47.9 Acres of Beautiful Rolling Hills in Dade City, Suitable for a residential development. Located just north of the Downtown Dade City area, this property has easy access to US 301 off of 14th street. Water to site and sewer located just a parcel to the south making access to city utilities very simple. Dade City and surrounding areas are seeing massive growth and improvement to infrastructure. The new 5,000 home Mirada development on a 15 acre crystal lagoon is just a few miles away. Colleges like PHSC and St Leo also minutes away. Just a few yards away from The Dade City Business Center, a 1 million square foot industrial complex which employs 1,000s locally.

PROPERTY HIGHLIGHTS

- 47.9 Acres of Cleared land
- R3 current zoning, FLU Res-6
- Located right outside city limits of Dade City
- Parcel ID ; 22-24-21-0000-00900-0000 & 22-24-21-0000-01100-01A0

OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	47.9 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	981	9,494	31,602
Total Population	3,170	25,881	82,546
Average HH Income	\$72,776	\$87,112	\$95,911

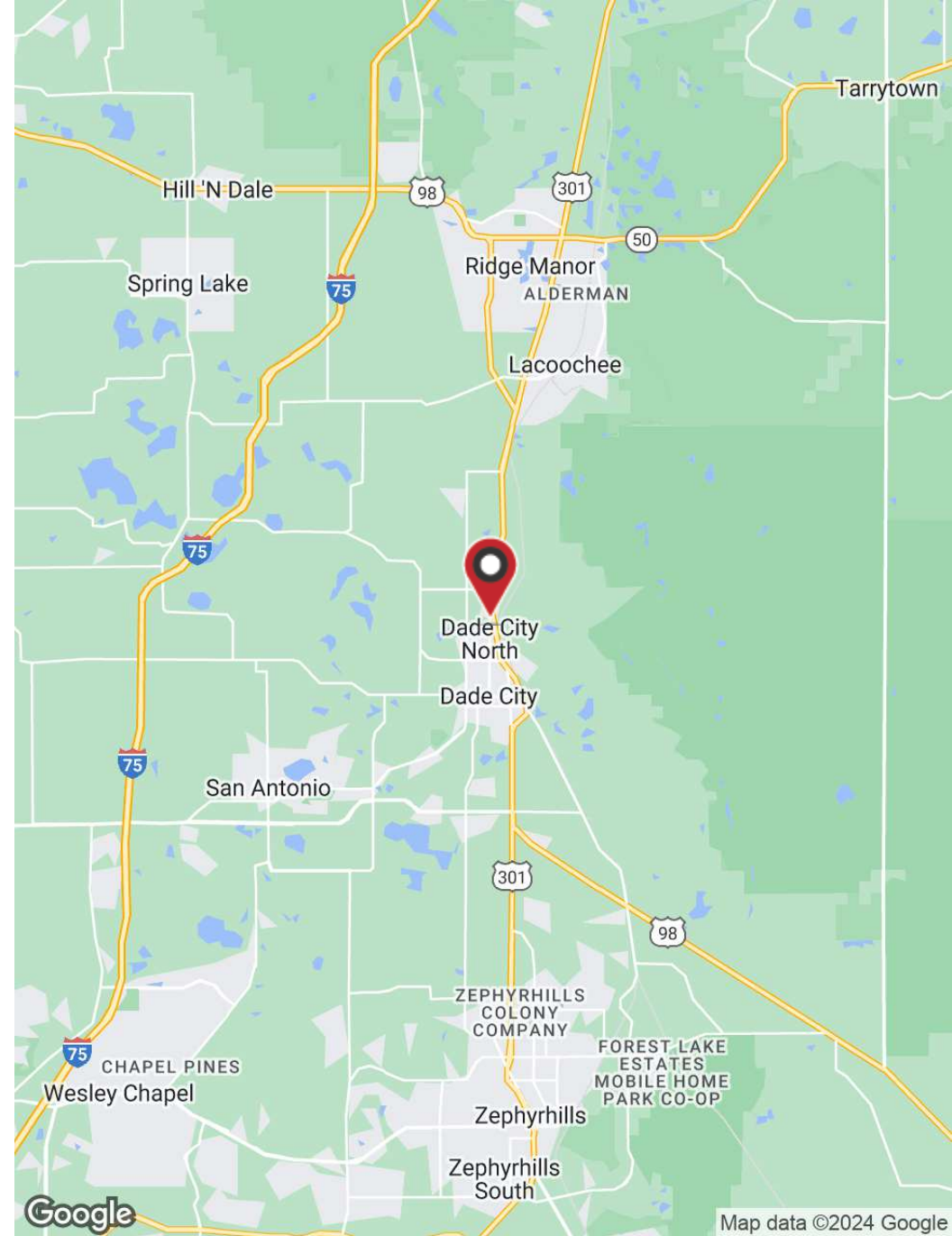
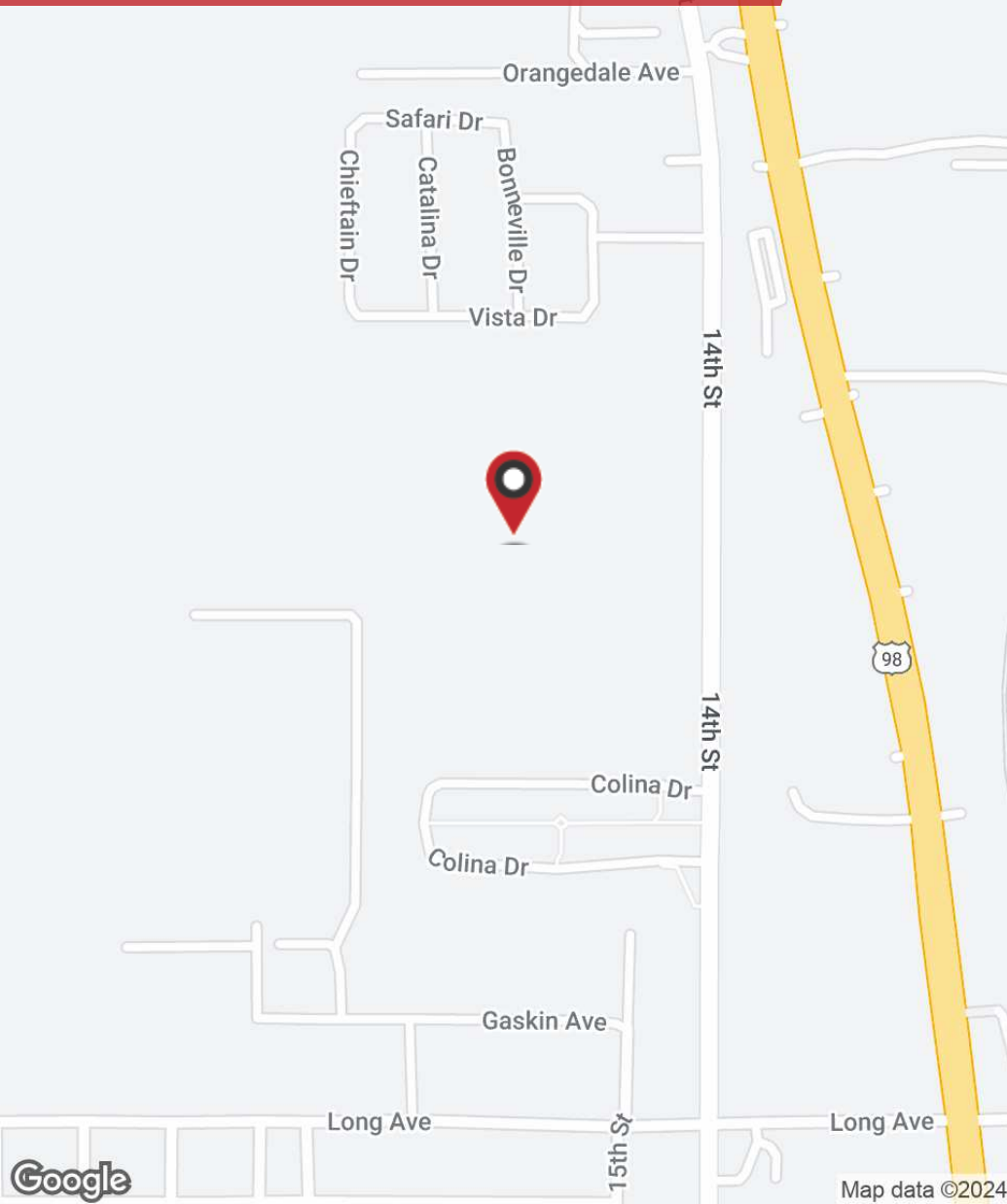
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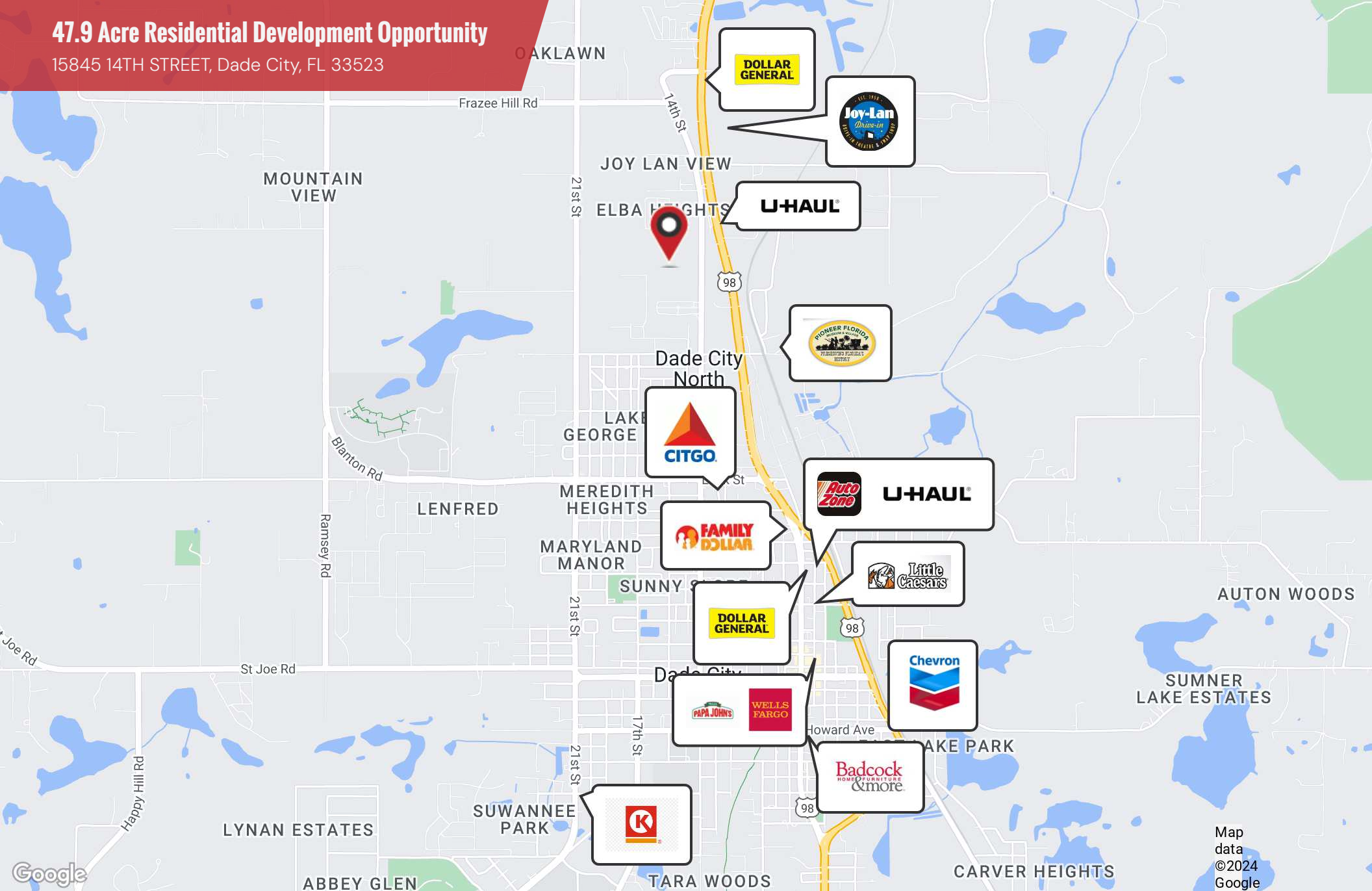
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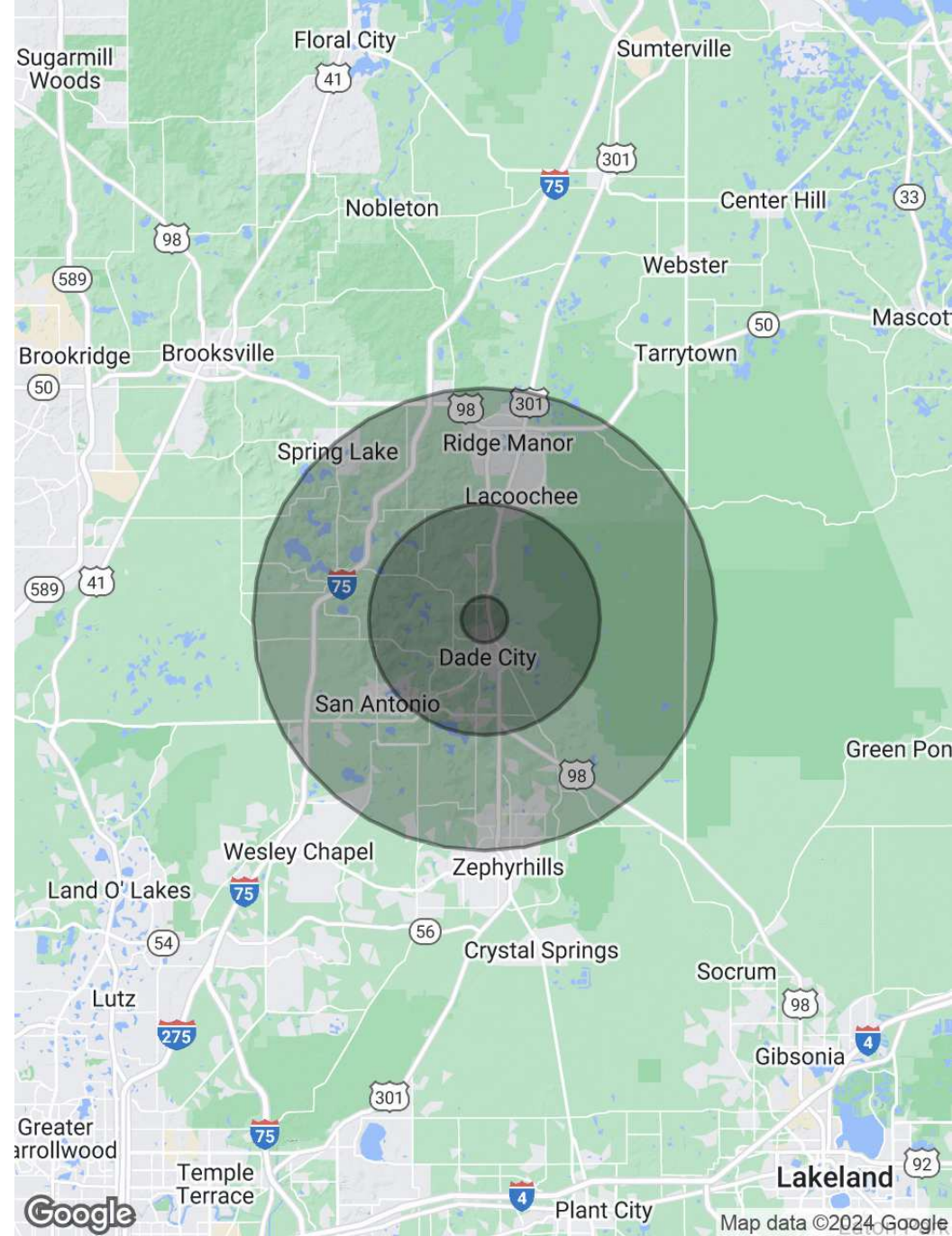


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,170	25,881	82,546
Average Age	35	42	44
Average Age (Male)	34	40	43
Average Age (Female)	37	43	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	981	9,494	31,602
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$72,776	\$87,112	\$95,911
Average House Value	\$225,212	\$315,183	\$334,210

Demographics data derived from AlphaMap



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