

LAND FOR SALE

4.24 Acres

CLINTON AVE DADE CITY

36027 Clinton Avenue
Dade City, FL 33525

4.24 ACRES
ZONED P02



OFFERING M

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

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VIDEO

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 36027 Clinton Avenue, Dade City, FL. This strategically located property features a desirable PO2 zoning, with the potential for future RES-6 zoning. Boasting one of the lowest prices per acre in San Antonio, this property offers versatility for investors to rezone to C2. The existing 1,148 SF building presents an excellent opportunity for redevelopment, tailored to the user's specific requirements. This prime location is ideally suited for an office medical park, with the added advantage of being in proximity to Advent Health, just 1 mile away. Unlock the potential of this property for lucrative investment and development.

PROPERTY HIGHLIGHTS

- Future Zoning is RES-6 however investor can rezone to C2
- One of Lowest priced per acre commercial properties in San Antonio
- A 1,148 SF building onsite can be redeveloped to users specs.
- Best uses include office medical park as Advent Health is 1 mile away.

OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	4.24 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	502	4,992	14,087
Total Population	1,295	14,514	38,154
Average HH Income	\$81,978	\$99,459	\$93,881

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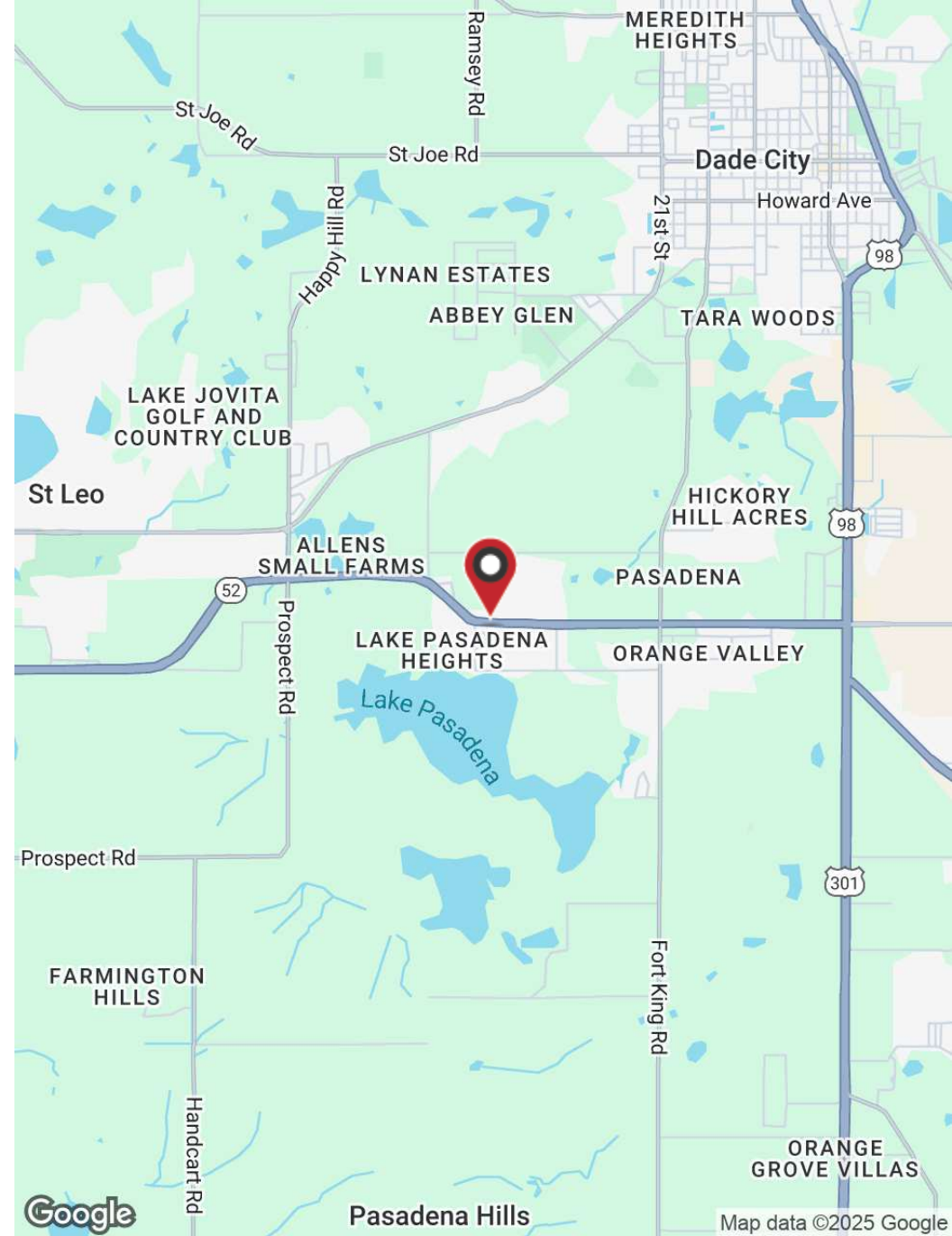
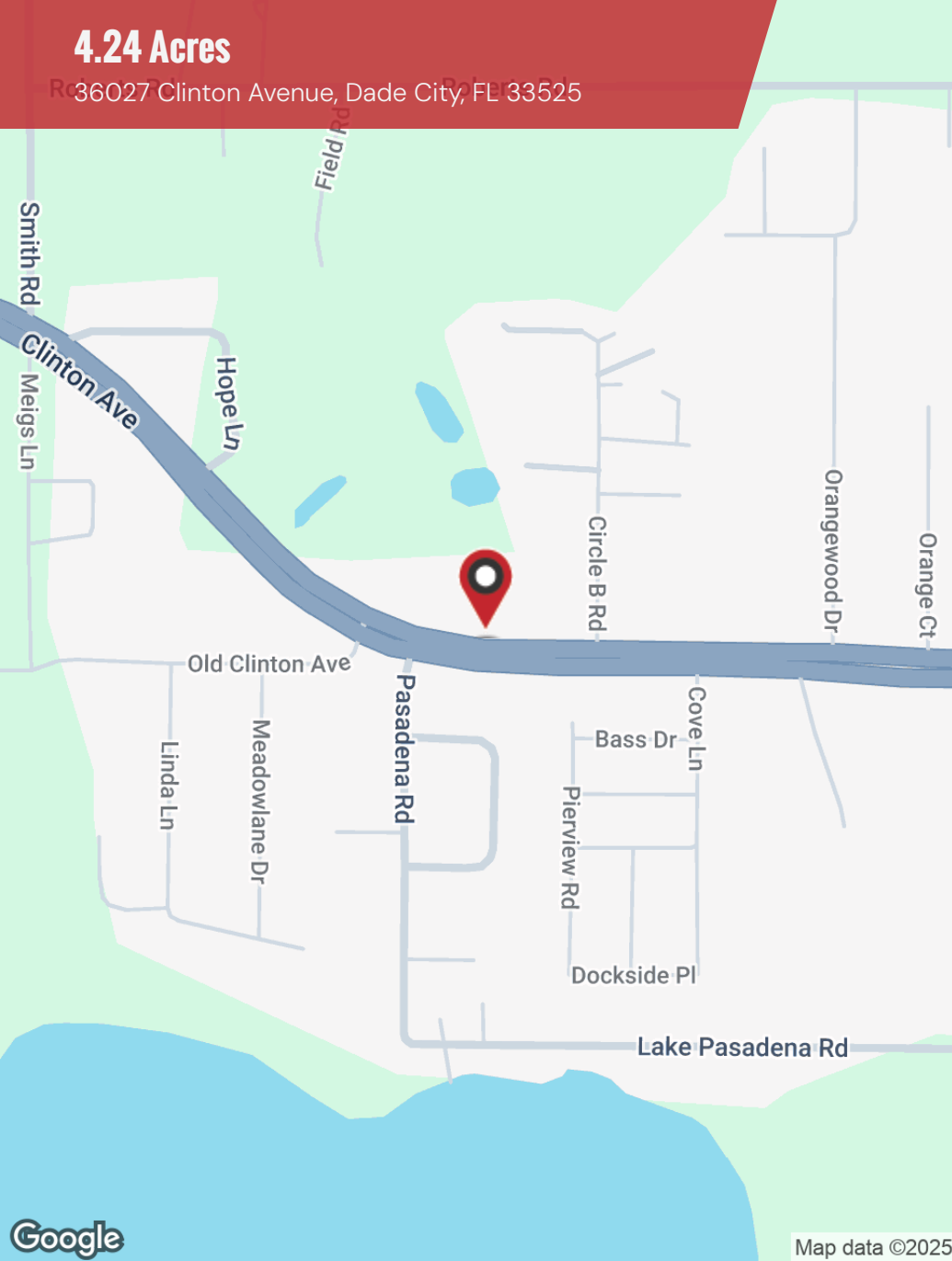
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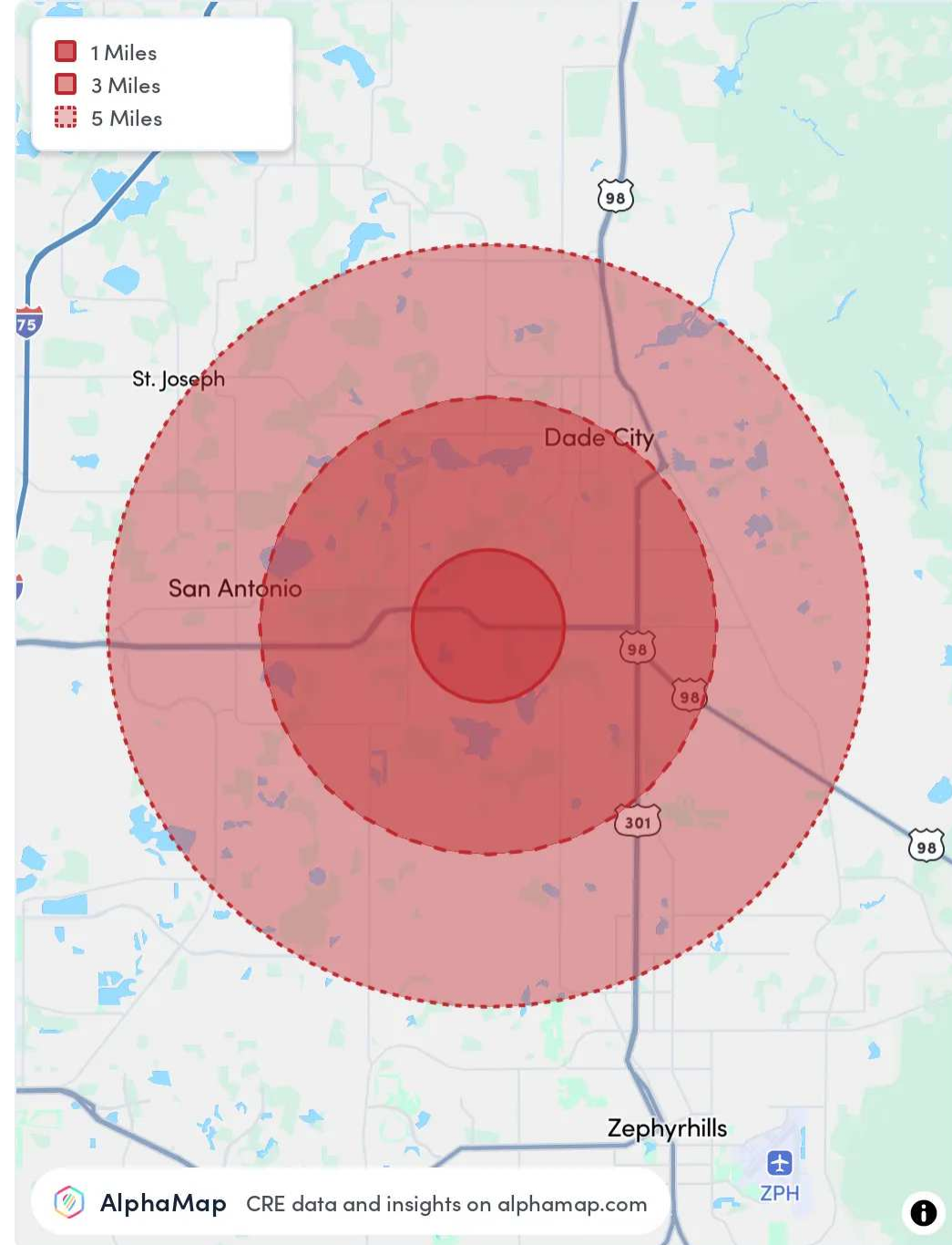


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,502	17,702	41,518
Average Age	43	43	43
Average Age (Male)	42	41	42
Average Age (Female)	44	44	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	596	6,346	15,323
Persons per HH	2.5	2.8	2.7
Average HH Income	\$86,666	\$98,794	\$94,309
Average House Value	\$337,896	\$356,180	\$334,189
Per Capita Income	\$34,666	\$35,283	\$34,929



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