

FORT KING ROAD DEVELOPMENT OPPORTUNITY

60+/- ACRES | 9229 FORT KING RD | DADE CITY, FLORIDA



A LARGE-SCALE RESIDENTIAL LAND OPPORTUNITY IN A GROWING PASCO COUNTY CORRIDOR

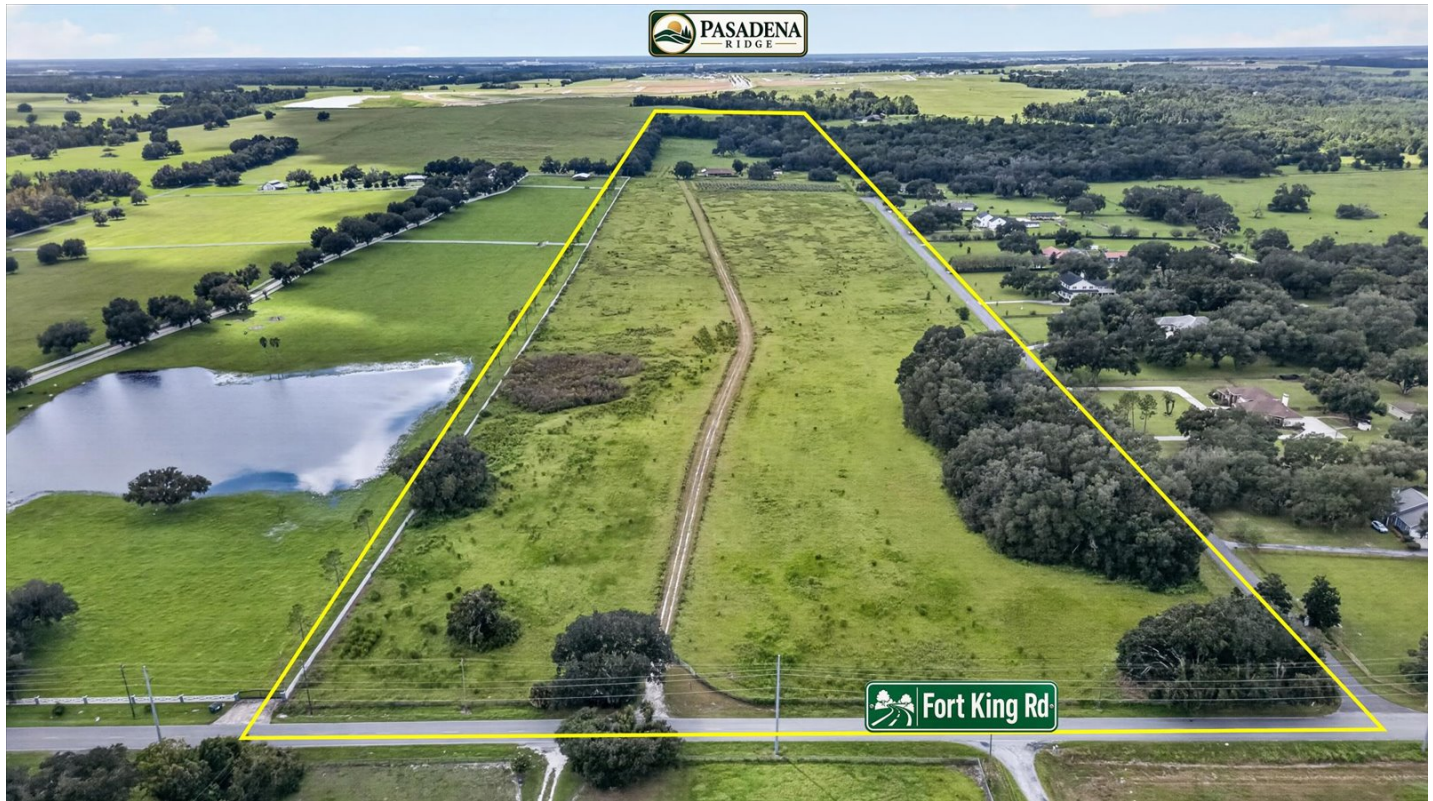
Approximately 60+/- contiguous acres with 663+/- feet of Fort King Road frontage, positioned near Pasadena Ridge. The property contains two contiguous parcels and includes AG/R and VMU2B Future Land Use designations, creating multiple potential residential development paths, subject to all applicable approvals and development requirements.

60+/- ACRES	663+/- FT FRONTAGE	2 CONTIGUOUS PARCELS
AG/R + VMU2B FLU	UP TO ~51 UNITS*	PASADENA RIDGE AREA

*Indicative potential based on the stated densities; subject to zoning, land-use approvals, infrastructure, environmental constraints, site design, permitting, and other governmental requirements.

EXCLUSIVE LISTING - CALL 801-918-7745 FOR MORE INFORMATION

PROPERTY OVERVIEW



KEY PROPERTY FEATURES

- Approximately 60+/- acres across 2 contiguous parcels.
- Approximately 663+/- feet of frontage on Fort King Road.
- Directly adjacent to / near established residential growth in the Pasadena Ridge area.
- Current zoning: AC.
- Two Future Land Use designations: AG/R and VMU2B.
- Large rectangular configuration with direct road access.

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DEVELOPMENT POTENTIAL

The two Future Land Use areas support different planning concepts. The figures below show the indicative unit math directly and are not a guarantee of entitlements or approvals.

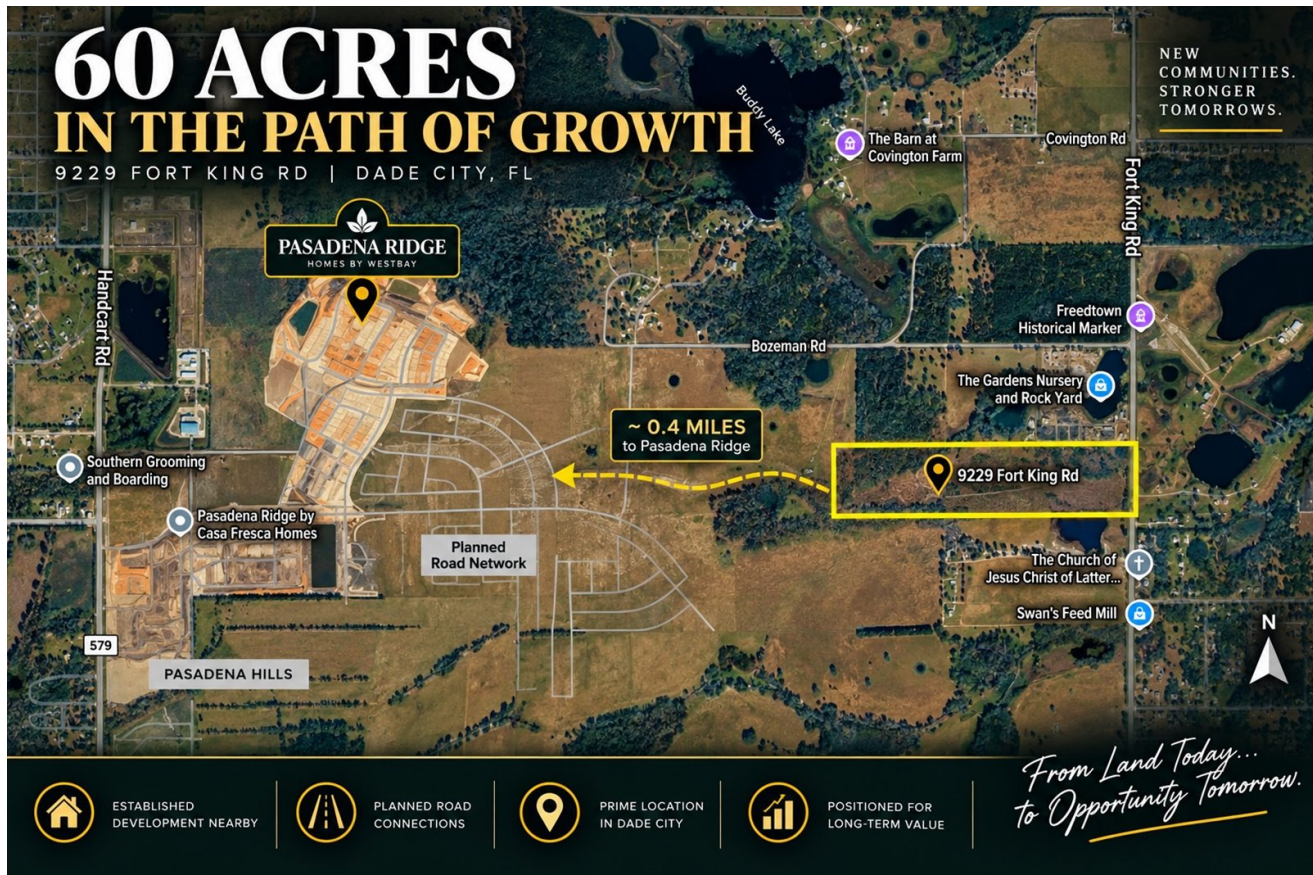
AREA	Future Land Use	STAT Density / Concept (subject to changes)	Indicative Units (Approx)
Front 43+/- acres	AG/R	Conservation Subdivision - up to 1 dwelling unit per 2.5 acres	$43 / 2.5 = \text{approx. } 17 \text{ units}$
Rear 17+/- acres	VMU2B	Up to 2 dwelling units per acre	$17 \times 2 = \text{approx. } 34 \text{ units}$
Total			Approx. 51 units

PREMIUM RESIDENTIAL SETTING

The front 43+/- acres is surrounded by an established pattern of large homesites and high-value residences, including approximately 9 homes immediately surrounding the property. Neighboring residences are represented in the source material as approximately \$1 million+ each. This setting may support a premium, estate-style residential concept complementary to the existing neighborhood.

All density and development references are subject to Pasco County regulations, approvals, infrastructure availability, environmental constraints, site design, access, utilities, permitting, and other applicable requirements. Buyers should independently verify all development assumptions.

POSITIONED IN THE PATH OF GROWTH

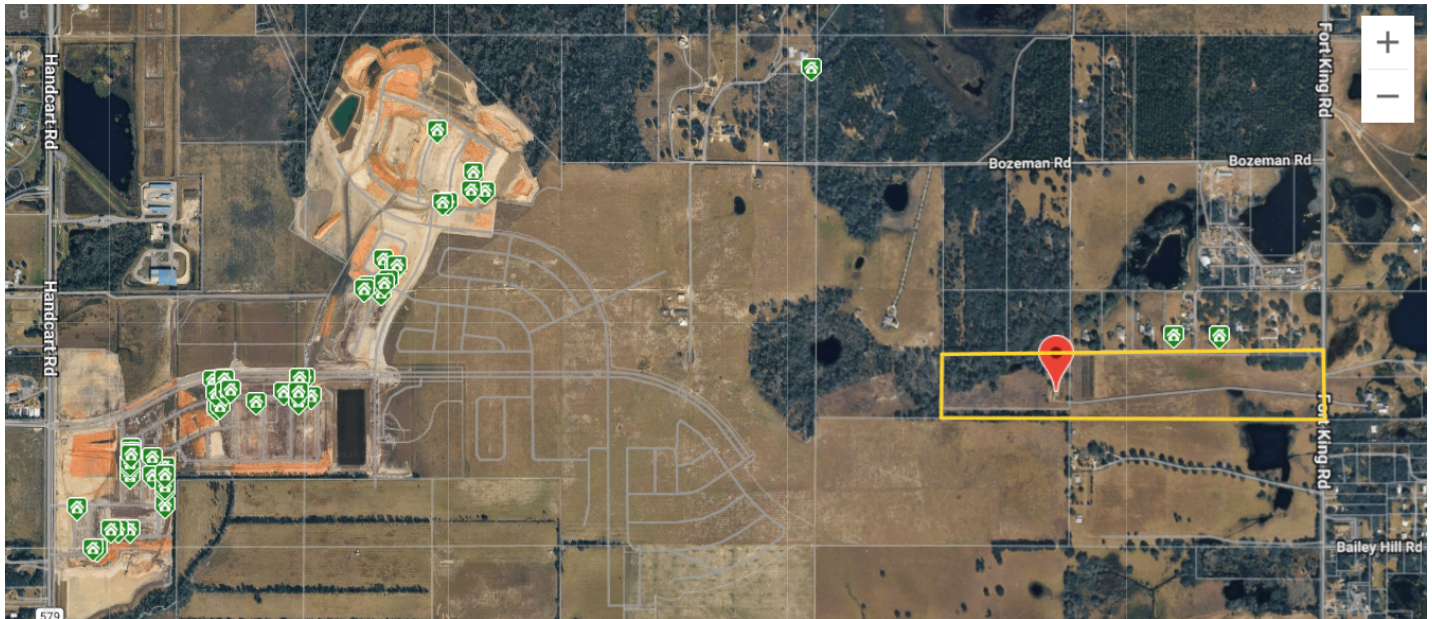


GROWTH LOCATION

The property is positioned within a growing residential corridor in eastern Pasco County and near Pasadena Ridge. The aerial above is included to make the property's relationship to nearby development, roads, and planned connections easier to understand at a glance.

The location graphic is for marketing and orientation purposes. Boundaries, distances, roads, and planned improvements should be independently verified by the buyer.

LOCATION & SURROUNDING DEVELOPMENT



OPPORTUNITY AT A GLANCE

- Approximately 60+/- acres.
- Approximately 663+/- feet of Fort King Road frontage.
- AG/R + VMU2B Future Land Use designations.
- Potential for multiple residential development concepts.
- Near established and planned residential development.

Map imagery and overlays are illustrative and should not be relied upon as a survey, title map, engineering plan, or entitlement determination.



LISTING BROKER

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VIEW MY OTHER LISTINGS ON LOOPNET

For additional property information, due diligence materials, or to discuss the development opportunity, contact the listing broker.



PROPERTY SUMMARY

Approximately 60+/- acres on Fort King Road in Dade City, Florida, consisting of two contiguous parcels with AG/R and VMU2B Future Land Use designations. The property offers a combination of road frontage, scale, nearby residential growth, and multiple potential residential development paths.



Information is believed to be reliable but is not guaranteed. Buyers and their advisors should independently verify acreage, boundaries, zoning, Future Land Use, density, utilities, access, environmental conditions, development rights, approvals, and all other material facts.