

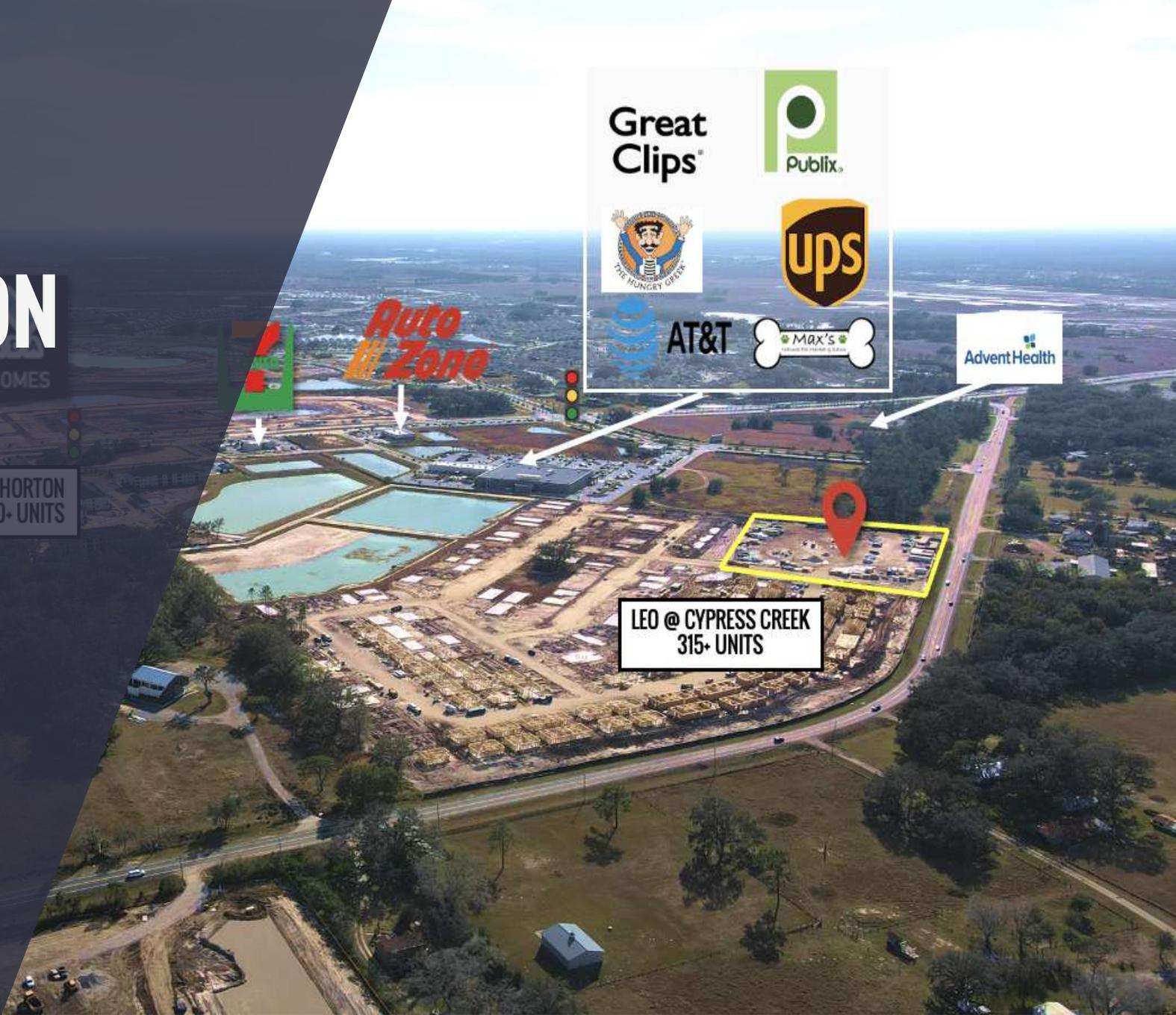
LAND FOR SALE

4 ACRES ON CR-52

6,700± HOMES

DR HORTON
400+ UNITS

CR-52
San Antonio, FL 33576



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4 ACRES ON CR-52

CR-52, San Antonio, FL 33576



PROPERTY DESCRIPTION

This 4.09 Acre property is situated at one of the busiest and fastest-growing intersections in Pasco County, where hundreds of thousands of residential homes and millions of square feet of commercial and industrial space are currently under construction.

PROPERTY HIGHLIGHTS

- .5 acre | 1 acre | 2 acre lots available
- Entitled for 85,500± SF of commercial and up to 61 additional residential units.
- Over 50,000+ Homes Planned in the Immediate Area Adjacent to the Nation's Largest Metro Lagoon
- Pasco County, Florida's Estimated 2024 Population of 656,851 with an Estimated Population in 2029 of 776,126
- Pasco County Ranked as one of Highest Growth Counties in the Country with a 23% Growth Rate from 2010-2022

OFFERING SUMMARY

Sale Price:	Subject to offer
Lot Size:	4.09 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,916	10,611	59,323
Total Population	8,976	30,194	153,665
Average HH Income	\$134,235	\$128,920	\$101,882

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SURROUNDING HOUSING DEVELOPMENTS

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Road Access

CR-52, San Antonio, FL 33576



**LEO @ CYPRESS CREEK
315+ UNITS**

Cross Access with Publix

Great Clips
Publix
AT&T
ups
Max's

52

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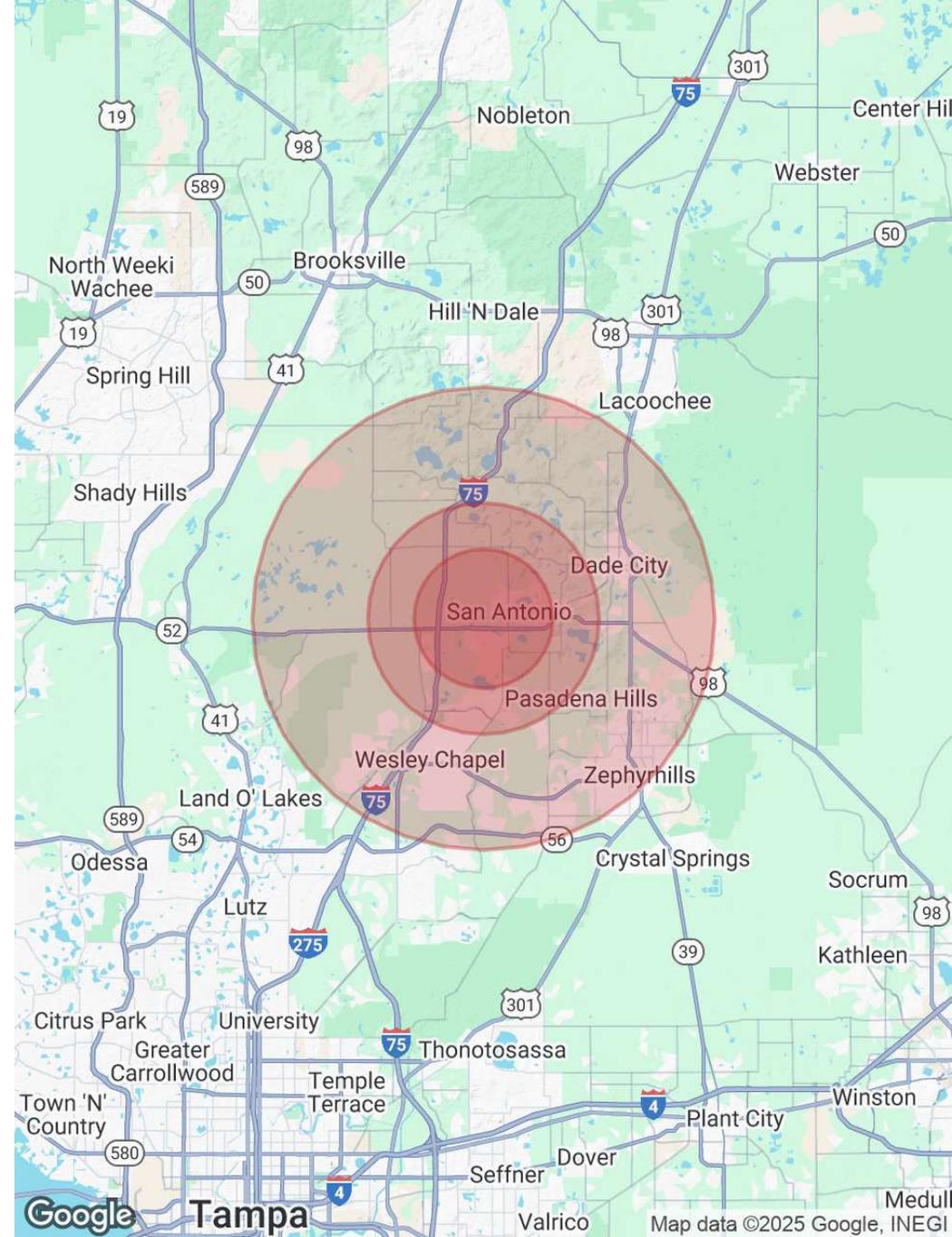
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,976	30,194	153,665
Average Age	44	42	44
Average Age (Male)	44	42	43
Average Age (Female)	44	43	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,916	10,611	59,323
# of Persons per HH	3.1	2.8	2.6
Average HH Income	\$134,235	\$128,920	\$101,882
Average House Value	\$521,753	\$443,566	\$333,084

TRAFFIC COUNTS

18,000/day

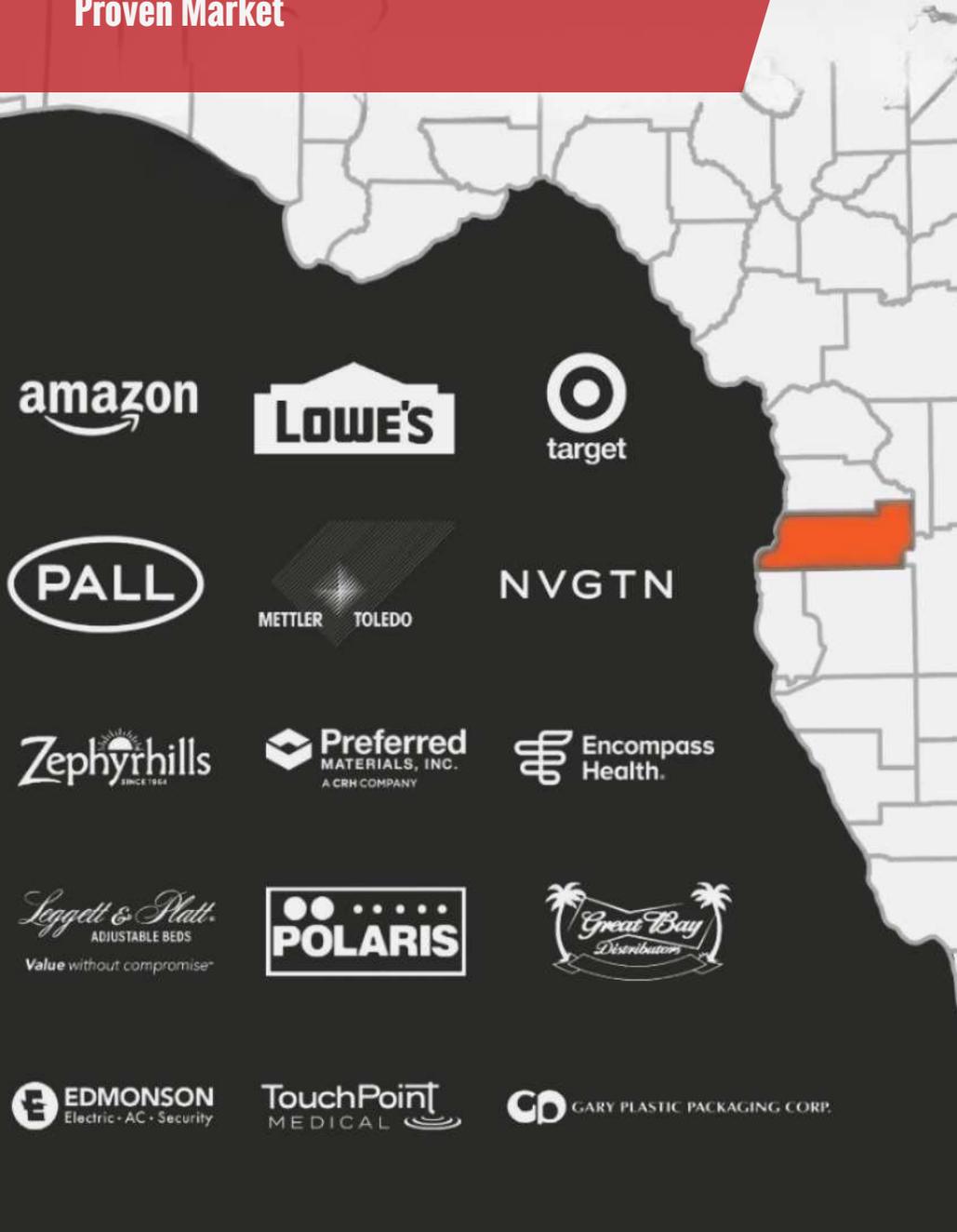
Demographics data derived from AlphaMap



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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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