

# Prime Large-Acreage Development Opportunity

14809 Hays Road  
Spring Hill, Florida 34610

**39± Acres**

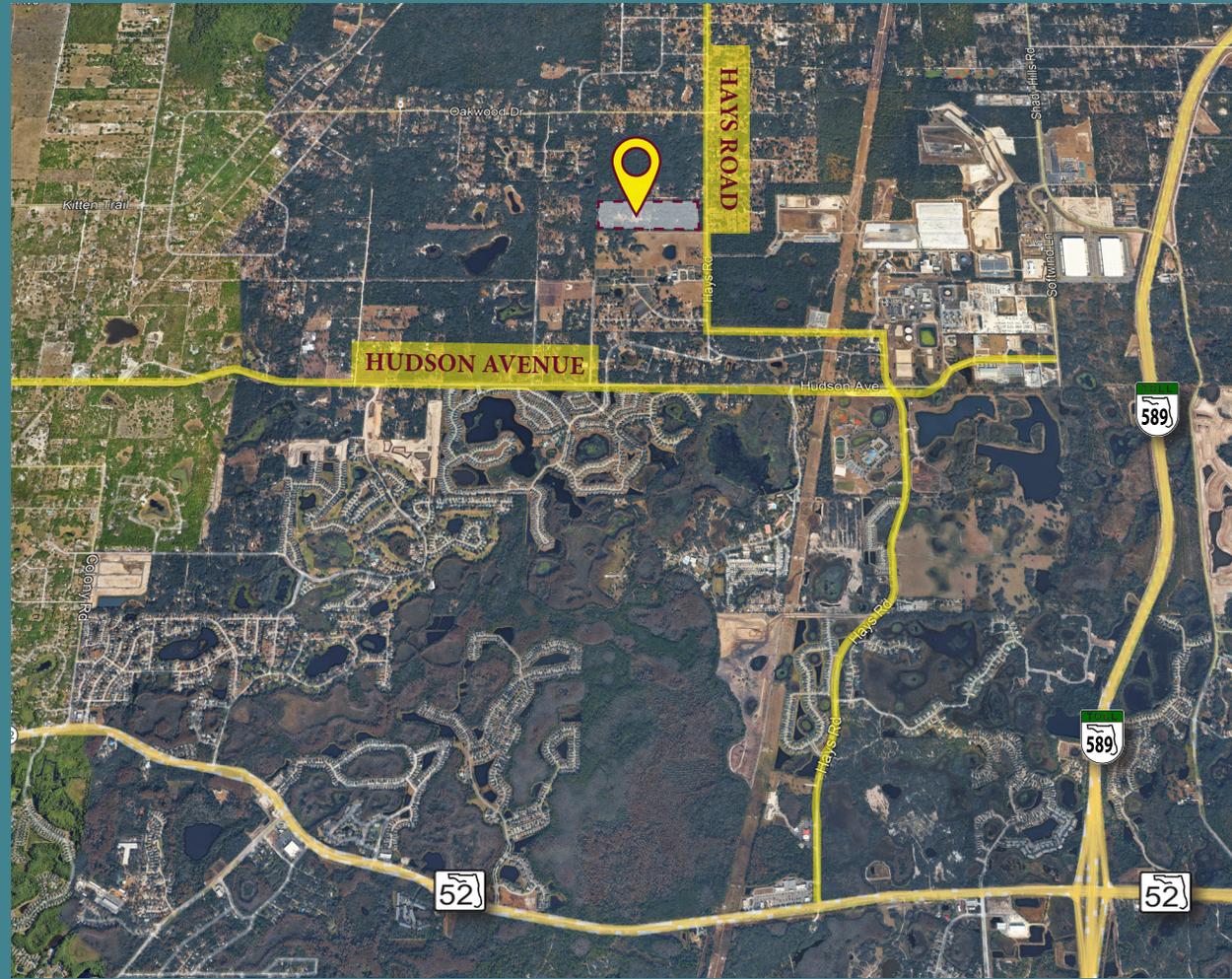
in desirable North Pasco County

**AG**

Agricultural Zoning

**Future Land Use Res-1**

supporting residential development



## LAND FOR SALE

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**COMMERCIAL ASSET  
PARTNERS**

# OFFERING

## Property Specifications

Address: 14809 Hays Road  
Spring Hill, FL 34610

Parcel ID: 26-24-17-0000-00500-0010

County: Pasco

Parcel Size: 39± acres in desirable North Pasco County

Zoning: AC AR-1 (Agricultural Zoning)

Future Land Use: Res-1, supporting residential development

FEMA Flood Zone: X - 97.09%, A - 2.91%

Electric: 12.47 kV line | Withlacoochee River Electric Coop (WREC)

Water: Well | Pasco County Utilities <1 mile

Wastewater: Septic | Pasco County Utilities <1 mile

- Expansive open land with consistent topography.
- Property contains a lake around 1.5-2± acres at the back of the property to be incorporated into required stormwater facilities for a new development.
- Growing corridor with strong demand for commercial and residential expansion.
- Unique opportunity to own land in a county expected to be at 680,000 people by the end of 2026.



# LOCATION SUMMARY

This exceptional 39± acre land offering is located in the rapidly expanding North Pasco County corridor, just south of the Hernando County line. The surrounding area is experiencing significant transformation, with new single-family residential communities, commercial projects, and mixed-use developments reshaping the landscape. The property provides immediate connectivity to major regional thoroughfares, including State Road 52 and the Suncoast Parkway, ensuring quick access to nearby amenities, employment centers, and regional destinations. Its strategic position places it less than 10 miles from a world-renowned cancer and research center, newly developed hospitals, and a growing population base driven by strong demographic trends. This unique slice of land situates you at the heart of one of the region's most dynamic growth areas. Whether envisioned for residential or mixed-use development, the property offers a rare opportunity to capitalize on the momentum of North Pasco County's continued expansion.



- 27 miles to Tampa International Airport
- 3 miles to State Road 52
- 8 miles to US Highway 41
- 19 miles to I-75
- 5.7 miles to Suncoast Parkway
- 24 miles to University of South Florida

As one of the fastest-growing areas in the country, the region is characterized by strong economic momentum, driven by a diversified economy with strengths in finance, healthcare, technology, defense, logistics, and tourism.

## Workforce | 10 Miles



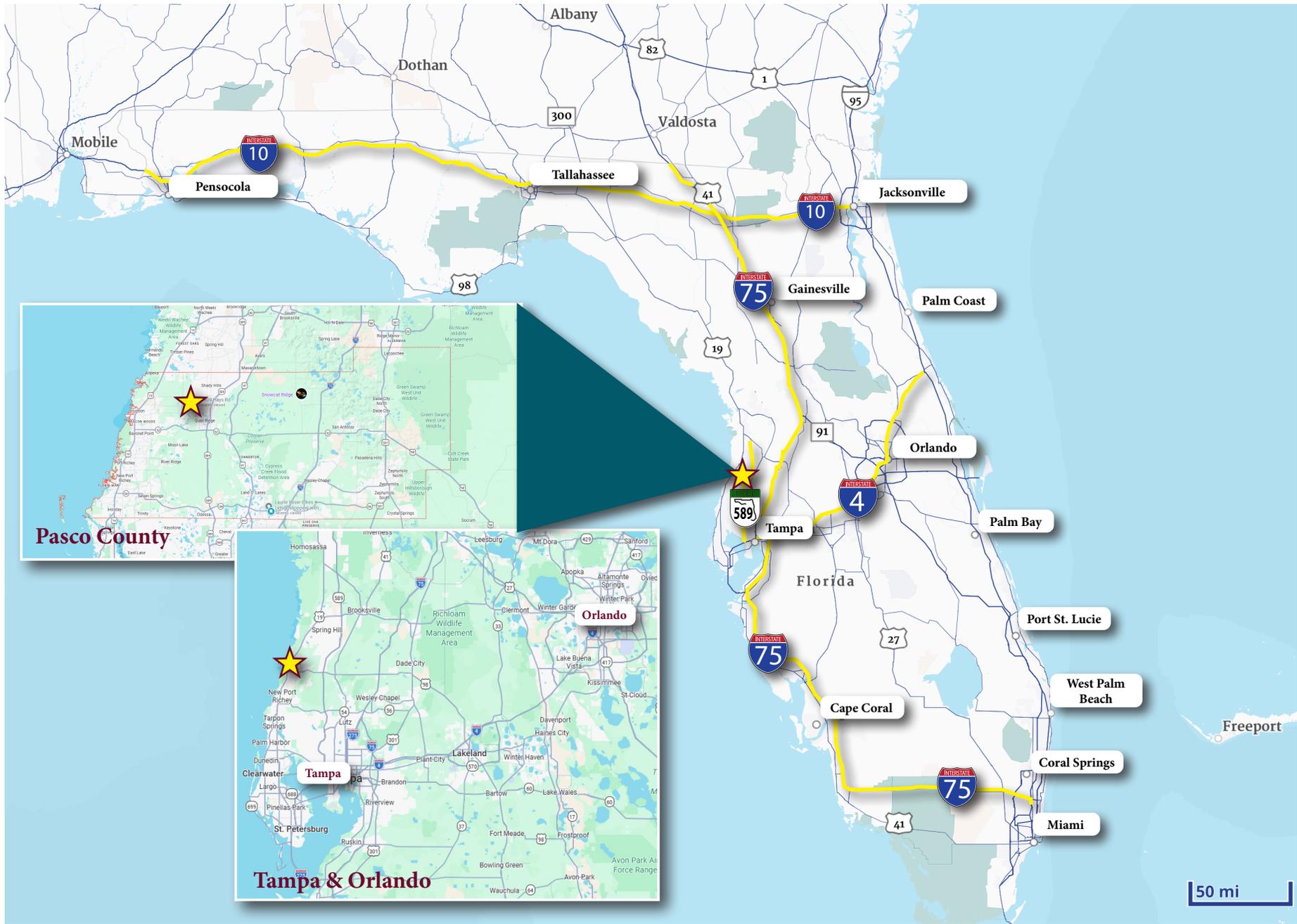
281,195  
2025  
Population



3.7%  
Population Growth  
2025-2029



46.3  
Median Age



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