

FOR SALE / LEASE

31157 STATE ROAD 52 SAN ANTONIO, FL 33576

COMMERCIAL LAND ON SR 52



Brent Nye
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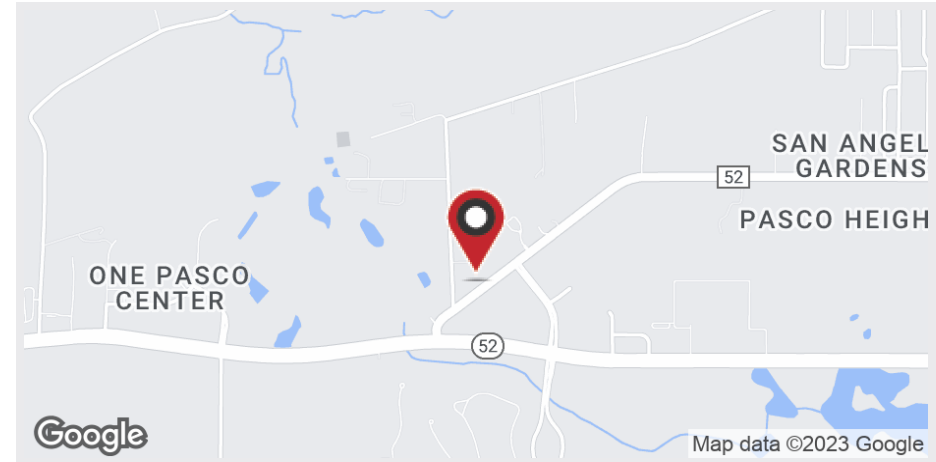


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Sale Price	\$1,950,000
Lease Rate	NEGOTIABLE

OFFERING SUMMARY

Lot Size:	2.7 Acres
Zoning:	Future Land use is ROR
Traffic Count:	16,700

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PROPERTY OVERVIEW

Discover an exceptional opportunity for a versatile mixed-use development on a prime 2.7-acre parcel of land situated along State Road 52 in San Antonio, FL. Boasting an enviable location across from the prestigious Mirada subdivision and future Advent Health facility, this property offers immense potential for a highly desirable residential, office, and retail development. With its strategic positioning and favorable zoning, this site presents an ideal canvas for visionary investors and developers to shape a vibrant and thriving community hub.

PROPERTY HIGHLIGHTS

- Great location for Restaurant/Bar, Retail/Office/Medical
- Average household Income within 1 mile is \$82,288



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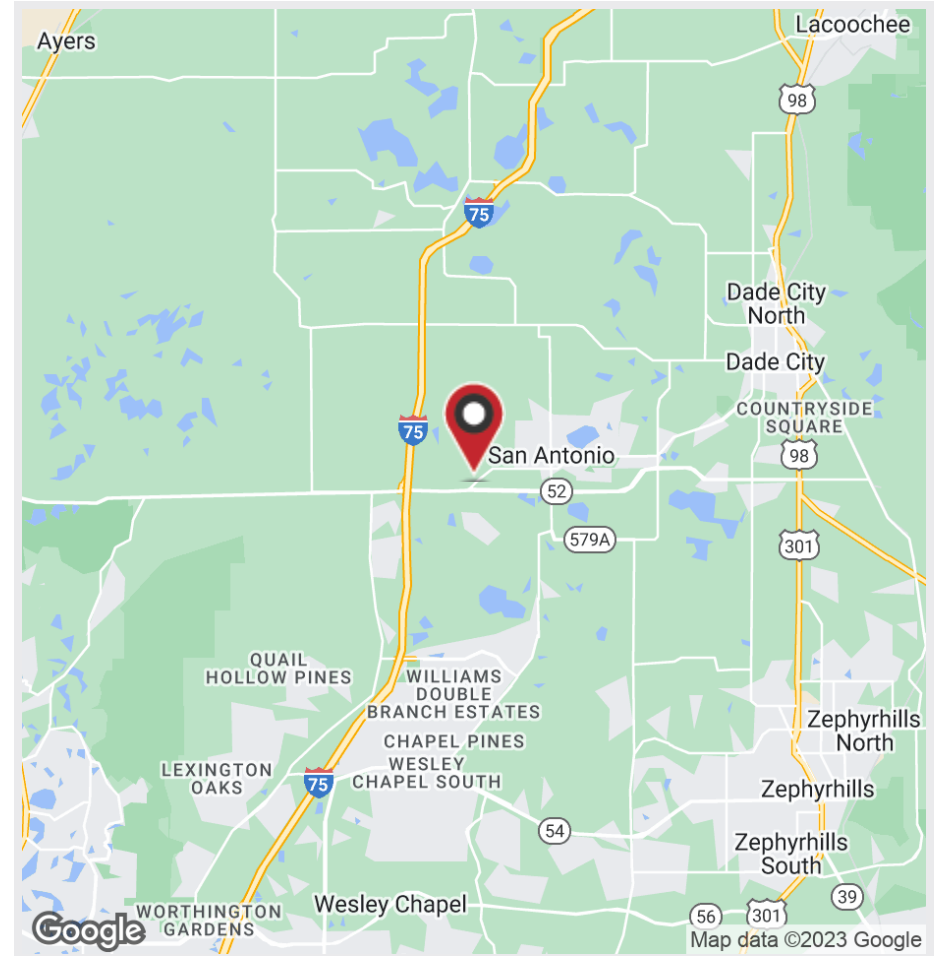
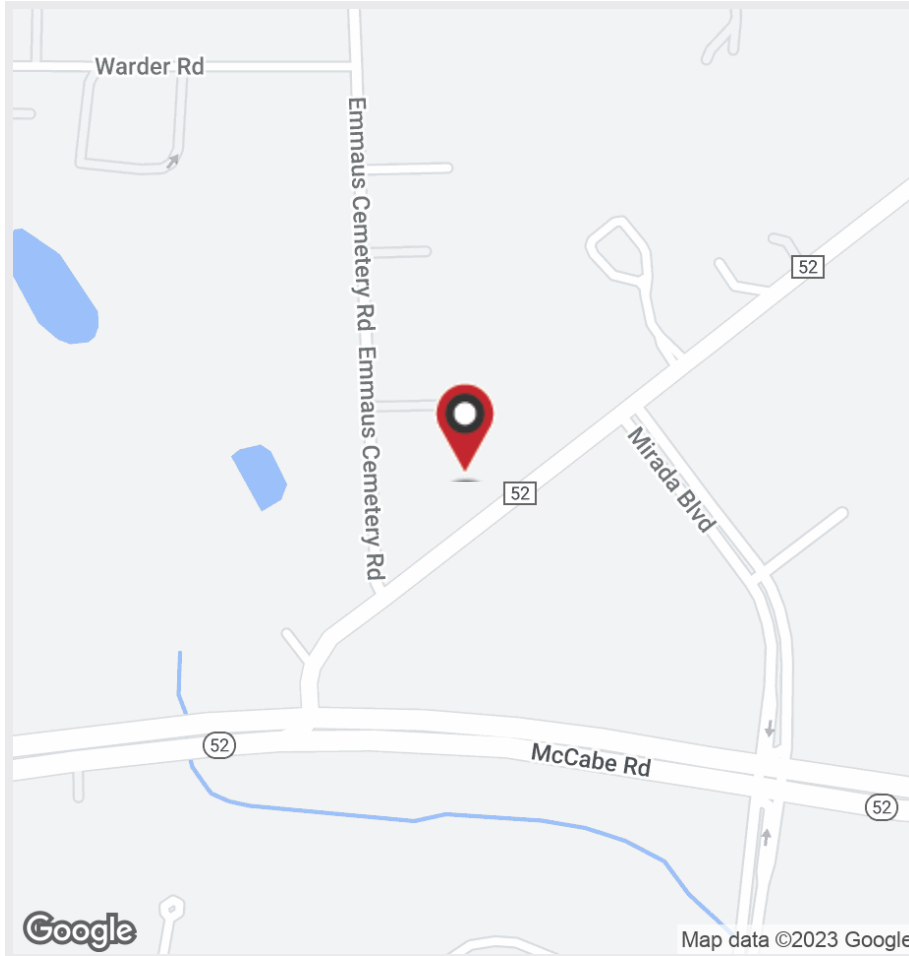


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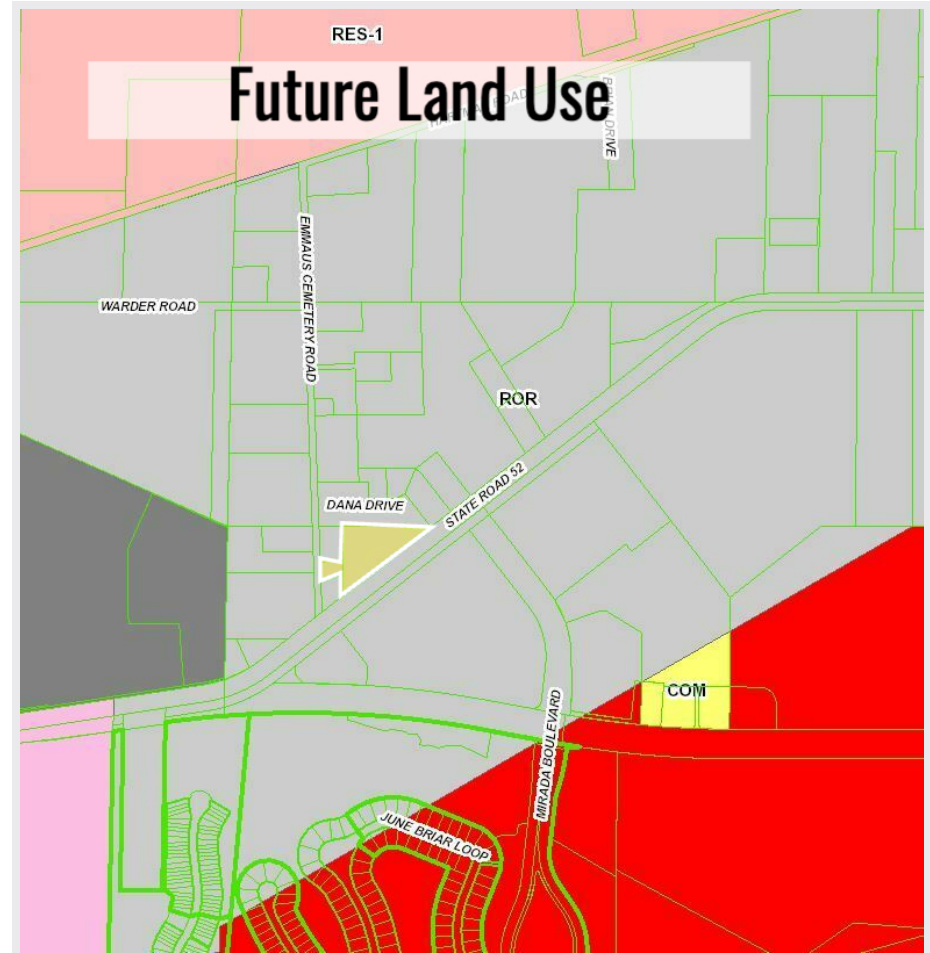
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	607	6,667	24,017
Average Age	41.0	47.2	40.7
Average Age (Male)	41.8	48.2	38.7
Average Age (Female)	43.3	47.6	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	231	2,823	8,601
# of Persons per HH	2.6	2.4	2.8
Average HH Income	\$82,288	\$85,679	\$92,143
Average House Value	\$253,016	\$250,466	\$263,176

* Demographic data derived from 2020 ACS - US Census



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COMMERCIAL LAND ON SR 52

Double Branch starts work in Pasco - nearly 1,000 acres of mixed use projects at I-75 and SR 52 in Pasco County.



Artists rendering of the Double Branch

THE MASSIVE MIXED-USE DEVELOPMENT IS UNDERWAY AT INTERSTATE 75 AND STATE ROAD 52.

Double Branch Development Inc. has begun its first phase, which includes 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development. When the overall project, previously known as the Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 4M SF of industrial space, 725,000 SF of offices, 400,000 SF of retail, 3,500 housing units and 300 hotel beds.

SR 52 CORRIDOR

It is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there. The site is also close to the new SR 52, a four-lane, 7-mile Hwy costing \$82M. Earlier this year, the FDT opened the first two lanes of the new stretch, which provides a direct route from just east of I-75 to U.S. 301 at the southern tip of Dade City.



Double Branch development at Interstate 75 and State Road 52

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BRENT NYE



BRENT NYE

Executive Director

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PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

NYE Commercial Advisors

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