

LAND FOR SALE

5 ACRES ZONED LI

40263 Townsend Rd
Dade City, FL 33525

OLD LAKELAND HWY

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

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PROPERTY DESCRIPTION

This ±5-acre industrial development site on Townsend Road in Dade City, FL is strategically positioned within one of Pasco County's fastest-growing corridors. Zoned Light Industrial (LI), the property offers exceptional flexibility for a wide range of uses including distribution, light manufacturing, contractor yards, storage, and service-based operations.

The site presents a rare opportunity for high-impact industrial development, supported by Pasco County's pro-business environment and ongoing infrastructure expansion. Located less than one mile from US 98, with direct connectivity to US 301 and approximately 19 miles to the I-4 corridor, the property provides efficient access between the Tampa and Orlando markets. Surrounded by continued residential and commercial growth, this site offers both immediate usability and long-term investment upside.

PROPERTY HIGHLIGHTS

- Strategic Location & Connectivity – Less than 1 mile to US 98 with quick access to US 301 and ~19 miles to I-4, connecting Tampa and Orlando markets
- Flexible LI Zoning – Supports a wide range of uses including distribution, light manufacturing, contractor yards, and storage
- Rare self storage opportunity_ one of the last parcels in Pasco County permitting self-storage as a primary use
- Strong Growth & Investment Potential

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OFFERING SUMMARY

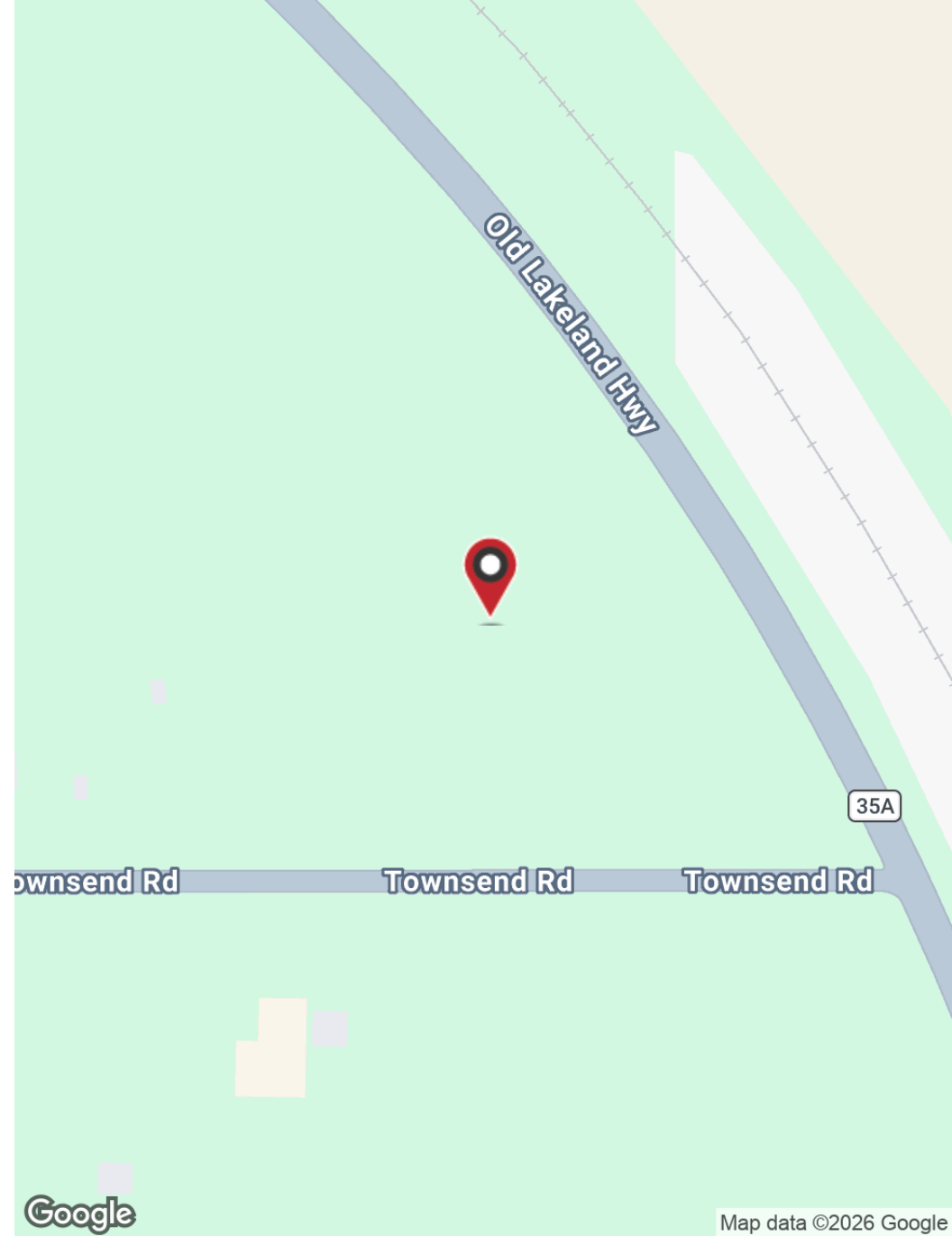
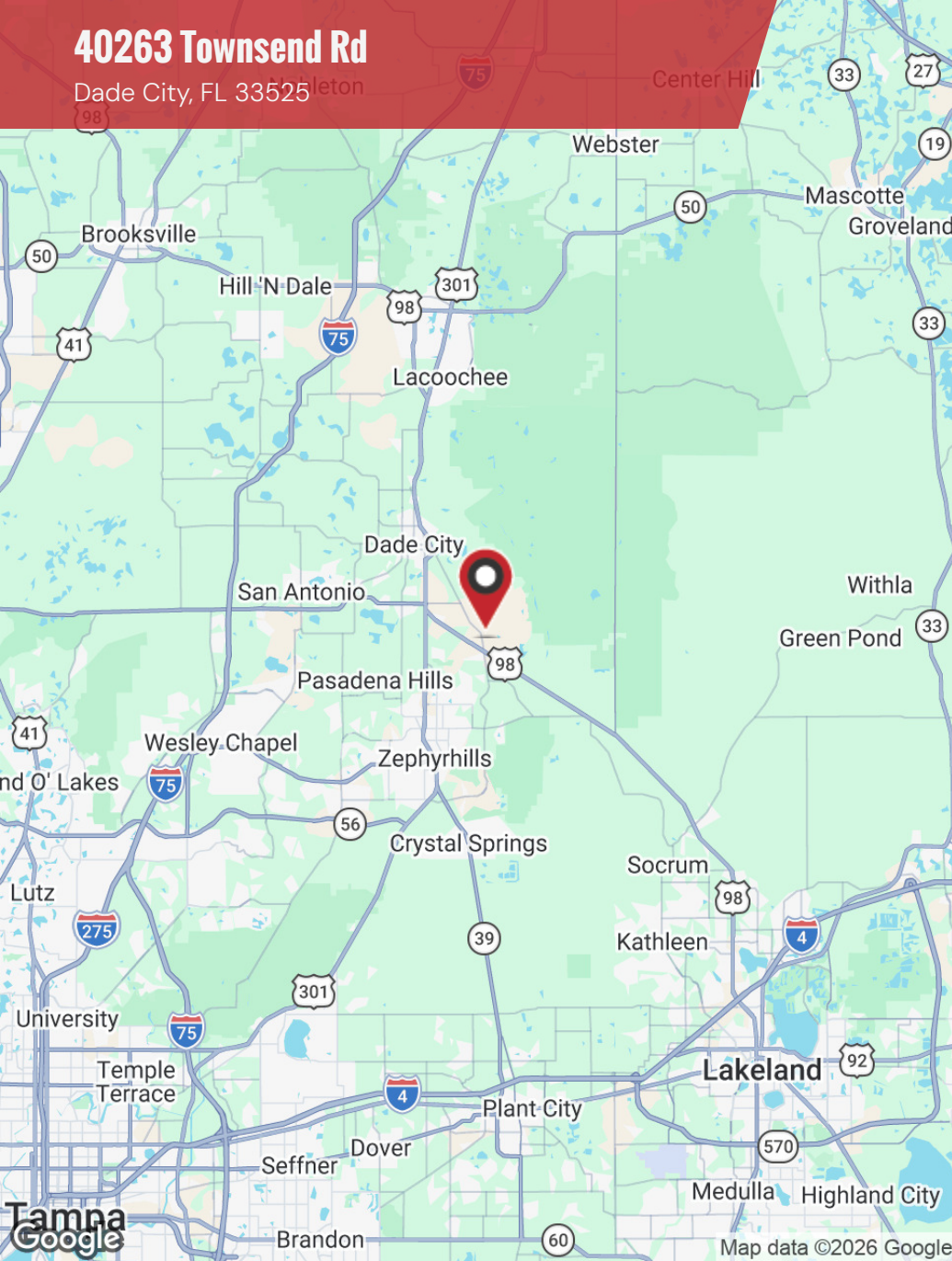
Sale Price:	\$949,000
PARCEL ID:	18-25-22-0000-00500-0040
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
Total Households	528	13,855	43,046
Total Population	1,054	32,906	110,826
Average HH Income	\$75,582	\$69,023	\$79,636



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**CLINTON AVE.
10,500 AADT**



30,000 AADT



**OLD LAKELAND HWY
9,800 AADT**

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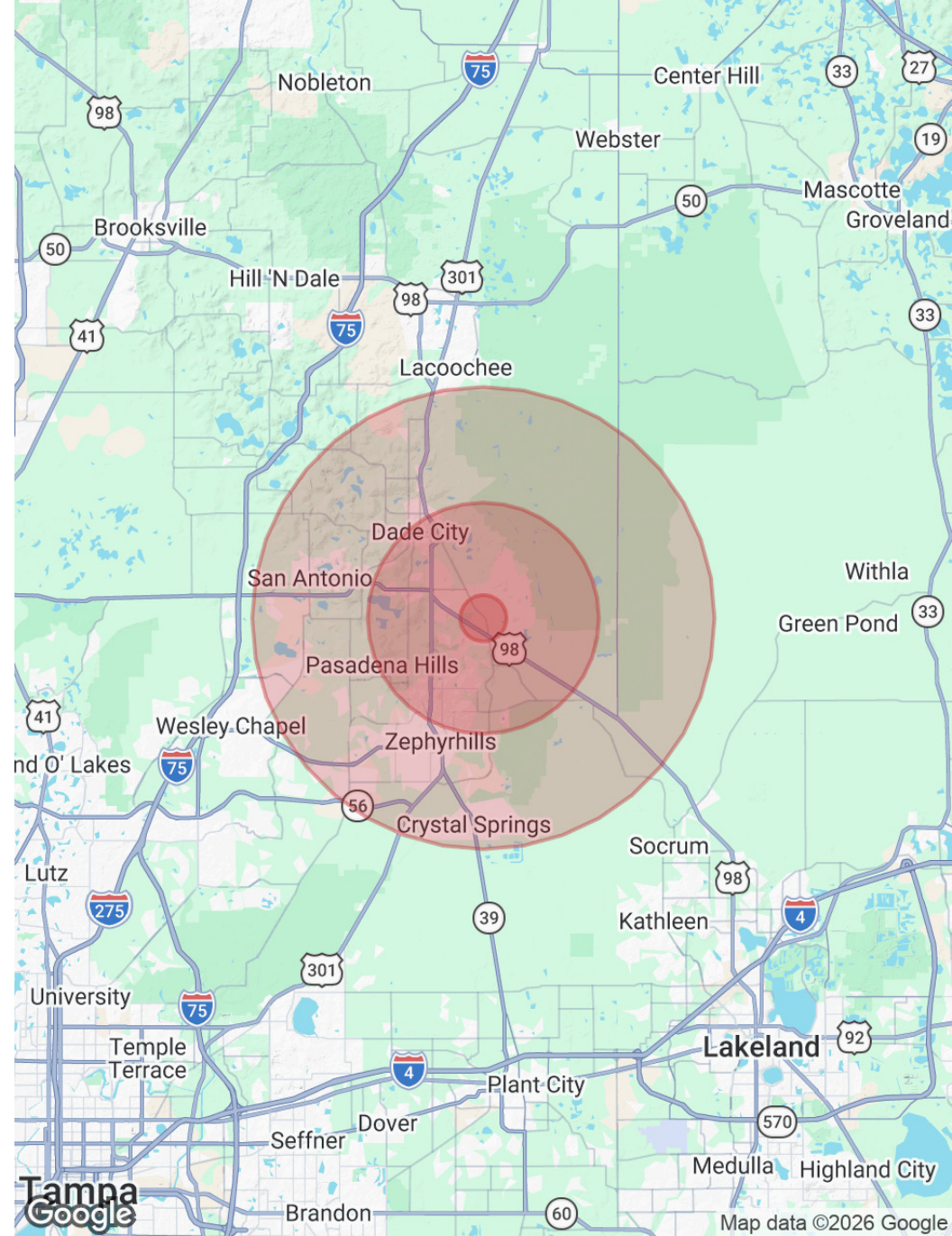
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POPULATION	1 MILE	5 MILE	10 MILE
Total Population	1,054	32,906	110,826
Average Age	65.5	50.8	46.3
Average Age (Male)	63.6	48.8	46.0
Average Age (Female)	66.8	53.0	47.3

HOUSEHOLDS & INCOME	1 MILE	5 MILE	10 MILE
Total Households	528	13,855	43,046
# of Persons per HH	2.0	2.4	2.6
Average HH Income	\$75,582	\$69,023	\$79,636
Average House Value	\$112,525	\$172,774	\$221,888

2023 American Community Survey (ACS)



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LUIS CARDENAS

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PROFESSIONAL BACKGROUND

Before coming to Nye Commercial, Luis attended high school locally at Zephyrhills High School and went on to graduate from Saint Leo University with a degree in marketing. After graduating, he worked for Make A Difference Inc. as Director of Marketing, he assisted with the mobile food pantry and ran the organization's social media accounts. During his time at Make A Difference, Luis was introduced to commercial real estate by the organization's founder. Hablamos Espanol

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