

**LAND FOR SALE**

# 1.5 Acres on SR 52 Zoned ROR

---

11637 Emmaus Cemetery Rd  
San Antonio, FL 33576

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)



# 1.5 Acres on SR 52

11637 Emmaus Cemetery Rd, San Antonio, FL 33576



## PROPERTY DESCRIPTION

1.5 Acres located at State Road 52 and County Road 52 Split, on a hard corner across from Publix and a future Advent Hospital. Currently being rezoned to commercial (C2) Located 0.5 Miles from the entrance to Mirada Lagoon and 0.7 Miles from the 850 Acre Pasco Town Center, which will encompass 2.4 Million Square Feet of Distribution, 1 Million Sq ft of Retail/Office Uses, and 3500 Residential Units.

## PROPERTY HIGHLIGHTS

- Currently being rezoned C2
- 0.25 Miles from I-75; Central Location to Tampa, Orlando, Lakeland, Dade City, and Zephyrhills Excellent Connections to US 98, US 301, I-4 and I-275
- High Visibility Intersection
- Located Near the New \$2.41B Double Branch Mixed-Use Development Under Construction – 1,000 Acres
- Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Sortation Center

## OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$2,000,000 |
| <b>Lot Size:</b>   | 1.5 Acres   |

| DEMOGRAPHICS             | 3 MILES   | 5 MILES   | 9 MILES   |
|--------------------------|-----------|-----------|-----------|
| <b>Total Households</b>  | 3,431     | 10,964    | 57,104    |
| <b>Total Population</b>  | 9,234     | 31,330    | 148,288   |
| <b>Average HH Income</b> | \$125,527 | \$130,787 | \$102,332 |

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

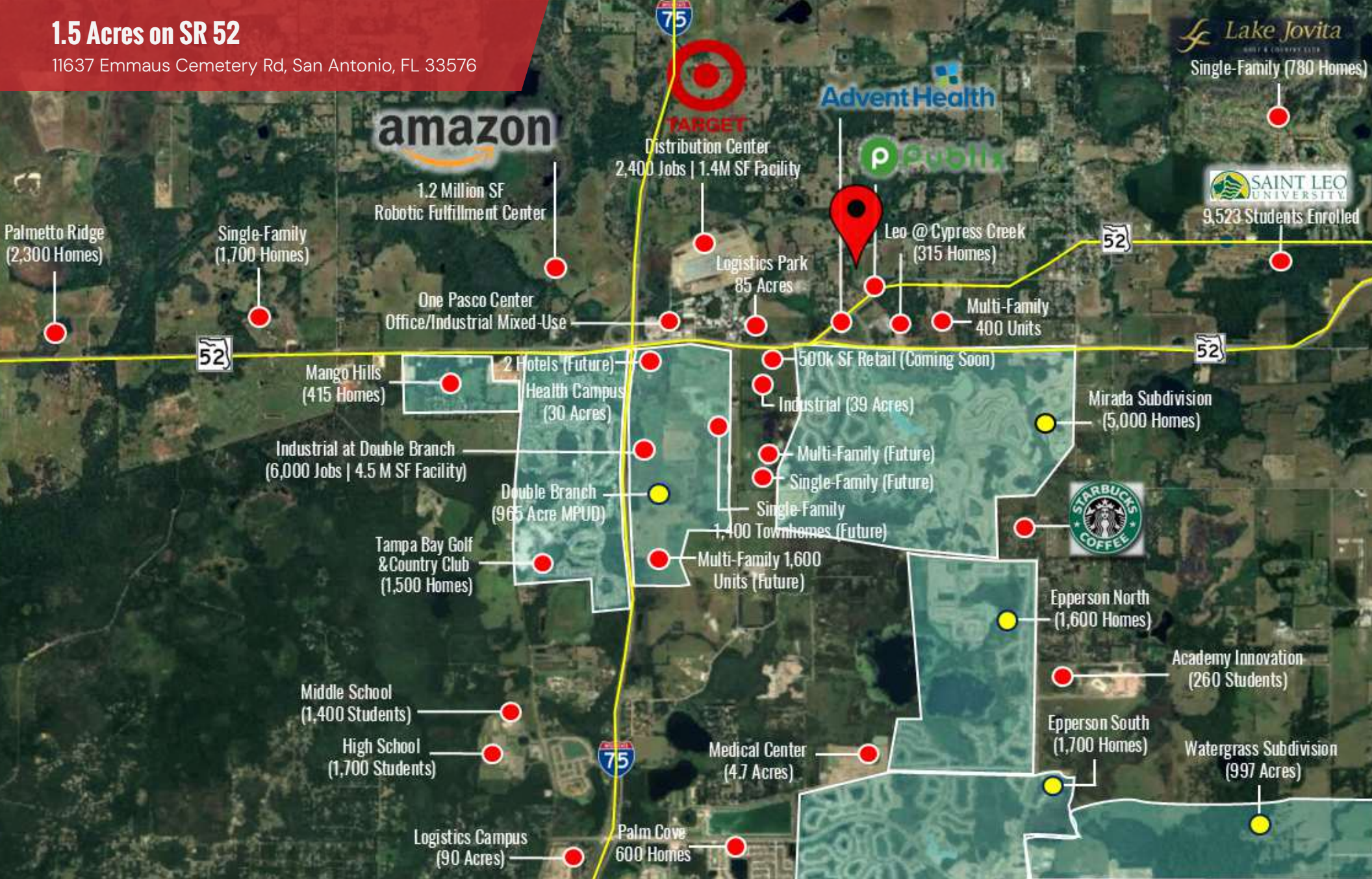


4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)



# 1.5 Acres on SR 52

11637 Emmaus Cemetery Rd, San Antonio, FL 33576



**Cody Brightwell**

Managing Director

C: 440.376.1006

cody@nyecommercial.com

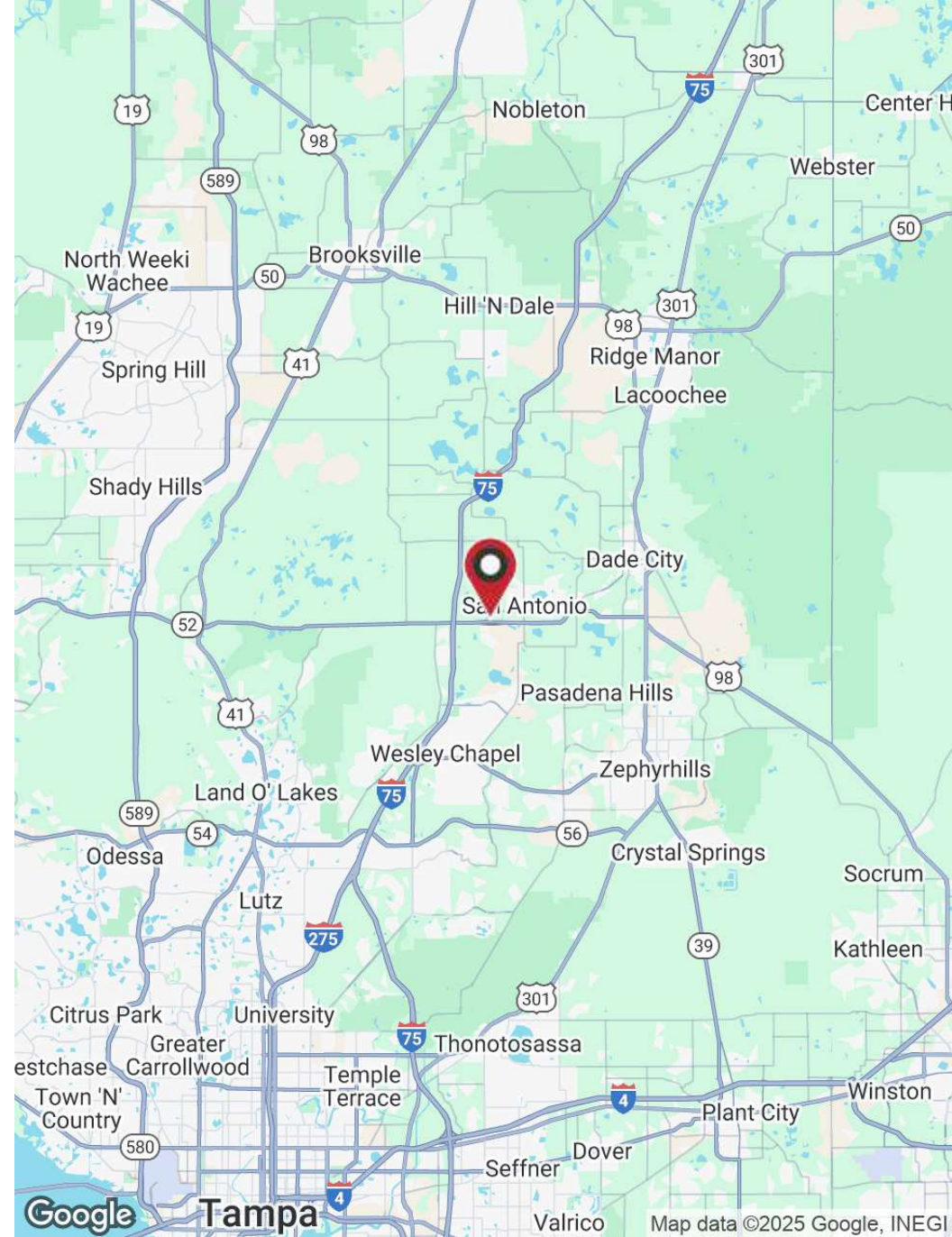
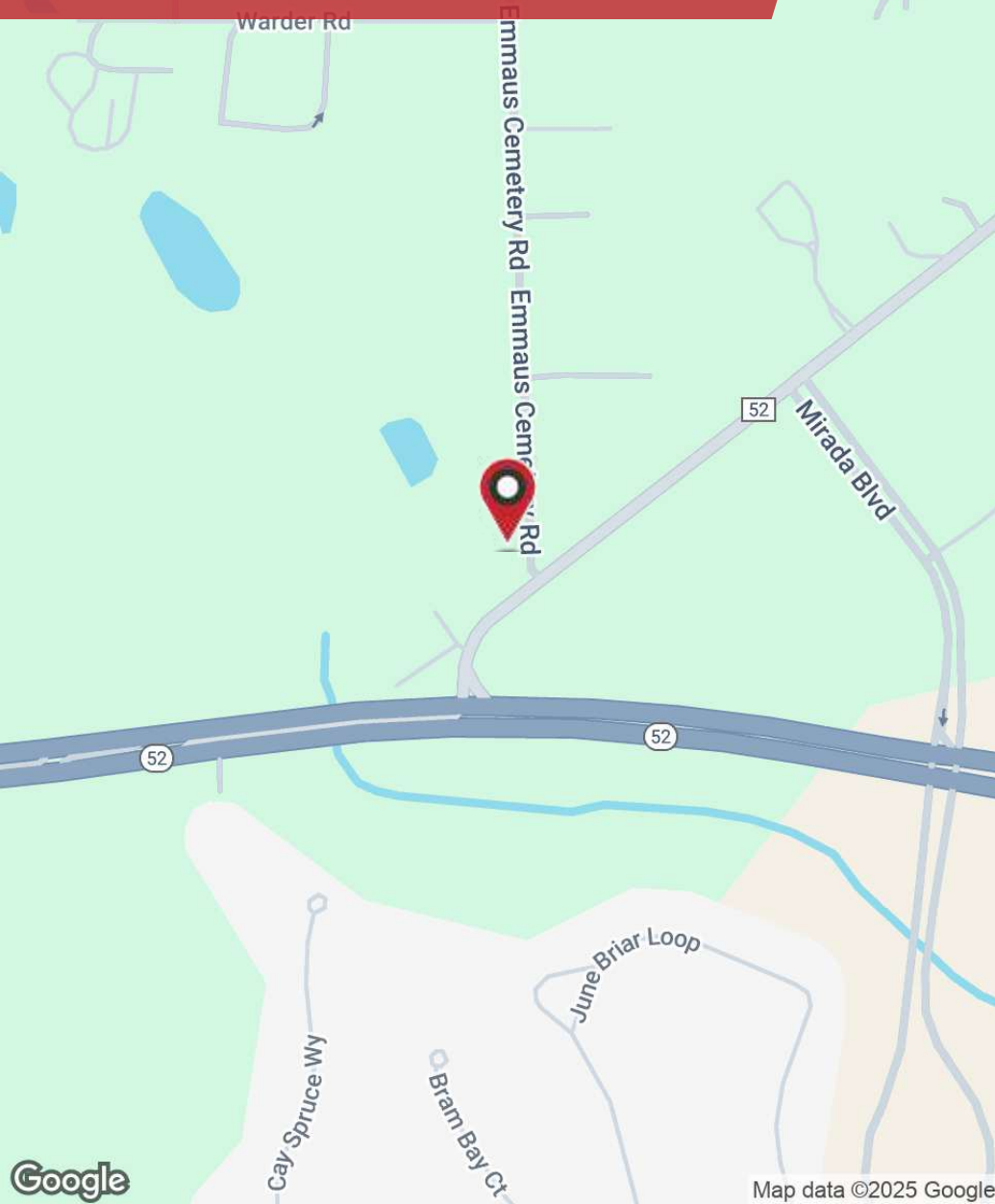


4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)



# 1.5 Acres on SR 52

11637 Emmaus Cemetery Rd, San Antonio, FL 33576



**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# 1.5 Acres on SR 52

11637 Emmaus Cemetery Rd, San Antonio, FL 33576



Artists rendering of the Double Branch

## SR 52 CORRIDOR

Double Branch 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.

## 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.



Double Branch development at Interstate 75 and State Road 52

### Cody Brightwell

Managing Director

C: 440.376.1006

[cody@nyecommercial.com](mailto:cody@nyecommercial.com)



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)



# 1.5 Acres on SR 52

11637 Emmaus Cemetery Rd, San Antonio, FL 33576



**CODY BRIGHTWELL**

Managing Director

**Direct:** 813.973.0214 **Cell:** 440.376.1006  
cody@nyecommercial.com

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)