

# PROPERTY FOR SALE

9.23 ACRES FOR COMMERCIAL DEVELOPMENT US 301

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## TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 15 ZONING

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## EXECUTIVE SUMMARY

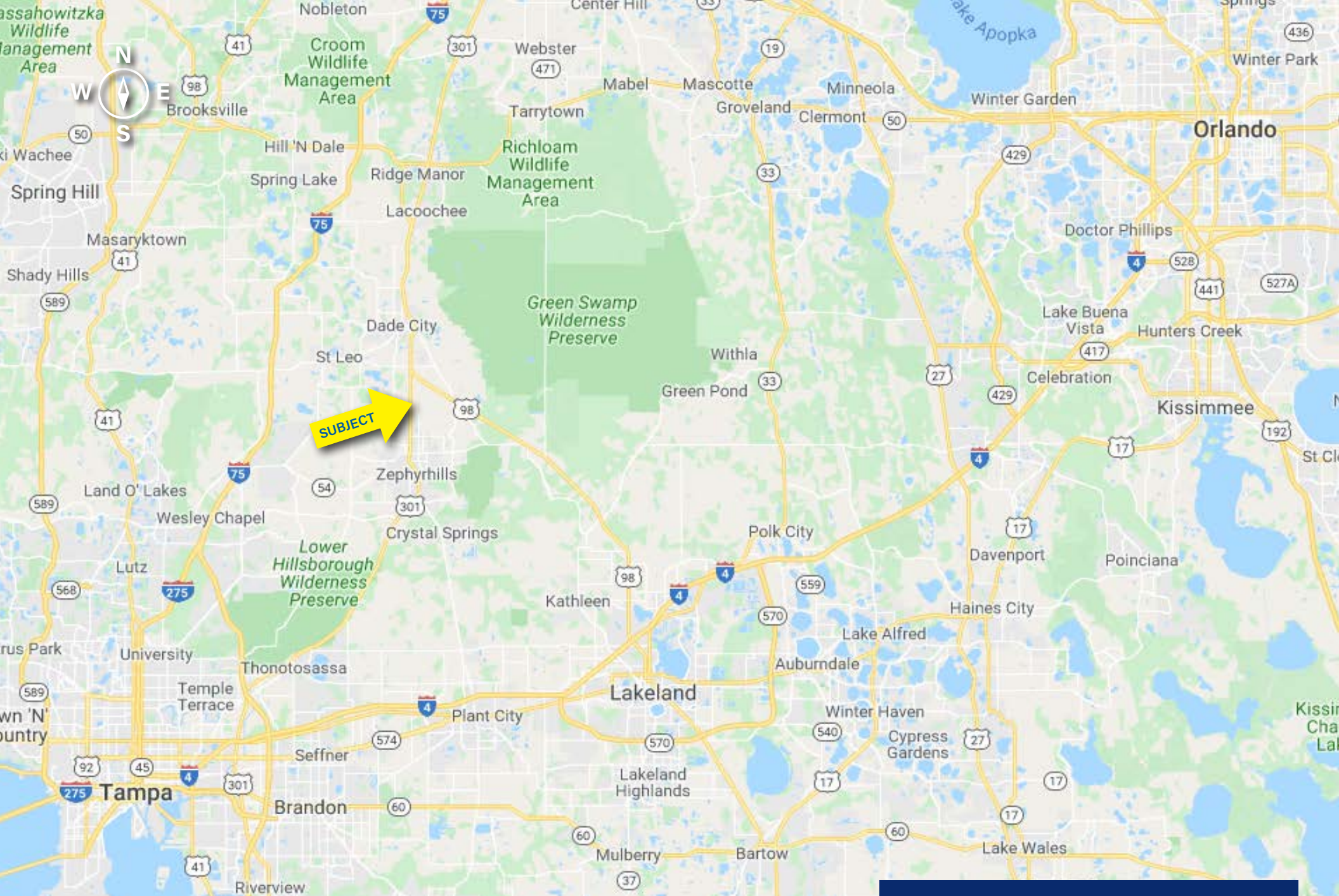
# 9.23 ACRES FOR COMMERCIAL DEVELOPMENT US 301

This property consists of approximately 9.23 acres of commercial and/or light manufacturing land located on a high traffic highway and serves as direct connector between Dade City and Zephyrhills.

Located near the entrance of Scotland Yards Golf Club, and just north of an active commercial area .

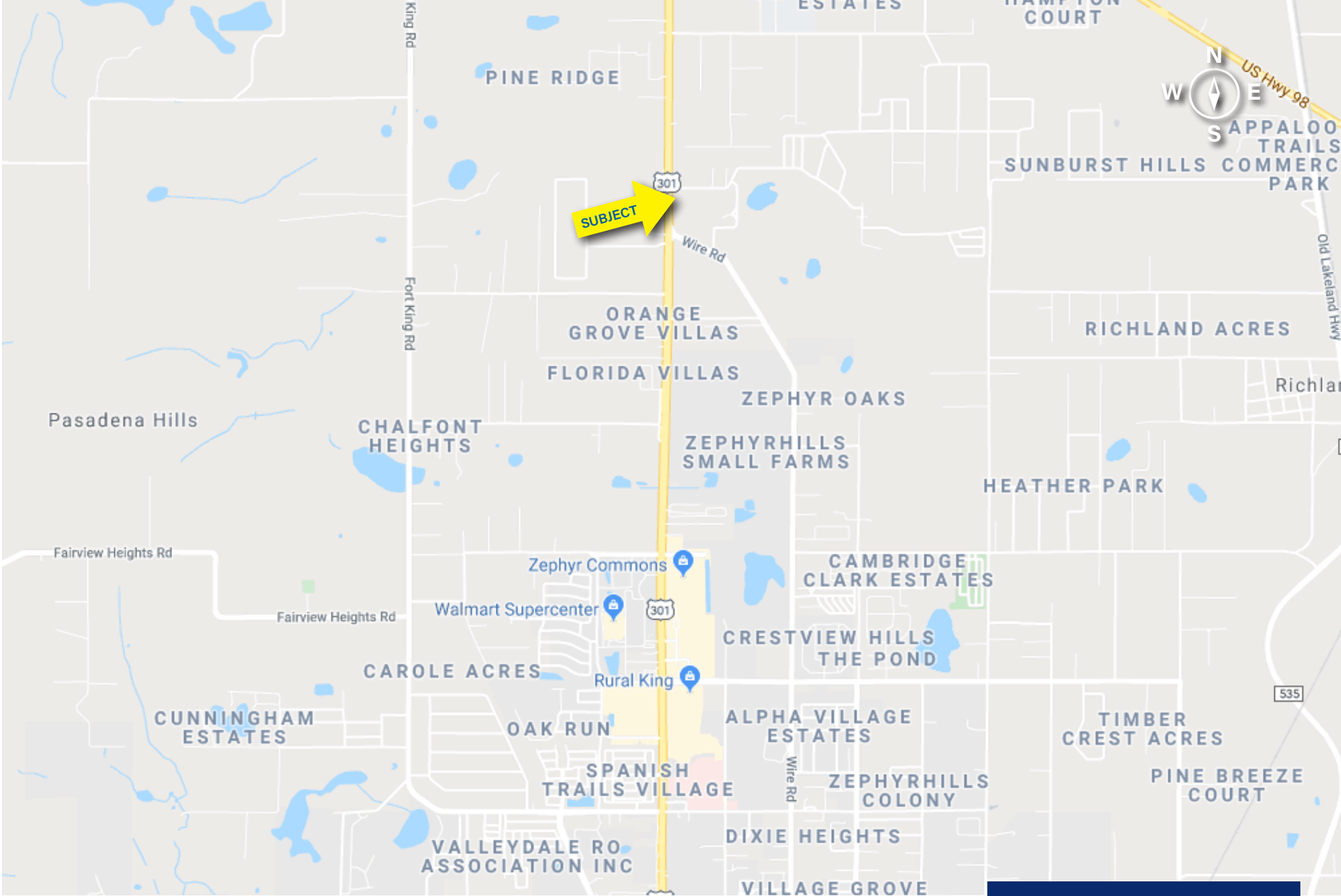
<b>Site Address:</b>	9320 US Highway 301 Dade City, FL 33525
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	23-25-21-0000-00700-0000
<b>Land Size:</b>	9.23+/- Acres
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	On US Highway 301
<b>Zoning:</b>	C-3 Commercial/Light Manufacturing District (Pasco County)
<b>Taxes:</b>	\$7,960.59 [2019]
<b>Traffic Count:</b>	22,500 Cars/Day via US Highway 301
<b>Asking Price:</b>	\$595,000





Located in the Tampa-St. Petersburg-Clearwater MSA,  
just west of US Highway 98 and east of I-75.

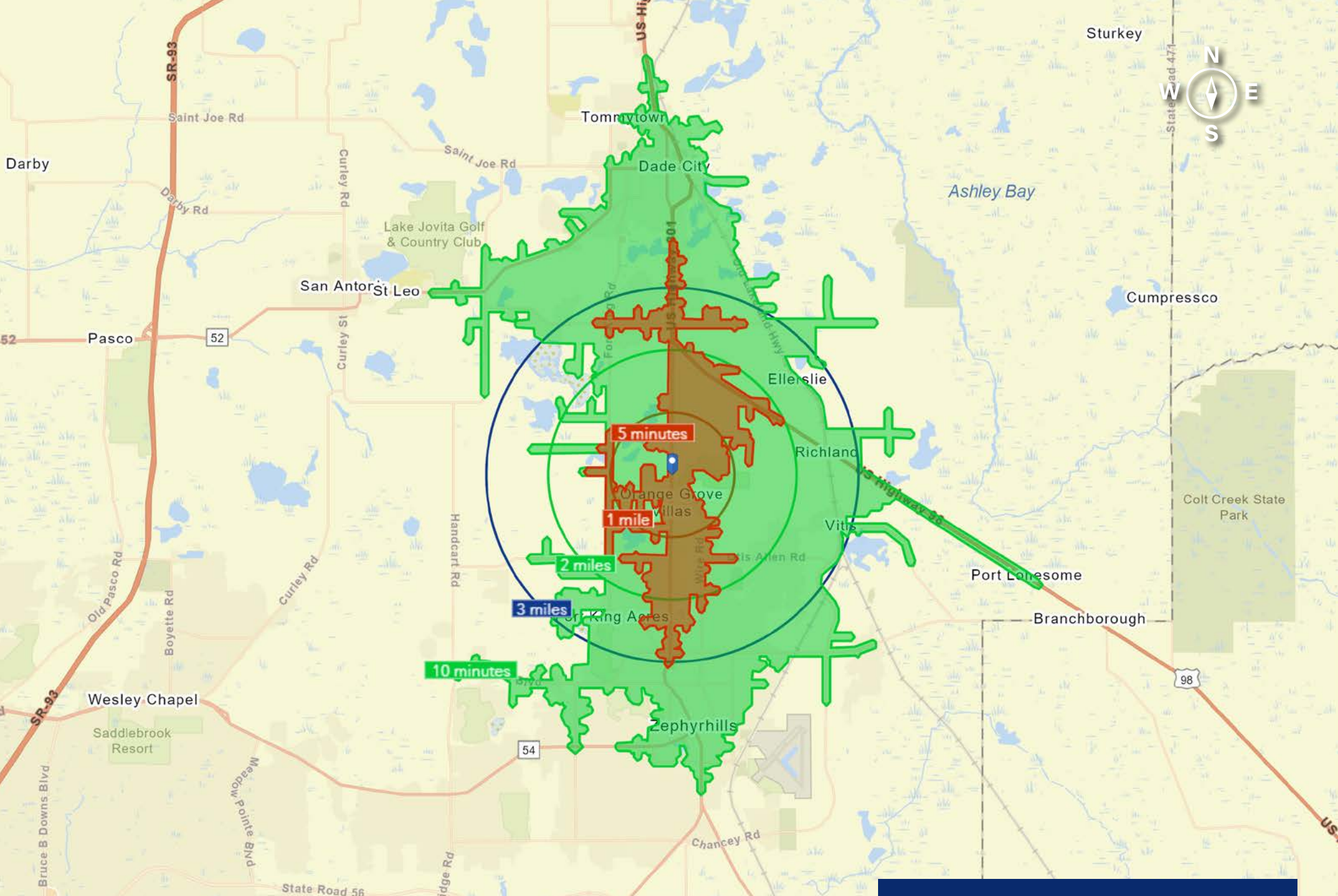
**REGIONAL LOCATION**



The subject property is located on US Highway 301, , adjacent to Scotland Yards Golf Club, and just south of Centennial Middle School.

**LOCATION MAP**





1, 2, 3 mile radius  
 5, 10 minute drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	1,058	7,625	17,667	3,180	33,581	536,023	3,160,627	21,239,528	332,417,793
Households	429	3,211	7,606	1,476	14,573	213,800	1,283,312	8,299,404	125,168,557
Families	286	2,213	4,953	962	9,083	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.46	2.37	2.30	2.14	2.26	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	336	2,496	5,874	1,166	10,008	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	93	714	1,732	310	4,566	58,059	452,780	2,924,369	45,709,279
Median Age	50.9	54.4	56.1	58.2	52.1	46.0	43.0	42.5	38.5
<b><i>Income</i></b>									
Median Household Income	\$53,636	\$53,405	\$50,201	\$49,529	\$42,595	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$68,394	\$67,125	\$66,365	\$62,310	\$58,336	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$27,369	\$28,028	\$28,547	\$27,137	\$24,918	\$28,320	\$31,415	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	0.91%	0.86%	1.05%	0.85%	0.99%	1.52%	1.33%	1.37%	0.77%
Households	0.78%	0.69%	0.87%	0.69%	0.87%	1.34%	1.21%	1.31%	0.75%
Families	0.69%	0.57%	0.72%	0.56%	0.75%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.88%	0.85%	1.06%	0.81%	1.20%	1.61%	1.46%	1.60%	0.92%
Median Household Income	1.61%	1.52%	1.69%	1.63%	2.96%	2.06%	2.40%	2.37%	2.70%

The income metrics of the surrounding area are consistent with Pasco County.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Pasco MSA FL US

## Households by Income

<\$15,000	10.70%	9.10%	10.50%	10.80%	13.90%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	9.10%	8.00%	11.60%	10.40%	14.20%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	12.60%	12.10%	13.40%	14.60%	13.30%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	12.60%	15.60%	14.20%	14.50%	14.60%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	23.80%	25.40%	21.00%	22.40%	20.20%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	11.90%	12.50%	12.50%	11.30%	10.20%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	10.30%	10.20%	9.30%	9.70%	8.50%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	7.00%	5.20%	4.10%	4.70%	2.80%	4.60%	5.10%	5.00%	6.50%
\$200,000+	2.30%	2.00%	3.30%	1.60%	2.30%	3.60%	5.40%	5.70%	7.30%

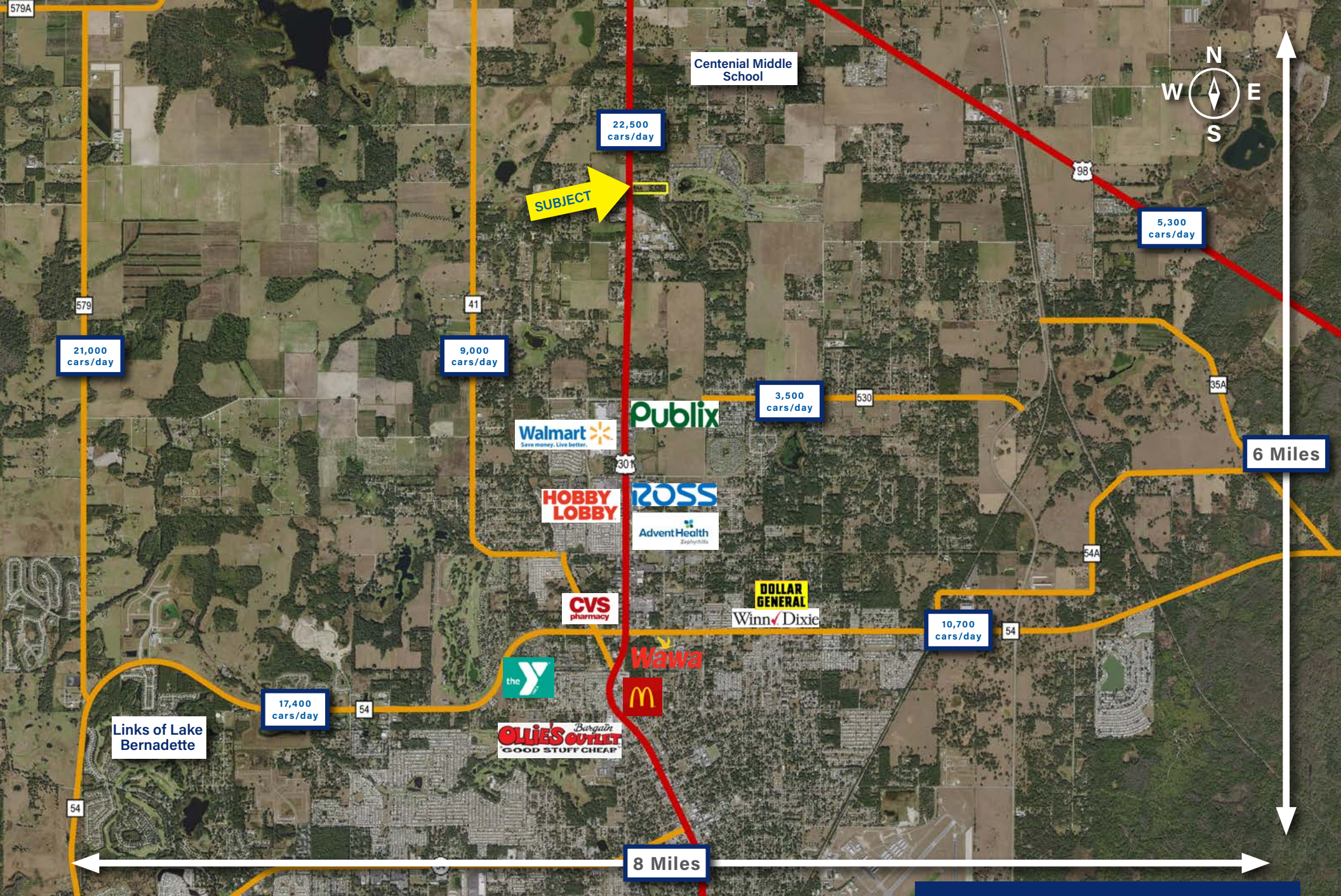
## Population by Age

0 - 4	4.10%	3.70%	3.60%	3.40%	4.40%	5.10%	5.20%	5.20%	6.00%
5 - 9	4.50%	4.10%	3.80%	3.60%	4.40%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.90%	4.50%	4.10%	4.00%	4.60%	5.50%	5.50%	5.60%	6.30%
15 - 19	4.80%	4.50%	4.30%	4.00%	4.60%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.50%	4.30%	4.20%	3.90%	4.70%	4.90%	6.00%	6.10%	6.70%
25 - 34	11.30%	9.50%	9.20%	8.70%	10.50%	11.30%	13.00%	13.30%	14.00%
35 - 44	8.90%	8.70%	8.30%	7.40%	9.20%	11.40%	11.90%	11.70%	12.60%
45 - 54	12.60%	11.30%	10.80%	10.20%	10.80%	12.70%	12.80%	12.50%	12.50%
55 - 64	16.70%	16.40%	16.10%	16.40%	14.80%	14.30%	14.00%	13.70%	13.10%
65 - 74	17.30%	19.40%	18.50%	20.50%	16.10%	13.40%	11.60%	11.70%	9.70%
75 - 84	8.30%	10.80%	12.20%	13.00%	10.90%	7.70%	6.40%	6.50%	4.70%
85+	2.00%	2.80%	4.90%	4.80%	4.90%	3.20%	2.90%	2.80%	2.00%

## Race and Ethnicity

White Alone	89.20%	88.30%	88.80%	89.40%	84.00%	84.10%	75.70%	72.70%	69.60%
Black Alone	2.60%	3.40%	3.60%	3.20%	6.80%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.40%	0.30%	0.40%	0.30%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	2.00%	2.10%	1.60%	1.80%	1.40%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.60%	3.30%	3.10%	3.10%	5.00%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.30%	2.60%	2.40%	2.10%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	13.70%	11.30%	11.20%	11.40%	15.00%	16.30%	20.60%	26.60%	18.60%

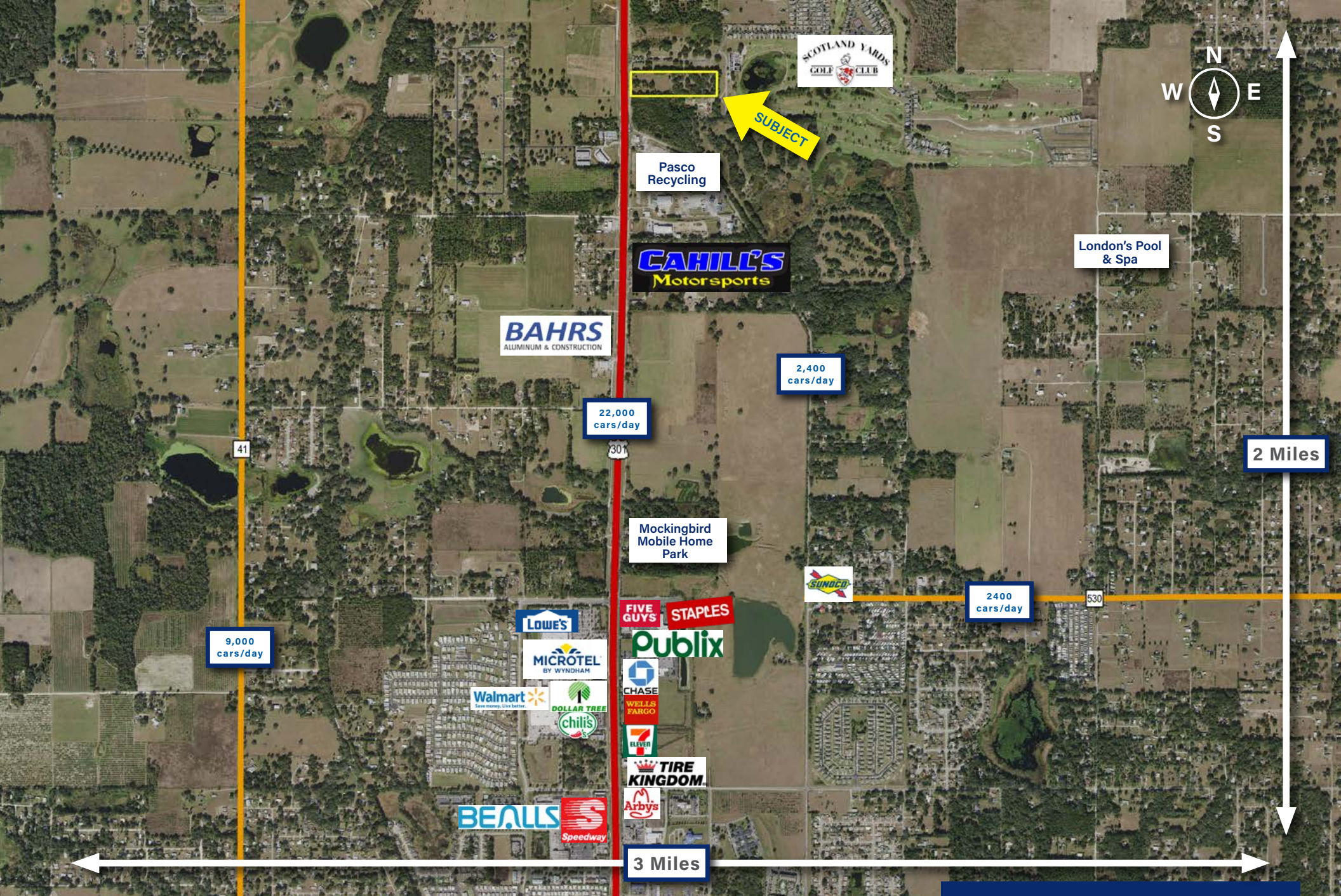




Located north of Downtown Zephyrhills, and its central business district.

**MARKET AREA MAP**





The property is located in the northern trade area of Zephyrhill, which contains both commercial and residential activity.

**TRADE AREA MAP**

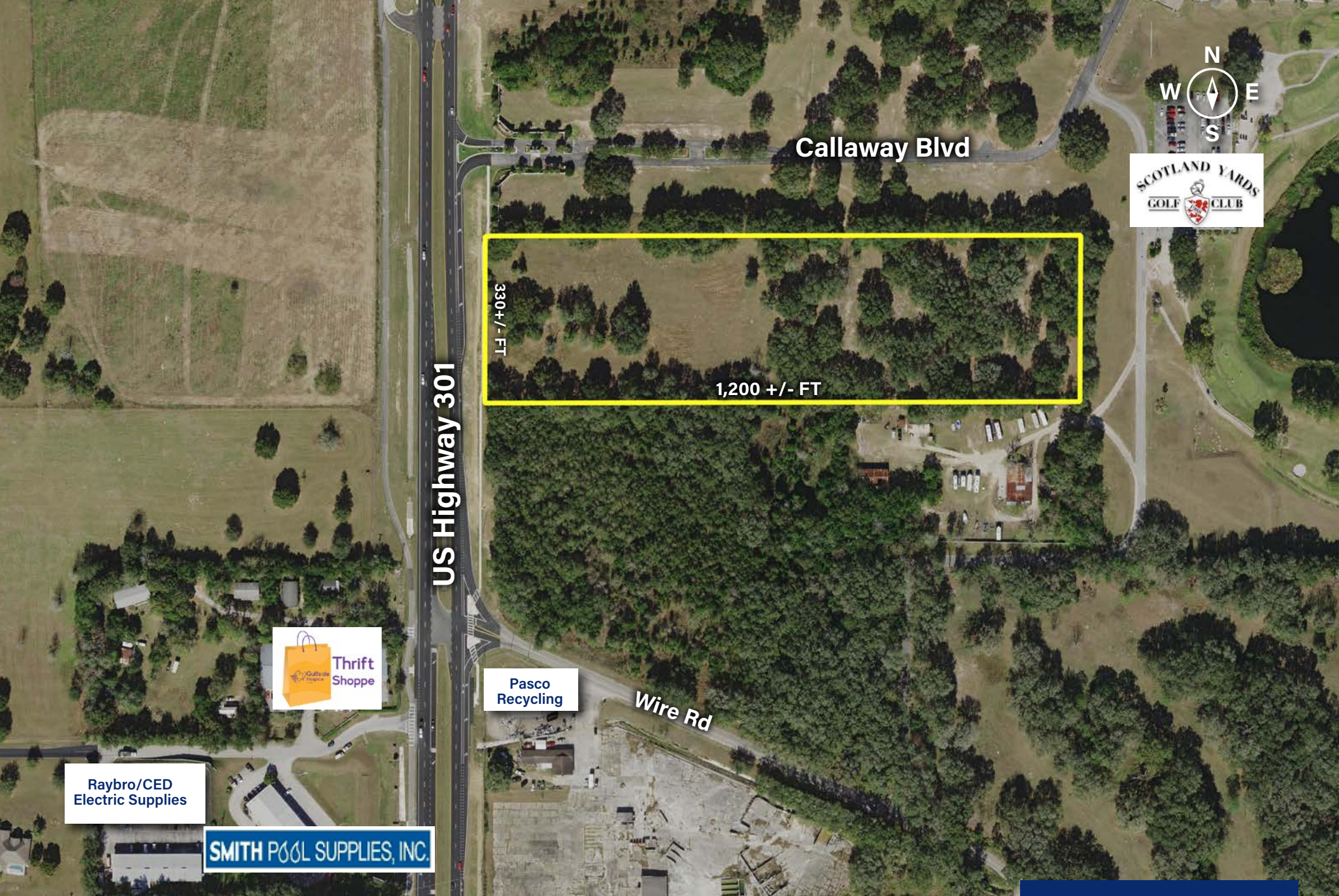




Located next to Scotland Yards Golf Club, with a few commercial/industrial uses just south of the property.

# NEIGHBORHOOD AERIAL





Raybro/CED  
Electric Supplies



Pasco  
Recycling

Wire Rd

SMITH POOL SUPPLIES, INC.

Callaway Blvd

330 +/- FT

1,200 +/- FT



**SITE AERIAL**

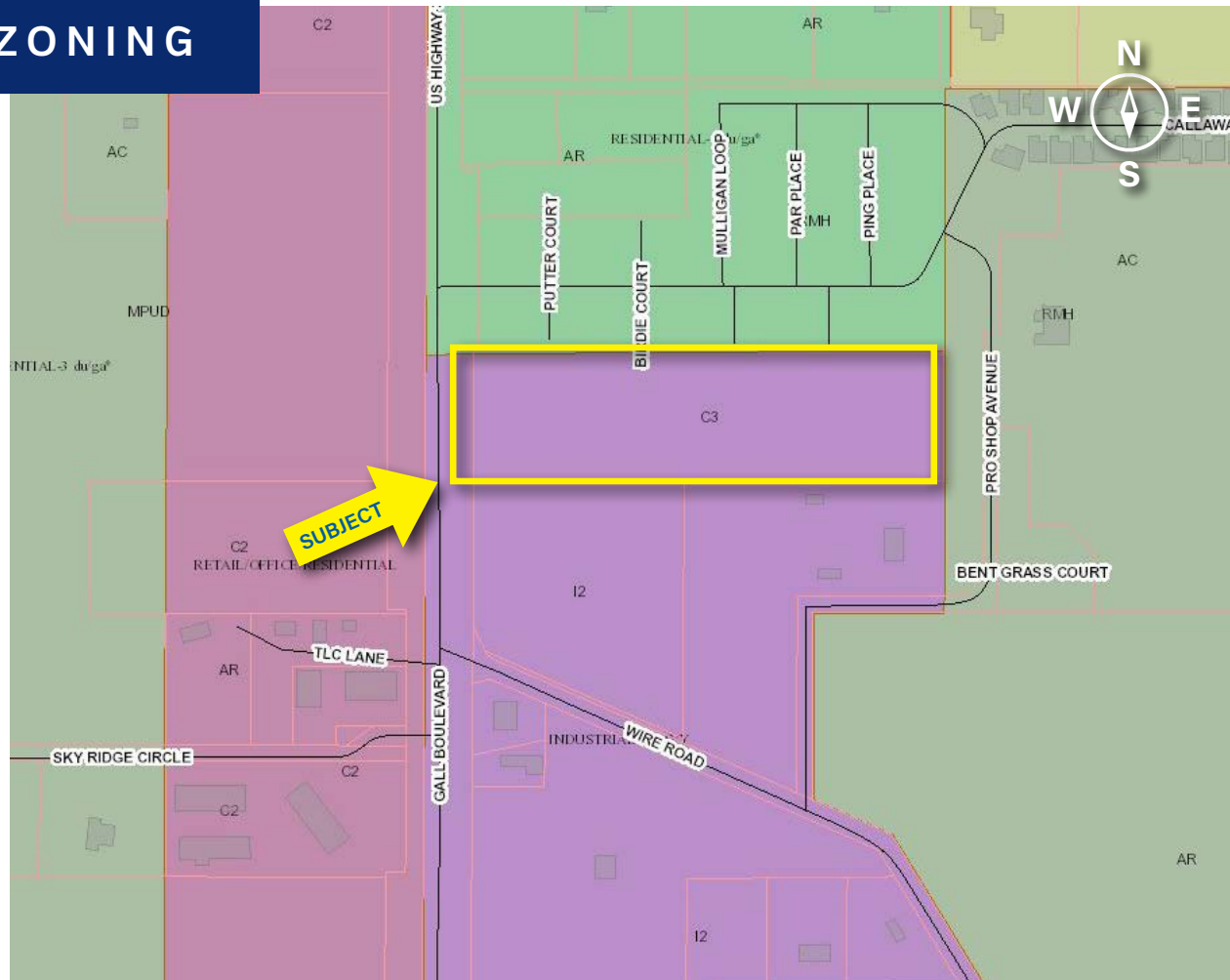
The subject property has 330 +/- FT of frontage on US Highway 301.



The subject property benefits high traffic with 22,500 +/- cars/day on US Highway 301.



# ZONING



## COMMERCIAL/LIGHT MANUFACTURING DISTRICT (C-3)

### PASCO COUNTY, FL

The purpose of the C-3 district is to provide areas for commercial and/or light manufacturing spaces. The C-3 district permits commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses

- |  |      |  |     |
|--|------|--|-----|
|  | C-3  |  | I-2 |
|  | A-C  |  | C-2 |
|  | A-R  |  | RMH |
|  | MPUD |  |     |





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