



# PROPERTY FOR SALE

5 ACRE COMMERCIAL SITE ON SR 52 E OF I-75

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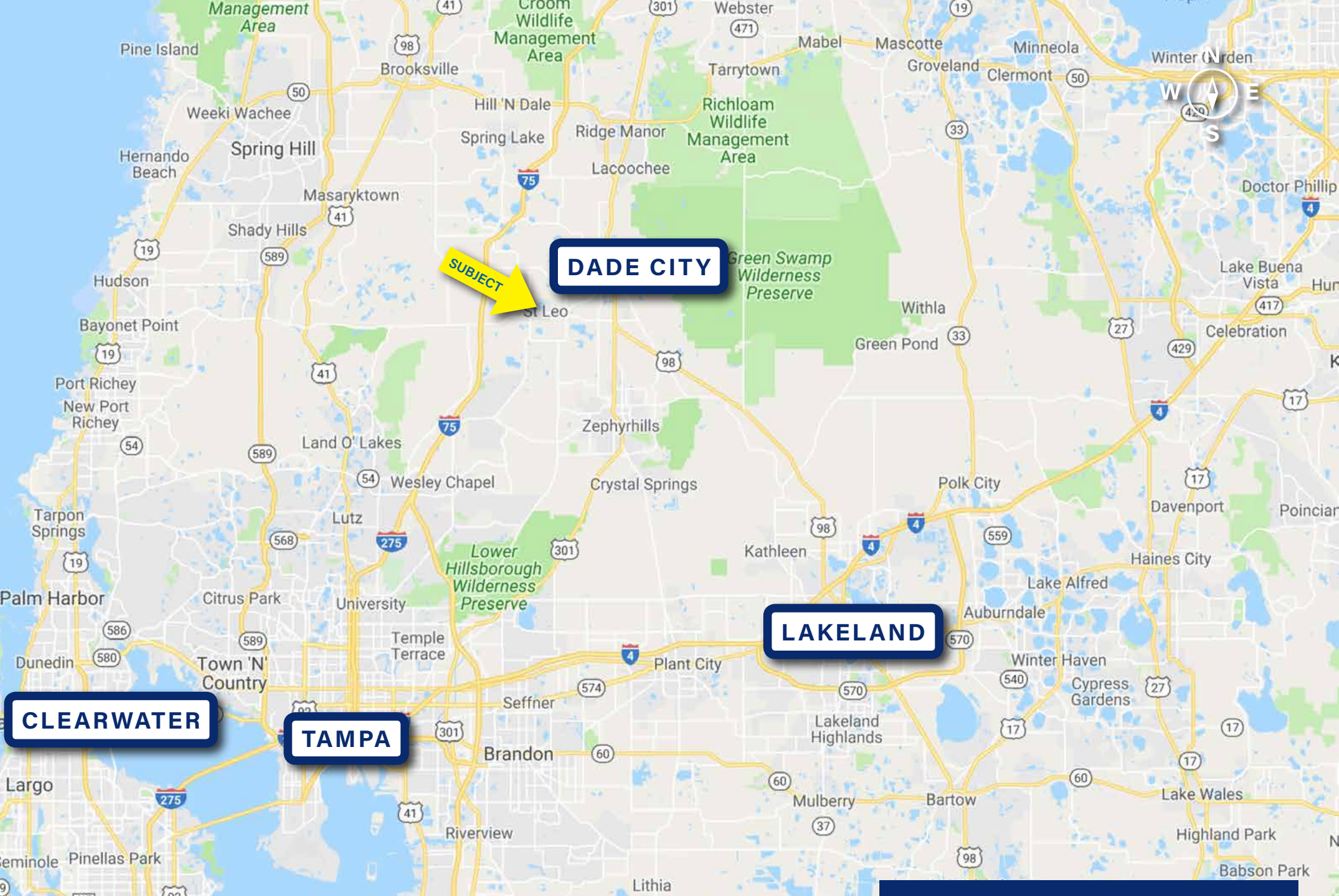
## EXECUTIVE SUMMARY

# 0 SR 52 SAN ANTONIO, FL 33576

This 5 acres is zoned commercial for a broad range of development in the city of San Antonio (just north of Tampa), Florida. It is strategically located between I-75 and the city of San Antonio along SR 52, approximately 1 mile from the entrance to the massive new mixed use development of “Connected City”. It is in an infill area between San Antonio Animal Hospital and Dollar General Store on SR 52. The Median Household Income within a 2 mile radius is more than \$84,000.

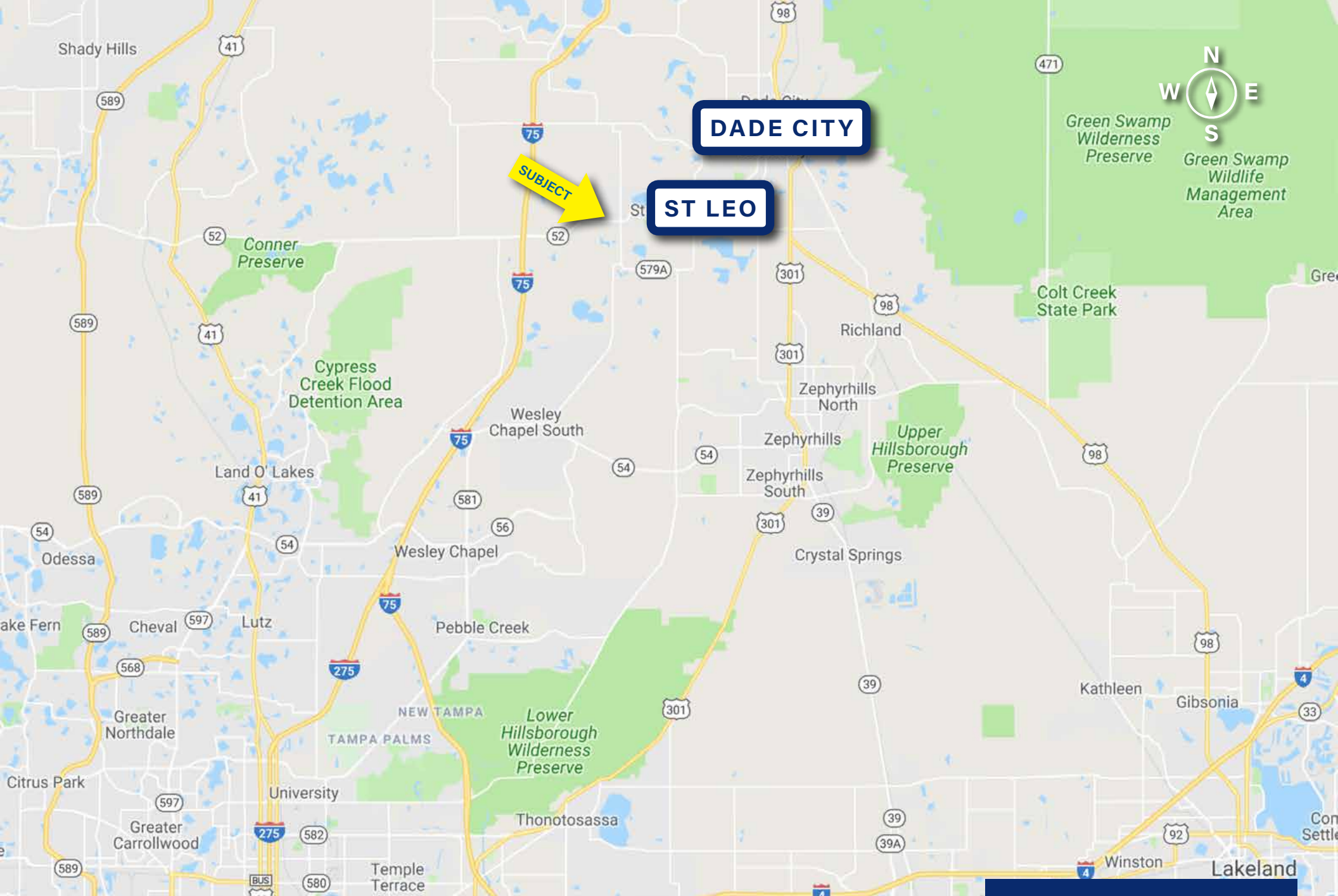
The site has full utilities with city of San Antonio water, Pasco County sewer, and TECO power, and is ready for commercial development.

<b>Site Address:</b>	0 SR 52, San Antonio, FL 33576
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	02-25-20-0170-00000-0030
<b>Land Size:</b>	5.00 +/- Acres
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	Available
<b>Zoning:</b>	Commercial (San Antonio)
<b>Traffic Count:</b>	16,100 cars/day on SR 52
<b>Price:</b>	\$675,000



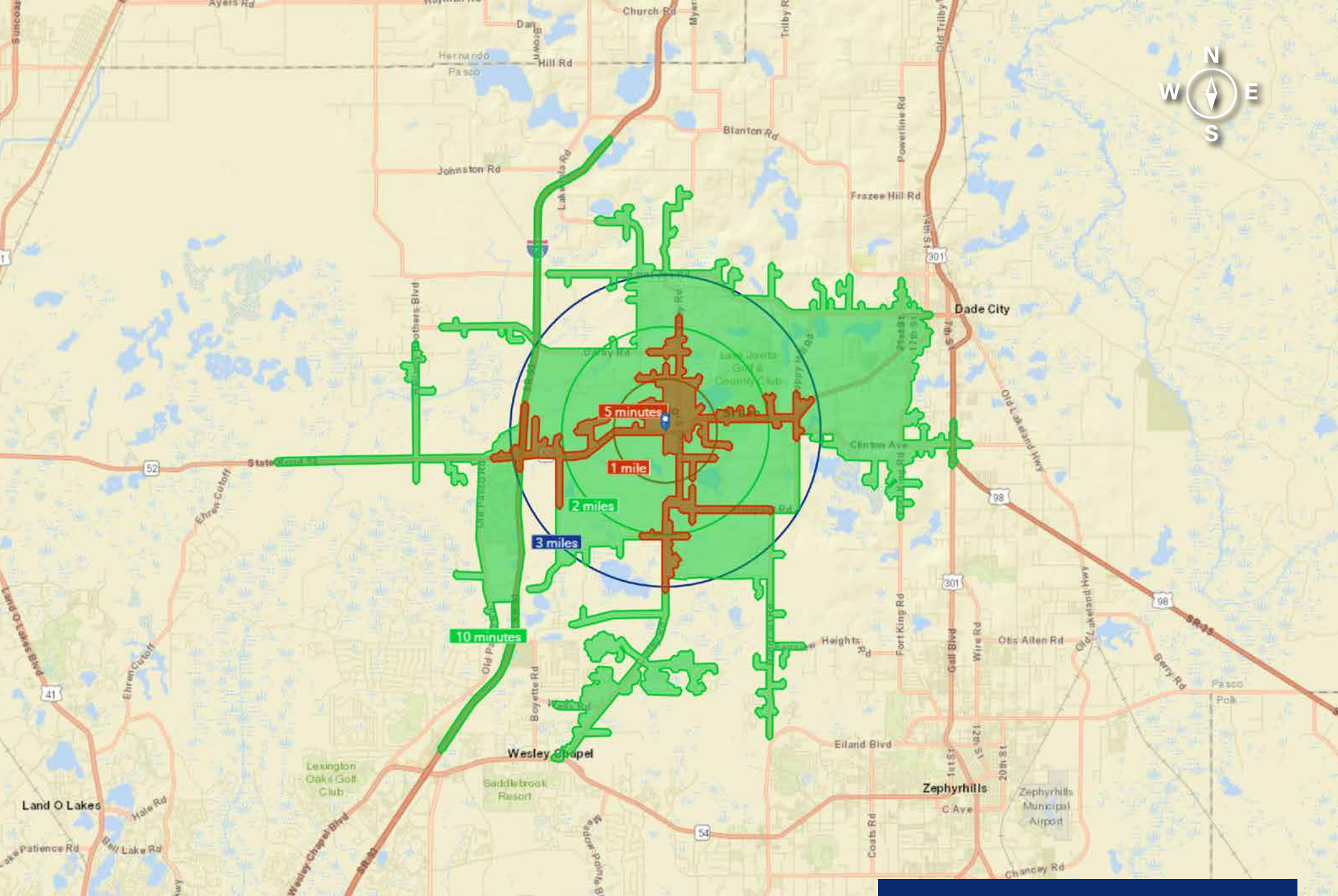
Located in the Tampa-St. Petersburg-Clearwater MSA.

**REGIONAL LOCATION**



Located along SR 52 in San Antonio, FL, Pasco County.

**LOCATION MAP**



1, 2, 3 mile radius  
 5, 10 minute drive time  
**Just 10 minutes from Wesley Chapel, FL**

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	1,734	4,221	6,686	1,921	20,264	536,023	3,160,627	20,875,686	330,088,686
Households	633	1,223	2,202	700	7,270	213,800	1,283,312	8,152,541	124,110,001
Families	450	884	1,644	500	5,400	142,068	791,803	5,273,287	81,631,156
Average Household Size	2.21	2.57	2.53	2.22	2.62	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	457	916	1,733	504	5,860	155,741	830,532	5,193,134	78,262,285
Renter Occupied Housing Units	176	307	469	195	1,411	58,059	452,780	2,959,407	45,847,716
Median Age	36.3	35.0	43.4	36.1	42.0	46.0	43.0	42.3	38.3
<b><i>Income</i></b>									
Median Household Income	\$79,564	\$84,194	\$83,048	\$75,998	\$67,880	\$52,607	\$53,970	\$52,098	\$58,100
Average Household Income	\$114,087	\$120,962	\$120,356	\$110,324	\$91,023	\$70,839	\$77,199	\$75,281	\$83,694
Per Capita Income	\$33,892	\$35,721	\$39,462	\$32,844	\$32,503	\$28,320	\$31,415	\$29,913	\$31,950
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	1.46%	1.33%	1.40%	1.47%	2.16%	1.52%	1.33%	1.41%	0.83%
Households	1.74%	1.66%	1.55%	1.71%	2.07%	1.34%	1.21%	1.36%	0.79%
Families	1.59%	1.56%	1.44%	1.59%	2.01%	1.28%	1.16%	1.30%	0.71%
Owner HHs	2.54%	2.33%	1.99%	2.53%	2.50%	1.61%	1.46%	1.91%	1.16%
Median Household Income	3.40%	3.00%	2.07%	2.97%	2.62%	2.06%	2.40%	2.52%	2.50%

The Median Household Income of \$84,194 within a 2 mile radius is almost \$30,000 higher than of Pasco County at \$52,607.

# BENCHMARK DEMOGRAPHICS

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

## Households by Income

<\$15,000	5.40%	4.90%	4.70%	5.40%	6.20%	10.50%	11.00%	11.70%	11.20%
\$15,000 - \$24,999	5.20%	5.20%	5.90%	6.00%	8.00%	11.70%	10.50%	10.60%	9.40%
\$25,000 - \$34,999	7.10%	6.50%	6.50%	7.90%	7.00%	10.40%	10.20%	10.70%	9.30%
\$35,000 - \$49,999	10.30%	9.60%	9.20%	10.40%	12.00%	14.40%	14.30%	14.70%	12.80%
\$50,000 - \$74,999	19.30%	18.60%	18.80%	19.60%	21.40%	19.90%	18.40%	18.70%	17.60%
\$75,000 - \$99,999	11.80%	11.90%	12.90%	12.30%	13.20%	11.90%	12.40%	11.90%	12.50%
\$100,000 - \$149,999	18.00%	18.60%	18.90%	17.10%	19.40%	13.10%	12.80%	12.10%	14.40%
\$150,000 - \$199,999	9.00%	9.20%	8.30%	8.10%	6.40%	4.60%	5.10%	4.50%	6.00%
\$200,000+	13.70%	15.30%	14.90%	13.00%	6.50%	3.60%	5.40%	5.10%	6.70%

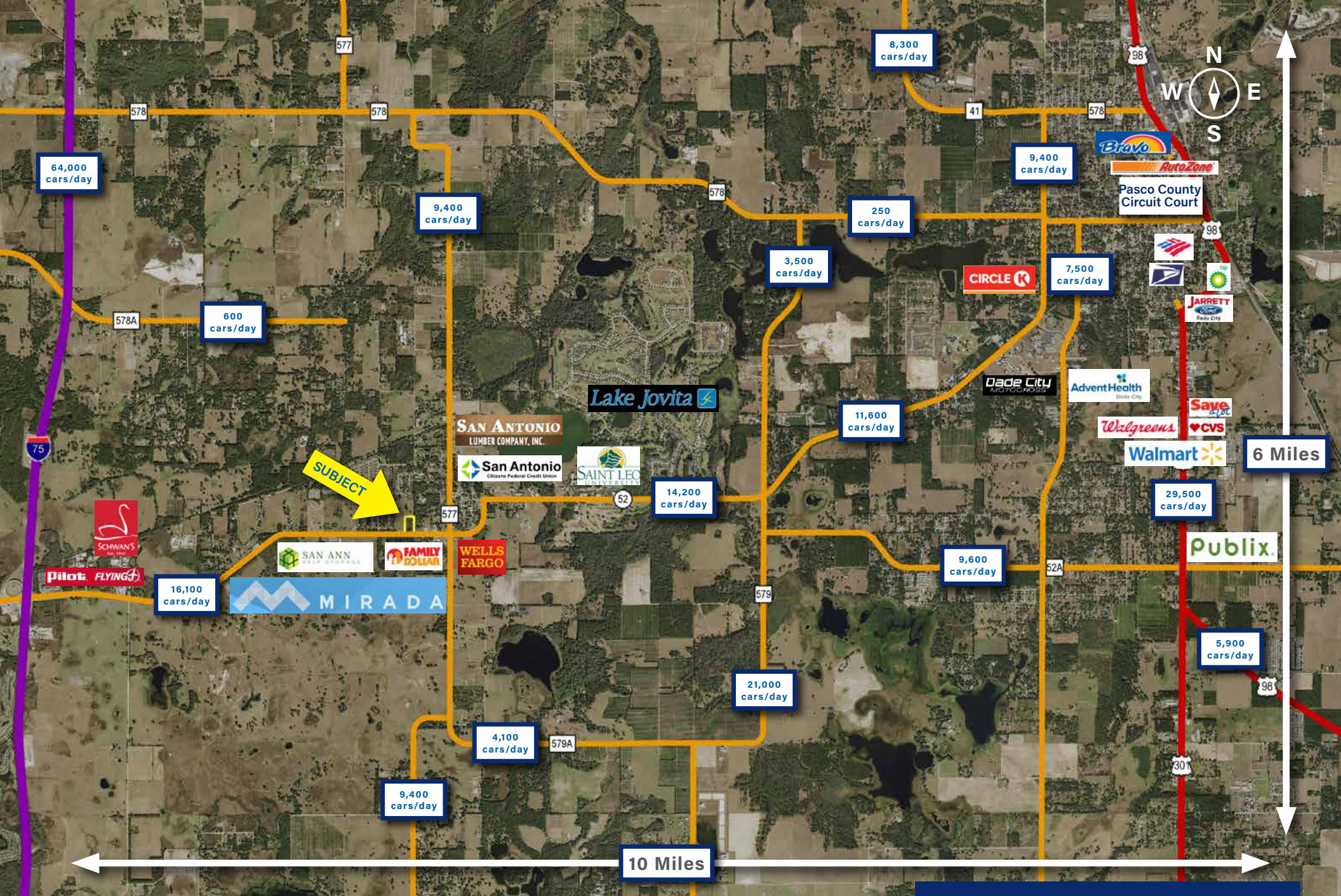
## Population by Age

0 - 4	3.70%	3.10%	3.20%	3.80%	5.30%	5.10%	5.20%	5.30%	6.00%
5 - 9	4.00%	3.30%	3.60%	4.10%	5.30%	5.30%	5.30%	5.40%	6.20%
10 - 14	4.50%	3.90%	4.30%	4.50%	5.40%	5.50%	5.50%	5.60%	6.30%
15 - 19	12.40%	14.50%	11.10%	12.30%	7.10%	5.20%	5.50%	5.70%	6.40%
20 - 24	14.20%	17.10%	12.50%	14.10%	7.50%	4.90%	6.00%	6.30%	6.90%
25 - 34	10.10%	8.20%	8.60%	10.30%	11.60%	11.30%	13.00%	13.20%	13.90%
35 - 44	8.40%	7.20%	8.10%	8.50%	10.70%	11.40%	11.90%	11.70%	12.50%
45 - 54	10.80%	10.10%	11.20%	11.00%	11.00%	12.70%	12.80%	12.70%	12.80%
55 - 64	16.00%	15.80%	17.50%	15.70%	13.80%	14.30%	14.00%	13.60%	13.00%
65 - 74	10.80%	11.70%	14.10%	10.70%	14.50%	13.40%	11.60%	11.50%	9.40%
75 - 84	3.90%	3.90%	4.50%	3.80%	6.20%	7.70%	6.40%	6.30%	4.60%
85+	1.20%	1.20%	1.40%	1.10%	1.50%	3.20%	2.90%	2.70%	2.00%

## Race and Ethnicity

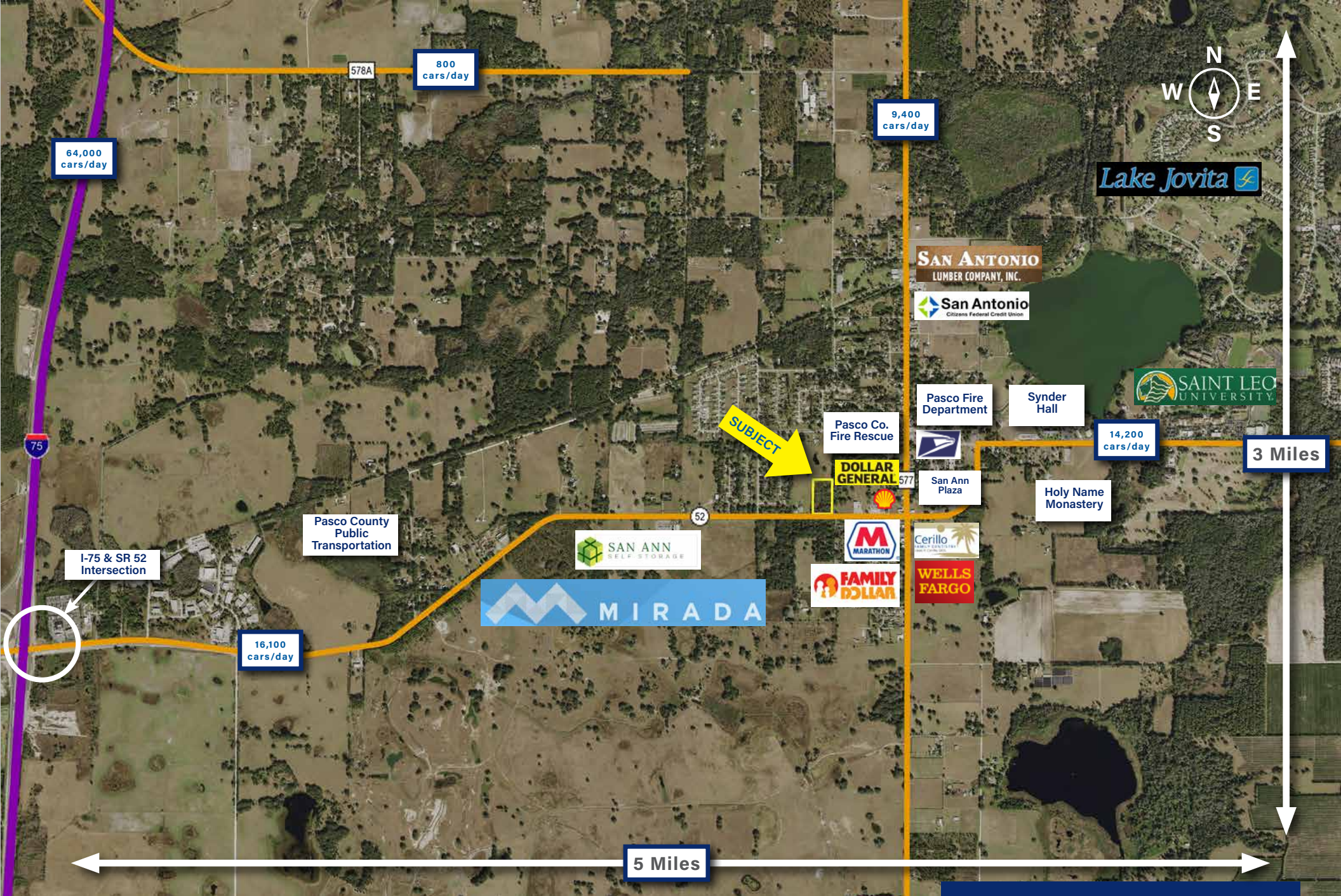
White Alone	86.50%	84.40%	86.20%	85.70%	75.70%	84.10%	75.70%	73.00%	69.90%
Black Alone	6.30%	8.00%	6.20%	6.50%	11.90%	6.30%	12.70%	16.40%	12.90%
American Indian Alone	0.30%	0.30%	0.30%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.40%	1.50%	1.60%	1.40%	2.50%	2.60%	3.60%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.50%	3.40%	3.30%	4.00%	6.20%	3.60%	4.30%	4.30%	6.90%
Two or More Races	2.00%	2.30%	2.30%	2.10%	3.20%	3.10%	3.30%	3.00%	3.40%
Hispanic Origin (Any Race)	13.80%	13.70%	13.10%	14.60%	20.70%	16.30%	20.60%	25.90%	18.30%





Located near Saint Leo University, the Market Area features major retailers like Family Dollar, Walmart, Publix, Walgreens and CVS among others.

# MARKET AREA MAP



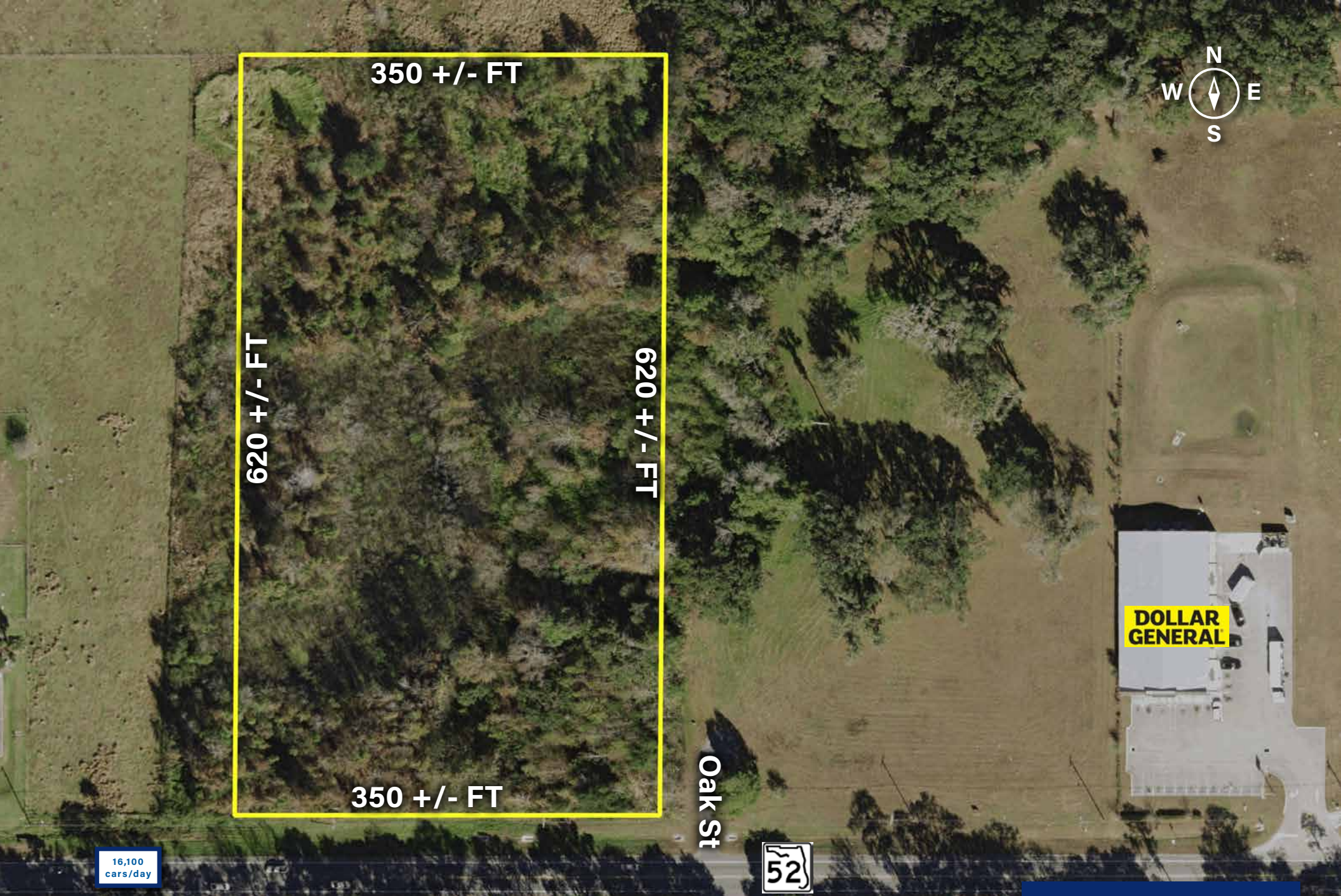
The trade area includes quick access to I-75.

**TRADE AREA MAP**



The surrounding neighborhood is mixed with single family residential and commercial uses.

## NEIGHBORHOOD AERIAL



350 +/- FT

620 +/- FT

620 +/- FT

350 +/- FT

Oak St

DOLLAR GENERAL

16,100 cars/day



**SITE AERIAL**

350 +/- FT of frontage on SR 52 with Oak St potentially being expanded along the east side of the subject with a current unimproved right of way that can be adopted as a city street by San Antonio.

## CONNECTED CITY

This 5 acres is zoned R-1 with a Future Land Use designation of MIXED USE. The user will present their plans for the site via a PUD and the city should process in about 3 months. It is already part of Joyner Commons (commercial). There are contiguous parcels also available beyond the 5 acres.

An unimproved right of way exits on the east side of the 5 acre tract that can be improved and adopted by the city as a roadway, creating a corner lot just north of Oak Street (that is on the south side of SR 52).

It's location near Connected City cannot be overstated. What is Connected City? In an area that was pre-designated for economic growth and development, the Connected City is focused on the next-generation experience of its residents. This is not simply rooftops, streets and commerce, this is Smart Homes, autonomous vehicle paths and a business core designed to attract and support the best and brightest.

In partnership with Metro Development Group, the Connected City is a new city under development that will be connected by technology, imagination and endless possibilities. Built from the ground up on a framework of the fastest internet and WiFi speeds available, the Connected City is positioned to be the absolute best place imaginable for a true 21st century live-play-work model.

There are two Metro Places master-planned communities inside of the Connected City, EPPERSON (4000 planned homes) and MIRADA (5000 planned homes). Each community features a Metro Lagoon by Crystal Lagoons. The Metro Lagoon in Epperson is now Open to Residents! Homes are selling now and there are already close to 500 homes sold in Epperson. Mirada will follow Epperson with a lagoon nearly 15 acres in size.

These communities will showcase multiple builders with starting prices from the \$200s to over \$700s. Most homes will be single family but we are in the planning stages of possibly designating future areas to Active Adult and multi-family units. Learn more at Metro Places, Lagoon Soon and Epperson.

In dramatic contrast to the next generation tech based Connected City, is the historic town of San Antonio, on which this parcel is located. This area is the gateway from I-75 to the uniquely old Florida town of San Antonio, where shoppers delight in the picturesque downtown, with its array of antique shops, boutiques, art and unique restaurants all set within historic buildings. Citizens have made it a priority to preserve their history and landmarks in the town.

This entire area is poised for business growth and economic expansion. A stable workforce, business friendly government, great transportation options and a solid quality of life environment are factors that contribute to the many benefits here.

Connected City entrance approximately 1 mile away from the subject property.



# Connected City Rendering



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First crystalline lagoon powered by crystal lagoons in the U.S.

A Crystal Lagoon is a massive pool that uses utilizes environmentally sustainable technologies and minimal chemicals. This lagoon will be 7.5 acres and 4,200 linear square feet in circumference. The average depth will be 8 feet, with a maximum depth of 12 feet. It will have a swim-up bar, watersport activities, beaches, a waterfall, and an island.

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The Multinational water-innovation company  
"Crystal Lagoons" has officially opened its  
first clear water lagoon project within the U.S.  
in Pasco County, Florida.







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