

COMMERCIAL/INDUSTRIAL LAND FOR SALE

90 ACRES
\$7.2 MILLION



NE Corner I-75 and CR-41
Dade City, Pasco County,
FL 33523

NE Corner I-75 and CR-41

CONTENTS

1 Executive Summary

Investment Summary

2 Property Description

Aerial Map

Parcel Map

Drive Time

New Home Density

3 Sale Comps

Sale Comparables

4 Demographics

Demographics

Demographic Charts



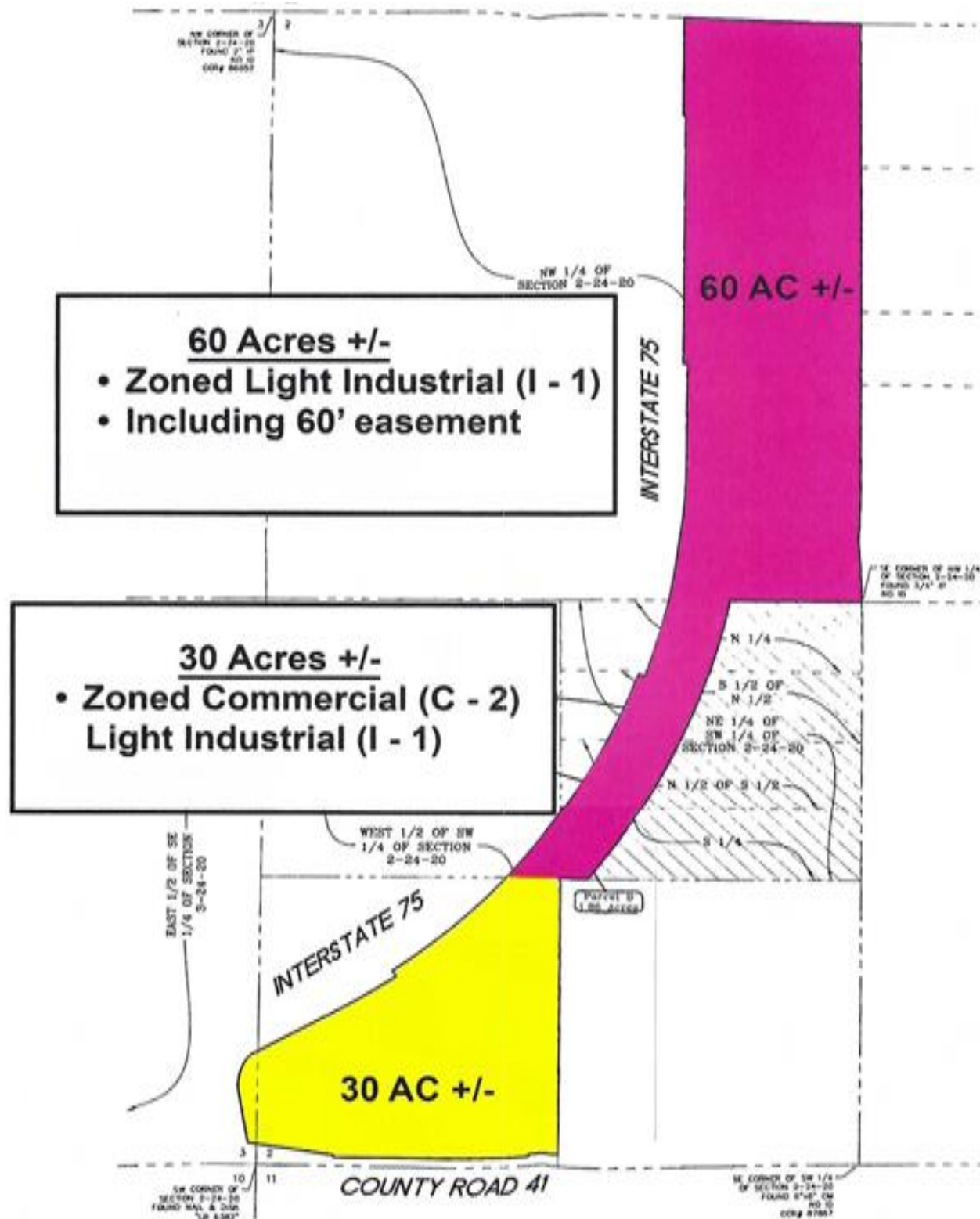
Exclusively Marketed by

Larry Guilford

(813) 230-9129

lgglaw@hotmail.com





Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire a 90+/- gross acre parcel with I-75 highway frontage on I-75 and County Road 41.

LOCATION DESCRIPTION

Located on the corner of I-75 and County Road 41 with I-75 frontage and on/off ramp from interstate. This parcel is ideally located for easy distribution to Tampa, Orlando, and Ocala, which are all within 50 miles of the site.

PROPERTY SIZE

90+/- Acres

ZONING

Zoned Commercial (C-2) and Light Industrial (IL)

PRICE

\$7,200,000

01 Executive Summary

Sale Comparables





02 Property Description

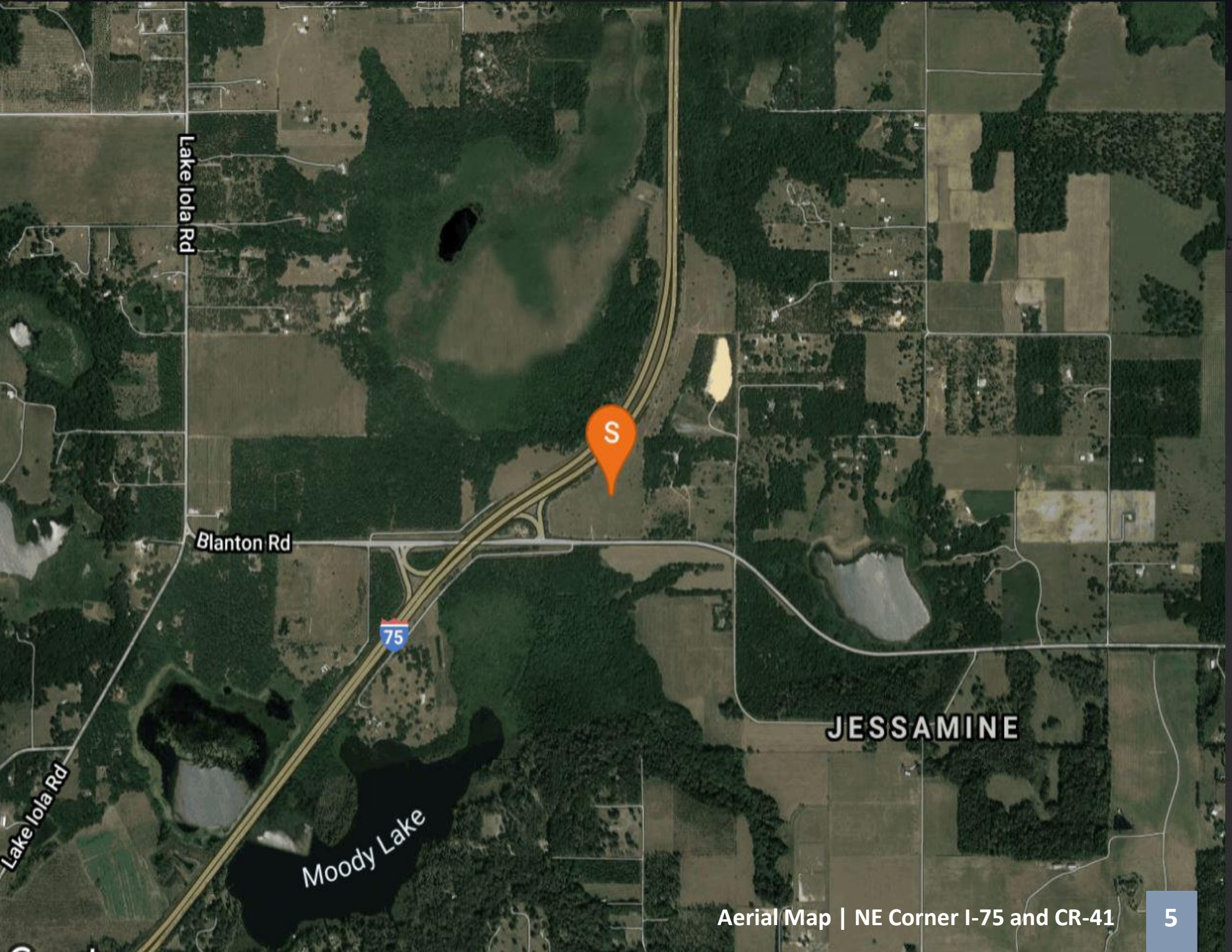
Aerial Map

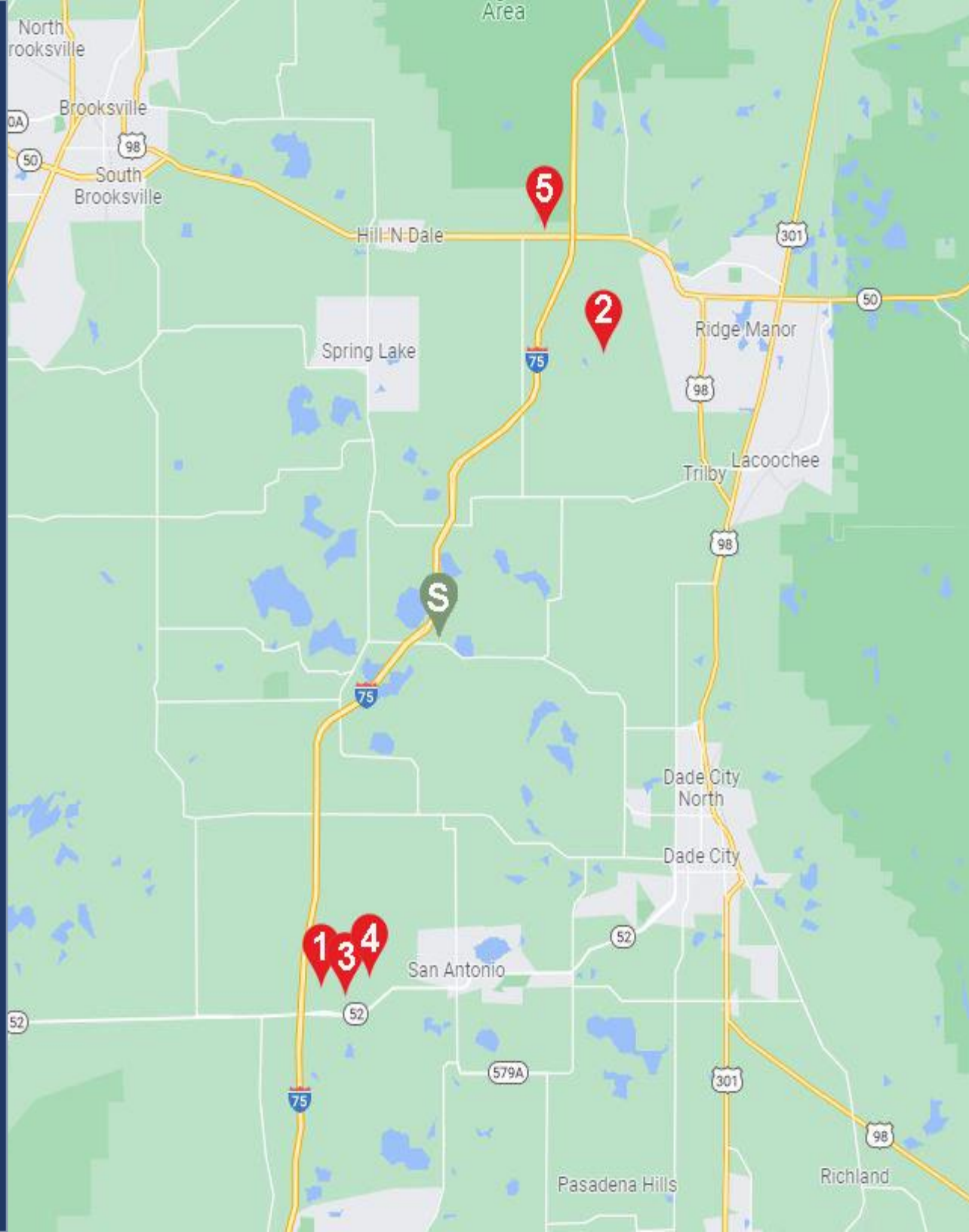
Parcel Map

Additional Maps

Pictures with Caption







03 Sale Comps

Sale Comparables



1



Pasco Rd - Pasco County Submarket

San Antonio, FL 33576

LAND ACRES	165.9
SALE PRICE	\$7,200,000
ACRES/PSF	\$43,399.64
CLOSING DATE	4/30/2021
DAYS ON MARKET	4351
DISTANCE	28.2 miles

DOM

388 - 4351

LOW

HIGH

Notes

124.6 acres are usable
I-75 frontage
Zoned industrial, no commercial zoning

2



4320 Kettering

4320 Kettering Rd
Brooksville, FL 34602

LAND ACRES	76.2
SALE PRICE	\$3,320,000
ACRES/PSF	\$43,569.55
CLOSING DATE	10/14/2021
DAYS ON MARKET	423
DISTANCE	11.0 miles

DOM

388 - 4351

LOW

HIGH

Notes

63 acres are usable.
Zoned PDP.
No I-75 frontage.

3



11619 Fresco Ln

11619 Fresco Ln
San Antonio, FL 33576

LAND ACRES 1.25
SALE PRICE \$1,600,000
ACRES/PSF \$1,280,000.00
CLOSING DATE 12/10/2020
DAYS ON MARKET 388
DISTANCE 25.3 miles

DOM

388 - 4351

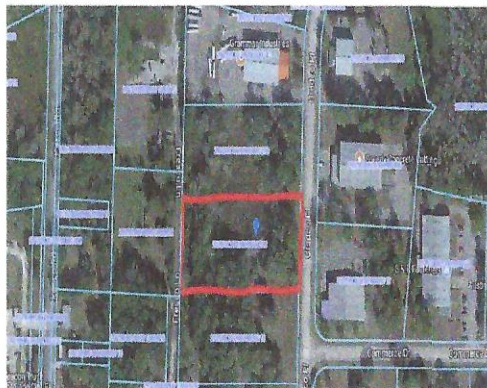
LOW

HIGH

Notes

1.25 usable acres
No I-75 frontage
Zoned Commercial

4



Uradco Pl

San Antonio, FL 33576

LAND ACRES 2.05
SALE PRICE \$455,000
ACRES/PSF \$221,951.22
CLOSING DATE 5/7/2020
DAYS ON MARKET 3334
DISTANCE 28.2 miles

DOM

388 - 4351

LOW

HIGH

Notes

2 usable acres
No I-75 frontage
Zoned Commercial

5



30373 Cortez Blvd

3073 Cortez Blvd
Brooksville, FL 34602

LAND ACRES 57.3
SALE PRICE \$4,510,000
ACRES/PSF \$78,708.55
CLOSING DATE 10/26/2021
DAYS ON MARKET 568
DISTANCE 20.1 miles

DOM

388 - 4351

LOW

HIGH

Notes

57 usable acres.
No I-75 frontage.
Zoned PDP and Commercial.

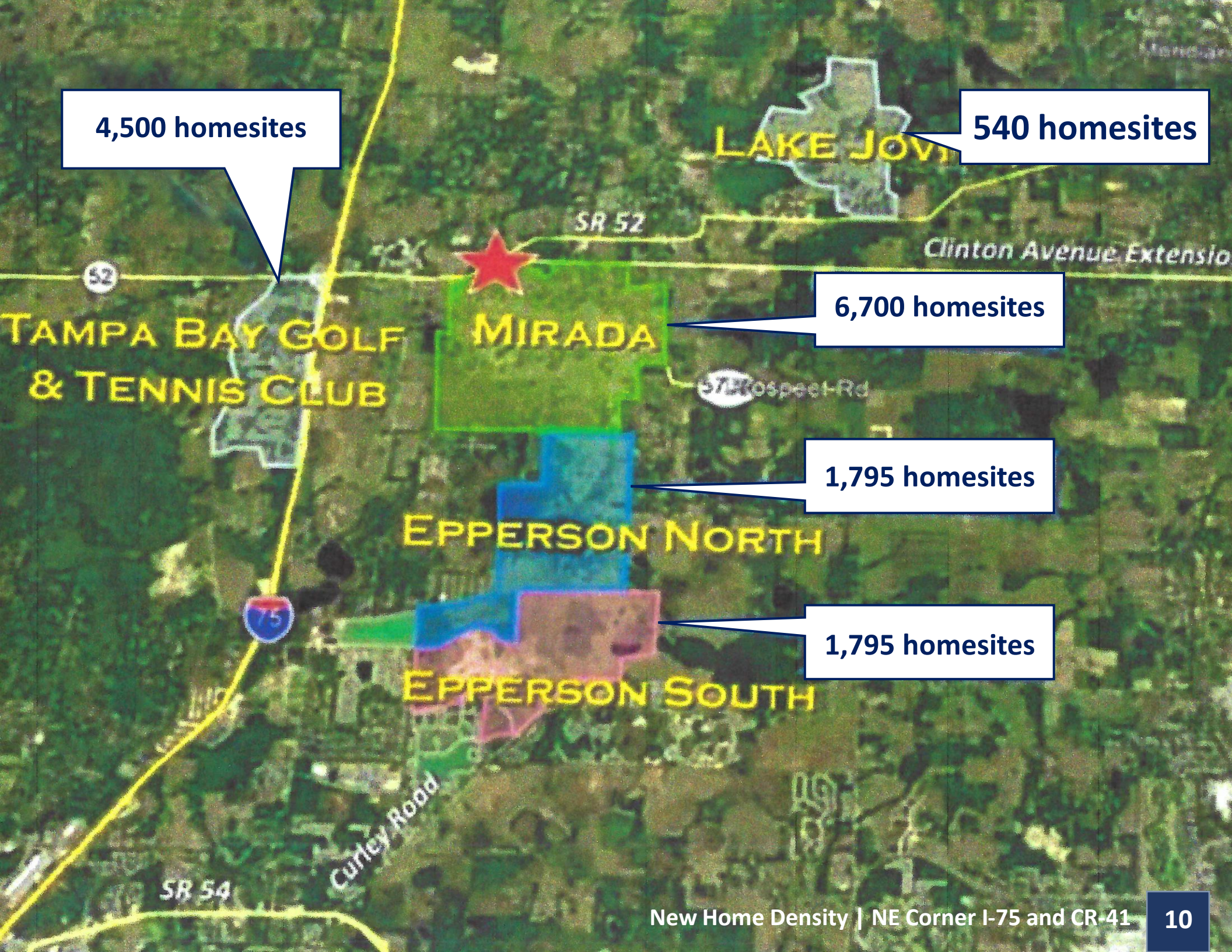
S



NE Corner I-75 and CR-41

NE Corner of I-75 and CR-41
Dade City, FL 33523

ASKING PRICE \$7,200,000



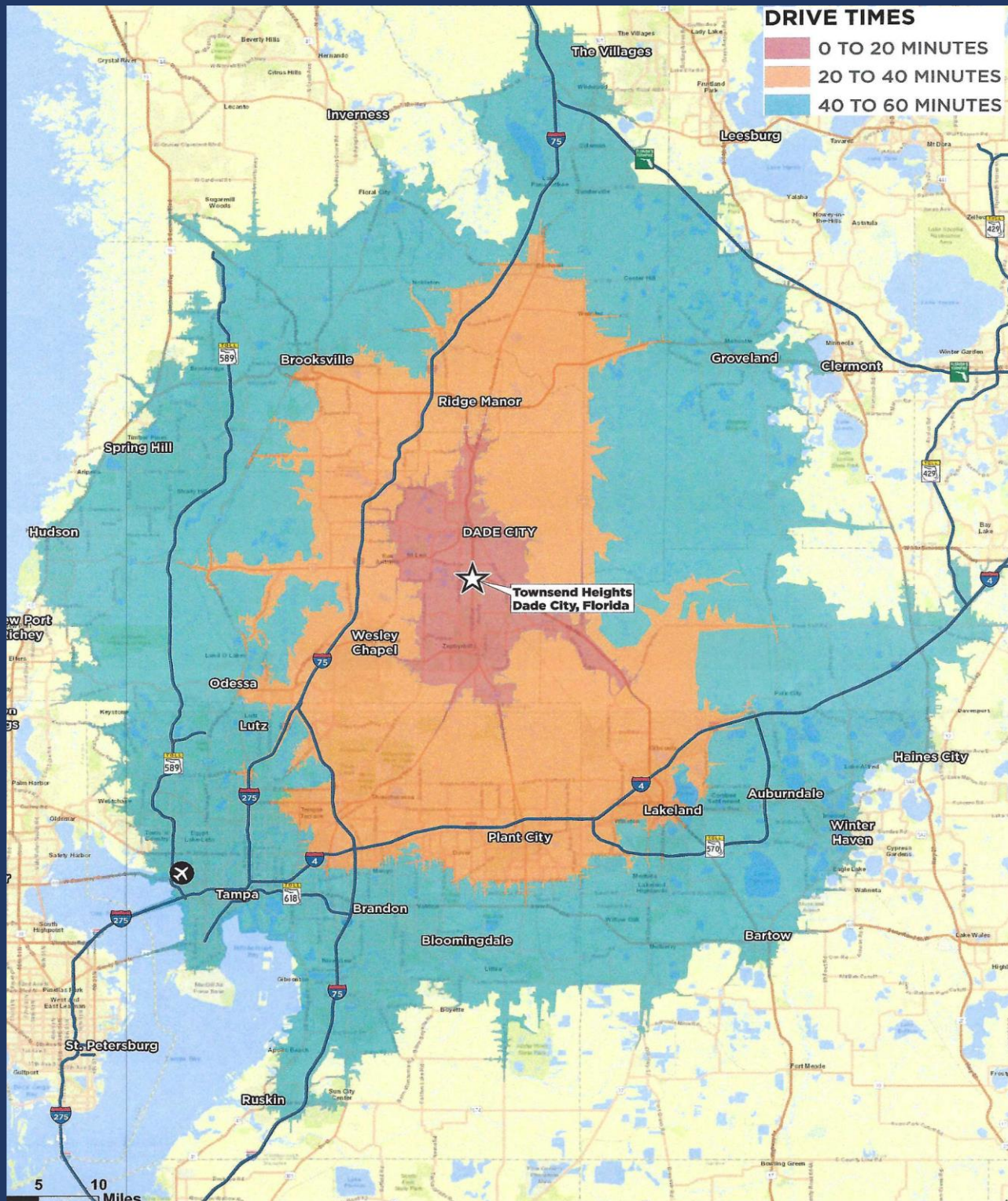
4,500 homesites

540 homesites

6,700 homesites

1,795 homesites

1,795 homesites



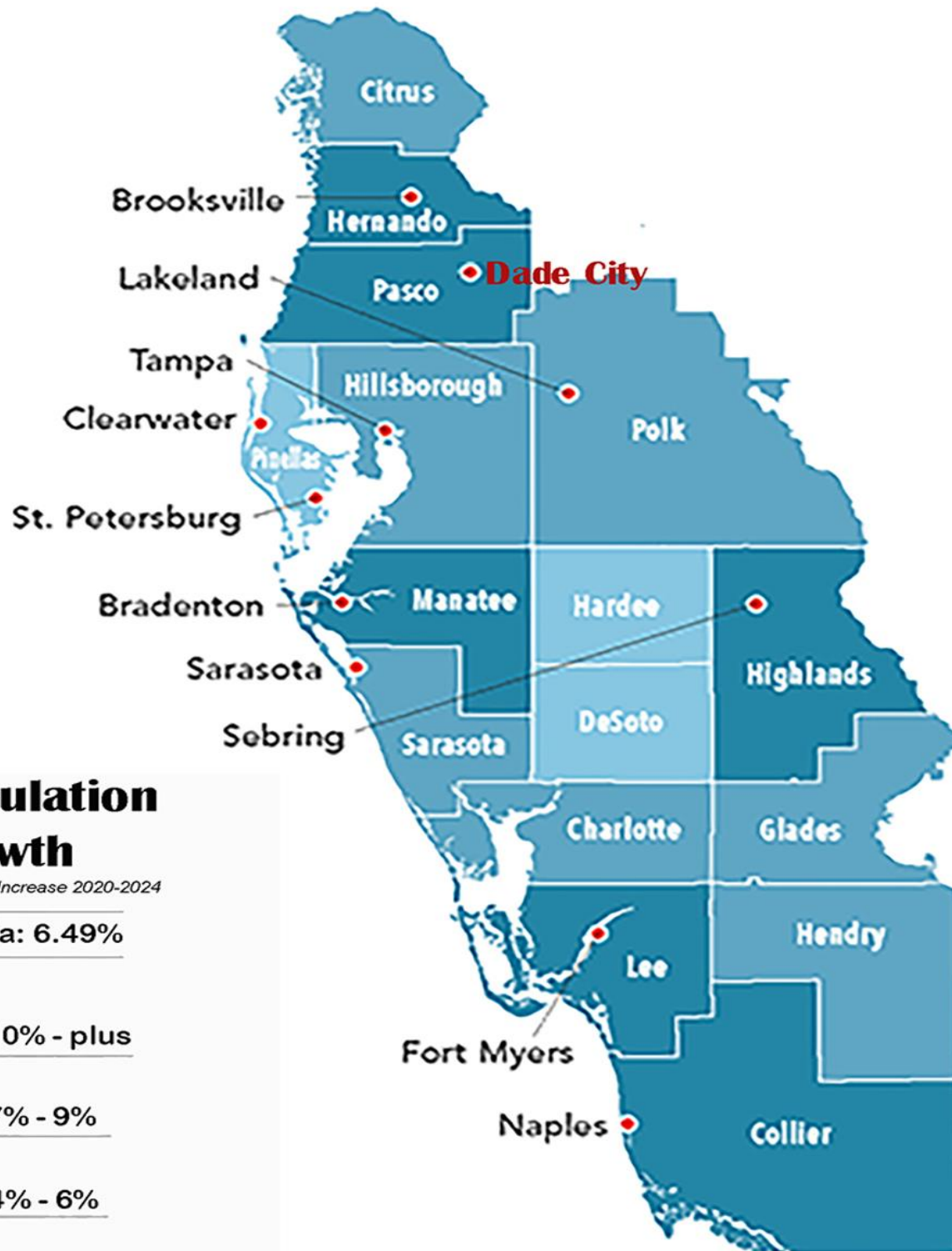
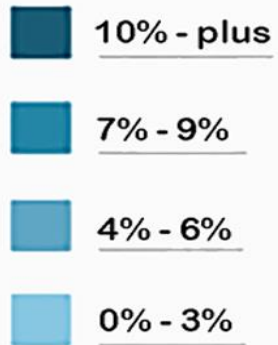
DEMOGRAPHICS

	2021 Population	2021 Median HH Income	2021 Average HH Income
10 MILE	59,422	\$55,235	\$75,610
30 MILE	1,404,325	\$55,203	\$76,640
60 MILE	6,410,285	\$56,886	\$79,888

Population Growth

Projected Increase 2020-2024

Florida: 6.49%



04 Demographics

Demographic Details
Demographic Charts





DEMOGRAPHICS

POPULATION	10 MILE	30 MILE	60 MILE
2000 Population	44,330	949,672	4,403,038
2010 Population	52,739	1,203,661	5,360,829
2021 Population	59,422	1,404,325	6,410,285
2026 Population	63,383	1,504,143	6,929,848
2021 African American	5,359	158,856	949,643
2021 American Indian	281	6,072	26,846
2021 Asian	548	49,162	220,622
2021 Hispanic	12,322	296,830	1,562,745
2021 Other Race	4,620	65,416	375,434
2021 White	47,069	1,075,773	4,609,200
2021 Multiracial	1,503	47,985	223,091
2021-2026: Population: Growth Rate	6.50 %	6.90 %	7.85 %
2021 HOUSEHOLD INCOME	10 MILE	30 MILE	60 MILE
less than \$15,000	2,331	58,924	247,287
\$15,000-\$24,999	2,365	52,954	234,332
\$25,000-\$34,999	2,205	55,161	249,377
\$35,000-\$49,999	3,123	78,536	360,621
\$50,000-\$74,999	4,400	104,421	492,203
\$75,000-\$99,999	2,722	68,389	334,376
\$100,000-\$149,999	3,247	75,762	343,544
\$150,000-\$199,999	1,154	27,590	131,165
\$200,000 or greater	1,026	28,749	148,850
Median HH Income	\$55,235	\$55,203	\$56,886
Average HH Income	\$75,610	\$76,640	\$79,888

HOUSEHOLDS	10 MILE	30 MILE	60 MILE
2000 Total Housing	18,997	436,288	2,039,707
2010 Total Households	20,097	477,204	2,155,042
2021 Total Households	22,573	550,503	2,541,777
2026 Total Households	24,024	586,526	2,736,531
2021 Average Household Size	2.57	2.50	2.48
2000 Owner Occupied Housing	12,995	284,848	1,272,003
2000 Renter Occupied Housing	3,510	100,888	525,939
2021 Owner Occupied Housing	17,421	382,556	1,704,406
2021 Renter Occupied Housing	5,152	167,947	837,371
2021 Vacant Housing	3,721	83,873	448,671
2021 Total Housing	26,294	634,376	2,990,448
2026 Owner Occupied Housing	18,873	412,666	1,849,585
2026 Renter Occupied Housing	5,151	173,860	886,946
2026 Vacant Housing	3,938	88,610	474,197
2026 Total Housing	27,962	675,136	3,210,728
2021-2026: Households: Growth Rate	6.25 %	6.40 %	7.45 %



DEMOGRAPHICS

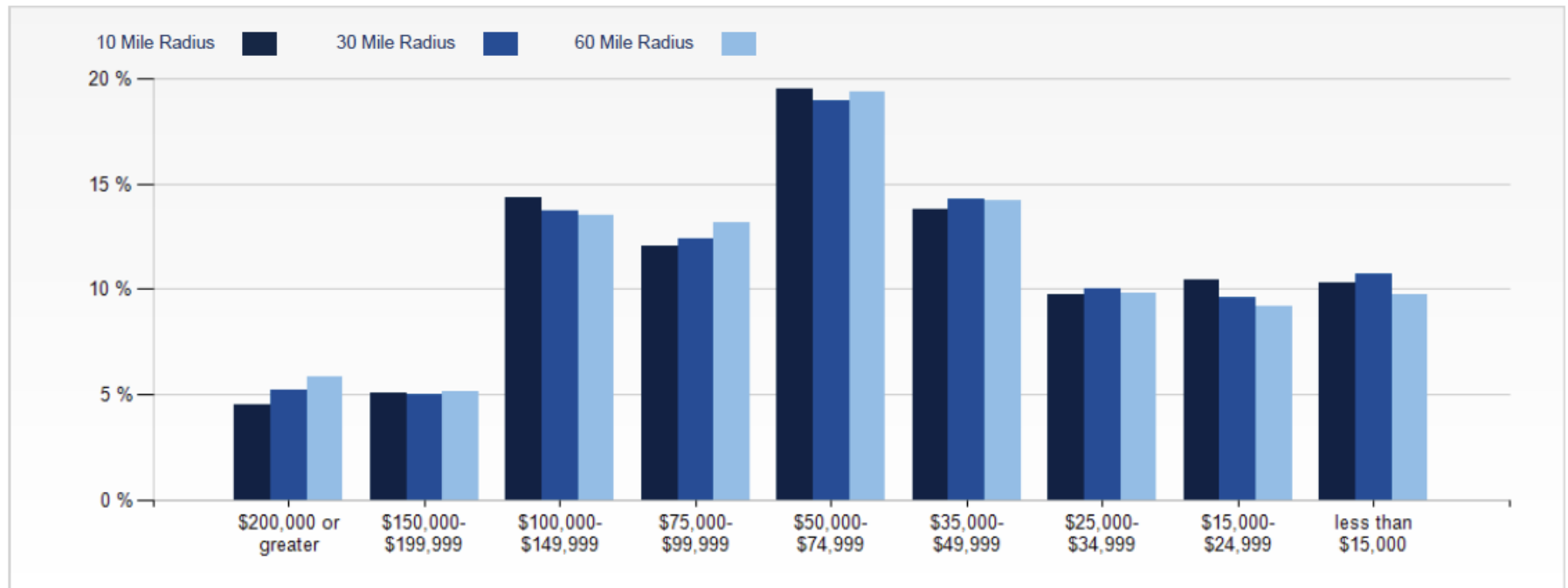
2021 POPULATION BY AGE	10 MILE	30 MILE	60 MILE
2021 Population Age 30-34	3,364	88,031	413,617
2021 Population Age 35-39	2,989	82,857	393,666
2021 Population Age 40-44	2,793	79,066	370,720
2021 Population Age 45-49	3,172	81,227	373,703
2021 Population Age 50-54	3,469	84,826	390,103
2021 Population Age 55-59	4,234	94,850	427,509
2021 Population Age 60-64	4,932	98,425	438,931
2021 Population Age 65-69	4,891	93,508	418,092
2021 Population Age 70-74	4,216	84,257	375,052
2021 Population Age 75-79	2,890	60,395	266,065
2021 Population Age 80-84	1,711	39,325	172,016
2021 Population Age 85+	1,411	38,317	172,107
2021 Population Age 18+	48,541	1,135,942	5,164,203
2021 Median Age	47	43	43

2021 INCOME BY AGE	10 MILE	30 MILE	60 MILE
Median Household Income 25-34	\$54,868	\$56,777	\$57,473
Average Household Income 25-34	\$71,335	\$72,582	\$73,760
Median Household Income 35-44	\$63,800	\$70,291	\$69,657
Average Household Income 35-44	\$82,552	\$89,459	\$91,226
Median Household Income 45-54	\$67,439	\$72,792	\$73,806
Average Household Income 45-54	\$88,784	\$95,844	\$99,592
Median Household Income 55-64	\$64,056	\$61,362	\$63,422
Average Household Income 55-64	\$83,262	\$85,771	\$90,088
Median Household Income 65-74	\$54,781	\$51,711	\$53,419
Average Household Income 65-74	\$78,030	\$71,049	\$74,379
Average Household Income 75+	\$53,669	\$52,484	\$54,981

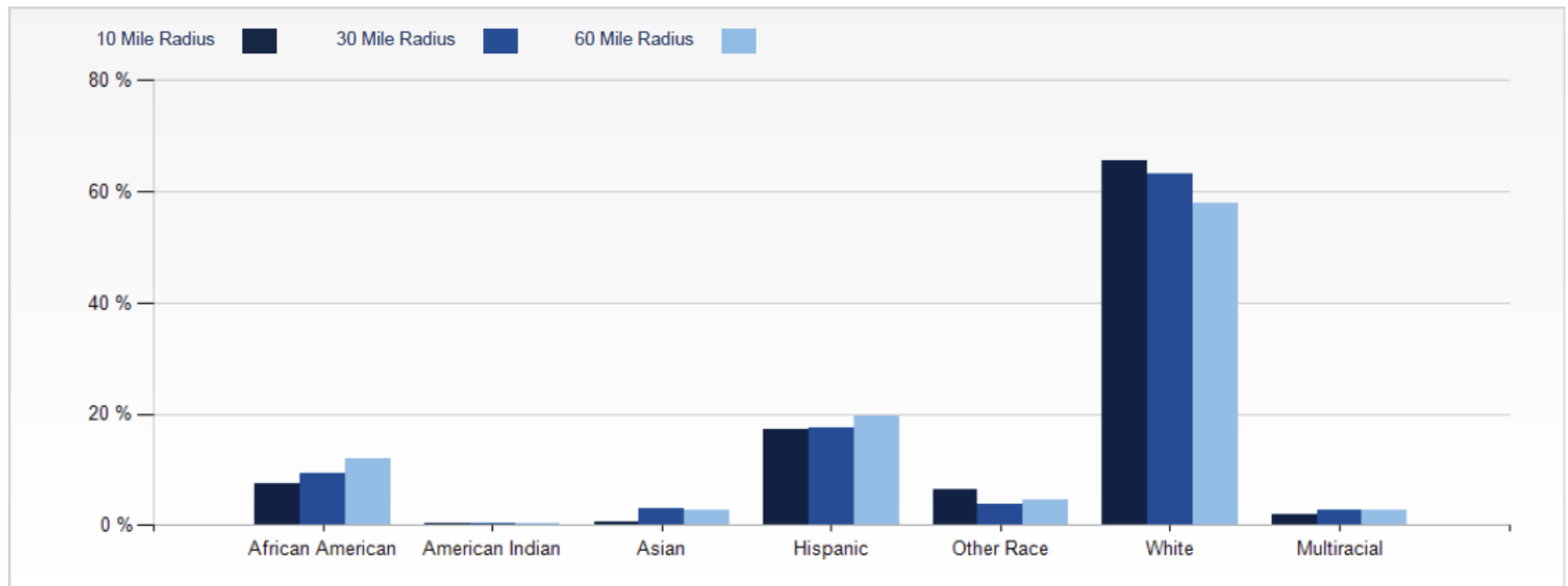
2026 POPULATION BY AGE	10 MILE	30 MILE	60 MILE
2026 Population Age 30-34	3,389	98,196	467,352
2026 Population Age 35-39	3,770	97,070	452,717
2026 Population Age 40-44	3,219	87,492	416,098
2026 Population Age 45-49	3,173	83,216	391,963
2026 Population Age 50-54	3,403	82,891	384,254
2026 Population Age 55-59	3,958	89,791	410,297
2026 Population Age 60-64	4,921	102,628	458,552
2026 Population Age 65-69	5,470	105,686	470,650
2026 Population Age 70-74	4,714	92,431	412,829
2026 Population Age 75-79	3,869	77,841	346,368
2026 Population Age 80-84	2,338	49,902	218,835
2026 Population Age 85+	1,685	43,005	193,948
2026 Population Age 18+	51,903	1,216,970	5,582,318
2026 Median Age	48	44	43

2026 INCOME BY AGE	10 MILE	30 MILE	60 MILE
Median Household Income 25-34	\$59,112	\$63,297	\$64,260
Average Household Income 25-34	\$79,140	\$83,091	\$84,315
Median Household Income 35-44	\$71,566	\$79,206	\$78,292
Average Household Income 35-44	\$93,398	\$101,788	\$103,157
Median Household Income 45-54	\$77,218	\$80,966	\$81,205
Average Household Income 45-54	\$101,477	\$107,996	\$111,682
Median Household Income 55-64	\$73,913	\$71,115	\$73,114
Average Household Income 55-64	\$95,125	\$98,653	\$102,971
Median Household Income 65-74	\$62,892	\$57,420	\$59,311
Average Household Income 65-74	\$90,746	\$82,208	\$86,047
Average Household Income 75+	\$64,377	\$61,412	\$64,640

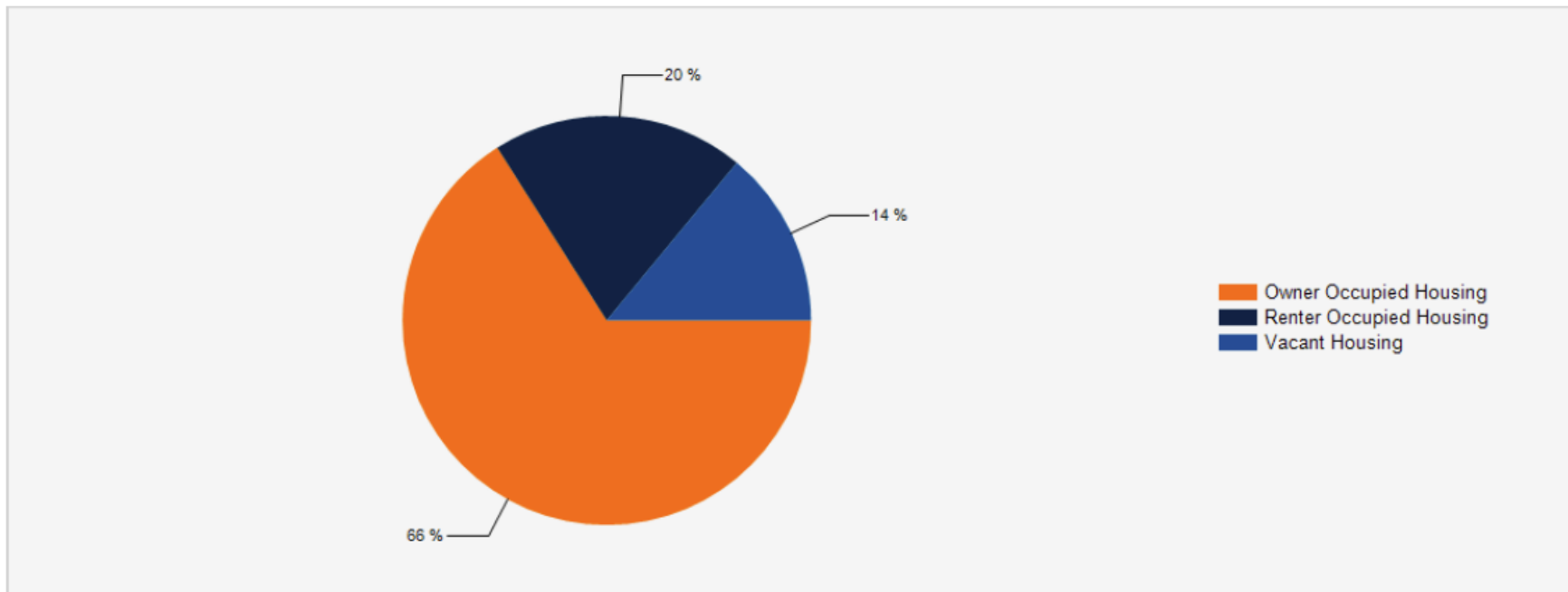
2021 Household Income



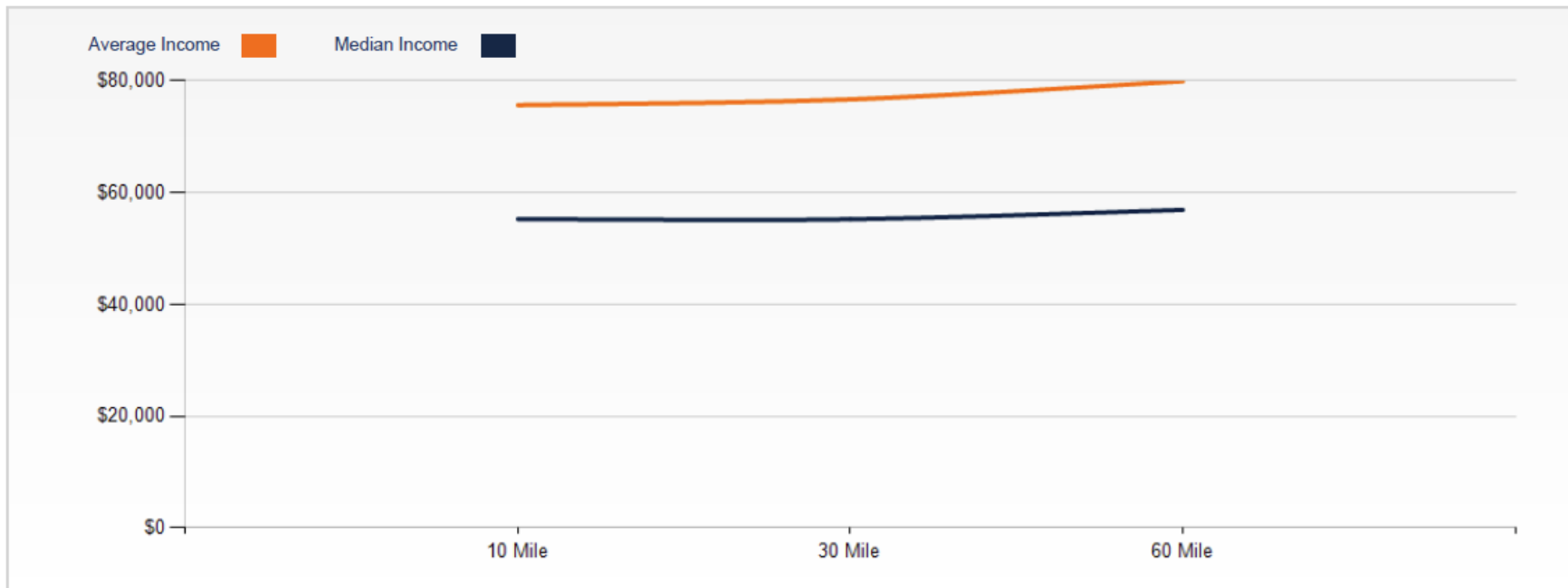
2021 Population by Race



2021 Household Occupancy - 10 Mile Radius



2021 Household Income Average and Median





Sun America Realty has been serving Pasco County and the surrounding Tampa areas in Florida since 1981. Our vast experience, unparalleled knowledge and presence in the local market make us the professional of choice in commercial real estate and investment properties.

Sun America Realty utilizes a proven approach of performing a careful assessment of each client's needs before creating the perfect and specialized marketing plan for each property. Our philosophy of continuing hands-on involvement throughout the entire process has led to continued and unparalleled success and growth since 1981. We are one of Pasco county's premier and acknowledged commercial/industrial real estate experts. We provide a personalized and professional service approach and have a history of long-term client relationships.

At Sun America Realty, we utilize the latest tools and technology to facilitate transactions with buyers, sellers, tenants and landlords helping them value and optimize their investments. Our seasoned commercial real estate professionals offer a broad range of client focused services to ensure our clients are receiving the absolute best representation and marketing available.

**COMMERCIAL/INDUSTRIAL
LAND FOR SALE**
90 ACRES
\$7.2 MILLION

Retention

140,000^{sf}

140,000^{sf}

Zoned
Light Industrial
16 AC +/-
160,000 SF

Zoned
Commercial
14 AC +/-
140,000 SF

NE Corner I-75 and CR-41
Dade City, Pasco County,
FL 33523



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sun America Realty, LLC and it should not be made available to any other person or entity without the written consent of Sun America Realty, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sun America Realty, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sun America Realty, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sun America Realty, LLC has not verified, and will not verify, any of the information contained herein, nor has Sun America Realty, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by

Larry Guilford

(813) 230-9129

lgglaw@hotmail.com

