



**6.82 ACRE
TROPICAL FISH
FARM COMPLEX
AND RESIDENCES**

38935 RIVER RD.
DADE CITY, FL 33525

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Property Summary



OFFERING SUMMARY

Acreage:	6.82 Acres
Sale Price:	\$1,500,000
City:	Dade City
County:	Pasco
Property Type:	Agronomics, Farm, Nursery, Commercial

PROPERTY DESCRIPTION

This impressive property includes a complex of well-managed grounds, facilities, equipment, and machinery to conduct an enduring successful tropical fish farm with a national clientele.

Greenhouses (9) with:

- 390 Oval Tubs
- 53 (400 Gallon) Blue Tubs
- 24 (5000 Gallon) Pools
- 242 (10 Gallon) Glass Tanks
- 92 (20 Gallon) Glass Tanks
- 2 Air Turbines (1.5 HP & 1 HP) and Some Smaller Ones

Blue Steel Building (40' x 72')

Steel Storage Containers (2) 40' long

Barn (40' x 40') with Poured Concrete Floor (3 years old)

Propane Generator (45 kW) 1990s for the Farm and Blue House

Commercial Chain Link Fence Around Property (6 Ft height)

Merit Modular home

- 2,316 Sq Ft
- 3 / 2 ½ Bath ++
- 20 kW Propane Backup Generator

Brick house (built 1940)

- More Remodeling Needed
- 3 Phase Power
- 6" Well with a 5 HP Pump

Redman mobile home (28' X 70') built 1991

- 4 Bed / 2 Bath ++
- Well Pump 4"

A/C and Heat units (2)

- 2.5 Ton and 2 Ton
- 5 Ton A/C

- Garden (50' x 125') and Several Fruit Trees
- Chicken Coop
- Hay Field (4 acres)
- Utilities: Power, Wells, Septic

This property is located just two minutes east of the beautiful and classic Dade City, the best of "Old Florida." The amenities of this area compare with the best the state has to offer.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Agronomics • Farms & Nurseries Properties • Nursery • Commercial 	Wells Information:	4 inch well pump
		Income Features:	Tropical Decorative Fish Sales
		Inventory:	Thousands of Tropical Fish
Uplands / Wetlands:	All Uplands	Water use Permits:	Yes
Soil Types:	Lake Fine Sand: 0 To 5 Percent Slopes	Crop Yield / Income:	Financial Statements Available Upon Request
Taxes & Tax Year:	\$3,985 for 2021	Irrigation:	Well
Zoning / FLU:	Zoning: AR / FLU: Res-3	Equipment in the Sale:	Negotiable
Lake Frontage / Water Features:	None	Turn Key Describe:	This is 6.82 acres with an ongoing turnkey tropical fish farm operation with national chain retail store clients that purchase and sell these colorful tropical fish retail for home aquariums. This property includes a barn, several green house structures for the tropical fish tanks, and 2 homes currently for use or can be leased. There is additional acreage within the 9.9 acres that is leased for hay production as an additional profit center.
Water Source & Utilities:	Well and Septic		
Nearest Point of Interest:	Dade City		
Fencing:	Yes		
Current Use:	6.82 acre Successful Tropical Fish Farm Business, Ag field, and Homes		
Grass Types:	N/A		
Potential Recreational / Alt Uses:	Hobby Farm		
Land Cover:	Agriculture		
Structures & Year Built:	Homes and Green Houses		
Survey or Site Testing Reports:	None		

Demographics Map & Report

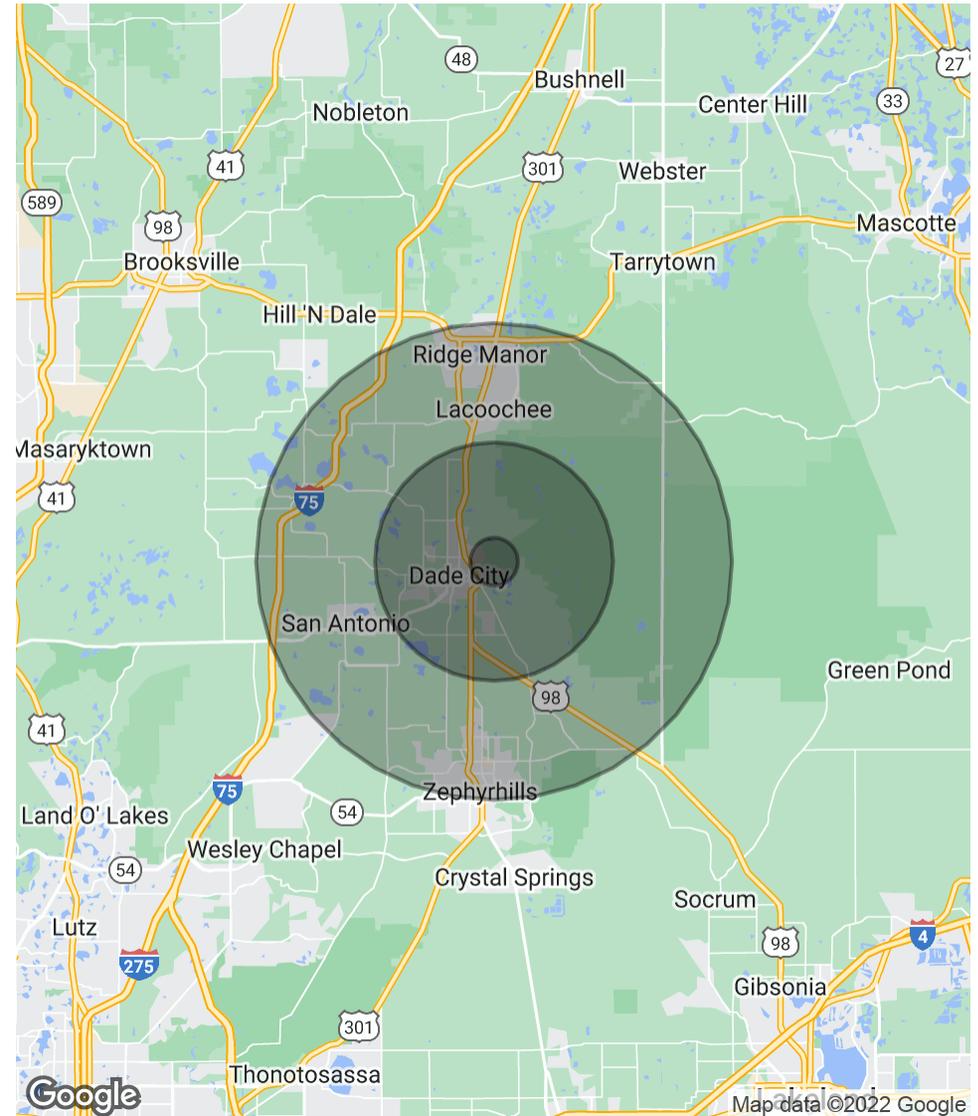
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	420	22,955	77,762
Average Age	54.9	35.7	43.7
Average Age (Male)	52.1	33.4	42.5
Average Age (Female)	57.4	38.2	44.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	172	7,400	29,556
# of Persons per HH	2.4	3.1	2.6
Average HH Income	\$40,503	\$49,983	\$53,790
Average House Value	\$112,770	\$183,970	\$170,082

* Demographic data derived from 2020 ACS - US Census



Location



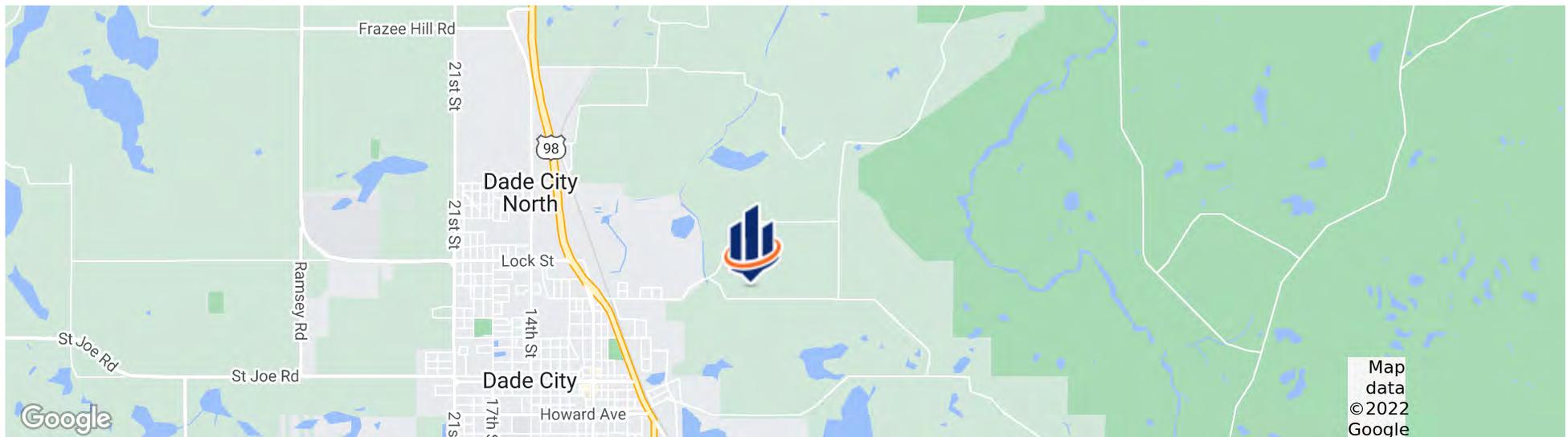
LOCATION & DRIVING DIRECTIONS

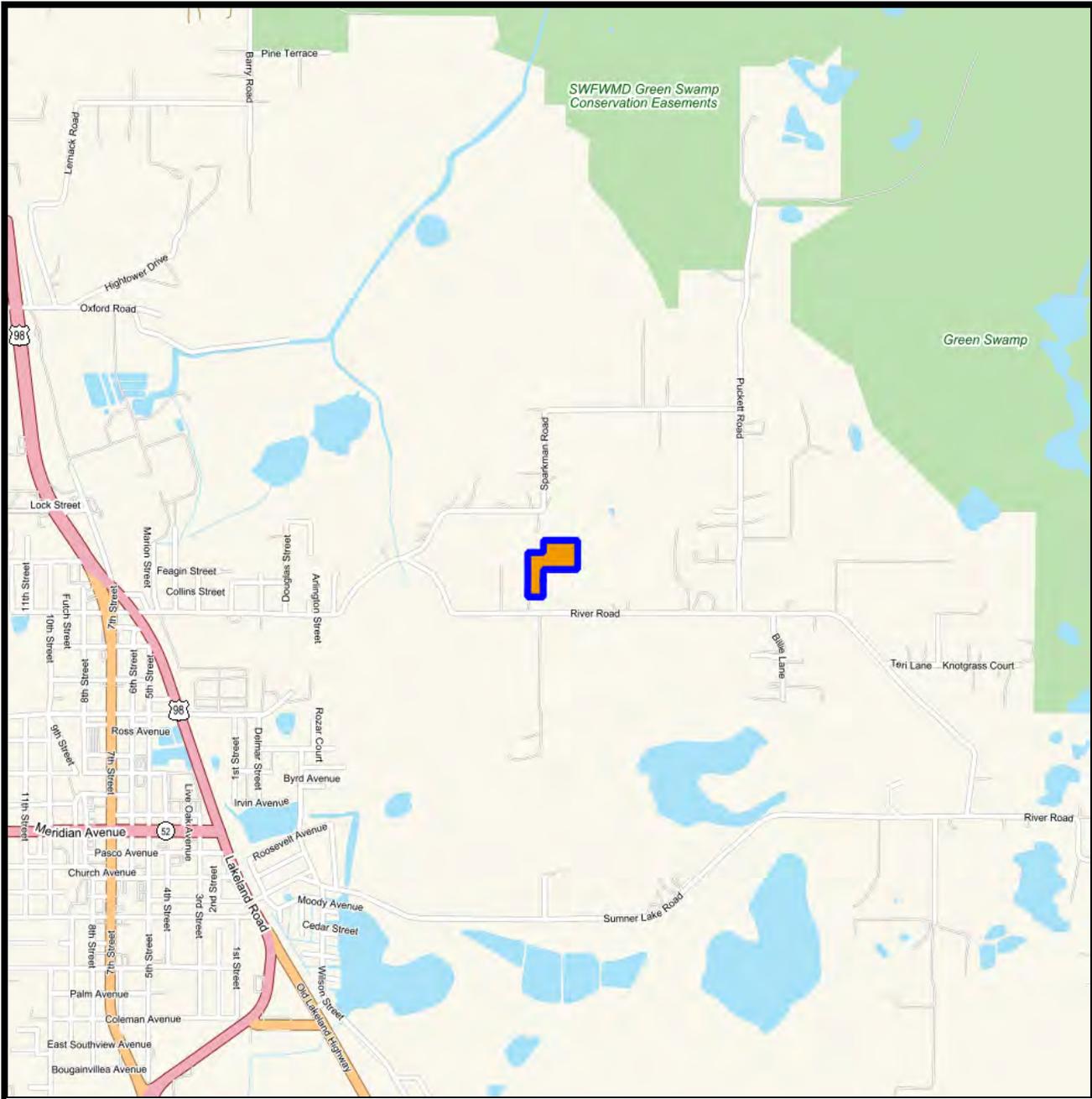
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GPS: 28.3733447, -82.1719689

Driving Directions: From Dade City; Drive East on River Rd to 38935 River Rd

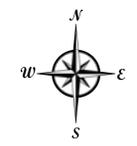
Showing Instructions: Contact Steve Toner



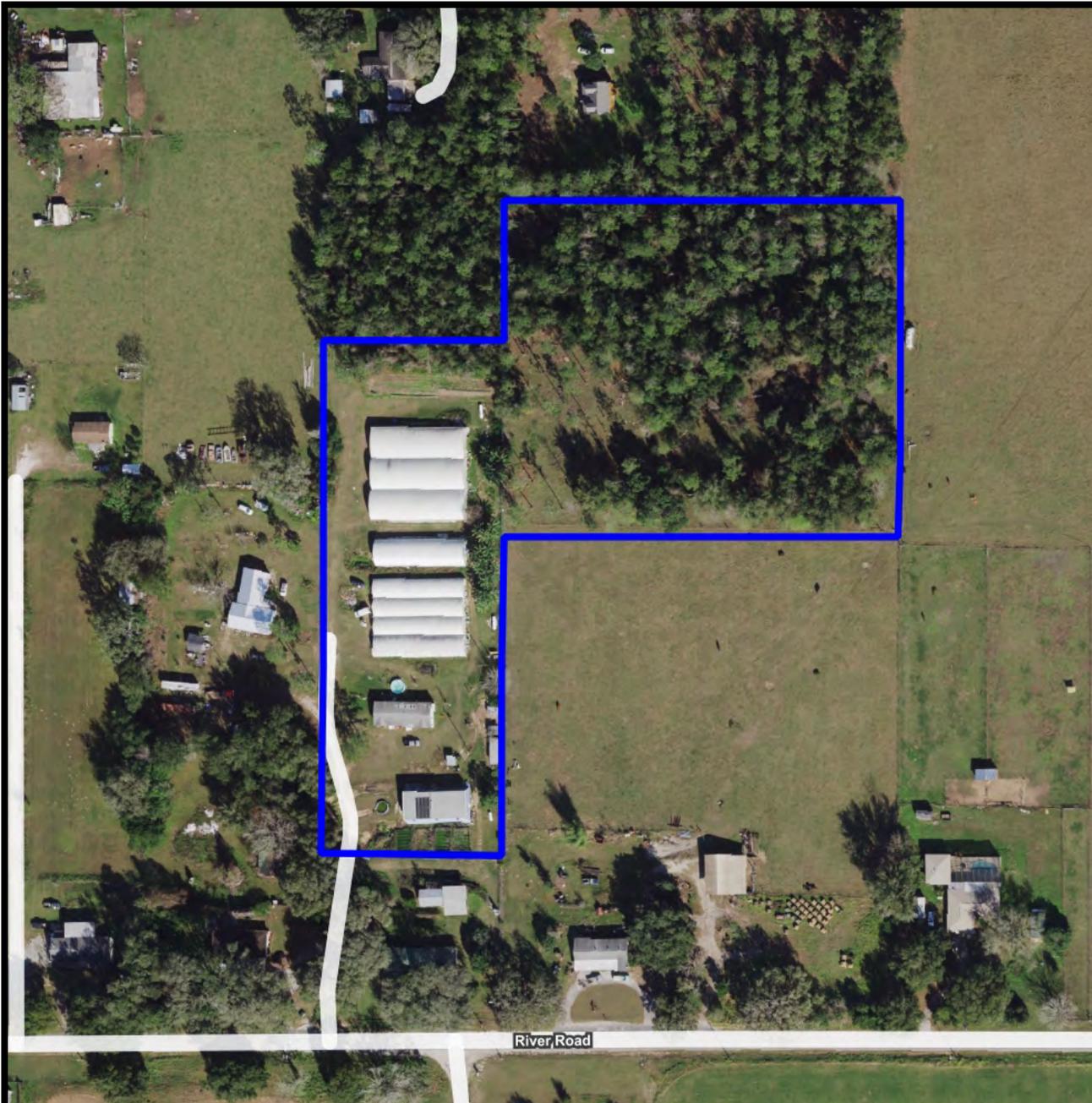


Vicinity

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing

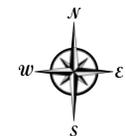


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Aerial

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM Hybrid
-  Streets OSM Hybrid



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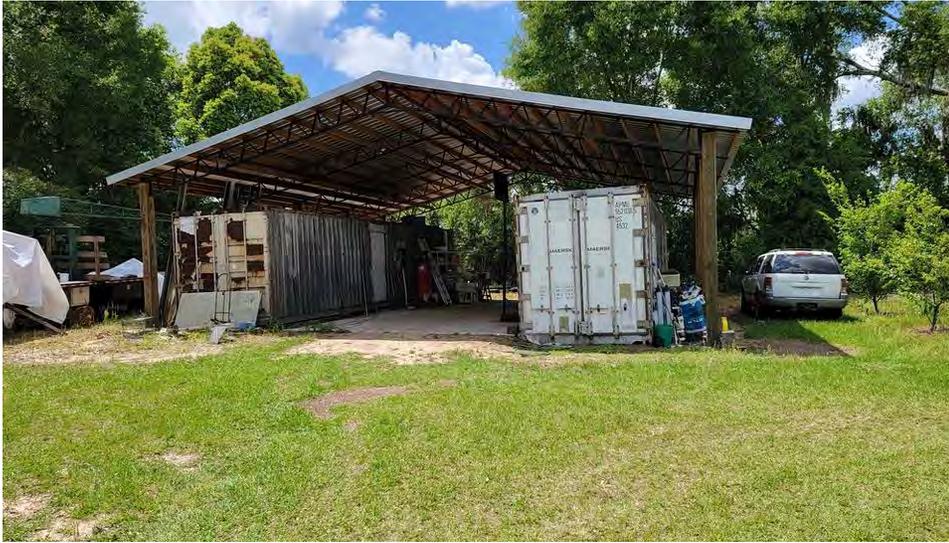
Additional Photos



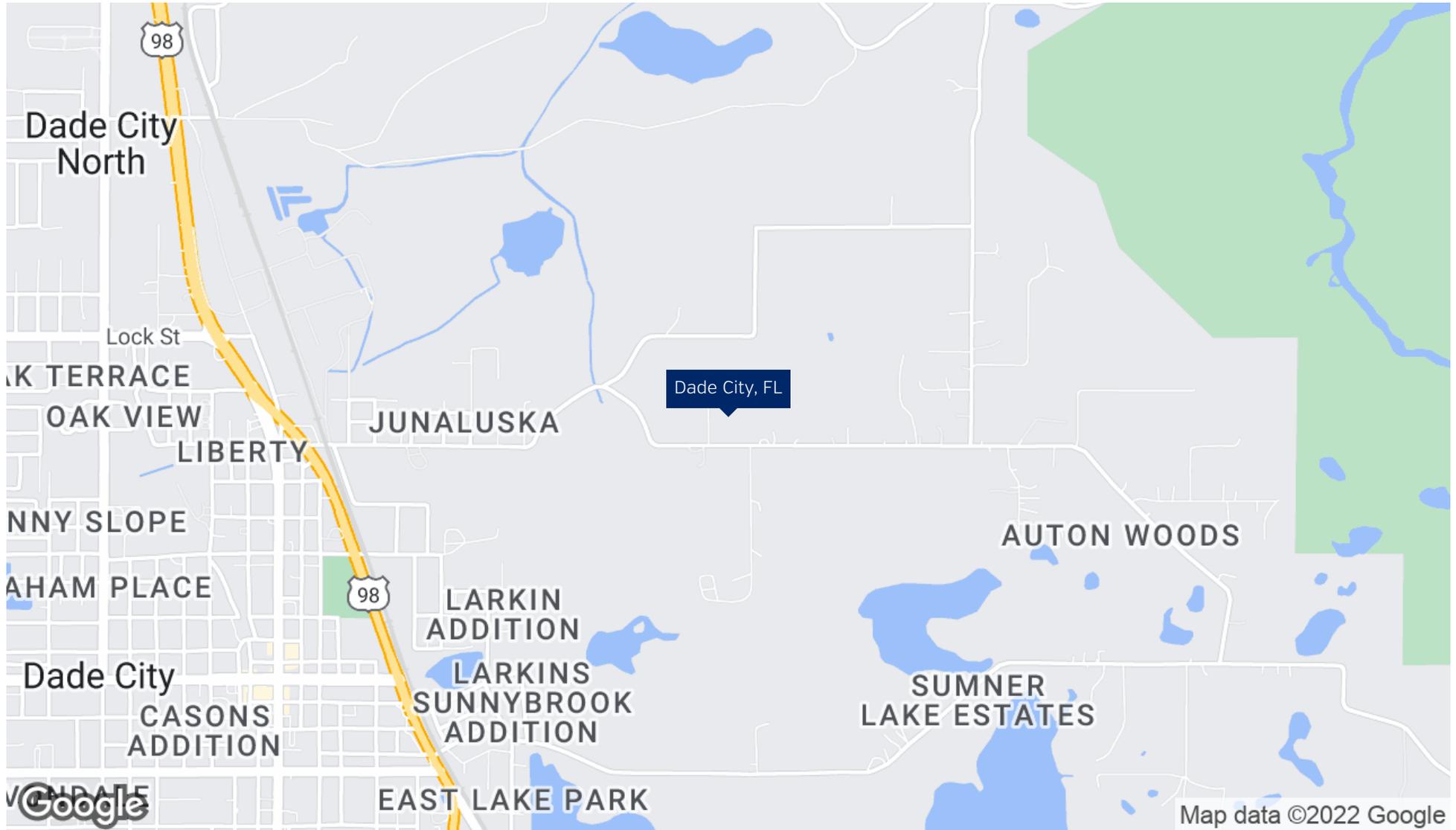
Additional Photos



Additional Photos



Regional Map





STEVE TONER, MBA

Senior Advisor

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FL #BK510864

PROFESSIONAL BACKGROUND

Steve Toner, MBA [Broker License BK 510864], is a Senior Advisor with a specialty in Florida land for development. He holds the 2021 SVN Presidents Circle Award [18 Sales, \$14,000,000] and the 2020 Achiever Award from the State of Florida SVN. He has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing southwest coast counties of Florida and around the Tampa Bay region.

He has been an active member in CCIM and FGCAR, ICSC, and the Land Council of SVN. Steve has contributed to his community and profession in the following roles:

- Marketing Chair for the RLI
- Founding Chair and President of the Canadian American Business Council [trade/investment]
- Mayor and Councilman of Crestview, KY
- Regional Planning Council of Northern Kentucky
- President of his University Alumni Association

EDUCATION

- 2022 Certified Land Specialist designation from SVN International
- 2021 President's Circle Award from SVN International
- 2020 Achiever Award from SVN International
- Founders Award for Outstanding Sales Achievement of Commercial Real Estate

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ADVISOR & OFFICE LOCATIONS

saunders Ralston Dantzler Real Estate

SYN

HEADQUARTERS

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