

LAND FOR SALE

# US HWY 301, DADE CITY, FL.

48 ACRE DADE CITY SFR  
DEVELOPMENT PROPERTY

Dade City, FL 33525

PRESENTED BY:

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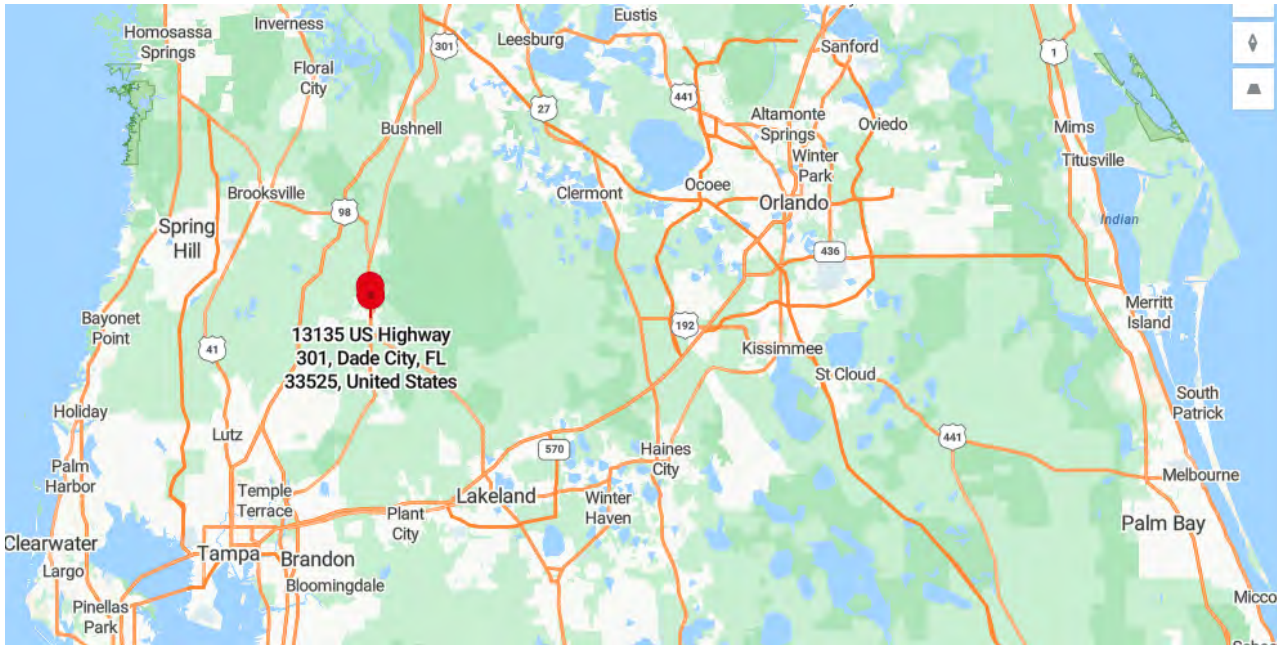
## LOCATION DESCRIPTION

Dade City is located in the West Central Florida region, northeast of Tampa and southwest of Orlando, and with a history back to the 1800's, and a downtown is known for its Antique Shops and Restaurants. Dade City is 45 minutes to downtown Tampa and Tampa International Airport.

## LOCATION DETAILS

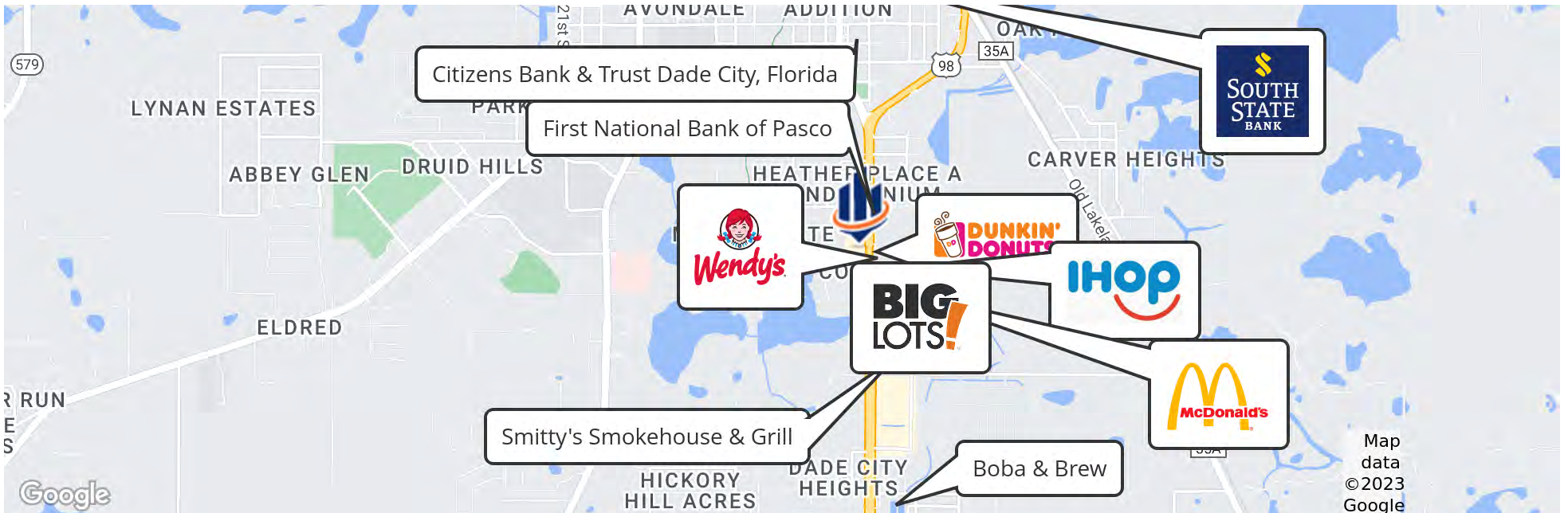
<b>MARKET</b>	West Central Florida/North Tampa
<b>SUB MARKET</b>	NE Tampa
<b>COUNTY</b>	Pasco
<b>CROSS STREETS</b>	US301 & Countryside Place [Countryside is a little South and on the other side of the road]
<b>ROAD TYPE</b>	Highway
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	Property fronts US Hwy 301
<b>NEAREST AIRPORT</b>	Tampa





## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	Multiple in Pasco County [9]
<b>GPS:</b>	28.348977, -82.187978
<b>DRIVING DIRECTIONS:</b>	Contact Listing Agents
<b>SHOWING INSTRUCTIONS:</b>	Contact Listing Agents





**SALE PRICE**

**\$4,750,000**

## PROPERTY OVERVIEW

This is a 50+/- acre development parcel that is part of an existing approved PUD, which allows for 206 SFR lots (\$23,058/lot). Utilities are at US301, which has numerous national food service and retailers are within close proximity to the site on 301 that has a daily traffic count of 26,500 trips.

### PUD Development Requirements:

Minimum Single Family Lot Sizes-50 foot wide, 6500 sq.ft; setbacks of 25 foot front, 7.5 foot side and 10 foot rear. Minimum Townhouse lot sizes: 80 ft. combined building lot width or 14 ft. individual until lot width; setback of 25 foot front and 10 foot rear; minimum 15 foot separation between building

Landscaping minimum-50 foot buffer along the north and west property boundaries where the property abuts existing residential development. Buffer shall contain a 6 foot 75% minimum opaque barrier composed of either living and non-living materials

Preliminary plan has a 7 foot multi modal trail along one side of the spine road in lieu of dual sidewalks to connect with the rails to trails system at the projects northern boundary and continue such feature as a multi-modal trail through the project along the spine road and terminating at the western right of way line for US 301.

Developer will contribute \$100.00 per residential until toward the City park development fee which is due at time of permitting.

**Price per lot: \$23,058**

**Average lot size: .15ac**

## OFFERING SUMMARY

<b>ACREAGE:</b>	46.78 Acres
<b>PRICE / ACRE:</b>	\$101,539
<b>CITY:</b>	Dade City
<b>COUNTY:</b>	Pasco
<b>PROPERTY TYPE:</b>	Residential Development, Investment Opportunity



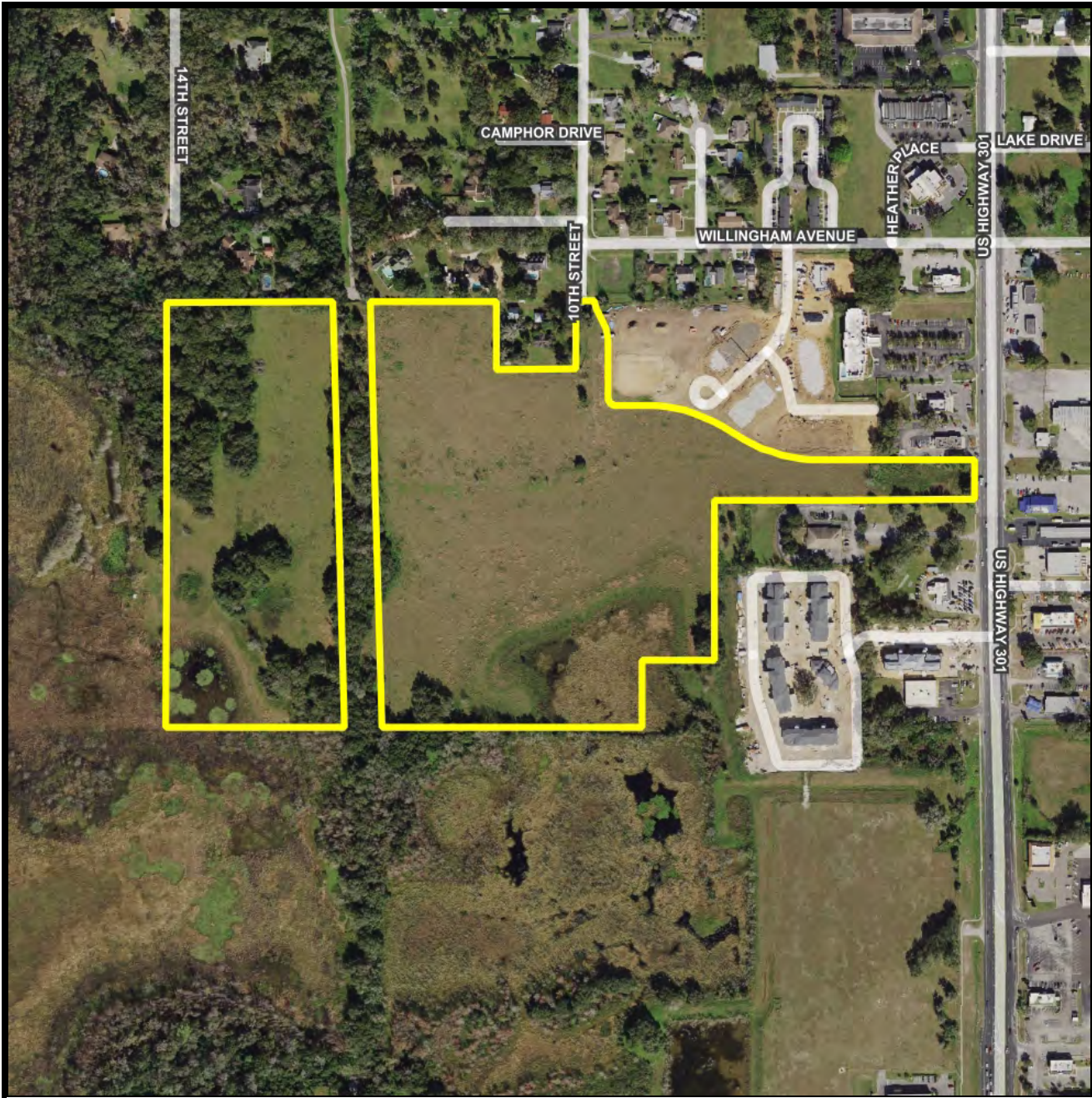
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Residential Development
<b>UPLANDS / WETLANDS:</b>	40.98 Uplands / 7.05 Wetlands
<b>TAXES &amp; TAX YEAR:</b>	\$5657.21 for 2022
<b>ZONING / FLU:</b>	PDH2
<b>ROAD FRONTAGE:</b>	122 Feet on US Highway 301
<b>CURRENT USE:</b>	Pasture
<b>STRUCTURES &amp; YEAR BUILT:</b>	1930 Home with out buildings sits on 1.25 acres






## PROPERTY HIGHLIGHTS

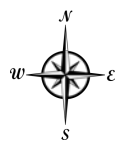
- 50+/- acres
- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301
- US301 DTC 26,500
- Numerous national food service and retailers on US301 within close proximity



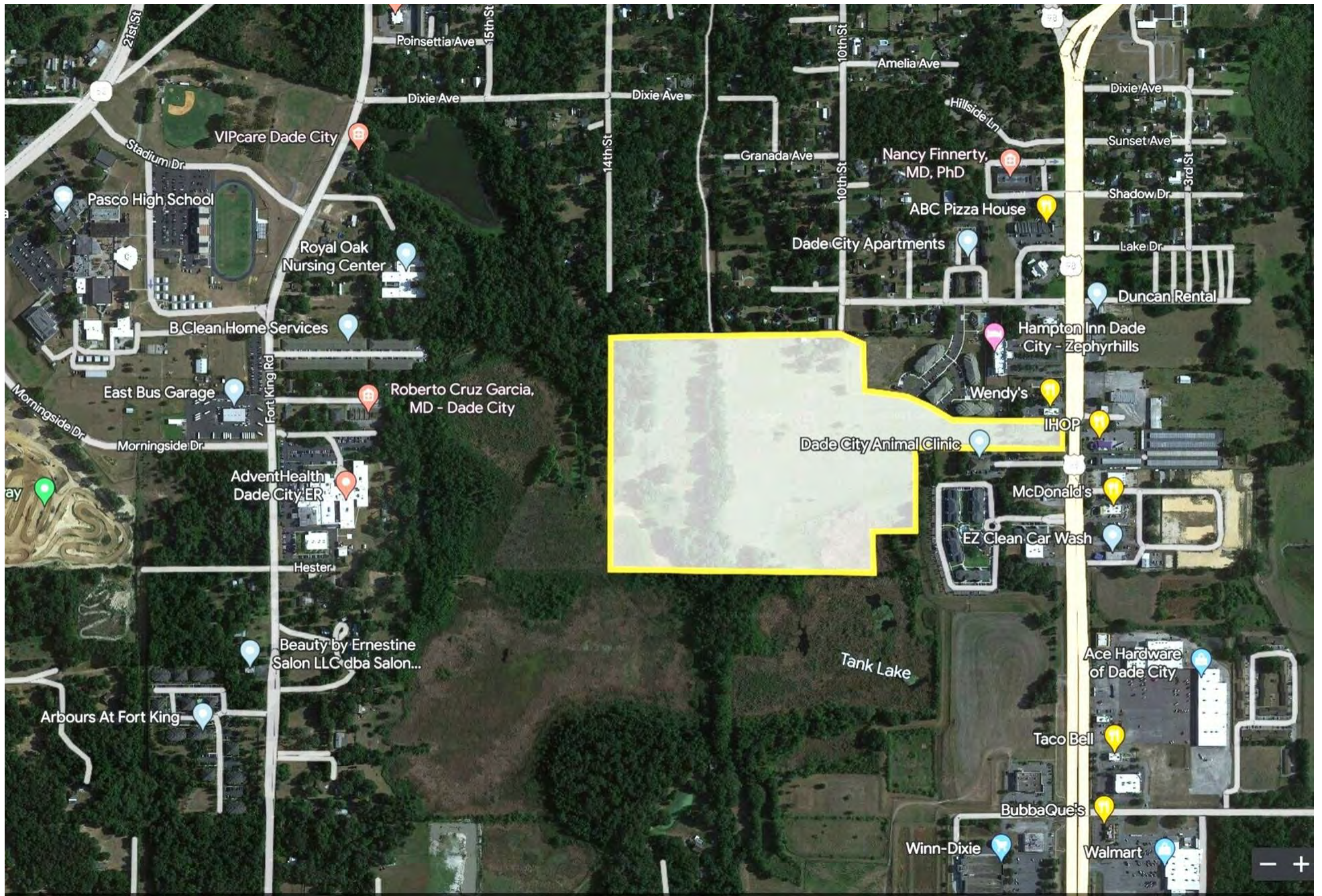


# Aerial

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise

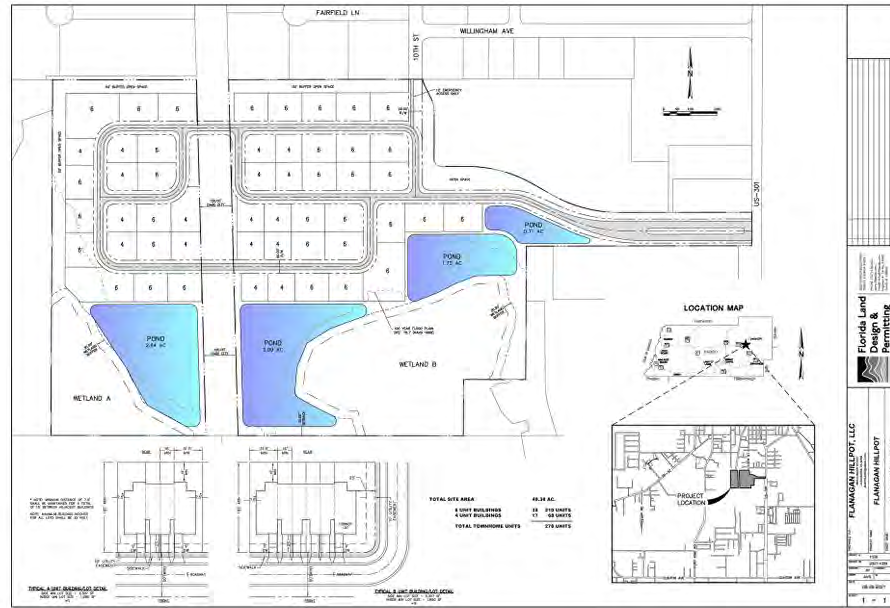


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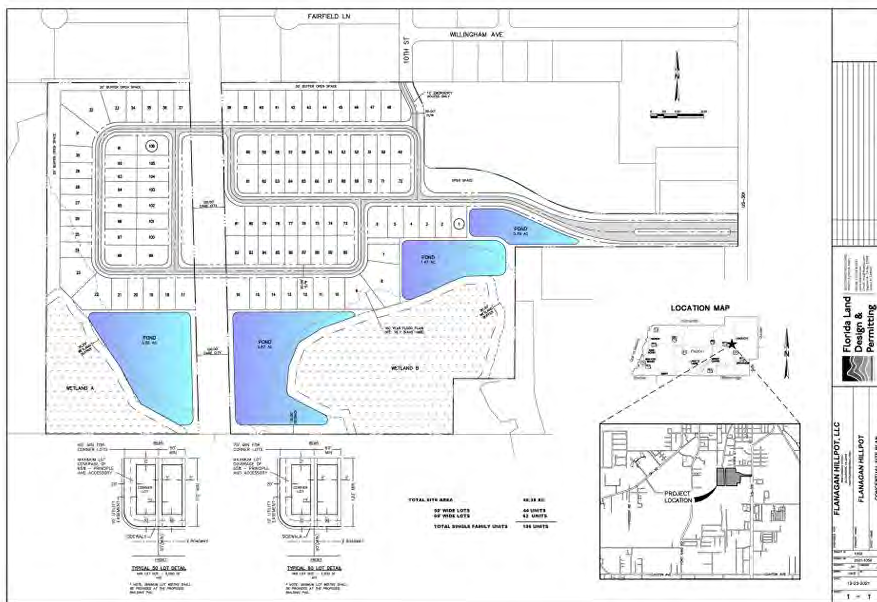








## Single Family Density Study w/Morningside – 80 units



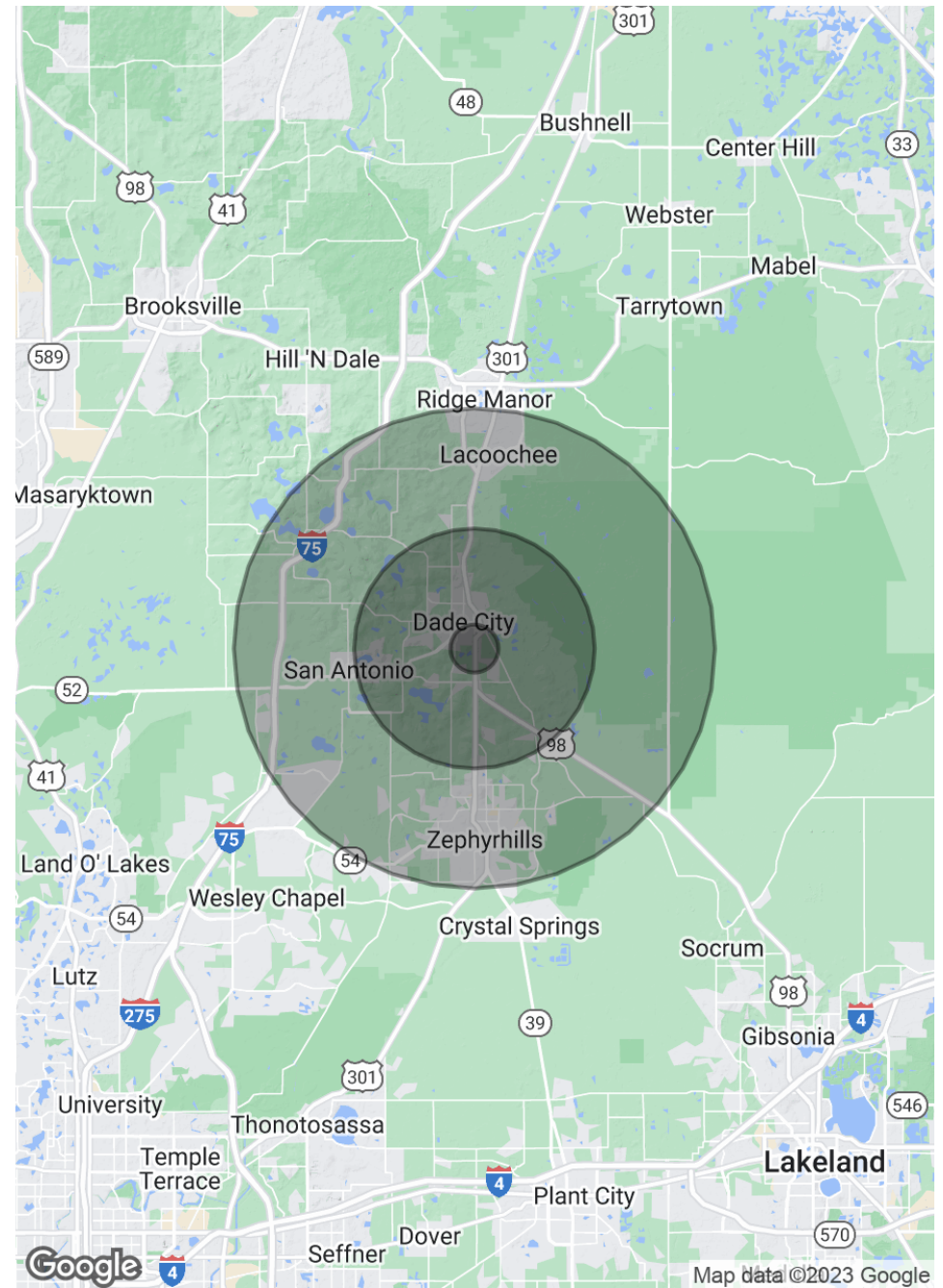
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,241	23,060	93,824
AVERAGE AGE	30.7	40.3	46.5
AVERAGE AGE (MALE)	30.4	39.7	45.7
AVERAGE AGE (FEMALE)	35.0	42.7	47.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,150	9,197	43,647
# OF PERSONS PER HH	2.4	2.5	2.1
AVERAGE HH INCOME	\$42,256	\$56,355	\$53,930
AVERAGE HOUSE VALUE	\$107,878	\$167,155	\$154,589

\* Demographic data derived from 2020 ACS - US Census





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

**HEADQUARTERS**

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**GEORGIA**

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Thomasville, Georgia 31792  
229.299.8600

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